



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

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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.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

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