ARCHITECTURAL REVIEW BOARD APPLICATION

(Code Sections 153.170-153.187)

CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web site: www.dublin.oh.us

I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ New Construction
- ☐ Building Addition
- ☑ Demolition
- ☐ Signage and Lighting
- ☐ Re-painting
- ☐ Landscaping (Non-Residential)
- ☐ Re-siding
- ☐ Roof, Door or Window Replacements or Additions
- ☐ Gutter and Downspout Replacements or Additions
- ☐ External Mechanical Equipment (AC units, vents, HVAC, etc.)
- ☐ Parking, Paving and other Hard Surfaces
- ☐ Other (Please Specify) _____

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 5051 Brand Rd. Dublin, OH 43017	
Tax ID/Parcel Number(s): 273-004536-00	Parcel Size(s) (Acres): 5.0
Existing Land Use/Development: Single Family House	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Single Family House

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Thad & Jessica Kittrell	Applicant is also property owner: yes ☐ no ☑
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code) 8888 Cruden Bay Ct. Dublin, OH 43017	
Daytime Telephone: 614-406-3905	Fax:
Email or Alternate Contact Information: tandj@101beerkitchen.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:	Date:

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I _____, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative:	Date:

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for rezoning by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I _____, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

Signature of applicant or authorized representative:	Date:

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I Jessica & Thad Kittrell, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative:	Date: 6/8/2015

Subscribed and sworn to before me this 8TH day of JUNE 2015

State of OHIO

County of FRANKLIN

Notary Public

NOTARY PUBLIC STATE OF OHIO

JEFFREY A. HANEY
Notary Public, State of Ohio
My Commission Expires Aug. 8, 2016

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received:	Application No:	ARB Date(s):	ARB Action:
Receipt No:	Map Zone:	Date Received:	Received By:
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:			

Introduction

We are requesting the demolition of a house (and the accessory structures) at 5051 Brand Rd. Dublin, OH 43017 for the purpose of redevelopment to a new single family. Per the stipulated requirements of ordinance 153.176 Demolition, we are presenting evidence of Economic Hardship and that: (1) The structure contains no features of architectural and historic significance to the character of the area in which it is located. (2) There is no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition. (3) Deterioration has progressed to the point where it is not economically feasible to restore the structure and such neglect has not been willful. (4) The location of the structure impedes the orderly development, substantially interferes with the Purposes of the District, or detracts from the historical character of its immediate vicinity, or, the proposed construction to replace the demolition significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District.

We are in contract to purchase this property and therefore have not contributed to its neglect. We understand that the previous owner had not been able to maintain proper upkeep or maintenance of the property, as her health deteriorated and died and therefore there are many years of neglect. The home has significant need for modernization, interior and exterior rehabilitation, and/or expansion; and if performed, this work would be cost prohibitive, would exceed the cost of a new home on this site, and would not be economically prudent. A) Historical relevance is unclear and appears to be based mostly on the person whom resided in the home. B) A structural engineer has determined that the home is structurally unsound, as termite damage & mold have deteriorated the structure C) Additional expense in modernization and upgrades would not be justified or reflected in comparable sales and property in the neighborhood. D) The highest and best use for the property is for redevelopment to occur. E) A plan for the proposed development has not been completed but will be upon approval of demolition by the Architectural Review Board. F) We request immediate demolition not subject to plan approval or time constraints as well as removal from the city list of historic sites.

Project Description

The home at 5051 Brand Rd is in contract to be purchased by Thad & Jessica Kittrell, current Dublin residents & business owners. Our proposed redevelopment will be a single family home that fits into the scale and nature of the current neighborhood. The existing home on the property: A) If in a condition to be rented, would have negative cash flow and cannot be rented and maintained for rents sufficient to cover expenses and depreciation. B) Has been un-willfully neglected, as the previous owner aged and was unable to care for the upkeep and maintenance of the home. C) Has become structurally unsound, according to a recent structural engineering report. Repairing or replacing the existing structure would cost more than replacing the structure with a new home.

