



October 13, 2022

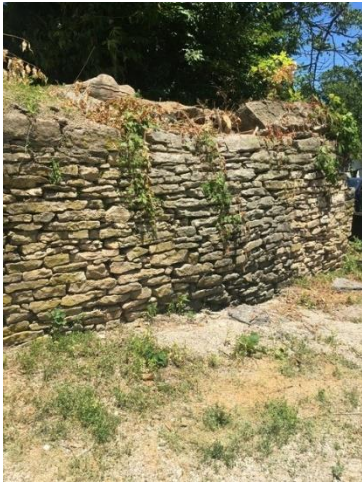
Project: Historic Retaining Wall Rehabilitation
Minor Project Review
Address: 36-38, 40 North High Street, Dublin OH 43017
Owner: Bob Lombardi & James Lapierre, DDS
Applicant: Wes Davis, P.E. – Osborn Engineering

Re: Historic Retaining Wall Rehabilitation – Minor Project Review

Project Narrative:

This project is located at 36-38 & 40 North High Street, two properties located in the Historic District – Historic Core. The proposed work consists of the rehabilitation of the existing historic retaining wall bordering and extending into both properties. The existing wall is a dry-laid stone retaining wall estimated to have been constructed in the late 1800s to early 1900s. Currently a section of this wall has bulged at mid-height caused by the displacement of stones. Additionally, the wall has become dislodged at the southeast corner. The current condition of the wall is not safe and will continue to deteriorate if left unchecked.

The proposed work includes disassembling the existing wall and reconstruction back to the original style to the maximum extent practicable. Vic Art Masonry has experience with restoration of historic walls and is on the team for this preservation effort. Their recommendations for the strategic demolition and replacement of the historic wall has been included in the Minor Project Review package for the boards review. The area behind the wall on 40 North High Street will be excavated to allow for the removal of the compromised wall, as well as to install underdrain to improve the drainage. Currently the wall has experienced much deterioration from stormwater runoff to drain through the existing structure. Re-grading and the installation of a two-tiered underdrain system will alleviate this current drainage issue. Currently most of the parking lot on 40 N. High drains to the southeast corner of the property, towards the existing compromised wall. The installation of the french drain 10' north of the existing wall will now allow for that water to be captured and to remove the current condition where stormwater is allowed to drain towards and through the wall. Due to the nature of the wall there's no other remedies to alleviate the current state of the structure. The Osborn structural team has analyzed the wall and have concluded the only solution is to rebuild the wall as described above. Construction fencing has been proposed adjacent to the existing wall and privy to protect these important historical structures in the district.



Retaining Wall Bulge at Mid-Height



Disenlodgement at Southeast Corner

Sincerely,

OSBORN ENGINEERING

A handwritten signature in cursive script that reads "Wesley Davis".

Wesley Davis, P.E.
Manager of Civil Engineering | Columbus