

**Parcel** 273-002026      **Address** 5707 Dublin Rd      **OHI** FRA-1640-1/  
FRA-1641-1

<b>Year Built:</b> Ca.1840	<b>Map No:</b> 150	<b>Photo No:</b> 2587-2589 (7/28/16)
<b>Theme:</b> Agriculture	<b>Historic Use:</b> Agricultural	<b>Present Use:</b> Single family house
<b>Style:</b> Greek Revival/ Italianate (elements)	<b>Foundation:</b> Stone	<b>Wall Type:</b> Stone masonry
<b>Roof Type:</b> Hipped/standing seam metal	<b>Exterior Wall:</b> Stone	<b>Symmetry:</b> No
<b>Stories:</b> 1	<b>Front Bays:</b> 5	<b>Side Bays:</b> 2
<b>Porch:</b> Inset entry with concrete stoop	<b>Chimney:</b> 2, Interior, on south and north sides of house	<b>Windows:</b> 6-over-6 wood sashes

**Description:** The stone-masonry-constructed house has a two-story rectilinear core, expanded by a one-story rear ell. The hipped roof is sheathed in standing-seam metal and features small decorative brackets in the eaves. The façade is divided into four fenestration bays, with the doors and windows having operable shutters. The front door is inset on the façade, flanked by sidelights and topped by a transom. Windows are six-over-six wood sashes. A small barn is west of the house. The extant house is FRA-1640-01, and FRA-1641-01 is a barn that appears not extant.

**Setting:** The property is located on the west side of Dublin Rd. North of the property is a tree row and Cramer Ditch. The lot is otherwise surrounded by modern residences. A dry-stacked stone wall encloses the front yard.

**Condition:** Good

**Integrity:** Location: Y Design: Y Setting: N Materials: Y  
Workmanship: Y Feeling: Y Association: Y

**Integrity Notes:** The house has good integrity.

**Historical Significance:** The property is listed in the NRHP within the Washington Township MRA.

**District:** No

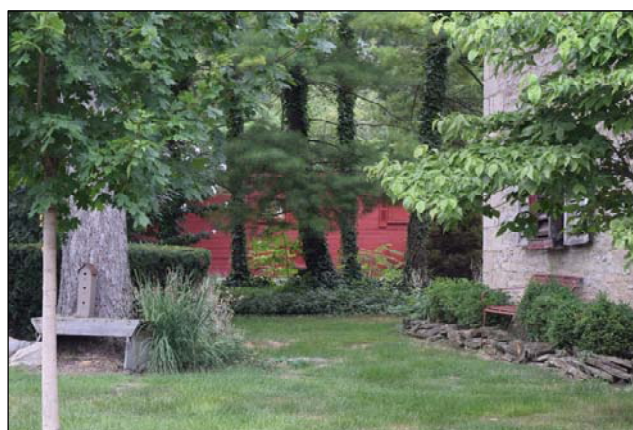
**Contributing Status:** N/A

**National Register:** Washington Township MRA

**Property Name:** James Davis Farm



5707 Dublin Rd, house looking northwest



5707 Dublin Rd, barn looking northwest

# 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

1.No. FRA 1640-1		2.County Franklin		4.Present Name(s)		<input checked="" type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA - 1640-1  FRANKLIN  JAMES DAVIS FARM  5707 DUBLIN RD.
3.Location of Negatives City of Dublin				5.Historic or Other Name(s) James Davis Farm				
Roll No. 8		Picture No.(s) 8						
6.Specific Address or Location 5707 Dublin Road				16. Thematic Association(s) agriculture/19c. arch.		28. No. of Stories 2		FRANKLIN  JAMES DAVIS FARM  5707 DUBLIN RD.
6a. Lot, Section or VMD Number				17. Date(s) or Period c. 1837		29. Basement? <input type="checkbox"/> Yes <input type="checkbox"/> No		
7.City or Village If Rural, Township & Vicinity Dublin				18. Style or Design Gr. Rev./Ital. <input type="checkbox"/> High Style <input checked="" type="checkbox"/> Elements		30. Foundation Material stone		
8. Site Plan with North Arrow 				18a. Style of Addition or Elements(s)		31. Wall Construction stone		
				19. Architect or Engineer		32. Roof Type & Material gable/st.seam metal		
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319640 4432940 Zone Easting Northing				19a. Design Sources		33. No. of Bays Front 4 Side 3		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				20. Contractor or Builder		34. Exterior Wall Material(s) cut stone w/ quoins		
11. On National Register? Yes				21. Building Type or Plan		35. Plan Shape <input type="checkbox"/> L		
12. N.R. Potential?				22. Original Use, if apparent residence		36. Changes <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Altered (Explain In #42) <input type="checkbox"/> Moved		
13. Part of Estab. Hist. Dist?				23. Present Use residence		37. Window Types <input checked="" type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> Other		
14. District Potential?				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		38. Building Dimensions		
15. Name of Established District (N.R. or Local) Washington Twp. MRA				25. Owner's Name & Address, if known		39. Endangered? No By What?		
16. Property Acreage				26. Other Surveys in Which Included National Register 4/79		40. Chimney Placement 2 end/int.		
42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) Well preserved early stone house with entrance with transom and sidelights, 6/6 windows, large cut stone with corner quoins on facade and coursed rubble stone on the side elevations; end exterior chimneys. The eave brackets are a later addition.				41. Distance from and Frontage on Road		 PHOTO		
43. History and Significance (Continue on reverse if necessary) Built by Samuel Davis for his son James Davis. A fire gutted the first floor in 1974.				46. Prepared by C & S				
44. Description of Environment and Outbuildings (See #52) A brick springhouse is located on the property. Although the area around the house has been developed since the original OHI form in 1975, the house retains its 19th c. character.				47. Organization BDR&C		48. Date Recorded in Field 8/75		
45. Sources of Information OHI 8/75; David Hartman, Dublin Historical Society; newspaper file at Dublin Library.				49. Revised by N.Recchie		50. Date Revised 4/03		
				50b. Reviewed by				



# BOARD ORDER

## Architectural Review Board

Wednesday, May 24, 2023 | 6:30 pm

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

### 2. James Davis House at 5707 Dublin Road 23-022MPR

**Minor Project Review**

Proposal: Construction of a two-story residential addition on a 0.75-acre site zoned Planned Unit Development – Llewellyn Farms.

