



# Minor Project

## 15-105ARB-MPR – BSC Historic Residential District

### Dublin Barber Shop – 24 S. High Street

This is a proposal for architectural modifications to the windows and shutters of an existing commercial building on the east side of South High Street, between Bridge Street and Spring Hill. This is a request for review and recommendation of approval for a minor project review under the provision of Zoning Code Sections 153.062(H) and under the review standards of Zoning Code Section 153.170 and the Historic Dublin Design Guidelines.

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

Thursday, October 22, 2015

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

Thursday, November 12, 2015

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

Tuesday, November 17, 2015

#### **Case Manager**

Katie Dodaro, Planning Assistant | (614) 410-4663 | [kdodaro@dublin.oh.us](mailto:kdodaro@dublin.oh.us)

Jennifer M. Rauch, AICP, Planner Manager | (614) 410-4690 | [jrauch@dublin.oh.us](mailto:jrauch@dublin.oh.us)

## PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC Historic Residential District
<i>Review Type</i>	Minor Project
<i>Development Proposal</i>	Existing Structure, window replacement
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	24 S. High Street
<i>Property Owner</i>	Jack and Eula Price, property owner
<i>Applicant</i>	Jack and Eula Price, property owner
<i>Case Manager</i>	Katie Dodaro, Planning Assistant   (614) 410-4663   kdodaro@dublin.oh.us Jennifer M. Rauch, AICP, Planner Manager   (614) 410-4690   jrauch@dublin.oh.us

### Application Contents

The existing 1,600-square-foot, two-story historic structure is located on the east side of South High Street, approximately 200 feet south of Bridge Street. The first story façade along High Street is brick with metal siding. The existing windows on the first floor are aluminum and second floor are white vinyl. The first floor windows have six by three panes and the second floor are six-over-six double-hung sash windows with thin rectangular shutters.

## PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

### Planning, Building Standards, Engineering

#### Minor Project

The applicant is proposing to replace the existing windows on the front and side façade of the first floor and the front façade of the second floor with new vinyl windows. The proposal includes changing the first floor windows from six-by-three to three-by-two grid with 1 3/16-inch SDL grilles with in-glass spacer bars, which is a wider grille layout for a more traditional storefront look. The second floor six-over-six double-hung windows will be replaced with two-over-two, double hung windows, including 1 3/16-inch SDL grilles and 4" trim. The second story windows will also include vinyl shutters that are 18 inches wide, with decorative strap hinges and S-hooks. The shutters will be mounted on casing for an operable look.

#### *Window Material*

The existing windows on the first story are aluminum and on the second story windows are vinyl. The applicant is proposing to replace the windows both on the first and second story with the following scheme:

Material:	Vinyl
Color:	White interior and dark bronze exterior
SDL Grilles:	1 3/16"
Color:	Ivory cream

The *Historic Dublin Design Guidelines* states the replacement windows should duplicate the appearance of the originals as closely as possible and to use the same material, usually wood and to avoid vinyl and aluminum-clad. The ART discussed the recommendation in the *Guidelines* and determined the previous changes made to the building over time, including exterior materials and prior window replacement have altered the historic significance of the structure. The ART determined the proposed modifications are appropriate and supported, particularly because the existing window sizes are maintained.

#### *Shutters*

The existing second story shutters are green vinyl shutters with no decorative features. The applicant is proposing to replace the shutter with the following scheme:

Material:	Vinyl
Color:	Musket Brown
Decorative Features:	Black decorative strap hinges and S-hook accessories
Decorative Features Material:	Faux iron finish

### **Fire, Police, Economic Development**

No comments.

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

### **Minor Project Review Criteria**

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

(c) **Meets Applicable Zoning Regulations**

*Met.* The proposal is consistent with the Zoning Code requirements.

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

*Met.* The proposed modifications are improvement to the structure and will enhance the character of the BSC Historic Core District.

### **Architectural Review Board Criteria**

Section 153.174 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries. The following is an analysis based on those criteria.

#### **Applicable General Review Standards**

1) **Character and Materials Compatible with Context**

*Met.* The proposed window materials are appropriate for the character of the structure.

**2) Recognition and Respect of Historical or Acquired Significance**

*Met.* The proposed window and shutter replacement maintain the original size of the windows and are appropriate based on historic nature of the building.

**3) Compatible with Relevant Design Characteristics**

*Met.* The proposed replacement return the structure to a more historically accurate design.

**5) Appropriate Color Scheme**

*Met.* The proposed colors are appropriate and meet the *Historic Dublin Design Guidelines*.

**Alteration to Buildings, Structure, and Site Standards**

**1) Reasonable Effort to Minimize Alteration of Building and Site**

*Met.* The proposed window replacements involve minimal alteration to the structure.

**2) Conformance to Original Distinguishing Character**

*Met.* The proposed alterations to the windows conform to the original exterior qualities and enhances the buildings character.

**3) Retention of Historic Building Features and Materials**

*Not applicable.* The original windows were previously replaced with aluminum and vinyl windows, as well as the roof and siding. These changes have significantly altered the historic integrity of the structure. The retention of the existing window openings and proposed replacement are appropriate.

**4) Alteration Recognizes Historic Integrity and Appropriateness**

*Met.* The proposed window designs are appropriate.

**5) Recognition and Respect of Historical or Acquired Significance**

**6) Sensitive treatment of Distinctive Features**

*Not applicable.*

**7) Appropriate Repair or Replacement of Significant Architectural Features**

*Met.* The proposed window replacement and design are consistent for the time period of the structure.

**8) Sensitively Maintained Historic Building Materials**

*Not applicable.*

**PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION**

Recommendation of approval to the Architectural Review Board with no conditions.