

## 21-005ARB-MPR – 123 S. HIGH STREET

### Summary

Installation of a new roof and repainting of an existing building located within Historic Dublin.

### Site Location

West of S. High Street, approximately 80-feet north of the intersection with John Wright Lane.

### Zoning

BSD-HS, Bridge Street District Historic South

### Property Owner

Richard and Amelia Jeffers

### Applicant/Representative

Amelia Jeffers

### Zoning Map



### Applicable Land Use Regulations

Zoning Code Section 153.174 and the *Historic Dublin Design Guidelines*.

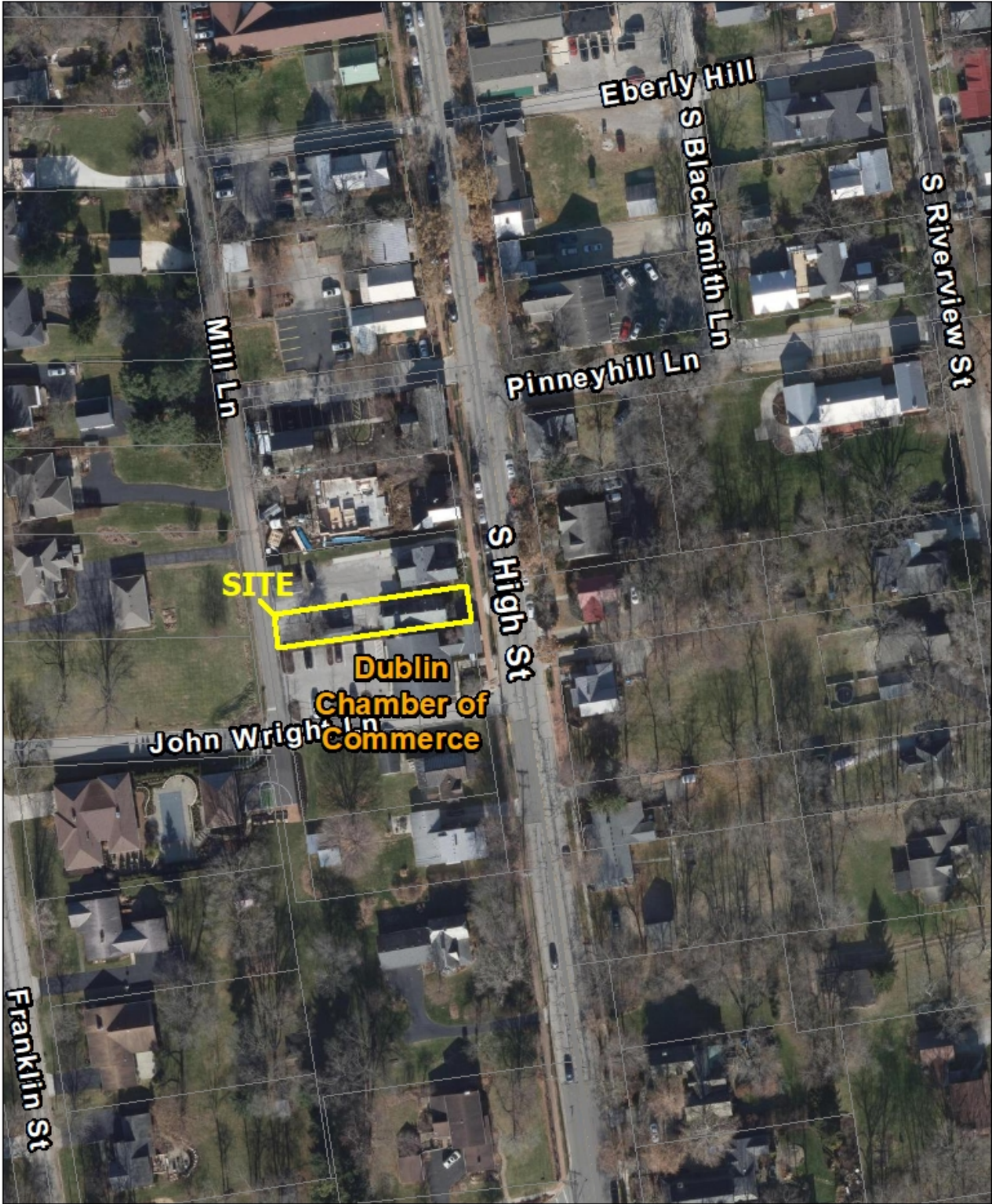
### Case Manager


Zach Hounshell, Planner I  
(614) 410-4652  
[zhounshell@dublin.oh.us](mailto:zhounshell@dublin.oh.us)

### Next Steps

Upon review and approval of the Minor Project Review by the ARB, the applicant may proceed with the modifications.

1. Context Map



	<p>21-005ARB-MPR Minor Project Review 123 S. High Street</p>	<p>0 50 100 Feet</p> 
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## 2. Overview

### Background

The 0.11-acre site has approximately 30 feet of frontage on the west side of S. High Street. The site consist of a single-story commercial building that rests on a concrete block foundation. The exterior walls are clad in vinyl horizontal siding, and the roof is sheathed in asphalt shingles. The current color of the doors, windows, and trim are green with the shake siding being white.

### History

The Architectural Review Board reviewed and approved façade improvements for 123 S. High Street in July 2003. The improvements included new vinyl horizontal siding and new shutters.

### Site Characteristics

#### *Natural Features*

There are no significant natural features on the site.

