



# ARCHITECTURAL REVIEW BOARD

## ADMINISTRATIVE PAINT COLOR APPROVAL REQUEST

### HISTORIC DUBLIN DISTRICT

PROPERTY INFORMATION

**Property Address:**  
61 South Riverview Street  
Dublin, Ohio 43017

**Property Owner:**  
Brad Conklin

**Architectural Style:**  
Colonial Revival

**Year Constructed:**  
1894

PROJECT NARRATIVE

This proposal is submitted for Administrative Paint Color Approval for the exterior repainting of the existing Colonial Revival residence and detached garage located at 61 South Riverview Street, Dublin, Ohio.

The scope of work consists solely of repainting the existing exterior surfaces and window trim. No architectural modifications, additions, structural changes, or material changes are proposed.

While painting all, any necessary maintenance work will be addressed, including preparation of surfaces, repair of minor wood imperfections, caulking, and priming as needed to ensure long term preservation of the structure.

The selected paint colors were carefully chosen to remain historically appropriate for Colonial Revival architecture and are included within the City of Dublin's pre-approved historic paint palette for homes constructed between 1880–1955.

Careful consideration was given not to select colors that match immediate neighboring homes. The goal is to add to the character and individuality of the neighborhood while remaining compatible with the historic district.

The proposed monochromatic exterior application was intentionally selected to emphasize the home's architectural proportions and historic character while allowing the window detailing and natural shadowing to provide visual contrast and depth.

Surrounding neighboring property owners were consulted regarding the proposed exterior color scheme and visual renderings. Feedback received was unanimously positive and supportive of the proposed design.

Attached renderings accurately depict the proposed final appearance of the residence and garage.



PROPOSED PAINT SCHEDULE

| AREA                   | MANUFACTURER     | COLOR NAME      | COLOR CODE | COLOR SAMPLE |
|------------------------|------------------|-----------------|------------|--------------|
| Main Exterior Body     | Benjamin Moore   | Tavern Charcoal | CW-90      |              |
| Exterior Trim          | Benjamin Moore   | Tavern Charcoal | CW-90      |              |
| Detached Garage        | Benjamin Moore   | Tavern Charcoal | CW-90      |              |
| Window Frames & Sashes | Sherwin-Williams | Tricorn Black   | SW 6258    |              |

HISTORIC COMPATIBILITY STATEMENT

The proposed paint selections are historically compatible with Colonial Revival residential architecture and align with the approved historic paint palette identified by the City of Dublin Historic District guidelines for residences constructed between 1880–1955.

The proposed repainting preserves the original architectural expression and integrity of the residence while enhancing the overall visual continuity of the surrounding Historic District.

ATTACHMENTS

1. PROPOSED EXTERIOR RENDERING



2. BENJAMIN MOORE  
TAVERN CHARCOAL CW-90



3. SHERWIN-WILLIAMS  
TRICORN BLACK SW6258



SUBMITTED BY:

*Brad Conklin*  
Brad Conklin

DATE: May 21, 2025





FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION







FRONT ELEVATION



SIDE ELEVATION

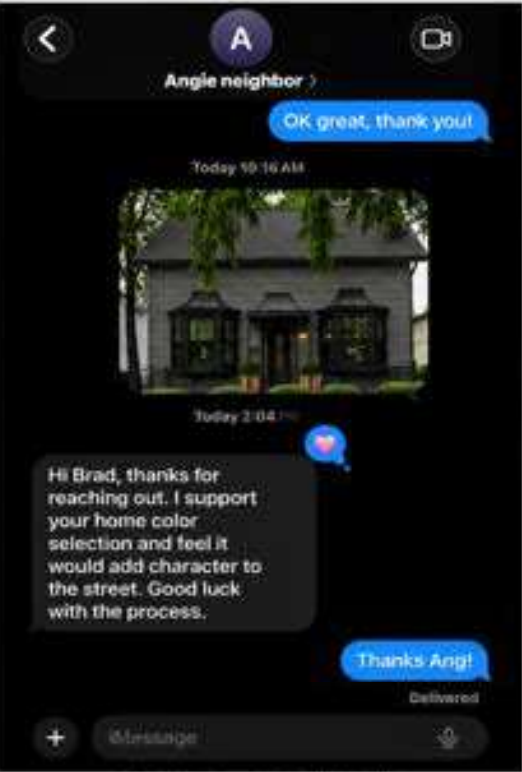


REAR ELEVATION

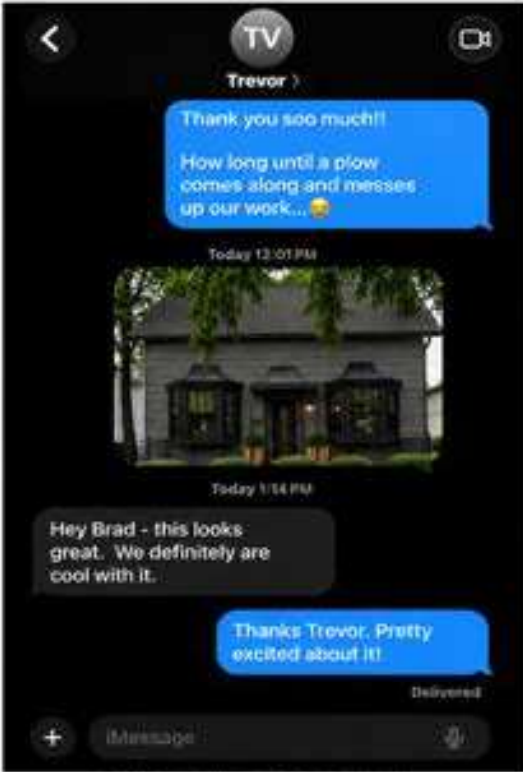








ANGIE KNEE - 55 S RIVERVIEW



TREVOR VESSEL - 63 S RIVERVIEW



DAVID VENNE - 56 S RIVERVIEW