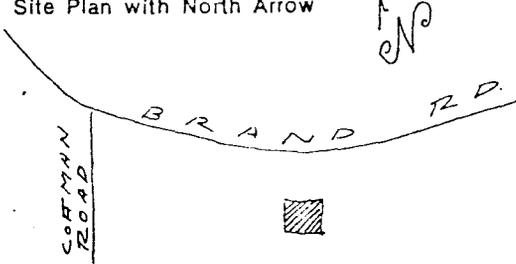


# OHIO HISTORIC INVENTORY

<p>1. No. <b>F-70 FPA-1945-1</b></p> <p>2. County <b>Franklin Co</b></p> <p>3. Location of Negatives <b>OHS</b></p> <p>6. Specific Location <b>5051 Brand Road</b></p> <p>7. City or Town If Rural, Township &amp; Vicinity <b>Dublin P.O. / Washington Twp</b></p> <p>8. Site Plan with North Arrow </p> <p>9. Coordinates <b>one acre</b> Lat. _____ Long. _____ U.T.M. Reference <b>17 318690 4442680</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Zone</td> <td style="width:40%;">Easting</td> <td style="width:50%;">Northing</td> </tr> <tr> <td>10.</td> <td>Site <input type="checkbox"/> Building <input checked="" type="checkbox"/></td> <td>Structure <input type="checkbox"/> Object <input type="checkbox"/></td> </tr> <tr> <td>11. On National Register?</td> <td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>13. Part of Estab. Hist. Dist.?</td> <td>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td>14. District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> </table> <p>15. Name of Established District /</p>	Zone	Easting	Northing	10.	Site <input type="checkbox"/> Building <input checked="" type="checkbox"/>	Structure <input type="checkbox"/> Object <input type="checkbox"/>	11. On National Register?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	13. Part of Estab. Hist. Dist.?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>4. Present Name(s) <b>Herron Place</b></p> <p>5. Other Name(s) <b>Thompson-Builder / Evans / Holder / Myers</b></p> <p>16. Thematic Category <b>Architecture 19th c - local history</b></p> <p>17. Date(s) or Period <b>1890</b></p> <p>18. Style or Design <b>Italianate/Queen Anne ?</b></p> <p>19. Architect or Engineer <b>J</b></p> <p>20. Contractor or Builder <b>J</b></p> <p>21. Original Use, if apparent <b>dwelling</b></p> <p>22. Present Use <b>dwelling</b></p> <p>23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/></p> <p>24. Owner's Name &amp; Address, if known <b>John Herron 5051 Brand Road</b></p> <p>25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>26. Local Contact Person or Organization</p> <p>27. Other Surveys in Which Included</p>	<p>28. No. of Stories <b>2</b></p> <p>29. Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>partial cellar</b></p> <p>30. Foundation Material <b>limestone/coursed</b></p> <p>31. Wall Construction <b>frame</b></p> <p>32. Roof Type &amp; Material <b>low hip/composition</b></p> <p>33. No. of Bays Front <b>6</b> Side <b>5</b></p> <p>34. Wall Treatment <b>plain</b></p> <p>35. Plan Shape <b>irregular</b></p> <p>36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/> <b>repair</b></p> <p>37. Condition Interior <b>excellent</b> Exterior <b>excellent</b></p> <p>38. Preservation Underway? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>39. Endangered? By What? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>40. Visible from Public Road? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>41. Distance from and Frontage on Road <b>300' x 260'</b></p>
Zone	Easting	Northing												
10.	Site <input type="checkbox"/> Building <input checked="" type="checkbox"/>	Structure <input type="checkbox"/> Object <input type="checkbox"/>												
11. On National Register?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>												
13. Part of Estab. Hist. Dist.?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
<p>42. Further Description of Important Features</p> <p>had addition story to back wing, has been modernized inside, but most of original appointments have been kept. Has incised decoration of Masonic emblems, etc in woodwork of one room. Has one section under gable roof, other section under hip roof and are divided by veranda with scroll work for railing. Has bracketed cornice with pendants. Segmental arched drip mouldings over windows. Bay window on section with hip roof. bi pane windows, circular stairway in cherry. Has lap siding, and added porch to rear left.</p> <p>J.C. Thompson, original owner, supposedly the first master of the Masonic Lodge in the a thus the carvings in the woodwork. House has been included in two of the Worthington H Society House and Garden Tours.</p>														
<p>43. History and Significance</p>														
<p>44. Description of Environment and Outbuildings</p> <p>House sits amid 5 acres of trees, and is situated toward the back of the lot. Quite impressive entrance to house. Well kept lawn. No original outbuildings left.</p>		<p>46. Prepared by <b>Frank Slagle</b></p> <p>47. Organization</p>												
<p>45. Sources of Information <b>observation and owners</b></p>		<p>48. Date <b>8/27/75</b></p> <p>49. Revision Date</p>												