Location: ±300 feet north of the intersection with Hertford Lane.

Request: Review and approval of a Minor Project under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicant: Heidi Bolyard, Simplified Living Architecture

Contact: Rati Singh, Planner I

Contact Information: 614.410.4533, rsingh@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/23-022

**MOTION 1:** Ms. Damaser moved, Mr. Jewell seconded, to approve the roof pitch Waiver:

§153.174 (B)(4)(C)(1): Roofs shall not be sloped less than a 6:12  
 Request: 4:12 at Hyphen roof pitch, 3:12 at the Garage

**VOTE:** 5 – 0

**RESULT:** The Waiver for the roof pitch was approved.

**RECORDED VOTES:**

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

**MOTION 2:** Ms. Cooper moved, Mr. Jewell seconded, to approve the garage door Waiver:

§153.174(C)(3) and §153.174(D)(1): Doors shall have windows and be made of wood, metal-clad wood, or vinyl-clad wood.  
 Request: Use of triple-layered, heavy gauge steel garage door

**VOTE:** 5 – 0

**RESULT:** The Waiver for the garage door was approved.



**2. James Davis House at 5707 Dublin Road  
23-022MPR**

**Minor Project Review**

**RECORDED VOTES:**

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

**MOTION 3:** Ms. Cooper moved, Ms. Damaser seconded, to approve the Fypon gable vents Waiver:

§153.174(J)(1)(a and b): Permitted materials are stone, manufactured stone, full depth brick, etc. and other high-quality synthetic materials may be approved by the Board if high-quality and climatically appropriate.

Request: Use of Fypon for gable vents

**VOTE:** 0 – 5

**RESULT:** The Waiver for the use of Fypon gable vents was approved.

**RECORDED VOTES:**

Gary Alexander	No
Sean Cotter	No
Martha Cooper	No
Michael Jewell	No
Hilary Damaser	No

**MOTION 4:** Mr. Jewell moved, Ms. Cooper seconded, to approve the Minor Project with five (5) conditions:

- 1) The design elevations shall be revised to the hybrid option, also lowering the roof pitch on the north shed section and providing a greater jog between the sections, to be approved by staff prior to building permit.
- 2) Elevations shall be revised to show the use of smooth Hardie Board siding to be approved by staff prior to building permit.
- 3) Provide utility plans detailing the scope of work and any modifications to the existing utilities at the building permitting stage to be reviewed, approved, and inspected by Engineering.
- 4) Garage door shall be changed to composite, to be approved by staff prior to building permit.
- 5) Cap on watertable shall be cultured stone or limestone, to be approved by staff prior to building permit.

**VOTE:** 5 – 0

**RESULT:** The Minor Project was approved.



**2. James Davis House at 5707 Dublin Road  
23-022MPR**

**Minor Project Review**

**RECORDED VOTES:**

Gary Alexander	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes
Hilary Damaser	Yes

**STAFF CERTIFICATION**

DocuSigned by:

*Rati Singh*

70CC202EC28C4C5...  
Rati Singh, Planner I



~~Ms. Damaser moved, Ms. Cooper seconded approval of a waiver to:~~

~~Code Section 153.174(J)(1)(a and b): Permitted materials are stone, manufactured stone, full depth brick, etc., and other synthetic materials may be approved by the Board if high quality and climatically appropriate.~~

~~To permit: Use of Fypon for gable vents~~

~~Vote: Mr. Jewell, yes; Mr. Alexander, yes; Mr. Cotter, yes; Ms. Cooper, yes; Ms. Damaser, yes.  
[Motion carried 5-0]~~

~~Mr. Jewell moved, Ms. Cooper seconded approval of a waiver to:~~

~~Code Section 153.174(D)(1): Windows shall be wood, metal-clad wood, or vinyl-clad wood; other synthetic materials may be approved by the Board that are high quality and climatically appropriate.~~

~~To permit: Use of vinyl windows for body and foundation of house.~~

~~Vote: Ms. Damaser, yes; Mr. Jewell, yes; Mr. Alexander, yes; Mr. Cotter, yes; Ms. Cooper, yes;  
[Motion carried 5-0]~~

~~Ms. Cooper moved, Mr. Jewell seconded approval of a waiver to:~~

~~Code Section 153.174(J)(1)(a and b): Permitted materials are stone, manufactured stone, full depth brick, etc.; other synthetic materials may be approved by the Board if high quality and climatically appropriate.~~

~~To permit: Use of Timbertech Composite for deck stairs.~~

~~Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Damaser, yes; Mr. Jewell, yes; Ms. Cooper, yes.  
[Motion carried 5-0]~~

~~Mr. Alexander inquired if the applicant had any objections to the recommended condition of approval for the Minor Project.~~

~~The applicant indicated he had no objection.~~

~~Ms. Cooper moved, Mr. Cotter seconded to approve the Minor Project with one condition:~~

- ~~1) That any additional lighting shall be reviewed and approved by Planning staff with building permit.~~

~~Vote: Ms. Damaser, yes; Mr. Jewell, yes; Mr. Alexander, yes; Mr. Cotter, yes; Ms. Cooper, yes;  
[Motion carried 5-0]~~

## **2. 5707 Dublin Road, James Davis House Addition, 23-022ARB-MPR, Minor Project Review**

Construction of a two-story residential building on a 0.75-acre site zoned Planned Unit Development – Llewellyn Farms. The site is located ±300 feet north of the intersection with Hertford Lane.