Existing Conditions

1. Architectural/Historical Significance "The structure contains no features of architectural and historic significance to the character of the area in which it is located."

This property is not located in the Historic District of Dublin and although the property is old, does not impact or improve the surrounding area. The properties to the east are faced on Brand Rd or part of the Coventry Woods neighborhood and built in the 80's, the land to the north of Brand Rd is a new construction neighborhood currently under construction, the property to the west is a ranch built in 1952, and to the south across the creek is a green space backing up to the Woods of Indian Run neighborhood with homes built generally in the 90's. The architecture is not of a style that is known to be indicative of Dublin and the main reference in the OHI report was based on who lived there and not the structure or style itself. By maintaining the 5 acre parcel and not developing into another neighborhood, we would be keeping the property in its original form and keeping the property as intended, a single family residence.

2. Reasonable economic use "There is no reasonable economic use for the structure as it exists or as it might be restored and that there exists no feasible and prudent alternative to demolition."

Overall, the home is in relatively poor condition. Repair of these items to conform to current residential code standards would require significant replacements of floor framing and foundations, along with quite a bit of miscellaneous reconstruction. While this is technically possible, it would almost assuredly not be economically viable or realistic for a residence in this poor condition. The intent of the new owner is to build a new home because there are no feasible alternatives to living in the existing home in its current condition, and there are no prudent economic options to restore or rehab this home to a livable due to the extreme nature of the neglect, repairs, and modernization needed to make it livable once again.

Upon speaking with many of the surrounding neighbors in the Coventry Woods subdivision, we feel it is preferred by the immediate residents to have a single family develop the property as opposed to the 5 acre parcel being developed into multiple homes. Also, the lot is long, narrow and rectangular extending to the creek at the back. Due to the location of the creek, the amount of bedrock increases and the grade decreases making it much more difficult to run sewer should multiple homes be set back further on the lot.

3. Deterioration "Deterioration has progressed to the point where it is not economically feasible to restore the structure and such neglect has not been willful."

A structural engineer has inspected the home and he has found significant moisture & termite damage of the foundation, floor joists, walls and roof structure. His report is located in the appendix. This neglect as not been willful as the previous owners lived in this home since 1950 and was not able to keep up on the maintenance or up-keep during the last years of her life.

4. Orderly Development/Purpose of the District "The location of the structure impedes the orderly development, substantially interferes with the purposes of the District, or detracts from the

historical character of its immediate vicinity; or, the proposed construction to replace the demolition significantly improves the overall quality of the Architectural Review District without diminishing the historic value of the vicinity or the District."

The location of the 5051 Brand Rd property is not in the Dublin downtown area but instead amongst neighborhoods with homes built from approximately 1980 – now with a new neighborhood being built across the street. There are no other historical buildings nearby and having a new build in the area would fit in much more so than a home built in the 1800's. Although we seek to have demolition approval prior to plans being approved, the style of build would likely be of the contemporary farmhouse type.

The WING Inspection Group Inc.