**BOARD OF ZONING APPEALS**

**BOARD ORDER**

**JANUARY 28, 2016**

The Board of Zoning Appeals took the following action at this meeting:

- |   |  |
|---|--|
| <b>1. Kittrell Residence – Administrative Appeal<br/>15-081AA</b> | <b>5051 Brand Road<br/>Administrative Appeal</b>   |
| Proposal:   | An appeal to a decision by the Architectural Review Board to disapprove the request for demolition of a historic single-family structure located outside of the Historic District on the south side of Brand Road between Coffman Road and Wellington Reserve Court. |
| Request:  | Review and approval of an Administrative Appeal under the provisions of Zoning Code Sections 153.180 and 153.231.  |
| Applicant:  | Thaddeus & Jessica Kittrell; represented by William Lowland, Attorney at Law.  |
| Planning Contact:   | Jennifer Rauch, AICP, Planning Manager   |
| Contact Information:  | (614) 410-4690, jrauch@dublin.oh.us  |

**MOTION:** Brian Gunnoe made a motion, seconded by Martha Cooper, to overturn this administrative appeal to a decision by the Architectural Review Board to disapprove the request for demolition of a historic single-family structure finding that the request does meet the review criteria and the proper standards and procedures were not applied.

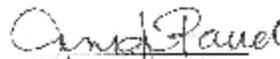
**VOTE:** 5 0.

**RESULT:** The Administrative Appeal was overturned.

**RECORDED VOTES:**

Patrick Tudoran	Yes
Brian Gunnoe	Yes
Jamie Zitesman	Yes
Rion Myers	Yes
Martha Cooper	Yes

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP  
Planning Manager

## **BOARD OF ZONING APPEALS**

### **MEETING MINUTES**

**JANUARY 28, 2016**

#### **AGENDA**

- 1. Kittrell Residence 5051 Brand Road**  
**15-081AA Administrative Appeal (Overturned 5 – 0)**

The Chair, Brian Gunnoe, called the meeting to order at 6:30 p.m. Other Board members present were Patrick Todoran, Jamie Zitesman and Rion Myers. Martha Cooper arrived at 6:35 p.m. City representatives present were Donna Goss, Tammy Noble, Jennifer Rauch, Stephen Smith, Jr., Logan Stang, and Flora Rogers.

#### **Motion and Vote**

Mr. Zitesman moved, Mr. Todoran seconded, to accept the documents into the record. The vote was as follows: Mr. Myers, yes; Mr. Gunnoe, yes; Mr. Todoran, yes; and Mr. Zitesman, yes. (Approved 4 – 0)

#### **Motion and Vote**

Mr. Myers moved, Mr. Zitesman seconded, to approve the November 19, 2015, meeting minutes. The vote was as follows: Mr. Todoran, yes; Mr. Gunnoe, yes; Mr. Myers, yes; and Mr. Zitesman, yes. (Approved 4 – 0)

#### **Communications**

Tammy Noble said there will be a training opportunity provided for all of the Boards and Commission in the following months by Greg Dale but the date has not been determined.