### **Staff Presentation**

Ms. Singh stated that this is a request for approval of a Minor Project to permit a two-story addition to a historic home located at 5707 Dublin Road. The 0.75-acre site is located in Llewellyn Farms and has approximately 150 feet frontage along Dublin Road. The home is listed in the National Register of Historic Places (NRHP). It is a Greek Revival home, which dates back to 1880. Simple, large cut stone quoins and a recessed entry distinguish the front-facing historic façade. The façade is symmetrical, with four fenestration bays and operable shutters. The hip-gabled roof has two wood-burning fireplaces on the north and south elevation and wood brackets at the eaves reflecting the simple design elements. The home has a rectilinear footprint, and the simplified elevations characterize all the façades. The historic home is two-story facing Dublin Road, 1.5 stories at the rear and has a metal seam roof. In April 2023, the Board reviewed the MPR application to construct a two-story residential addition and relocate a shed on a 0.75-acre site zoned Planned Unit Development. The Board expressed concerns and tabled the application. In addition, staff previously consulted with the City's historic preservation consultant, who provided design review and feedback on the proposed addition. The applicant has made some changes to address the Board's concerns. Because 5707 and 5715 Dublin Road share the same driveway, there are concerns about the easement. An easement agreement has been provided, and staff has consulted with the Law Director's office. It has been confirmed that this matter should be handled privately between the two property owners. Staff has concerns regarding the plan form, elevation, massing, height and materials. The applicant is proposing to add a 2,200-square-foot addition to the existing 2,350-square-foot home. In addition to the at-grade patio and shared driveway, there is a shed that is proposed to be relocated to the southeast corner of the site within the setbacks.

The following design alternatives are proposed to meet the Board's concerns expressed at its April 26, 2023 meeting.

- The west elevation of the home remains unchanged, retaining its historic character; however, the Board and the consultant did not support any addition that would be wider than the existing home. A change has been made in the design to reduce the width of the home to not be wider than the historic home and retain its character facing Dublin Road, thus meeting the Historic Design Guidelines.
- The northern elevation shown in an Option A shows the hip-gabled historic façade facing Dublin Road and a side-gabled one-and-a-half-story form at the rear. The 6:12 pitch, side gable hyphen connects the rear façade of the historic home to the proposed two-story building addition, which has a reduced-width hyphen and connects the two-story addition and a two-car garage at the rear. This hyphen provides an appropriate break between the new and old structures, as anticipated in Guidelines Section 4.12C. The main portion of the addition, parallel to Dublin Road, has a roof pitch of 6:12 and a building height of 22 feet, 7 inches. The rear portion has pitches of 3:12, 4:12, and 6:12. Staff recommended simplifying the rear roof pitch further, and the applicant has provided different alternatives in an Option B.
- Staff recommended simplifying the roof pitches to be more in keeping with the simplicity of the historic structure with a potential solution of using a hipped gable form for the main portion of the addition and a single gable for the garage. The applicant explored the staff-requested changes with Option B using the hipped gable and removing the shed roof on the garage. This results in the main addition to the house being taller; however, it matches the iconic form of the historic house and appears to be subordinate in overall massing. On the rear elevation, staff has recommended simplifying the garage roof pitches to be more in keeping with the simplicity of the historic structure, which is reflected in both design options.

Staff has viewed the application against the applicable criteria and recommends approval with waivers for the roof pitch, garage door material and Fypon gable vents and approval of the Minor Project with four (4) conditions.

### **Commission Question**

Mr. Schneier inquired if the roof pitch on the rear-facing gable is 6:12.  
Ms. Singh responded affirmatively.

Mr. Alexander requested clarification of the window trim with the revised application.  
Ms. Singh referred the question to the applicant.

### **Applicant Presentation**

Emily Lukasik, property owner, 5707 Dublin Road, Dublin stated that as a result of the ARB's April 26 review, they now have a revised design, with which they are much happier. Of the two options presented, they much prefer Option A. Option A is responsive to the Board's direction to reduce the mass, reduce complexity and either lower the height or possibly maintain the height if the complexity is reduced. Option B was formed in response to staff's recommendation. They have no objection to switching to smooth hardie board, although are confused as to the reasoning.

Heidi Bolyard, Architect, Simplified Living Architecture, 6065 Frantz Road, #205, Dublin stated that in terms of the window trim question, all window trim will be hardie material.

Mr. Alexander stated that the reason smooth hardie board is recommended rather than embossed, is that in this particular product, the embossing is so exaggerated that it looks artificial, more like vinyl siding than wood siding.

### **Public Comment**

Ms. Holt read the following public comment received via email today:

William Tabor, 5605 Dublin Road, Dublin:

"I am a retired American Electric Power employee. I retired in 2002, and my career was the budgeting, scheduling, and construction of major projects for the company. My specialty was getting them built on time and within budget, where possible. Historic houses and buildings give a community a sense of where they have been. I am biased over changing any historic structure away from what it was intended or the period look that it has. The original stone house at this location was a simple two-story construction. In my opinion, the addition of the very broken up roofline to the back of this structure greatly distracts from the simplicity of the original house. It is not in keeping with the original design or the look of the original house or period. It simply looks like a new structure that is stuck on without consideration to the original. A good job was not done in keeping it simple with the lines of the original."

### **Board Discussion**



Mr. Alexander directed the Board's discussion to the size and height. The revised design of the addition no longer projects beyond the edge of the original house. Does any Board member have any issues with the revised footprint, which no longer projects beyond the edge of the existing house?

Board members had no objection to the revised footprint.

Mr. Alexander requested Board input regarding the height. Option B as initially drawn would be higher than the submission for Option A, but lower than the existing house.

Mr. Cotter stated that he is not opposed to either height. From the road, the addition will look subordinate. The roof pitch, however, may be the deciding factor as to which height should be chosen.