Mr. Thad Kittrell
8888 Cruden Bay Ct.
Dublin, Ohio 43017

27 May 2015

Re: Structural Inspection
5051 Brand Road
Dublin, Ohio 43017

The scope of this inspection pertains only to an evaluation of the exposed structural components and possible water intrusion within the basement of the above referenced property due to concerns raised during recent visits to the home by our above referenced client and our client's Realtor during this due-diligence phase of the potential purchase of this home. We understand that due the age of the home, the property may have a significant historical value which will be considered in our evaluation. This inspection is limited to the visible areas of the exposed structural components only and no representations or liability is accepted as to the condition of any portion of the home that is inaccessible or not exposed at the time of this inspection. This inspection also makes no representations or accepts liability as to the condition of any other structural component throughout the entire house unless specifically stated within this report or to any structural components that may be behind finished walls, ceilings, floors, attic cavities or crawl areas. This inspection should not be considered an exhaustive engineering analysis of the subject property and no engineering calculations were performed as part of this overall visual analysis. This inspection should also not be considered an exhaustive analysis of the home to determine if the property actually does have significant historical relevance to the community. The findings within this report represent the opinions of this company and its inspectors as of the date and time of this inspection. Opinions and/or comments within this report were based solely upon visual observations and were based exclusively on the knowledge and experience of the inspector and/or associates of The Wing Inspection Group, Inc. No invasive or destructive testing was performed as part of this overall visual analysis. This structural inspection and subsequent report does not constitute a warranty, guarantee and/or insurance policy, either expressed or implied, as to the condition, performance and/or adequacy of the items being inspected. Systems and/or components within the subject property that were outside the scope of this specific inspection or not outlined within this report were not evaluated and shall not be considered to be in any condition, good or bad, by such lack of notation. Our efforts in conducting this evaluation have been limited to problem identification only. It is necessary and we recommend that you consult with service companies and/or contractors in the respective construction category included within this inspection, to determine the actual scope of any necessary work and/or repairs, and that written proposals be also submitted for your review as part of this evaluation. Our inspection and this report are intended as confidential to you and for your exclusive use. They cannot be relied upon by a third party or third parties who shall include for example, but not by way of limitation; current and/or future owners, prospective purchasers of this property beyond our client, Realtors involved with current transaction or subsequent transaction, and service or repair contractors without the expressed written consent of both the client and author of this report.

Upon arriving at the subject property on Wednesday, May 20, 2015 we observed the home to be a two story style, wood frame constructed dwelling that according to the County Auditor's website was constructed in the 1800's and contains approximately 2,695 square feet of living space. We understand that the home has been vacant for some time and currently is in an estate and/or trust. During our

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evaluation of the property, the potential buyer, the buyer's agent, an engineer with our organization and the author of this report were all onsite for this inspection of the home. Prior to the start of our inspection we were able to have an interview with the potential buyer and his agent as to what their concerns were and what actually prompted this inspection. After our interview we understood that movements within the flooring on all levels, damage and overall deterioration of walls ceilings and floors on each level, deterioration and movements within the basement foundation walls and the probability of water intrusion within the basement was the reason for this inspection.

Our survey of the home revealed significant damage, movements, areas of water intrusion with an overall deterioration of the home. Several of the items address within this report would be considered typical and/or common with the age and type of construction. However, many of the items that were observed go beyond typical and/or common. Unfortunately, many of these items listed within this report are significant structural issues that pose significant threats to the overall integrity of the property. It is also unfortunate that many of these conditions represent a lack of maintenance that is required for homes of this age. In many previous inspections of this age, the elderly homeowners do not have the resources or abilities to correct the problems as when they were younger before the issues get totally out of control.
We were tasked with the big question from our client. Is the home repairable or is the home in need of razing based on our evaluation. It is the opinion of this company and its inspectors, that as of the date and time of the inspection, the house in its current condition could be repaired like many other homes of this age. However, it is further our opinion that the cost to renovate a home in this condition would be significant and could far exceed the economic value of the home. The Wing Inspection Group, Inc. are not Realtors or appraisers and we cannot determine the value of the home; but our experience strongly suggests that any renovation cost will be excessive and truly unknown until the finished walls, ceilings and flooring materials are removed so that a more full and thorough evaluation by contractors can be made. The total cost to renovate a structure with these types of issues would exceed any historical value in this company's opinion and consideration should be given to raze the building and take advantage of the great property. We were also requested to take a cursory look at the barn at the rear of the property. As we walked to the barn we noted how it appears to be pitched in two separate directions. The closer we got to the building we could see damage and/or deterioration at the foundation. Pieces of the stone foundation show excessive movement that appears to be allowing for the overall shifting of the building. The lean-to off the east side of the barn appears to be moving and not technically sound in its current configuration. Temporary posts and/or columns are no longer vertical and unsafe. The roof of the lean-to is sagging due to adequate support and framing to carry the specific loads in this area. The framing for the lean-to on the opposite of the barn has already collapsed and is currently resting on the ground. We were unable to enter the barn at this time but did "peek" through some openings. It was very difficult to see anything and it was our opinion that just evaluating the barn from the exterior shows a building no longer sound in its current configuration and should be razed.

