



MEETING MINUTES

Architectural Review Board

Wednesday, July 22, 2026

CALL TO ORDER

Mr. Cotter, Chair, called the Architectural Review Board (ARB) meeting to order at 6:30 p.m. in Council Chamber, 5555 Perimeter Drive. He welcomed public participation and stated that the livestream video of the meeting can also be accessed at the City's website. Public comments on the cases are welcome from both in-person meeting attendees and those viewing at the City's website. He explained the meeting procedures, noting that each case would begin with a staff presentation followed by the applicant's presentation, Board questions, public comments, and then Board deliberation. He requested that public comments be limited to three minutes or less.

PLEDGE OF ALLEGIANCE

Chair Cotter led the Pledge of Allegiance.

ROLL CALL

Board members present: Sean Cotter, Lisa Patt-McDaniel, Mark Stechschulte, Terry Seidel, Stasia Suleiman

Staff members present: Sarah Holt, Bassem Bitar, Anthony Gilmore

ACCEPTANCE OF DOCUMENTS AND APPROVAL OF MINUTES

Mr. Cotter moved, Ms. Patt-McDaniel seconded acceptance of the documents into the record and approval of the June 24, 2026 ARB meeting minutes.

Vote: Mr. Cotter, yes; Mr. Seidel, yes; Dr. Stechschulte, yes; Ms. Patt-McDaniel, yes; Ms. Suleiman, yes.

[Motion carried 5-0]

Mr. Cotter stated that the Architectural Review Board (ARB) is responsible for review of construction, modifications or alterations to any site in the Review District or area subject to ARB under the provision of Zoning Code Section 153.170. The Board has the decision-making responsibility on these cases.

CASE REVIEWS

Case #26-040MPR

61 S. Riverview – Conklin Residence

Minor Project Review

Proposal for exterior modifications to an existing building in the Historic District. The 0.13-acre site is zoned HD-HR, Historic Residential District and is located northwest of the Eberly Hill and South Riverview Street intersection.

Staff Presentation

Mr. Gilmore presented the case. He noted that the subject property is a 0.13-acre site zoned HD-HR, Historic Residential District, located northwest of the South Riverview Street and Eberly Hill intersection. The home was constructed in 1894 and is classified as vernacular style with a reverse saltbox form and oriel windows, as documented in the 2017 Historic and Cultural Assessment. The existing body color is gray and the existing trim and window color is white.

Mr. Gilmore explained that the Board adopted a Preapproved Paint Colors document in 2022, which enables administrative approval for colors selected from that document. Property owners seeking colors outside the preapproved list may submit a Minor Project Review application for Board consideration. He referenced Historic Design Guidelines Section 4.6(a), which states that historic buildings should be painted based on original colors, and Section 4.6(b), which provides that where original colors are unknown, colors consistent with the construction era should be used, which is the approach embodied in the Preapproved Paint Colors document.

The applicant's proposal is to paint both the primary residence and detached garage in Tavern Charcoal as the body color and Tricorn Black for the trim and windows. In May 2026, the applicant had filed for administrative approval of the proposed scheme. Staff was not supportive, citing the language in Section 5.2 of the Preapproved Paint Colors document, which characterizes the early era colors for this time period as whites, off-whites, and soft pastels such as light grays and yellows. The applicant subsequently elected to submit the Minor Project Review application for Board consideration.

Staff found one criterion met with condition, three criteria not met, and four not applicable. Staff recommended approval with the condition that the applicant select an early-era color consistent with the Preapproved Paint Colors document and obtain administrative approval from staff. Planner Gilmore also noted that as an alternative, the applicant may repaint the home using the existing colors under ordinary maintenance without any further review.

Applicant Presentation

Brad Conklin, 61 S. Riverview Street, Dublin, addressed the Board. He stated that he had been dissatisfied with the existing paint color since purchasing the property in 2018 and sought to make improvements through the proper process. He indicated that he had consulted the Preapproved Paint Colors document prior to submitting his application and selected colors he believed to be on the preapproved list for the relevant era and architectural style. He expressed surprise at the denial and frustration with what he characterized as ambiguity in the document's language.

Mr. Conklin referenced a nearby property at 54 South High Street, constructed six years later and of a similar style, which he stated had been approved for colors he described as darker than those he was requesting. He noted he had even inquired whether he could use those exact approved colors and was denied, which he found difficult to understand given the precedent that had been set. He stated that he had consulted all of his immediate neighbors prior to selecting the colors and prior to submitting his application, and that his neighbors had expressed support. He also raised concern about being asked to provide documentation of neighbor approval during the administrative process, which he did not feel was warranted.

