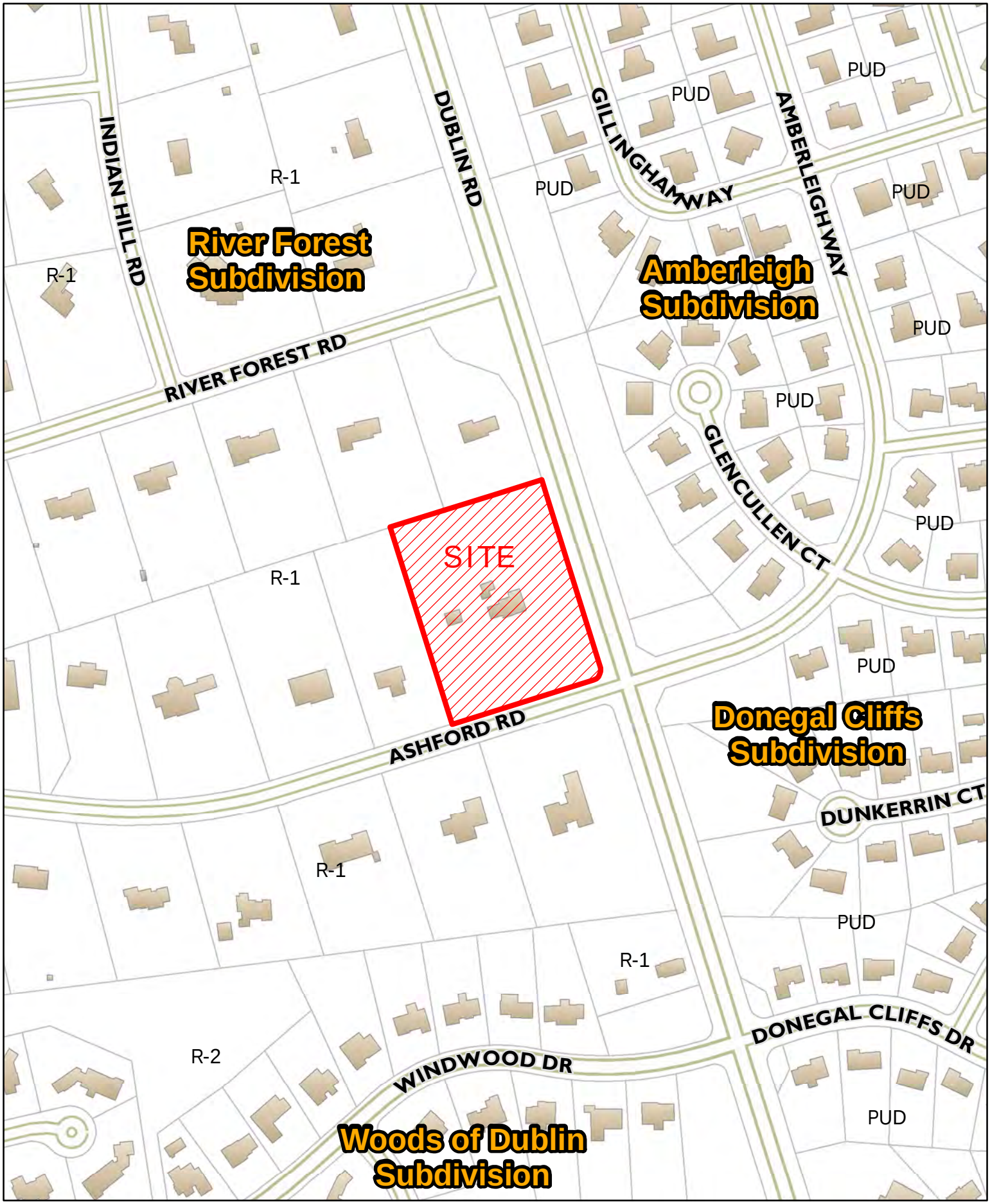

City of Dublin

13-090ARB
Site Modifications
Cosslett Residence
8055 Dublin Road

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Feet

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CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
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ARCHITECTURAL REVIEW BOARD

BOARD ORDER

OCTOBER 21, 2009

The Architectural Review Board took the following action at this meeting:

3. 8055 Dublin Road
09-089ARB

8055 Dublin Road
Site Modifications

Proposal:	The extension of an existing historic stone wall along the eastern property line of 8055 Dublin Road. The 2.88-acre site is located at the northwest corner of the intersection with Dublin Road and Ashford Road.
Request:	Review and approval of site modifications under the provisions of the *Historic Dublin Design Guidelines.*
Applicant:	Stephen R. and Lucia F.D. Cosslett, Owners
Contact Information:	Eugenia M. Martin, ASLA, Landscape Architect emartin@dublin.oh.us, 614-410-4650

MOTION: Denise Franz King made a motion, seconded by Robert Schisler, to approve this application because the proposal meets the *Historic Dublin Design Guidelines* and will complement the home, with three conditions:

1) A right-of-way encroachment permit be obtained prior to construction of the new section of wall;
2) The applicant work with Planning to field locate the wall to minimize the impact on the existing trees; and
3) The applicant obtain a fence permit prior to construction.

VOTE: 5 – 0.

RESULT: This application was approved.

* Stephen R. Cosslett, the applicant agreed to the above conditions.