Below you will read our findings which we are listing in a bullet style format. The list of findings is not prioritized by their listing within this report and one should not be considered to be more important than other findings. Our findings are as followed:

- The exterior of the two story house shows evidence of damage from both moisture and movement of the wood siding. The porch on the south indicates there has been settlement in the floors and

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roof of the porch. The foundation for the porch does not appear to be adequate to carry the loads of both the floor of the porch and the columns that appear to be carrying the roof loads for the porch. The exterior elements including the wood siding, fascia, trim, doors and windows were in a condition that has required needed repairs for some time now. The finish materials (paint) have not been addressed for some time now and would require the exterior to be fully scraped and repainted along with repairs to many of the boards that have been previously damaged by moisture over the years. Consideration must also be given that with the age of the home, a lead base paint protocol would be advised for not only the exterior but the interior as well. The roof framing from the ground shows areas of significant deflection and/or sagging over the years. We were not able to access the attic due to no access being found. There is evidence of additional moisture damage from the roof that may have been penetrating the interior of the home through some of the exterior siding over the years. The west wall especially appears to have had the most damage from moisture over the years as indicated by the damaged siding and movements previously described earlier in the report. The condition of these elements described above indicates that required maintenance over the years has not been performed adequately or even at all.

- Even thought we cannot see behind the finished walls, the evidence suggests moisture damage on the exterior is supported by the condition of the walls and floors in the interior rooms of the house, especially along the west and north interiors of the first and second floors.
- The interior walls on both floors are covered with wall paper, but there are large cracks along the north walls of the house. Without performing any invasive and/or destructive testing the cracks within the walls are consistent with movements observed from the exterior. The same can be said for the floor conditions, especially along the west interior and portions of the north interior where the floor has dropped as much as three plus inches. Now it must be noted that we understand that this is an old home and that we commonly find sloping floor conditions and some plaster cracks; however, the movements and cracks observed are excessive even for this age of home.
- In the basement there is evidence of moisture coming in from the walls above the basement walls.
- It appears that the water has been entering the basement for years. There is no waterproofing system currently in place and we typically don't find them in this age and style of home. The moisture appears to be a result of exterior conditions such as negative grades, water going over top of the gutter system and downspouts that are not carrying the rain water far enough from the foundation. In areas of the most significant damage to the foundation, the downspouts discharge directly on the ground and appear to be undermining the foundation.
- The constant water intrusion within the basement from these exterior problems previously listed has caused damage and/or deterioration to the stone and mortar foundation over the years. In some sections of the basement the walls will require significant repairs and/or upgrades to insure the long term stability of these foundation walls.
- There is termite damage present at multiple floor joists visible in the basement and multiple joists have been damaged over the years from moisture. The moisture has also allowed for what appears to be mold like substances on several joists that are exposed within the open area of the basement. This again would typically be from the moisture intrusion within the basement that constantly keeps the basement damp.

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The Wing Inspection Group Inc.

- The crawl spaces for this home are not accessible due to the size of the crawl openings and the depths throughout the crawl spaces and could only be viewed from the small access openings. The floor framing viewed in each crawl shows deflection and/or sagging. We cannot be sure of the exact cause since we cannot enter them; however, it does appear to represent the findings observed on the first floor of the home in relationship to the affected joists in both the basement and crawl spaces. The floor joists could also be affected by moisture in the crawl space, no vapor barrier in the crawl space, poor ventilation in the crawl, damage from previous infestation, poor and/or inadequate support for the framing and foundation movements to name a few. The wood floors on the first and second floors of the house have settled and are sloping towards the exterior walls indicating that there are problems with support of the joists at the exterior walls. This is typical of water damage to the framing in the exterior walls.
- There is evidence of moisture damage along the ceilings visible in the open stairwell of the house leading to the second floor. It appears that are dark areas along the lathe and plaster which indicates there is mold like substances in the ceilings from moisture penetration.
- We observed interior doors that the door frames have moved causing the doors to be racked and not closeable on the first floor.
- A broken window on the second floor that may have been caused by wall movements.
- Damaged wood trim along the interior north wall on both the first and second floors are other indicators of the previously described movements.
- Cracks and moisture stains in the ceilings on the first and second floors will more than likely have probable mold like substances once the areas have been opened and/or uncovered. This could be significant along the west interior walls at both the first and second once the wallpaper start to be removed.