Board Questions/Discussion

Ms. Patt-McDaniel asked staff to clarify the distinction between the colors being approved and those that were denied by staff. Mr. Gilmore explained that the Preapproved Paint Colors document, specifically Section 5.2, describes early-era body colors as whites, off-whites, and soft pastels such as light grays and yellows. This is a description staff determined was not consistent

with the proposed Tavern Charcoal body color, which the paint manufacturer itself describes as a blackish gray.

Dr. Stechschulte asked staff to address the prior approval at 54 South High Street and to clarify how the era boundaries should be interpreted going forward. Mr. Gilmore explained that the approval at 54 South High Street predated the adoption of the Preapproved Paint Colors document and that the document was developed, in part, to provide clearer and more consistent standards going forward and to reduce the subjectivity that had characterized prior decisions. He noted that Case #24-104-MPR had established precedent when the Board determined that Tavern Charcoal was not consistent with the era of a similar building, and staff cited that case as guiding its current recommendation.

Mr. Seidel asked for clarification regarding how specific colors were designated in the document as body or trim colors. Mr. Gilmore explained that where the document specifies the application (body or trim) that designation governs. Where no such designation is provided, the surrounding descriptive language, such as the characterization of early-era colors as soft pastels, still serves as the interpretive guide. Mr. Seidel acknowledged that Tavern Charcoal was not restricted to trim use only, but noted that the document's language describing it as a late-era color rendered its use as a body color on an 1894 structure inconsistent with the guidelines. He also noted that the proposed Tricorn Black trim color appeared clearly inconsistent with the early-era guidance calling for white or off-white trim, and he observed that the document's use of the term "gray" without the qualifier "light" contributed to some interpretive ambiguity.

Ms. Suleiman asked staff to clarify whether the renderings also depicted a change to the roof color, and confirmed that the roof would remain unchanged. She expressed agreement that the document's language regarding gray tones lacked sufficient specificity regarding acceptable tonal ranges and suggested that staff provide applicants with clearer guidance on the range of tonality acceptable for both early and late eras.

Ms. Holt offered additional context, explaining that one of the purposes of the Preapproved Paint Colors document was to reflect paint technology of the relevant historical era, when hand-mixed paints produced a limited and generally lighter palette. She emphasized that the goal is preservation and enhancement of the historic character of the structures rather than contrast with neighboring properties.

Ms. Patt-McDaniel confirmed that the era applicable to this property spans 1891 to 1940, and that the home, built in 1894, falls squarely within the early portion of that range. Ms. Holt acknowledged that the era is broad and that the document accordingly provides two sub-periods (early and late), each with distinct color guidance.

Mr. Cotter observed that, while the proposed color combination might present well aesthetically, the intent of the applicable color guidance as he understood it was for body colors to remain in a lighter range for early-era structures. He noted that a charcoal or near-black body color on that streetscape would represent a significant visual departure from the surrounding properties and that, in his view, the intent of the guidelines was clearly to avoid such an outcome.

Mr. Conklin responded by characterizing the document's language as highly ambiguous, noting that it lists gray as a permitted color without qualification. He maintained that he had followed the

rules as he understood them and that the process had not provided applicants with sufficiently clear guidance. He also reiterated his dissatisfaction with being required to document neighbor outreach during the administrative process, which Mr. Gilmore acknowledged was not a required element and apologized for the confusion that the request had caused.

Mr. Seidel acknowledged the applicant's frustration and expressed some personal sympathy with the aesthetic of the proposed colors, but stated that the Board's role is to apply the guidelines rather than exercise personal preference. He noted that the document's clarity regarding early-era trim colors — requiring white or off-white — left little room for interpretation with respect to the Tricorn Black trim. He further observed that even if there were some latitude on the body color, there was no comparable ambiguity regarding the trim.

Dr. Stechschulte expressed concern about the ambiguity built into the early-era language and questioned whether the Board was drawing too fine a distinction given that the applicant had selected a color appearing on the preapproved list. He stated that his concern was less about this applicant's specific selection and more about the precedent implications for future applicants whose homes were built at different points within the broad 1891–1940 era, where the transition from lighter to darker acceptable colors is not clearly defined. He indicated that he did not feel comfortable setting a precedent without a clearer demarcation of where the early era ends and the later era begins.

Mr. Seidel responded that while there may be some ambiguity in the language regarding body color, the 1894 construction date placed this property unambiguously near the beginning of the era, well within the early sub-period.