RECORDED VOTES:

William Souders	Yes
Tom Currie	Yes
Robert Schisler	Yes
Carl Karrer	Yes
Denise Franz King	Yes

STAFF CERTIFICATION

Eugenia M. L

Eugenia M. Martin, ASLA
Landscape Architect

Motion and Vote
Robert Schisler made a motion, seconded by William Souders, to approve this application because the proposal because meets the *Historic Dublin Design Guidelines* and the requirements of the Zoning Code with two conditions:

1) That applicant provides documentation of a lot combination with Franklin County prior to issuance of a building permit, and
2) The proposed paint colors match the existing house colors.

Steven R. Copeland agreed to the above conditions.

The vote was as follows: Mr. Currie, yes; Mr. Karrer, yes; Ms. King, yes; Mr. Souders, yes; and Mr. Schisler, yes. (Approved 5 – 0.)

3. 8055 Dublin Road **8055 Dublin Road**
09-089ARB **Site Modifications**

Eugenia Martin presented this request for approval of site modifications to an existing single family home located at 8055 Dublin Road. She said the site is located outside of the Historic District but it is identified on the National Register of Historic Places and the Ohio Historical Inventory, therefore it is under the purvey of the Board's review. Ms. Martin said the 2.88-acre site is located on the west side of Dublin Road, on the northwest corner of the intersection with Ashford Road.

She said the site contains a two-story single-family home which was built in 1855 and is regarded as one of Dublin's best examples of mid-nineteenth century architecture with Greek Revival characteristics. She said the home, two stone outbuildings and the stone walls along Dublin Road were placed on the National Register of Historic Places in April of 1979 and on the Ohio Historic Inventory in August of 1975.

Ms. Martin said the applicant is requesting to construct a new dry-laid stone wall to complete a missing section of the stone wall along Dublin Road. She said the existing stone wall is constructed of limestone and is approximately two-foot, six-inches high and one-foot, six-inches wide with bookends on top of the wall. She said the walls extend from the southeast side of the property, parallel to Dublin Road for approximately 250 feet before terminating into two stone columns. Ms. Martin said the existing walls are located within the right-of-way which extends approximately 25 feet from back of curb. She said there is approximately 8 feet from back of curb to the face of the wall.

Ms. Martin said the applicant is proposing to construct a new section of wall beginning at the northern most stone column and extending north approximately 140 feet before turning west for approximately 10 feet. She said the new wall follows the same plane as the existing wall except for two areas that will curve to accommodate existing trees. She said the new wall be located within the right-of-way with the face of the wall approximately 8 feet from back of curb. She said the proposed section of wall will match the existing stone wall in materials, height, width and design. Ms. Martin said the design of the dry-laid stone wall meets the requirements of the design guidelines. She said the location of the wall will require approval of a right-of-way encroachment.

Ms. Martin said based on Planning's analysis, the intent of the *Historic Dublin Design Guidelines* have been met by the proposed application and recommends approval with three conditions:

1) A right-of-way encroachment permit be obtained prior to construction of the new section of wall;
2) The applicant work with Planning to field locate the wall to minimize the impact on the existing trees; and
3) The applicant obtain a fence permit prior to construction.

Denise Franz King said she applauds the resident for wanting to keep the historic character of the site as well as keeping the existing Dublin stone wall intact and adding a significant amount of stone to the wall.

Carl Karrer said the existing fence has been there well over 100 years and has acquired a natural appearance and will take the new stone a while to match. He asked if a source has been identified for the new stone.

Stephen Cosslett, owner, said not as of yet. He said there has been work done on the wall before and it took about two years for the stone to weather down to become almost indistinguishable from the current stone.

William Souders asked who give permission for the right-of-way encroachment.

Ms. Martin said the City Engineer and City Manager grant right-of-way encroachments. She said Engineering is amenable to the encroachment.

Tom Currie asked if the property lines go to the center of Dublin Road. Mr. Cosslett said he believes the property line is where the wall is and the right-of-way was extended at some point.

Mr. Currie asked how far into the right-of-way is the wall located. Ms. Martin said the right-of-way extends about 25 feet beyond the face of curb and the face of the wall is about 8 feet off the back of the curb.

Mr. Currie asked if the right-of-way encroachment is granted, can the city tear up the wall in the future. Ms. Martin said yes, anyone who obtains a right-of-way encroachment assumes the risk that if the city needs to remove structures they can, and the applicant will assume the costs of replacing the structure. She said the city tries to work with individuals when those situations occur. She said the purpose of the right-of-way encroachment agreement is to ensure that the city is not held liable if someone is hurt.

Motion and Vote

Denise Franz King made a motion, seconded by Robert Schisler, to approve this application because the proposal meets the *Historic Dublin Design Guidelines* and will complement the home with three conditions:

1) A right-of-way encroachment permit be obtained prior to construction of the new section of wall;

2) The applicant work with Planning to field locate the wall to minimize the impact on the existing trees; and
3) The applicant obtain a fence permit prior to construction.

Mr. Cosslett agreed to the above conditions.

The vote was as follows: Mr. Souders, yes; Mr. Schisler, yes; Mr. Karrer, yes; Mr. Currie, yes; and Ms. King, yes. (Approved 5 – 0.)

The meeting was adjourned by Mr. Souders at 7:25 p.m.

As approved by the Architectural Review Board.