#### **Administrative Business**

Mr. Gunnoe swore in anyone that intended to address the Board, including the applicants and staff.

- 1. Kittrell Residence 5051 Brand Road**  
**15-081AA Administrative Appeal**

The Chair, Brian Gunnoe, said Stephen Smith, Jr., with the law director's office will outline the procedures for this evening's meeting.

Stephen Smith, Jr. stated this case was reviewed by the Architectural Review Board on August 4, 2015, in which the applicant applied for a demolition certificate and was denied by a vote of 4 – 1. He said the applicant is here under an Administrative Appeal outlined in Dublin's Codified Ordinances. He stated the Administrative Appeal was filed by Mr. Loveland on behalf of the applicant. He added Mr. Loveland sighted seven grounds for his appeal and the last three raised constitutional issues that he found to be beyond the realm of this Board.

Mr. Smith highlighted Code Section 153.235F, which are the regulations regarding Administrative Appeals to the Board and included in the packet the Board received. He indicated an Administrative Appeal is different than the cases the Board normally reviews. He explained the BZA is tasked with determining

whether the previous administrative body (ARB) followed the proper requirements and standards in the Code. He said in this case, the ARB was applying standards found in Zoning Code Sections 153.176, and 153.177. He indicated there are two sets of standards in applying for demolition. He said economic hardship or unusual circumstances can be argued or the applicant must meet two of the four criteria. He read the four criteria as follows:

- 1) The structure contains no features of architectural and historical 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 may be restored and 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 property 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.

Mr. Smith said he understands the BZA was provided the transcript of the ARB hearing and both the applicant's presentation and Staff's presentation was focused on those four criteria mentioned above. He stated these criteria are similar to those found in §153.177, which covers economic hardship. He explained it comes with four factors, summarized below:

- 1) Denial would result in a substantial reduction in the economic value
- 2) Denial would result in a substantial economic burden
- 3) No responsible alternative exists
- 4) The owners have not been able to sell the property or they may argue unusual compelling circumstances.

Mr. Smith said the Code is clear that the applicant bears the burden of establishing how the criteria are met in order to obtain permission to demolish the structure on the property.

Mr. Smith said the BZA has the ability to reverse or affirm the decision of the ARB. He indicated the BZA can make any decision that could have been made at the ARB level, which is more than what is seen in an appellate type setting. He explained the BZA could approve the demolition with conditions or impose the one-year waiting period.

Mr. Smith said if the Board does not have any questions then Mr. Loveland was prepared to address the Board.

The Chair said he had no additional questions. He asked that Flora Rogers record that Martha Cooper is now present.

William Loveland, legal counsel representing the applicant said this is an unusually complex case. He indicated it is his belief that everyone in the United States has the obligation to uphold and respect the Constitution of the United States and he will be making those arguments.

Mr. Loveland asked what public interest is being served by denying the demolition of a totally destroyed home, well beyond its useful life. He stated the home is over 100 years old, it has not been maintained for many years, and water has permeated the flat roof and walls. He added the home sits on a fieldstone

foundation, much of which does not even have mortar and one of the floors is lower at one end than the other by four inches.

Mr. Loveland said they believe the ARB has made a terrible mistake. He stated they denied this application on the basis of absolutely no evidence except for evidence in support of making the findings that Code requires. He said the decision is contrary to the laws of Ohio and the United States and it is economically ruinous. He noted Don Herron and his brother are present, both in their mid to late 70's and have been denied their inheritance; all value of this property has been taken away. He reported the property has been vacant and on the market since 2012 when Mrs. Herron (last resident) died. He said they have had one interested person who intends to sensitively redevelop the property with a single-family home and maintain the five-acres but that has been denied. He indicated the only evidence that was presented to the ARB was evidence presented by an architect, contractor, and an engineer. He said all three have said by rehabilitating this home, only the hand-made staircase with steps only five-inches deep and some woodwork could be saved. He said by restoring the home there would be significant cost. He noted as an old home, there is one bathroom that can only be accessed by going through the master bedroom. He concluded the home is falling down and the property has outlived its useful life. He added in order for anyone to rehabilitate this home they would have to spend at least \$600,000, plus the rough value of \$300,000 to \$350,000, which makes it a million dollar home with an outdated floor plan. He indicated this home will remain vacant until it falls down.