Mr. Jewell agreed that the roof pitch will decide the height option. The applicant has expressed a strong preference for Option A. What element does the applicant believe would be lost with Option B?

Ms. Lukasik responded that they recognize that Option B is simpler in design. However, the required changes to the roof to reduce the complexity result in a structure that feels very large.

Ms. Bolyard stated that the scale seems very wide, particularly from the west elevation. Other than a barn, there are no other structures that wide in Old Dublin.

Mr. Alexander inquired about the volume of the addition, beyond the garage. Why does the applicant prefer the lower version with the gable, which actually looks taller? Staff's recommendation for a hipped roof would achieve two things, even if the height is not lowered. Because there is less visible wall surface, it gives the perception that it is much lower than the gable version. It also ties better to the house and removes the focal point from an insignificant feature, the vent. With Option B, he does not believe the height would need to be lowered.

Ms. Lukasik responded that they agree, as long as they do not need to cut into the interior ceiling height, as is suggested by Option B. Other than that, they would have no objection to the higher height.

Ms. Bolyard stated that if they hip the roof, the inside pitch will be even lower, so it significantly reduces the height within the space; it needs to be raised to 8 ft. - 1 in.

Ms. Lukasik stated that if there are no objections to having a slightly higher roof in this section, they would have no objection to a hipped roof.

Mr. Alexander confirmed Board's consensus with Option B at the height originally drawn for the two-story structure.

Mr. Alexander requested Board input on the height of the rear portion of the addition.

Mr. Cotter requested clarification of the applicant's concerns with simplifying or not simplifying the roofline from the massing.

Ms. Bolyard responded that the result of Option B would be a wall that is 31.4 ft. in length. With Option A, the rear shed roof is set back to provide a visual separation, and so the trim properly terminates at the rear of the structure. Providing a visual break between the two structures would reduce the scale. Otherwise, the scale is large, long, and not very attractive. There is nothing similar in Historic Dublin.

Mr. Alexander requested confirmation that the space above the gabled volume at the rear is not needed as usable space.

The applicant indicated that the space is not needed.

Mr. Alexander stated that the offsets are not great enough. However, a metal roof can be used on a lower pitched roof. If the pitch is dropped, the recess could be made greater – 2 ft.4 in. instead of 1 ft.4 in.

Discussion continued regarding the roof pitch options.

Mr. Cotter inquired about the trim color.

Ms. Lukasik responded that the blue/gray trim will match the existing house.

Board members discussed the waiver related to the garage door materials.

Mr. Cotter indicated that the City does not approve metal doors.

Mr. Alexander requested the material specifications. Is the metal door covered by a synthetic material, which would be a composite material?

Ms. Singh responded that it is a painted metal door.

Mr. Alexander stated that he does not believe the Board has previously approved metal doors; they have approved composite doors.

Ms. Holt stated that a waiver permitting a composite garage door was recently approved for 83 S. High Street. The door had a metal core and was covered with a textured PVC material.

The applicant stated that they would have no objection to using a composite door instead of a metal door.

Mr. Alexander stated that if a stone material will be used on the foundation at the proposed height, it needs to have a cap.

Ms. Damaser moved, Mr. Jewell seconded approval of the Waiver of:

Code Section 153.174 (B)(4)(C)(1): Roofs shall not be sloped less than a 6:12.

To Permit: 4:12 at Hyphen roof pitch, 3:12 at the Garage

Vote: Mr. Jewell, yes; Ms. Cooper, yes; Ms. Damaser, yes; Mr. Cotter, yes; Mr. Alexander, yes.

[Motion carried 5-0]

Ms. Cooper moved, Mr. Jewell seconded approval of the Waiver of:

Code Section 153.174(C)(3) and §153.174(D)(1): Doors shall have windows and be made of wood, metal-clad wood, or vinyl-clad wood.

To Permit: Use of a composite garage door

Vote: Mr. Cotter, yes; Mr. Jewell, yes; Ms. Damaser, yes; Ms. Cooper, yes; Mr. Alexander, yes.

[Motion carried 5-0]

Ms. Cooper moved, Ms. Damaser seconded approval of the Waiver of:

Code Section 153.174(J)(1)(a and b): Permitted materials are stone, manufactured stone, full depth brick, etc.; other synthetic materials may be approved by the Board if high quality and climatically appropriate.

To Permit: Use of Fypon for gable vents

Vote: Mr. Jewell, no; Mr. Cotter, no; Mr. Alexander, no; Ms. Cooper, no; Ms. Damaser, no.

[Motion failed 0-5]

Mr. Jewell moved, Ms. Cooper seconded approval of the Minor Project with the following conditions:

- 1) The design elevations shall be revised to the hybrid option, also lowering the roof pitch on the north shed section and providing a greater jog between the sections, to be approved by staff prior to building permit.
- 2) Elevations shall be revised to show the use of smooth Hardie Board siding to be approved by staff prior to building permit.
- 3) Provide utility plans detailing the scope of work and any modifications to the existing utilities at the building permitting stage to be reviewed, approved, and inspected by Engineering.
- 4) Garage door shall be changed to composite, to be approved by staff prior to building permit.
- 5) Cap on watertable shall be cultured stone or limestone, to be approved by staff prior to building permit.