Therefore, it is the opinion of this company and its inspectors, that as of the date and time of this inspection, the exposed structural components of both the house and barn are no longer sound in their current configuration.

If you have any questions as it pertains to any of the findings within this report, please do not hesitate to contact our office so that we may address them with you at that time.

Best regards,

Mark S. Wing, President
The Wing Inspection Group, Inc.

Leo Neal Jr., P.E, E-40253
The Wing Inspection Group, Inc.

STATE OF OHIO
LEO NEAL JR.
E-40253
REGISTERED PROFESSIONAL ENGINEER

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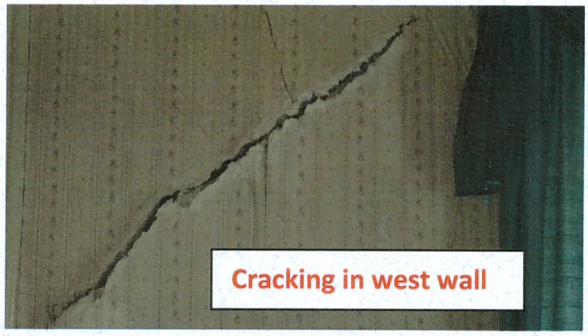
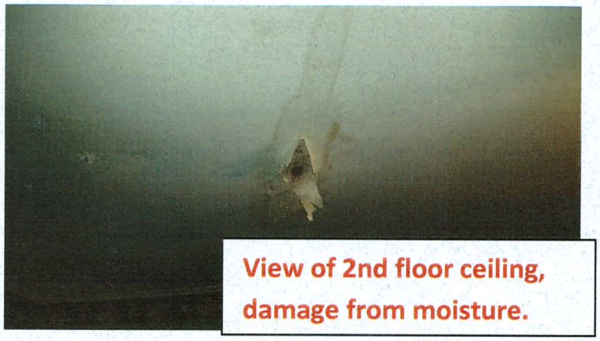


Cracking in west wall

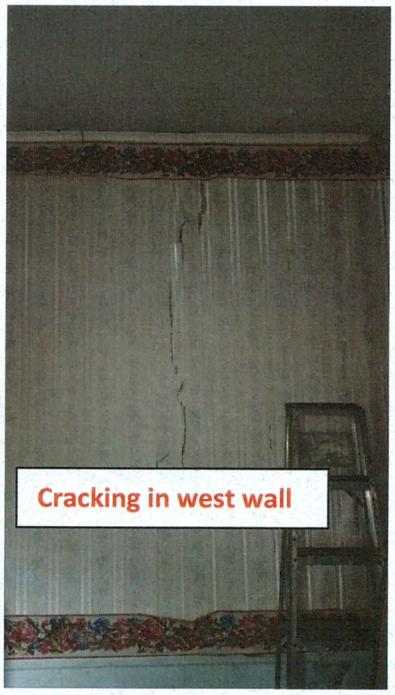
Movements above wall crack

View of 2nd floor ceiling, damage from moisture.



View of 2nd floor ceiling, damage from moisture.