Mr. Loveland indicated there was wide-spread publicity when the ARB disapproved the demolition request. He said there has been no interest (public or private) in this property. He said this home was placed on the Historic Register by Don Herron's father, long been deceased, because at the time, Dublin wanted the property and they wanted to demolish it when it was in much better shape than it is today to use the property for public purposes. He said this is the only substantial asset of the trust since Mrs. Herron passed. He said the Herron's have been paying taxes and maintenance expenses to the extent possible to prevent foreclosure; the property cannot generate revenue.

Mr. Loveland noted the Planning Report states the home is inhabitable, unusable, and is falling down. He said the only folks that have provided any kind of reliable evidence in this case have uniformly said, this house cannot be rehabilitated on a reasonable economic basis. He said the style of this house has been discussed as being Italianate. He said each side of this house is different - the front windows do not match the side windows showing it has been added on over the years and the expectation was not that this house would last 120 years. He said there are no vapor barriers to stop moisture from coming into the walls and beams, there are gaps from the floor to the roof, and there are termite problems, etc.

Mr. Loveland said the key pieces of evidence in this case are the reports experts have provided, and presented by the applicants, Mr. and Mrs. Kittrell. He said the letter from Brian Wiland, architect and home restorer, stated he refused to prepare a budget for restoring this house because it is so bad and there is no way to predict the cost to restore this private property. He said Bill Lett, with 40-plus years of construction management experience restoring historic structures all over the United States said restoration cost without addition or change would be \$700,000.

Mr. Loveland said the property is 260 feet from the street and there are trees that block it. He said the only potential historical attributes are some masonic symbols carved in the woodwork on the interior of the home. He said the only unofficial use and positive impact of this property is that it is visible from the street behind the trees. He said those opposed to the demolition have not provided any evidence, substance, or proof of what they have presented. He said all of the neighbors have testified the home should be demolished.

Mr. Loveland said there are some very serious issues and noted the various materials provided in the packet to the Board.

**Exhibit 1** – He said is part of the Constitution of the United States of America. He read the Fifth Amendment - "No person shall be deprived of property without due process of law nor should private property be taken for public use without just compensation." He said no compensation has been awarded in this case. He said denying a demolition permit for this un-restorable home is a taking of property. He said the Fourteenth Amendment makes the Bill of Rights applicable to the states – "Nor shall any state deprive any person of property without the due process of law." Clearly, he said this is a deprivation of property rights.

**Exhibit 2** – He said are some excerpts from the Constitution of the State of Ohio. "All men are by nature free and independent and have certain inalienable rights among those which are those of acquiring, possessing, and protecting property." He said "Private property shall be ever held inviolate but subservient to the public welfare. What private property shall be taken for public use, compensation therefore shall first be made."

Mr. Loveland said there was an issue as to whether or not you could consider the Constitution. He referred to the BZA Charter, §2.01 states "The City shall have all powers possible for a city to have under the Constitution and laws of the State of Ohio." He said the purpose of the Architectural Review Board, as stated in §153.172 - "Promote the educational, cultural and economic well-being of the community through the preservation and maintenance of the District." He noted this property is not in the Historic District, but a single, isolated piece of property.

**Exhibit 4** – He said is the Planning Report.

**Exhibit 6** – He said is the presentation that Ms. Kittrell provided to the ARB.

Mr. Loveland went on to note each exhibit included in the packet. He said the Herron family has great roots in this town as they settled in 1950. He concluded by saying the ARB's decision has really hurt this family as they want to sell this property and get on with their lives.