Vote: Ms. Damaser, yes; Mr. Alexander, yes; Ms. Cooper, yes; Mr. Jewell, yes; Mr. Cotter, yes.  
[Motion carried 5-0]

#### • **PRESENTATION**

~~Ms. Rauch provided an update regarding City Council proposed modifications to the Historic District Code and Guidelines, primarily as it relates to demolition of structures. She reviewed the history on the topic.~~

~~At the August 2022 City Council Work Session, staff and City consultant, Greg Dale (McBride, Dale, Clarion) presented information to address City Council's 2022 goal regarding the preservation, composition, and management of the District. At that time, it was agreed not to expand the historic district as suggested in the Historic and Cultural Assessment (HCA) of 2017, to investigate the standards for demolition based on contributing/non-contributing status per the HCA, and to identify the significant time period for preservation. There was a suggestion that structures outside the National Register of Historic Places (NRHP) District should be considered non-contributing in order to lessen the burden of demolition on owners. Council reviewed this topic at their May 15, 2023 work session. A majority of Council preferred to move forward with removing the "contributing/non-contributing" nomenclature, with a goal of making demolition for buildings outside the 1830-1920 timeframe easier. The NRHP – Dublin High Street District contains properties constructed between 1833 – 1920), with the exception of some properties built within the last 50 years that are not considered historic nor should be subject to the higher burden of consideration for demolition (shown in grey). Similarly, the NRHP individually lists properties within the Architectural Review District, but outside the NRHP District, that were constructed 1830–1901. The time period of 1830–1920 would be used as a baseline to identify any additional properties that could be given the higher burden of consideration. All properties located within the district would remain under the purview of the Architectural Review Board, and would be subject to the Code and Guidelines, as amended. The "contributing/non-contributing" nomenclature and references would be eliminated from the Code and Guidelines and replaced with language that matches Council's direction. Staff has recommended to City Council that a higher burden of consideration for demolition be given to the buildings within the NRHP District and individually listed, buildings constructed from 1830 – 1920, and those additional properties with important context and character within the District. Before any further discussion occurs, staff desires to provide the Architectural Review Board opportunity for input and to make any suggestions for making the process clearer. If the project moves forward, staff will bring forward modifications to the Code and the Guidelines for the ARB~~



# BOARD ORDER

## Architectural Review Board

Wednesday, November 17, 2021 | 6:30 pm

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

**2. 5707 Dublin Road  
21-163MPR**

**Minor Project Review**

Proposal:	Installation of a 72-square-foot shed at a historic, single-family home on a 0.75-acre site zoned Planned Unit Development, Llewellyn Farms.
Location:	±300 feet north of the intersection of Dublin Road with Hertford Lane.
Request:	Review and approval of a Minor Project under the provisions of Zoning Code §153.176 and the <i>Historic Design Guidelines</i> .
Applicant:	Emily Lukasik
Planning Contacts:	Taylor Mullinax, Planner I
Contact Information:	614.410.4632, tmullinax@dublin.oh.us
Case Information:	www.dublinohiousa.gov/arb/21-163

**MOTION 1:** Mr. Cotter moved and Mr. Jewell seconded, to approve the Waiver as follows:

- §153.174(J)(1) Façade Materials - Requirement: Building materials shall be high-quality, durable materials including but not limited to stone, manufactured stone, full depth brick, brick veneer, wood siding, glass, and fiber cement siding.  
Request: To permit the use of an engineered wood (LP SmartSide Panels with Silvertch Radiant Barrier Technology) for a vertical siding on the shed.

**VOTE:** 5 – 0

**RESULT:** The Waiver was approved.

**RECORDED VOTES:**

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes

**MOTION 2:** Mr. Jewel moved and Ms. Cooper seconded, to approve the Minor Project with the following condition:

- That the applicant applies for a Certificate of Zoning Plan Approval, subject to Staff review and approval.



**2. 5707 Dublin Road  
21-163MPR**

**Minor Project Review**

**VOTE:** 5 – 0

**RESULT:** The Minor Project was conditionally approved.

**RECORDED VOTES:**

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes

**STAFF CERTIFICATION**

DocuSigned by:  
*Taylor Mullinax*  
D9CF1A1C484149E  
Taylor Mullinax, Planner I



~~Ms. Lyon asked if the Board could provide suggestions on an addition, as this was sought before from contractors and builders who did not agree on additions they had proposed.~~

~~Mr. Alexander explained the Board's meeting was not the correct forum to provide that type of information. The idea that Ms. Kramb offered earlier in the meeting was a common practice for homes in the area for additions that are constructed on the back of contributing historic structures and do not exceed the side parameters or overwhelm the original structure. Without seeing a plan proposed, the Board cannot state what will work and what will not and suggested the applicant meet with a design professional.~~

~~Ms. Kramb – Staff can be helpful and provide the Historic Guidelines that state what is desirable and acceptable for historic properties and how they have to be subordinate to the original structure. An enclosed hallway connecting two buildings is sometimes an option.~~

~~Mr. Alexander – Subordinate does not always mean smaller. A Variance for increasing lot coverage slightly might be achieved to build a house that was sensitive to the original house rather than demolishing the original building and replacing it with a two-story structure. The applicant may return with informal, concept plans to gain the Board's opinion on ideas presented; a full set of plans or renderings is not needed for those types of reviews.~~

### **Summarized Comments**

- ~~Financial documentation is needed to describe financial hardship.~~
- ~~The Board would not support a Variance for a front yard setback encroachment.~~
- ~~Shift the house back at least behind the front setback required.~~
- ~~Keep the house more to the north, away from the historic stone wall.~~
- ~~Do not exceed the height limit for massing considerations.~~
- ~~Do not totally wrap the house in board and batten, as it emphasizes the mass.~~

## **2. 5707 Dublin Road, 21-163MPR, Minor Project Review**

The Chair stated this application was a request for the installation of a 72-square-foot shed at a historic, single-family home on a 0.75-acre site zoned Planned Unit Development, Llewellyn Farms. The site is ±300 feet north of the intersection of Dublin Road with Hertford Lane.

### **Staff Presentation**

Ms. Mullinax presented an aerial view of the site where this historic 'James Davis' home is located, which is outside of the Architectural Review District but is listed on Appendix G, which defers to the Historic District Code. This property appears on the Ohio Historical Inventory and the National Register of Historic Places. A closer view of the property was shown, which once included a spring house and a chicken coop in the rear yard, demolished without City approval by the previous owner. A photograph was taken of the front of the house that was built circa 1840. In May of 2021, the ARB approved a Minor Project for the replacement of windows and a new entry door.