#### *Historic and Cultural Facilities*

The property is located within the City of Dublin's local Historic Dublin district and is recommended non-contributing. The property was listed as a non-contributing resource to the Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village. According to the City of Dublin Historic and Cultural Assessment, the building has poor integrity from multiple renovations and material changes.

#### *Surrounding Land Use and Development Character*

North: BSD-HS: Historic South (Commercial/Office)

East: BSD-HS: Historic South (Commercial/Office)

South: BSD-HS: Historic South (Commercial/Office)

West: BSD-HR: Historic Residential (Residential)

#### *Road, Pedestrian and Bike Network*

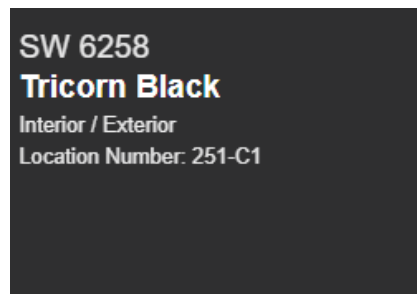
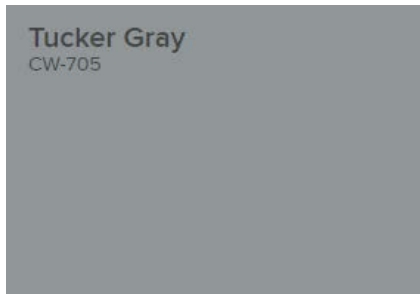
Vehicular access is provided from both S. High Street to the east and Mill Lane to the west. Pedestrian facilities are provided along S. High Street.

### Proposal

This is a proposal to repaint an existing single-story commercial building and replace existing asphalt shingles.

#### *Details*

The applicant is proposing to paint the entire exterior of the primary structure, including the vinyl siding, doors, windows, and trim. The horizontal siding is proposed to be painted gray (Tucker Gray; CW-705), and the doors, trim, and windows are proposed to be painted black (Tricorn Black; SW-6258). The color choices are in line with the choices provided for a Colonial Revival building type within the proposed Historic Dublin Paint Color Selections. Colonial Revival buildings generally have lighter body and trim colors, with dark green or black shutters. Planning Staff is recommending that the applicant paint the window trim to match the horizontal siding, subject to Staff Approval.



The applicant is also proposing to replace the existing 3-tab asphalt shingles with GAF Timberline High Definition dimensional asphalt shingles. The shingles are proposed in a dark gray color, similar to what is existing on the building.

### 3. Criteria

#### *Minor Project Review*

- 1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.  
Criteria Met. The Minor Project is consistent with all applicable plans, policies, and regulations.
- 2) The Minor Project is consistent with the approved Final Development Plan.  
Not Applicable. The site is not part of a previously approved Final Development Plan.
- 3) The Minor Project is consistent with the record established by the Architectural Review Board.  
Criteria Met. The Minor Project is consistent with the record established by the Architectural Review Board.
- 4) The Minor Project meets all applicable use standards.  
Not Applicable. The proposal does not impact uses or use standards on the site.
- 5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.  
Criteria Met with Condition. The proposal is for a total of two colors that are consistent with a Colonial Revival building and recommended paint styles. Staff is recommending that the applicant paint the window trim to match the horizontal siding, subject to Staff Approval.

#### *Board Order Standards of Review*

- 1) The character and materials are compatible with the context.  
Criteria Met. The proposal utilizes design elements to compliment the District.
- 2) Recognition and respect of historical or acquired significance.  
Criteria Met. Although the building is recommended a non-contributing resource to the Historic District, the proposal respects the historical significance of the existing building, as well as adjacent buildings.

- 3) Compatible with relevant design characteristics.  
Criteria Met. The applicant is proposing colors that are appropriate within the Historic District and for the building.
- 4) Appropriate massing and building form.  
Not Applicable. No additions are proposed to the existing structure.
- 5) Appropriate color scheme.  
Criteria Met with Condition. The color scheme consists of two colors that are deemed appropriate within the Historic District. Staff is recommending that the applicant paint the window trim to match the horizontal siding, subject to Staff Approval.
- 6) Complementary sign design.  
Not Applicable. No signs are proposed as part of this application.
- 7) Appropriate landscape design.  
Not Applicable. Landscaping is not proposed as part of this application.
- 8) Preservation of archaeological resources.  
Not Applicable. No archaeological resources are impacted by this proposal.

*Alterations to Buildings, Structure, and Site*

- 1) Reasonable effort to minimize alteration of buildings and site.  
Criteria Met. The proposal is solely to paint the existing building and replace asphalt shingles with dimensional asphalt shingles.
- 2) Conformance to original distinguishing character.  
Criteria Met. The proposal does not significantly alter the original distinguishing character of the building.
- 3) Retention of historic building features and materials.  
Criteria Met. The proposal to paint and replace roofing does not impact the existing building features and materials located on the building.
- 4) Alteration recognizes historic integrity and appropriateness.  
Criteria Met. The proposal does not significantly alter the historic integrity of the building.
- 5) Recognition and respect of historical or acquired significance.  
Criteria Met. The proposed repainting and reroofing is appropriate for the District and is respectful of the site context within Historic Dublin.
- 6) Sensitive treatment of distinctive features.  
Criteria Met. The proposal does not significantly alter distinctive features.
- 7) Appropriate repair or replacement of significant architectural features.  
Not Applicable. The proposal does not include repair of significant architectural features.

- 8) Sensitively maintained historic building materials.

Not Applicable. The proposal does not impact any historic building materials.

#### 4. Recommendations

Planning recommends **approval** of the **Minor Project Review** with one condition:

- 1) The applicant paint the window trim to match the horizontal siding, subject to Staff Approval.