Wall movement



Cracking in west wall

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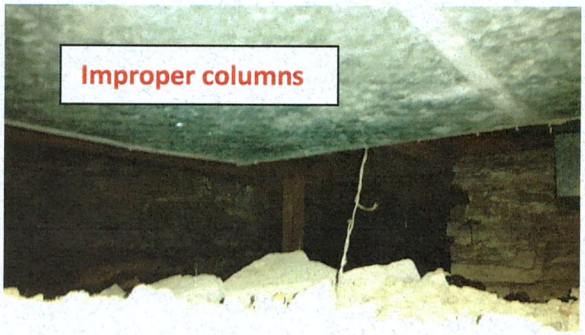
Doors will not latch.

Wall angle

Movement at wall

Water damage

Termite damage


Improper columns

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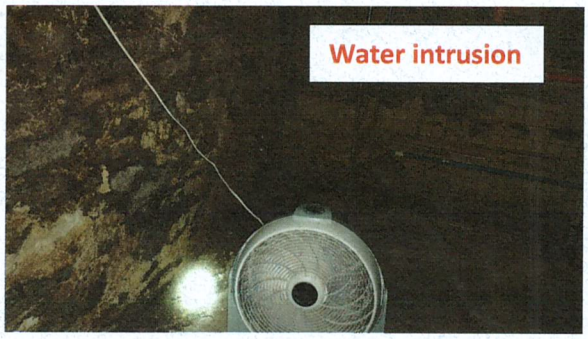

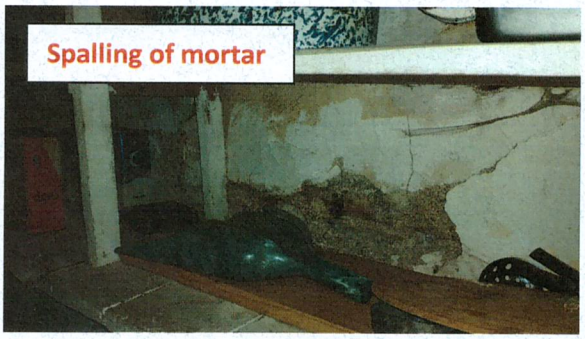

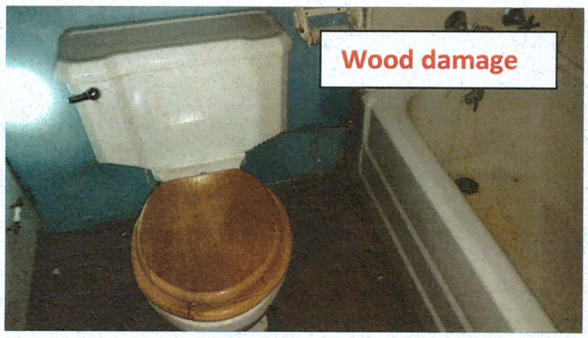

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Exterior wall kicking out

Exterior wall kicking out

Roof framing sagging

Foundation drop by multiple inches

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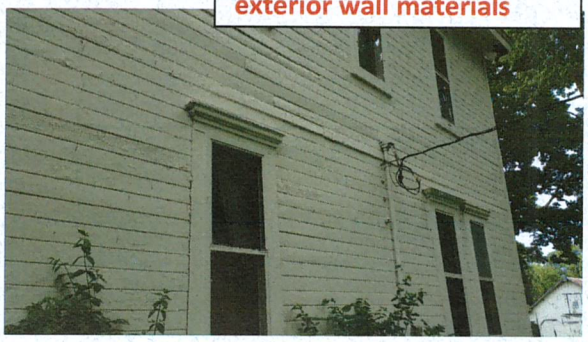
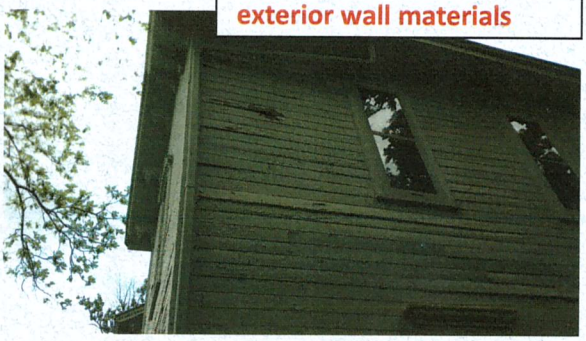