The proposed 72-square-foot shed will be located in the southwest rear yard behind the asphalt parking area. The shed will have a gravel foundation, which will meet the existing brick walkway and take the place of the previously existing chicken coop location. The shed is set back 24 feet from the southern/side property line, and 80 feet from the western/rear property line, which meet all required setback requirements. The proposed shed is 6 feet wide and 12 feet in length, and 7 feet in height with a gable,

a standing seam metal roof containing a pitch of 5:12, and a 4-inch roof overhang on all sides of the shed. The shed contains a wood, double paneled door, which is 3 feet wide and 6 feet, 2 inches in height. The shed takes design cues from surrounding historic outbuildings found in the Historic District of Dublin. The proposed siding is a Louisiana Pacific Smartside Panel, which is an engineered wood and contains Silvertch Radiant Barrier Technology. This is an interior protection layer that aids in the longevity of the material and protects the wood against weather and pests. The shed siding, door, and trim will be painted a cream color "PPG Southern Breeze" to match the stone color of the historic home. The engineered wood proposed "LP SmartSide Panel" was also shown. The roof of the shed will be an unpainted galvanized metal that was used on the primary structure and similar to contributing outbuildings in the Historic District.

The engineered wood product is not permitted in in the Historic District Zoning Code but the ARB has the latitude to approve high-quality synthetic materials through a Waiver request process.

The ARB recently approved this product for a business - Modern Male at 24 Darby Street and 110-112 S. Riverview Street where the duplex was demolished with the plan of a new house to contain the same engineered wood material. Staff is supportive of its use on the proposed shed as a high-quality product.

The request was reviewed against the Waiver Review Criteria and approval is recommended for the Exterior Material Waiver as follows:

1. §153.174(J)(1) Façade Materials - Requirement: Building materials shall be high-quality, durable materials including but not limited to stone, manufactured stone, full depth brick, brick veneer, wood siding, glass, and fiber-cement siding.  
Request: To permit the use of an engineered wood (LP SmartSide Panels with Silvertch Radiant Barrier Technology) for a vertical siding on the shed.

This Minor Project request was reviewed against the Minor Project Review Criteria and approval is recommended with the following condition:

- 1) That the applicant applies for a Certificate of Zoning Plan Approval, subject to Staff review and approval.

### **Public Comment**

There were no public comments received.

### **Board Questions for the Applicant**

Mr. Alexander – This product comes in four different sizes and finishes. Emily Lukasik answered they are proposing the 8-inch textured product.

The Chair requested a motion to approve the Waiver.

Mr. Cotter moved and Mr. Jewell seconded, to approve the Exterior Material Waiver to permit the use of an engineered wood as the vertical siding on the proposed shed.

Vote: Ms. Kramb, yes; Ms. Cooper, yes; Mr. Jewel, yes; Mr. Cotter, yes; and Mr. Alexander, yes.

[Motion carried 5-0]

Mr. Jewel moved and Ms. Cooper seconded, to approve the Minor Project with the following condition:

- 1) That the applicant applies for a Certificate of Zoning Plan Approval, subject to Staff review and approval.

Vote: Mr. Alexander, yes; Mr. Cotter, yes; Ms. Kramb, yes; Ms. Cooper, yes; and Mr. Jewel, yes.  
[Motion carried 5-0]

### **3. Modern Male Salon at 24 Darby Street, 21-136MPR, Minor Project Review**

The Chair stated this application was a request for exterior modifications to a building on a 0.09-acre site zoned Historic District, Historic Core. The site is southeast of the intersection of Darby Street with Wing Hill Lane.

#### **Staff Presentation**

Mr. Ridge presented an aerial view of the site. At the meeting in September 2021, the ARB approved a Waiver to the Exterior Materials requirements allowing the SmartSide Panel siding and a Minor Project Review for exterior building modifications with two conditions:

- 1) That the applicant continue to work with Staff to select an appropriate paint color for all trim, doors, flashing, downspouts, and casings for the building addition; and
- 2) That all exterior modifications associated with the 1939 portion of the building, including brick, windows, trim, and paint colors return to the Board, prior to modification.

The second condition is why they met on November 17, 2021. The south elevation was shown, which highlighted one of the windows in question and the same on the west elevation. The applicant worked with Staff to select colors other than what was originally proposed in September. The applicant selected siding the color of "Desert Stone", a creamy white and for the trim a gray identified as "Cavern Steel" for the two windows in question. The application was reviewed against the Minor Project Criteria; approval is recommended without conditions.

#### **Board Questions for Staff and Applicants**

Ms. Kramb reiterated the ARB approved the siding and ensured the trim for the windows in brick would not be covered up.

Ms. Kramb moved and Mr. Cotter seconded, to approve the Minor Project without conditions.

Vote: Ms. Cooper, yes; Mr. Jewel, yes; Mr. Alexander, yes; Mr. Cotter, yes; and Ms. Kramb, yes.  
[Motion carried 5-0]

### **4. Donatoes at 6 S. High Street, 21-165MPR, Minor Project Review**

The Chair stated this application is a request for the installation of two projecting signs ±4.34 square feet in size for an existing restaurant zoned Historic District, Historic Core. The 0.25-acre site is southeast of the intersection of W. Bridge Street with S. High Street.





# BOARD ORDER

## Architectural Review Board

Wednesday, May 26, 2021 | 6:30 pm

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

**2. James Davis House at 5707 Dublin Road  
21-045ARB-MPR**

**Minor Project Review**

Proposal: Installation of replacement windows and a new entry door for an outlying historic property on a 0.75-acre site zoned Planned Unit Development, Llewellyn Farms.

Location: ±300 feet north of the intersection of Dublin Road with Hertford Lane.

Request: Review and approval of a Minor Project under the provisions of Zoning Code Section 153.176 and the *Historic Design Guidelines*.

