



# Minor Project Review

## 14-090ARB-MPR – BSC Historic Core District

### 48-52 S. High Street

This is a request for architectural modifications to building and trim colors and awning replacement for an existing commercial building on the east side of South High Street, between Spring Hill and Eberly Hill. This is a request for review and recommendation of approval for a minor project review under the provisions of Zoning Code Sections 153.170 and the Historic Dublin Guidelines.

#### **Date of Application Acceptance**

Wednesday, September 3, 2014

#### **Date of ART Recommendation**

Thursday, September 8, 2014

#### **Date of Architectural Review Board Determination**

Wednesday, September 24, 2014

#### **Case Managers**

Jennifer M. Rauch, AICP, Senior Planner | (614) 410-4690 | jrauch@dublin.oh.us

## **PART I: APPLICATION OVERVIEW**

<i>Zoning District</i>	BSC Historic Core District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	New building, trim, door, and window colors and the installation of a dark bronze standing seam metal awning
<i>Property Address</i>	48-52 South High Street
<i>Property Owner</i>	Providential Properties LLC, Robert Deuberry
<i>Case Manager</i>	Jennifer M. Rauch, AICP, Senior Planner   (614) 410-4690   jrauch@dublin.oh.us

### **Historic Context**

The site has an existing two-story, gable structure oriented to South High Street which is listed on the National Register of Historical Places. The structure was constructed in the 1850 as a commercial use. The structure is clad with wood siding and standing seam metal roof. To the rear of the structure is a gravel parking for patrons.

### **Application Contents**

The applicant is proposing to repaint the siding, trim, and doors in a new color scheme; and replace the existing awnings along the west elevation of South High Street.

## **PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS**

### **Land Use and Long Range Planning & Building Standards**

#### *Building Color*

The existing color scheme for the structure is a variation of tan beige for the siding and trim. The applicant is proposing to repaint the existing structure with the following color scheme, which is more in keeping with the original structure's color scheme:

Main Structure and Trim:	Benjamin Moore White Dove
Storefront Window and Door Trim:	Benjamin Moore Analytic Gray
Doors:	Valspar Vintage Frame

The *Historic Dublin Design Guidelines* states that color use varied with time. Early- and mid-19th century buildings were often painted white, but fairly bright colors such as red, blue, yellow, dark green and even orange were used, sometimes as body colors for buildings and sometimes as trim. The body color was usually lighter, with trim painted in darker compatible colors; sometimes the opposite was true. Color patterns were simple, usually with only two different colors used on a building.

The Ohio Historic Inventory establishes the date of construction for 48-52 S. High Street as the 1850. Based upon this and the *Guidelines*, the proposed color scheme is appropriate.

#### *Awnings*

The existing building contains a large set of awnings over the entry door and a portion of the storefront windows at 52 S. High Street and a single awning over the entry at 48 S. High Street. The applicant is proposing to replace these awnings and locate additional awnings over the remaining storefront windows and the additional entrance door on the north side of the storefront windows. The proposed awnings are black canvas, which is consistent with the Code and the *Guidelines*. The *Guidelines* recommend each window or door have its own awning, rather than a single full-width awning covering an entire façade. The applicant has indicated the awnings will be slightly recessed over the windows and the awnings will project further over the doorways. Planning requests the applicant provide additional dimensions to ensure the awnings meet the design intent.

### **Engineering, Parks & Open Space, Fire, Police, and Economic Development**

No comments.

## **PART III: APPLICABLE REVIEW STANDARDS**

### **Applicable Administrative Review Team**

#### **Minor Project Review Criteria**

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following:

#### **(c) Meets Applicable Zoning Regulations**

*Criterion met.* The proposed modifications meet the Zoning Code requirements. Planning requests the applicant provide additional dimensions to ensure the awnings meet the design intent of the *Guidelines* that each window or door has its own awning, rather than a single full-width awning covering an entire façade.

#### **(j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents**

*Criterion met.* The proposed modifications will help support a lively pedestrian environment in the Historic District and the will help create an enhance streetscape along South High Street. The revised color scheme meets the *Historic Dublin Design Guidelines* based on the age of the structure and the recommendations for the era of the structure.

## **PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION**

Recommendation of approval to the Architectural Review Board with one condition.

- 1) The applicant provide additional dimensions to ensure the awnings meet the design intent of the *Guidelines* that each window or door has its own awning, rather than a single full-width awning covering an entire façade.