Mr. Bitar clarified for the Board that the Preapproved Paint Colors document is not a code requirement but rather a guideline flowing from the Historic Design Guidelines, which themselves flow from the zoning code. He noted that the document was intended to define the limits of what staff could approve administratively, and that the Board retains independent authority to approve colors it finds appropriate. He encouraged the Board to continue developing clearer standards to assist both applicants and staff.

Mr. Gilmore added that the Historic Design Guidelines contain more specific recommendations for certain architectural styles within the era, but that no clear style-specific guidance exists for the vernacular style. He also noted that even the early-era palette, while generally lighter in body and trim, did permit dark or black shutter colors, and that any future clarification of the document should account for such distinctions.

Ms. Patt-McDaniel moved, Dr. Stechschulte seconded approval of the Minor Project Review.

Vote: Dr. Stechschulte, yes; Ms. Patt-McDaniel, yes; Ms. Suleiman, yes; Mr. Cotter, no; Mr. Seidel, no.

[Motion carried 3-2]

Post-Vote Discussion

Following the vote, the Board engaged in a brief discussion regarding the underlying ambiguity in the Preapproved Paint Colors document. Mr. Seidel observed that the document does not provide any opportunity for evolution in how the Historic District is maintained over time and questioned whether there might be a way to incorporate some allowance for change in future reviews. He noted

the tension between preserving history as a fixed reference point and allowing for the natural evolution of living neighborhoods, while acknowledging that permitting individual preference creates its own challenges.

Dr. Stechschulte clarified that his vote in favor of approval was not based on a preference for the specific colors but rather on his concern about fair treatment of applicants in light of the existing ambiguity in the document. He noted that until a clearer dividing line is established within the broad 1891–1940 era, applicants in the middle of that range will face uncertain outcomes.

Ms. Patt-McDaniel agreed that the language of the document is ambiguous and that clarity would benefit both staff and applicants going forward. She noted that the objective should be maximum clarity to avoid situations where applicants feel that denials are based on subjective preference rather than established standards.

Ms. Suleiman suggested that staff consider providing applicants with a defined range of acceptable tonal values for gray, rather than the current unqualified use of the term.

Mr. Cotter suggested that the Board schedule a future work session to revisit the Preapproved Paint Colors document and develop clearer guidance, noting that this case represented the first time the gray color range had been meaningfully pressure-tested. Mr. Bitar and Ms. Holt confirmed that revisions to the document, which is a guideline resource rather than code, could be brought back to the Board for discussion. Mr. Cotter indicated that this item would be added to a future agenda.

COMMUNICATIONS

Ms. Holt provided the following updates on behalf of Community Planning staff.

She reported that staff is submitting entries for the Ohio Heritage Awards, repackaging the 2024 code updates and alternative material documents that were previously submitted unsuccessfully to the National Association of Preservation Commissions, for consideration by the State Historic Preservation Office.

She provided an update on the Appendix G and Historic Objects project, which had been discussed approximately one year prior. This project involves identifying and documenting historic objects within the District such as privies, corner markers, and mounting blocks that are not currently captured on Historic and Cultural Assessment forms. Staff is also developing a small list of additional Appendix G properties, concentrating on City-owned properties such as the Gorden Barns. She noted that upon completion, the additions will require a recommendation from the Board, a recommendation from the Planning and Zoning Commission, and adoption by City Council.

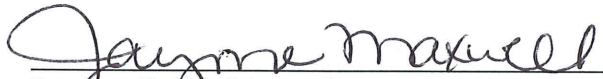
Ms. Holt also provided an update on the Domini Map project. She explained that this hand-drawn map, created by Mr. Domini in the 1950s and held in original form by the historical society, has been photographed and digitized by staff in partnership with the city's GIS department. Staff is working to develop it into an interactive GIS resource that would enable users to view the history of specific properties within the district. She noted that the map encompasses the full extent of the Historic District, including the library site (formerly the old school), the veterans cemetery, the Dublin cemetery, South Riverview, and the quarry.

Finally, Ms. Holt advised Board members of a joint work session with City Council scheduled for September 1, 2026, beginning at approximately 6:00 p.m. She noted that the primary topic of discussion would be mixed use, including an examination of what mixed use currently looks like in the City and how it should be defined going forward in the context of a citywide code update. She noted that the Historic District, as a functioning mixed-use village, would be a relevant reference point and asked all Board members to come prepared to discuss mixed-use topics.

ADJOURNMENT

With no further business before the Board, the meeting was adjourned at 7:34 p.m.



Chair, Architectural Review Board

Deputy Clerk of Council