Applicant: David Rippe, Dublin Design

Planning Contact: Chase J. Ridge, AICP Candidate, Planner I

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/21-045

**MOTION:** Ms. Kramb moved, Mr. Kownacki seconded, to approve the Minor Project with four conditions as revised:

- 1) The sidelites on either side of the front entry door be revised to match the size and pattern of the existing sidelites, subject to staff approval;
- 2) The entirety of the entryway be one color, either Stone White or blue to match the existing trim and shutters, subject to staff approval;
- 3) That the applicant provide a complete as-approved plan to staff; and
- 4) That all existing wood trim remain the existing blue color.

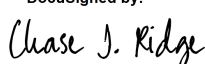
**VOTE:** 5 – 0

**RESULT:** The Minor Project was conditionally approved.

**RECORDED VOTES:**

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes
Martha Cooper	Yes

**STAFF CERTIFICATION**

DocuSigned by:  
  
 Chase J. Ridge, AICP Candidate, Planner I



~~Mr. Morgan stated that if it is only three feet, it would be space for a window well, which could provide outdoor air to the units. If it were five feet, perhaps there would be outdoor space that could be used. This will only be a two-unit building.~~

~~Dr. Lapierre stated that since the wall will initially be removed, could it be reconstructed three feet deeper into the existing parking lot – an additional three feet to the west?~~

~~Ms. Krumb stated that would not be possible, as they are not changing the wall on the southeast corner. This section of the wall could not be rebuilt three feet further back and still adjoin the wall on the corner. The reconstructed southern wall must match the existing wall.~~

~~Mr. Morgan stated that they have discussed this with the adjoining property owner to the south. Any reconstruction of this wall would also impact their portion of the wall, so perhaps they could work with the adjoining property owner and move the wall back three feet on both properties.~~

~~Ms. Cooper pointed out that the north end of the wall juts out next to the property to the north. If the wall on this particular property were to be re-constructed three feet back, it could result in a straight wall.~~

~~Mr. Alexander stated that if the wall would align with that northern jog, he would be willing to grant some latitude to shift the wall back, assuming they have the agreement of the adjacent property owner. He requested Board members' input.~~

~~Mr. Cotter, Mr. Kownacki and Ms. Cooper expressed agreement with the suggestion. Ms. Krumb stated that she does not favor the suggestion because it changes the location and the design, but she would be willing to look at a proposed plan.~~

~~Mr. Alexander inquired if the applicant requested further input. Dr. Lapierre thanked the Board members for their input and time. The next step is to develop a site plan that incorporates the Board's comments and will be a compromise between historic preservation and the proposed project.~~

## **2. James Davis Residence at 5707 Dublin Road, 21-045ARB-MPR, Minor Project Review**

Installation of replacement windows and a new entry door for an outlying historic property on a 0.75-acre site zoned Planned Unit Development, Llewellyn Farms, located approximately 300 feet north of the intersection of Dublin Road with Hertford Lane.

### **Staff Presentation**

Mr. Ridge stated that this a request for a Minor Project Review of the proposed installation of replacement windows and doors at the property located at 5705 Dublin Road. The .75-acre site is situated west of Dublin Road and north of the intersection with Hertford Lane. The site is unique within the ARB's purview, as it is zoned Planned Unit Development District, Llewellyn Farms. The property is located outside the Historic District but is within the purview of the ARB. Today, the site contains a two-story, single-family, stone-masonry home with a rectilinear footprint. A small barn is located to the rear of the home. The home was constructed circa 1840. It experienced a major fire in 1974, and as a result, all windows and doors were replaced at that time. The windows and doors were replaced

with single-pane wood sash windows. This home is listed on the National Register of Historic Places. The Historic Design Guidelines recommend that original windows be retained and repaired unless the windows are extensively deteriorated. The applicant has provided an assessment of the existing windows for the Board's consideration, which notes significant rotting, delamination and inoperability. [Photographs shown.] Seven six-over-six wood sash windows are located on the east façade (front, Dublin Road), three six-over-six wood sash windows are located on the north façade (side), and five six-over-six wood sash windows are located on the west façade (rear). There are no windows on the south (side) elevation of the home. There is a main entry on the east façade (front, Dublin Road), which contains a transom and sidelites. Additionally, there are two other doors on the home: one is located on the west (rear) elevation, and one on the south (side) elevation. The applicant is proposing the replacement of all windows and doors on the home. The proposed replacement windows are Marvin, wood windows clad in extruded aluminium, double-hung with a six-over-six pattern in an off-white color (Stone White). The windows are full simulated divided lites with interior and exterior muntins and a spacer bar. Three fixed windows are proposed around the front door, forming the transom and sidelites. Staff recommends that the sidelites on either side of the front door be revised to match the existing pattern and size. In order to achieve adequate contrasts between the stone exterior of the home and the new windows and doors, staff recommends that the applicant select a blue color (Cascade Blue) for the windows and doors, more similar to what exists on the home today and that all trim and shutters be repainted to match the new windows and doors. The Code requires that windows have a projecting sill, which is fulfilled by the building. The existing door on the east (front) elevation is proposed to be replaced with a door that is comparable in character, with the same panel pattern. The proposed door is a Marvin aluminium-clad wood door with clear glass. Additionally, the two other doors on the home are proposed to be replaced with doors to match the front entry door. The application was reviewed against applicable criteria, and staff is recommending approval of the Minor Project review with three conditions.

### **Applicant Presentation**

David Rippe, Dublin Design, 4379 John Shields Pkwy, Ste 101, Dublin, OH 43017, stated that his client has requested that the window sash openings be a white color. Historically, white is more appropriate for a building constructed circa 1800s. He has representative photos he would be willing to show.

Ms. Martin responded that, typically, new material may not be introduced during a meeting that staff and the Board have not received and reviewed prior to the meeting. However, the Board can determine to entertain new material, if they would like to do so.