Moisture damage behind exterior wall materials



Moisture damage behind exterior wall materials

Movement found at west side

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OHIO HISTORIC INVENTORY

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
614/297-2470-fax 614-297-2496

OHIO HISTORICAL SOCIETY
SINCE 1885

FRA-1945-1

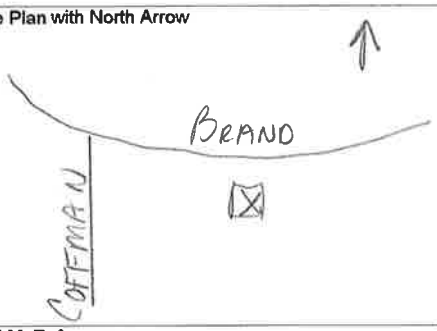
1.No. FRA 1945-1	2.County Franklin	4.Present Name(s) ☑ CODED ☐ CODED
3.Location of Negatives City of Dublin		5.Historic or Other Name(s) Thompson/Evans/Holder/Myers Residence
Roll No. 6	Picture No.(s) 9-10	

FRANKLIN

THOMPSON/EVANS/HOLDER/MYER RESIDENCE

5051 BRAND RD.

6.Specific Address or Location 5051 Brand Road	16. Thematic Association(s) social/cultural	28. No. of Stories 2
6a. Lot, Section or VMD Number	17. Date(s) or Period 1880 / 17b. Alteration Date(s)	29. Basement? ☒Yes ☐No
7.City or Village If Rural, Township & Vicinity Dublin	18. Style or Design Italianate ☐High Style ☒Elements	30. Foundation Material coursed limestone
8. Site Plan with North Arrow	18a. Style of Addition or Elements(s)	31. Wall Construction wood frame
	19. Architect or Engineer	32. Roof Type & Material hip/asph.shingle
	19a. Design Sources	33. No. of Bays Front 6 Side 5
	20. Contractor or Builder	34. Exterior Wall Material(s) beveled siding
	21. Building Type or Plan	35. Plan Shape irreg.
	22. Original Use, if apparent residence	36. Changes ☒Addition ☐Altered ☐Moved (Explain In #42)
9. U.T.M. Reference Quadrangle Name Hilliard	23. Present Use residence	37. Window Types ☐6 over 6 ☐4 over 4 ☐2 over 2 ☒Other
17 318700 4442660 Zone Easting Northing	24. Ownership ☐Public ☒Private	38. Building Dimensions
10. ☐Site ☒Building ☐Structure ☐Object	25. Owner's Name & Address, if known	39. Endangered? No By What?
11. On National Register? Yes / 12. N.R. Potential?		40. Chimney Placement off cen./roof ridge
13. Part of Estab. Hist. Dist? No / 14. District Potential?	26. Property Acreage	41. Distance from and Frontage on Road
15. Name of Established District (N.R. or Local) Washington Twp. MRA	27. Other Surveys in Which Included National Register 4/79	



42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary)

Italianate farmhouse with interesting interior with incised woodwork with Masonic emblems in one room and a cherry staircase. The recessed porches in front feature original scrollwork and the bracketed cornice has pendants. Segmental 1/1 windows with hoodmoulds and a projecting bay on the east side complete the composition.

43. History and Significance (Continue on reverse if necessary)

J.C. Thompson, the original owner, was reportedly the first master of the Masonic Lodge in the area explaining the interior woodwork motif. Stone piers at the end of the driveway read "Thompson 1880."

44. Description of Environment and Outbuildings (See #52)

House sits on 5 acres amid trees with extensive recent development in the area. The deep front lawn is landscaped and no original outbuildings remain.

45. Sources of Information

OHI 8/75; John Herron (owner in 1975)

46. Prepared by Frank Slagle	
47. Organization BDR&C	
48. Date Recorded in Field 8/75	
49. Revised by N.Recchie	50. Date Revised 3/03
50b. Reviewed by	