To: Members of Architectural Review Board

From: Jennifer M. Rauch, AICP, Planning Director
Nichole M. Martin, AICP, Senior Planner

Date: August 25, 2021

Re: HD Paint Colors

Background

City Council adopted a new HD Zoning Code and Historic Design Guidelines (HDG) on February 22, 2021. A primary objective of the amendments was to streamline the review processes. The Code provides the opportunity for the Architectural Review Board (ARB) to establish a palette of pre-approved paint colors for residential and commercial property owners to select from. Approving a palette of colors eliminates the need for ARB review of exterior paint modifications within the District and outlying historic properties (Appendix G).

The ARB most recently reviewed the proposed document on August 12, 2020. At the time, the Board recommended paint colors be determined by time period versus architectural style, recognizing that specific colors were more readily available at certain points in time, and also that various architectural styles were simultaneously popular throughout time.

Subsequent to the Board's review, Staff identified a need to prioritize special projects, electing to advance the Code and Guidelines rather than the paint colors. Given the time elapsed, Staff is re-introducing this project to the Board, as presented in 2020, with additional supporting information. Staff is seeking to reaffirm the Board's direction and to gather additional input prior to presentation of a revised draft.

Code and Guidelines

The recently adopted Code and Guidelines provide direction on exterior materials and building colors. The applicable pages from the 2021 Code, 2021 Guidelines, and 2005 Guidelines are provided for the Board's consideration. The 2021 documents provide flexibility referring to a range of approved historic color palettes, while the 2005 document provides guidance for select time periods, specifically, 1800-1850, 1860, 1870, 1880-1900, and post 1900.

Details

Draft Paint Colors
Staff, in coordination with Preservation Designs Ltd., prepared recommended palettes of historically appropriate paint colors based on architectural style and building type. This document includes paint color palettes for the following architectural styles: Colonial (1780-1840), Greek Revival (1825-1860), Gothic Revival (1840-1885), Italianate (1840-1885), Folk Victorian (1880-1910), Queen Anne (1880-1910), Colonial Revival (1880-1955), Craftsman Bungalow (1905-1930), Modern (1935-1975), and New Construction.

Example Timeline
While many of the paint colors transcend architectural styles and building types predominate in a given time period, it is important to note that this is not always the case. Many of the historic buildings in Dublin are vernacular, having no dominate academic style, although they may have several elements of architectural styles prevalent at the time. Some stylistic elements popular at

the same time, like Federal Style and Greek Revival, may employ body and trim colors that are quite different.

Proposed Outline
Staff is proposing a revised structure for the HD Paint Colors document that prioritizes periods of time, but also acknowledges styles and forms occurring during each time period. Please refer to page 3 of this memo.

Recommendation
Staff is seeking guidance from the ARB regarding a revised outline for the pre-approved paint colors. Staff recommends ARB consider the following items:

1) Does the Board affirm the direction to restructure the proposed HD Paint Colors document by time period?
2) What is the appropriate amount of context for each era (i.e. text regarding popular trends of the time)?
3) How would the Board like to review the specific colors from each palette to determine acceptability in Historic Dublin?
4) Should the Board establish a working group, similar to the Guidelines, to review the changes prior to a subsequent review?
5) Other considerations or alternatives identified by the Board.

Proposed Outline

I.   Introduction

II. Timeline of Architectural Styles and Building Types throughout Dublin history

III. Time Periods

    a. 1780-1820

        i. Background – Trends and Technology

            1. Architectural Styles/Building Types

        ii. Recommended Paint Colors

    b. 1821-1860

        i. Background – Trends and Technology

            1. Architectural Styles/Building Types

        ii. Recommended Paint Colors

    c. 1861-1890

        i. Background – Trends and Technology

            1. Architectural Styles/Building Types

        ii. Recommended Paint Colors

    d. 1891-1944

        i. Background – Trends and Technology

            1. Architectural Styles/Building Types

        ii. Recommended Paint Colors

    e. 1945-1990

        i. Background – Trends and Technology

            1. Architectural Styles/Building Types

        ii. Recommended Paint Colors

    f. 1991-2010

        i. Background – Trends and Technology

            1. Architectural Styles/Building Types

        ii. Recommended Paint Colors

    g. Present

        i. Background – Trends and Technology

            1. Architectural Styles/Building Types

        ii. Recommended Paint Colors

IV. Historic Color Palettes

    a. Sherwin Williams

    b. Benjamin Moore

    c. PPG