

## PLANNING REPORT

# Architectural Review Board

Wednesday, September 25, 2024

## 87 S. High Street 24-104MPR

[www.dublinohiousa.gov/arb/24-104](http://www.dublinohiousa.gov/arb/24-104)

### Case Summary

Address	87 S. High Street, Dublin, Ohio, 43017
Proposal	Proposal for exterior modifications to an existing building in Historic Dublin.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section §153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HC, Historic South District
Planning Recommendation	<u>Approval of Minor Project Review with condition</u>
Next Steps	Upon approval of the Minor Project Review (MPR) from the Architectural Review Board (ARB), the applicant may continue painting the structure.
Applicant	Shannon Hospell, Owner
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 <a href="mailto:sholt@dublin.oh.us">sholt@dublin.oh.us</a>



Community Planning and Development



5200 Emerald Parkway  
Dublin, Ohio 43017



614.410.4600  
[dublinohiousa.gov](http://dublinohiousa.gov)

Sustainable | Connected | Resilient

Site Location Map

# 24-104MPR - 87 S. High Street



**Site Features**

1 Existing Historic Building, wellhouse directly to west



## 1. Background

### Site Summary

The site contains an individually listed building built c. 1840. The building is an excellent example of the Greek Revival style with characteristics of American Vernacular as well; it has front-facing low-pitched gables and an emphasized cornice line. The decorative dentil frieze board along the front façade is not original to the structure but is a distinctive feature. There is a small well house directly to the rear of the main structure.

The 4,950-square-foot lot is zoned HD-HS, Historic South District, and is located approximately 55 feet northwest of the intersection of Pinney Hill Lane and S. High Street.

### History

In 2023, the owner brought an Informal Request to the Board for a residential addition. No further action was taken.

Staff greatly appreciates the effort to repaint the structure because the City was receiving questions about its peeling paint and deferred maintenance. Painting began in early 2024 prior to approval. Staff was in contact with the owner starting in March of 2024, and an application was made in July. Currently, only the front and rear façades are painted, and the well house is painted on all façades.

### Process

For MPRs in Historic Dublin, the ARB is the final reviewing body for new plans or for modifications to existing plans. The purpose of the MPR is to provide an efficient review process for smaller projects that do not have significant community effects.

## 2. Guiding Documents

### *Pre-Approved Paint Colors*

This document was approved in 2022 and allows building owners to use pre-approved colors, based on building age and style, via an Administrative Approval. Building owners wishing other colors may use the MPR process to obtain Board approval.

## 3. Project

The owner seeks approval for the use of Iron Ore, SW 7056, as a body color, with trim remaining Tricorn Black, SW 6258.



*Before, Dorian Grey*



*After, Iron Ore*

In the *Pre-Approved Paint Colors* document, Section 3.0 Years from 1821 - 1860, body colors are initially (1824-1860) described as being white, stone grey, straw, or cream with black or green shutters, doors, and sashes. For Greek Revival structures built between 1840-1885, the color trend was away from whites and more toward greys and tans, moving into sand, straw, and other delicate earth tones. The construction date of this building straddles the two descriptions; however, there is a consistent theme of light natural tones for the body.

Iron Ore is not listed as a body color in Section 3.0 of the Colors document, and its dark tone is contrary to the description of body colors during the era of construction. Since the structure is such a very fine example of Greek Revival architecture; it is a missed opportunity to not enhance it with appropriate colors. The Board may approve different colors, however.

Tricorn Black is listed in Section 3.0 for doors and shutters, and would be appropriate for trim, based on the text. As can be seen on page 5 of the applicant's submitted information, the upper gable window trim is not painted. A recommended condition of approval addresses this, along with finishing the side façades, before weather prevents completion.

#### 4. Plan Review

Minor Project Review	
Criteria	Review
1. The Minor Project shall be consistent with the Community Plan, applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	<b>Criterion Met:</b> The chosen body color is not consistent with the <i>Pre-Approved Paint Colors</i> ; however, the Board has the authority to approve different colors.
2. In cases where a MP is proposed within or as a part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP.	<b>Not Applicable:</b> There is no related PDP or FDP.
3. The Minor Project shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation.	<b>Criterion Not Met:</b> The proposal does not meet with <i>Pre-Approved Paint Colors</i> ; however, the Board may permit a different body color.
4. The proposed land uses meet all applicable requirements and use	<b>Not Applicable:</b> The land use will not change with this request.

specific standards of 153.172  
Uses.

5. The proposed development is consistent with the *Historic Design Guidelines*. **Criterion Not Met:** Guidelines Section 2.19 indicates that Greek Revival buildings are typically painted white to emphasize the design connection with a Greek temple. Guidelines Section 4.6A states that colors should be selected based on documented research of a building's original colors; 4.6B states that if original colors are not found or acceptable, colors should be selected based on the time-period of construction. Original colors are not known, so the date of construction is most appropriate.
6. The proposed Minor Project is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole. **Criterion Met with Conditions:** The proposal improves the streetscape by addressing maintenance issues. The remainder of the building should be painted in order to complete the maintenance.
7. The proposed buildings are appropriately sited and conform to the requirements of 153.173 Site Development Standards and the *Historic Design Guidelines*. **Not Applicable:** No new buildings are proposed.
8. The proposed site improvements, landscaping, screening, signs, and buffering shall meet all applicable requirements of the Code and respond to the standards of the *Historic Design Guidelines*. **Not Applicable:** No other requests are made.

## Recommendations

### **Planning Recommendation:** Approval of the Minor Project Review with condition.

- 1) The applicant shall choose a body paint color from the Pre-Approved Paint Colors Section 3.0 list and repaint the building and wellhouse bodies within 60 days of approval. This will require an Administrative Approval application with Planning staff.

OR

- 1) The applicant shall complete the front-facing upper window trim in Tricorn Black and the north and south elevation bodies in Iron Ore, within 60 days of approval.