

PLANNING REPORT

Architectural Review Board

Wednesday, July 22, 2026

61 S. Riverview – Paint Colors

26-040MPR

<https://dublinohiousa.gov/arb/26-040/>

Case Summary

Location	61 S. Riverview Street Dublin, OH 43017
Proposal	Exterior modifications to an existing building on a 0.13-acre site located northwest of the Eberly Hill and South Riverview Street intersection.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section §153.176 and the Historic Design Guidelines.
Zoning	HD-HR, Historic Residential District
Planning Recommendations	<u>Approval of Minor Project Review with condition</u>
Next Steps	Upon approval of the Minor Project Review (MPR) by the Architectural Review Board (ARB), the applicant may paint the structure.
Applicant	Brad Conklin, Owner
Case Manager	Anthony Gilmore, Planner I (614)410-4654 agilmore@dublin.oh.us

Community Planning and Development



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Site Location Map

26-040ARB-MPR - 61 S. Riverview St - Conklin Residence



Site Features

- 1 Existing Landmark building
- 2 Detached garage directly west



1. Request and Process

Request

The applicant previously submitted a request for Administrative Approval (AA) of a new paint scheme; however, Staff were not supportive of the proposed colors because they did not meet the intent of the adopted *Pre-Approved Paint Colors* document from 2022. The applicant opted not to change the requested color scheme, and has applied for Minor Project Review (MPR) for consideration by ARB.

Process

The MPR is a one-step process for certain project types that qualify under Code §153.176(I)(1), and this project meets the criteria. In this case, the property owner elected to bring forth a MPR to be heard by the ARB under Code §153.176(M)(3)(f), where requests not meeting the requirements for an AA require the filing and approval of a new application for a MPR or other application as applicable, in accordance with this section.

2. Background

Site Summary

The site contains a Landmark building constructed in 1894, according to the Historic and Cultural Assessment of 2017. The house is a reverse saltbox form with two stories at the rear. There is a small outbuilding with a chimney attached to the southwest corner of the house, and a one-car detached garage with added carport west of the house, facing Blacksmith Lane. The building is classified as vernacular; it has side-facing gables, an open concrete porch, and a façade divided into three fenestration bays. The front door is on the center bay flanked by canted oriel windows with Juliet awnings.

Case History

May 2026

AA submitted; staff not supportive of proposed color scheme (see below). Applicant elected to submit MPR before Board. During AA review, applicant stated garage doors (overhead and man) to be replaced; staff requested information; applicant declined. Door replacements require an AA under § 153.176(M)(2)(h), where Waivers not required, otherwise a MPR is required.

Related History

September 2024 (Case 24-104)

Similar AA request denied by staff and heard by Board for 87 S High: similar paint scheme, different style/era of house. Board disapproved request for Iron Ore, SW 7056 and Tricorn Black, SW6258 on basis that colors did not meet intent of *Pre-Approved Paint Colors* document. The meeting minutes (see attached) include statement by Board members: "From the Historic District standpoint, we must focus on what the City is trying to preserve. From the standpoint of the *Historic District Guidelines*, there is a reason for the designated colors. As time has evolved, the City lost some historical elements in the District. It is important to preserve those that remain."

3. Zoning Code and Guidelines

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 AA. Building owners wishing other colors may use the MPR process to obtain Board approval.

3. Project

Colors

The owner seeks approval for the use of Tavern Charcoal, CW-90, as a body, trim, and detached garage color, and Tricorn Black, SW 6258 for window frames and sashes. Staff greatly appreciate the effort to repaint the structure and improve the streetscape. This work will coincide with preservative maintenance efforts including surface preparation, repair of minor wood imperfections, caulking, and priming.

In the *Pre-Approved Paint Colors* document, Section 5.0 Years from 1891-1940, body colors at the beginning of this period were white, off-white, and softer pastels such as grey and yellows. Popular colors include ochre, yellow, tan, gray, blue, and green. White or off-white were popular trim colors and windows and shutters were dark green or black. The home's existing body paint color, a light grey with blue undertones, and white trim color are reflective of this time period. In later buildings, a wider range of paint choices was popular, especially rustic earth tones like brown, russet, dark beige, dark green, red, olive, and dark grey. This clarification is provided in Section 5.2 of the document, and the construction date of this building fits the beginning of the period.

Existing



Tavern Charcoal and Tricorn Black and their dark tones are contrary to the description of body and trim colors during the era of construction. There is an opportunity to enhance this home with appropriate colors and preserve an element of the Historic District. The Board may approve different colors, however.

Requested



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.	Criterion Not Met: 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.	Not Applicable: 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.	Criterion Not Met: The proposal does not meet the <i>Pre-Approved Paint Colors</i> ; however, the Board may permit other colors.
4. The proposed land uses meet all applicable requirements and use specific standards of 153.172 Uses.	Not Applicable: The land use will not change with this request.
5. The proposed development is consistent with the <i>Historic Design Guidelines</i> .	Criterion Not Met: 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, as described in the <i>Pre-Approved Paint Colors</i> document.

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 Condition: The proposal improves the streetscape through maintenance and upkeep efforts; however, the specific paint request does not meet the *Pre-Approved Paint Colors*. The applicant also has the option of repainting the structures in the existing colors, as 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 early era paint colors from the *Pre-Approved Paint Colors* Section 5.0 list and Section 5.2 description. This will require an Administrative Approval application with Planning staff.