

# 22-012ARB-MPR – 53 N. HIGH STREET— PAINTING

## Summary

Repaint an existing building on a 0.22-acre site.

## Site Location

Southwest of the intersection of N. High Street and North Street.

## Zoning

HD-HC, Historic District – Historic Core

## Property Owner

53 North High LLC

## Applicants/Representatives

Tim Cistone and Javier Piquero

## Applicable Land Use Regulations

Zoning Code Section 153.176 (I) and the *Historic Design Guidelines*.

## Case Manager

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## Next Steps



The Architectural Review Board (ARB) is the final reviewing body for this application.

## Zoning Map



## 1. Context Map



 <p>City of Dublin</p>	<p>22-012MPR Minor Project Review 53 N. High Street</p>	<p>0 95 190 Feet</p> 
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## 2. Overview

### Background

The site is located southwest of the intersection of N. High Street and North Street and is zoned Historic District – Historic Core. The site contains one structure on a 0.22-acre parcel. The existing one-story vernacular-style building was built as a church circa 1845, and has undergone modifications over time including a front porch addition and a rear building addition. The historic building has a rectilinear footprint and a front-gable roof, and the rear addition has a 'T' footprint with a cross-gable roof. The historic building and building addition are clad in stone, and the entire roof is sheathed in metal standing seam. An open porch extends across the east facade with a central front door and a window on either side. The present use of the site is commercial that accommodates multiple tenants including office and medical office.

On October 20, 2021, the ARB approved a Minor Project Review (MPR) for the replacement of all windows on the structure using historically appropriate, Marvin "Ultimate" Series windows which were wood with an aluminum-clad exterior in bronze. The ARB approved the MPR with the following condition:

- 1) *That the applicant work with Staff to finalize the selection of a beige color for the window trim, prior to any painting activities.*

Since that time, the applicants have elected to repaint all wood surfaces on the building, beyond just the window trim. The previous ARB approval of a beige color for the window trim is now proposed to be a dark bronze to match the windows previously approved. Additionally, the change in the window trim color will create a contrast with the lighter stone façade.

### Site Characteristics

#### *Natural Features*

The site is developed and no natural features exist that would be impacted by the proposed modifications.

#### *Historic and Cultural Facilities*

53 N. High Street was listed in the National Registry of Historic Places in 1979 as the Dublin Christian Church. The Historic and Cultural Assessment of this building identifies the structure in good condition with good integrity and is recommended as a contributing historic structure.

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

North: Bridge Street District – Historic Transition Neighborhood (Library)

East: Historic District – Historic Core (Restaurant/Commercial)

South: Historic District – Historic Core (Restaurant)

West: Historic District – Historic Core (Parking)

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

The site has frontages along N. High Street to the east, North Street to the north, and Darby Street to the west. Pedestrian access is provided by a public sidewalk along N. High Street and North Street. Darby Street to the west (rear) of the property provides vehicular access to the property with six parking spaces.

## Proposal

The applicant is proposing three paint color selections for review and approval to paint various features on the building including the siding, trim, half-moon windows, and columns; ceiling and ballasts on the front porch; and the side door cove and ceiling.

The proposed paint types are appropriate for exterior use, and two of the three colors are from the Sherwin Williams Historic Color Palette. The Urbane Bronze color is not a historic paint color but closely resembles similar paint colors found in the Sherwin Williams Historic Color Palette and has been previously approved by ARB at 181 S. High Street. The proposed colors are similar to other building colors found in the Historic District and align with the recommendations in the *Historic District Design Guidelines*, Section 4.6. Late 19<sup>th</sup> century buildings should have a maximum of three different colors, the body color and one trim and one accent color.



The three proposed paint color selections are highlighted below with their corresponding architectural features.

### Paint Details

Sherwin Williams 0014 Sheraton Sage

- Wood siding
- All doors and door trim
- Half-moon window



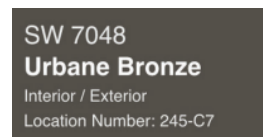
Sherwin Williams 2829 Classical White

- All trim (except doors)
- Front porch columns and ceiling
- South elevation side door cove and ceiling



Sherwin Williams 7048 Urbane Bronze

- All window trim



## 3. Criteria Analysis

### Minor Project Review Analysis [§153.176(I)]

- 1) *The Minor Project shall be consistent with the Community Plan, applicable Zoning Code requirements, Historic Design Guidelines, and adopted plans, policies, and regulations.*  
Criteria Met. The Minor Project is consistent with applicable plans, policies, and regulations.
- 2) *In cases where a MP is proposed within or as part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP.*  
Not Applicable. No PDP or FDP is required.

- 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.*  
Criteria Met. The proposal meets all codes and guidelines.
- 4) *The proposed land uses meet all applicable requirements and use specific standards of 153.172 Uses.*  
Not Applicable. The land uses will not change with this MPR request.
- 5) *The proposed development is consistent with the Historic Design Guidelines.*  
Criteria Met. The proposed colors are consistent with the *Historic Design Guidelines* and are similar to other colors found throughout the district.
- 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.*  
Criteria Met. The proposed paint colors are appropriate and consistent with surrounding context and sensitive to the original character of the historic structure.
- 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. There are no proposed site changes.
- 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. There are no proposed site improvements, landscaping, screening, signs, or buffering with the proposed MPR.

#### 4. Recommendation

Planning Staff recommends **approval** of a Minor Project Review with no conditions.