Mr. Rippe responded that the point he was intending to make is that, historically, homes circa 1880s had white sash windows with black shutters and trim. The blue-gray color would have been unusual within that earlier era. An additional concern with introducing the color staff suggests is that this is a Kynar finish aluminium-clad window. With that window, the color is produced in the factory, similar to an automotive product finish. It would be very difficult to alter the color. Committing to a federal blue gray color would not be consistent with the history of the home. The oldest photo of this home he was able to identify is from 1974, which reflects a white sash, black shutter and trim. Is the desire to reflect a color palette from a later time period or a color palette reflective of the age of this home?

Mr. Alexander inquired if the Board members would like to table the case to permit opportunity to review the additional photographs Mr. Rippe has.

Ms. Krumb stated that she does not believe the Board should regulate that color. She disagrees, respectfully, with staff on that issue. She prefers the white color. As Mr. Rippe stated, white is more historically accurate. She had intended to recommend the blue gray color requirement be removed.

Mr. Alexander inquired if Board members would prefer the case discussion to proceed.

Mr. Cotter stated that he would prefer to proceed; he does not need to see photos that reflect the white color.

Mr. Alexander inquired the name of the door manufacturer. There were no cut sheets or documentation of the door details in the packet materials.

Mr. Ridge responded that it was staff's understanding that the manufacturer was Marvin, and that the door components were extruded aluminium.

Mr. Rippe confirmed that information was correct. The sidelites and door transom are a Marvin product. Marvin does not produce entry doors, however, so that would be a solid wood door painted to match.

Mr. Alexander inquired how staff arrived at the recommended colors.

Mr. Ridge responded that staff's recommendation was based upon the intent to preserve the existing character of the home. The white color did not seem to add sufficient contrast, so staff recommended the existing color be retained.

Ms. Krumb inquired what color the trim around the windows, doors and the brackets under the eaves would be painted.

Mr. Rippe responded that, presently, the trim and the shutters are the federal blue color. That color will be retained.

Ms. Krumb inquired if what will be retained would remain blue. Will only that which is being replaced be white?

Mr. Rippe clarified that only the window sashes would be white.

[Photograph of the elevation shown.]

Ms. Krumb inquired if the brackets under the eaves, the shutters and the trim around the door will remain the existing color; only the window sashes will be white.

Mr. Rippe confirmed that is correct.

Mr. Alexander inquired if the sidelites would be white and the door be blue.

Mr. Rippe responded that only the window sashes will be white. The homeowner would be able to alter the color of the door in the future, if desired, because it will be wood rather than aluminium clad.

Ms. Cooper inquired if the wood door would be painted, and if so, would it be painted to match the existing blue.

Mr. Rippe responded that it would be painted white. However, he needs to correct his earlier response regarding the sidelites. Actually, both the door and the sidelites will be painted white, matching the window configuration. The shutters will be blue, as will the brick mold.

### **Public Comment**

No public comments were received on the case.

### **Board Discussion**

Ms. Krumb stated that she is supportive of the white windows. However, she believes the wood door and the wood trim of the sidelites should be the same blue as the shutters and other trim. She would like to ensure all the window components are white and all the door components a consistent color.

[Color discussion continued.]

Mr. Alexander inquired if the members were in agreement with the window components being all white, and the entryway door and trim colors being one color, which could be either blue or white. The applicant would then work with staff to determine which of those two colors would be used for the entryway.

Board members expressed agreement.

Ms. Kramb moved, Mr. Kownacki seconded to approve the Minor Project with four conditions, as revised:

- 1) That the sidelites on either side of the front entry door be revised to match the size and pattern of the existing sidelites, subject to staff approval.
- 2) That the entirety of the entryway be one color, either Stone White or blue, to match the existing trim and shutters, subject to staff approval.
- 3) That the applicant provide a complete as-approved plan to staff.
- 4) That all existing wood trim remain the existing blue color.

Vote: Ms. Cooper, yes; Mr. Cotter, yes; Mr. Alexander, yes; Mr. Kownacki, yes; Ms. Kramb, yes.  
[Motion carried 5-0]

### **~~3. 185 S. Riverview Street, 21-067ARB-MPR, Minor Project Review~~**

~~Minor exterior modifications to a single-family home on a 0.41-acre site located west of S. Riverview Street, approximately 375 feet north of the intersection with Short Street, zoned Historic District, Historic Residential.~~

#### **~~Staff Presentation~~**

~~Ms. Martin stated that this is a request for exterior modifications to a previously approved application for a new single-family home on a 0.41-acre site located on the west side of S. Riverview Street. The ARB reviewed and approved a Minor Project Review (MPR) on January 27, 2021 for the construction of a new 3,400-square-foot, single-family home on this site, which is currently under construction. With that approval, the Board approved all elevations and material selections. As the design has been further refined, and due to the availability of materials, the applicant is requesting review and approval of a MPR for minor architectural modifications, material changes and final design details. The applicant is requesting the following material selection changes:~~

#### ~~Windows~~

~~All windows would include one vertical and one horizontal grid equating to 4 lights instead of the 6 lights approved. On the west elevation, the previously approved second-story window has been removed. The removal of the window is located on the rear elevation and is not visible from the neighboring properties or the right-of-way. On the south elevation, the previously approved double window is proposed to be increased to a triple window, and the master bathroom window is proposed to be shifted toward the front of the home.~~

#### ~~Doors~~

~~On the east elevation, the previously approved double entry door is proposed to be replaced with a single entry door with a more rustic design. On the south elevation, the previously approved double sliding door is proposed to be replaced with a single hinged door; the screened porch door has been replaced with a screen panel; and the triple sliding door is shown as a glass overhead door. The north elevation includes a simplified door style for the overhead garage door and the porch door is proposed with a three-quarter light door.~~

~~The following material and color changes are proposed:~~

- ~~• Siding – Replacement of the previously approved vertical siding with board and batten siding on all elevations. Board and batten, SW 7547 Sandbar (all house and trim) and SW 7069 Iron Ore (garage and trim)~~