The Chair asked Mr. Loveland to begin his questions to the witnesses.

Mr. Loveland asked how long Ms. Rauch has worked for the City of Dublin and if she resided in the City. Ms. Rauch replied she has been employed with the City since August, 2004 and does not reside in Dublin. She said she has a Master's Degree in City and Regional Planning and a Master's Degree in Landscape Architecture and an undergraduate degree in History. She said she did not have any qualifications as an architect, engineer, or an expert on matters of construction or restoration. She affirmed she was the primary author of the Planning Report but it was a collaborative effort.

Mr. Loveland asked who is considered Planning and Building Standards. Ms. Rauch answered it was herself, the Planning Director, and representatives from the Building Standards Department, including the Chief Building Official. She said they based their review and recommendation on the criteria. Mr. Loveland said the Report states "Planning and Building Standards" make findings. Ms. Rauch clarified that is referring to the different divisions as opposed to stating "Staff". Mr. Loveland asked her if she was able to identify any written standard that supports the denial of this application. Ms. Rauch restated the review was based on the review criteria in the Code.

Mr. Loveland asked her if she found the property to be inhabitable. Ms. Rauch said the statement in the Planning Report is based on the narrative provided by the applicant stating the home is uninhabitable. She said the review of the narrative and addendum indicates the property is not habitable. She added she was referring to evidence provided by the applicant.

Mr. Loveland asked Ms. Rauch if she was familiar with the Dublin Zoning Code to which she answered affirmatively.

Mr. Loveland noted the exhibit that shows excerpts of the Dublin Ordinances. He pointed out Zoning Code §153.230 and asked her if she was familiar with it. He indicated it defines the powers and duties of the Administrative Officer, which is staff. He asked Ms. Rauch if this describes the duties and powers of her office, as an employee of the City of Dublin. Ms. Rauch said she did not know. Mr. Loveland pointed out this is the only section of the Code that talks about what powers staff has. He asked her to show him in the Code where it gives staff the power to advise the ARB.

Mr. Smith said he finds this questioning objectionable. He said one of the points Mr. Loveland raised in his opening established Ms. Rauch is not an expert, architect, or an engineer and that she did not present evidence to support this. He said the premise is mistaken because at the ARB level, it was not Ms. Rauch's job to present evidence to support the non-demolition of the property; it is the applicant's burden to establish the criteria under the Code.

Mr. Loveland said the only evidence in the record is the Planning Report and Facebook posts.

Mr. Smith said it is the burden of the applicant (the client) to establish how the criteria is met. He said as Staff, Ms. Rauch prepares Planning Reports for various administrative bodies as part of her job duties. He said we did not bring her job description with us tonight but he is certain if he did, advising and gathering materials for administrative bodies would be within her job duties.

Mr. Loveland said this statute gives the Administrative Officer power to advise the Planning and Zoning Commission and to advise the Board of Appeals but it does not give staff the power to advise the Architectural Review Board. He said the findings are very problematic.

Mr. Smith said even if Mr. Loveland's argument is correct, which he disputes, and even if she did not have the power to advise as a staff member, she has the ability to render an opinion on matters that are before a City Board, as does anyone who shows up tonight whether they are a Dublin resident or not. He said we swore in anyone who wishes to speak.

Mr. Loveland asked Ms. Rauch if she was there as an Administrative Officer or was there as a representative of the public. Ms. Rauch answered she was there as a staff member. Mr. Loveland asked if a staff member and an Administrative Officer is the same thing. She said she did not know.

Mr. Loveland asked, with Ms. Rauch knowledge of the Code, if she could show him where it gives her the authority to advise the ARB. She said she did not know.

Mr. Loveland referred to page 13 of the Planning Report. He asked if the Planning Report was prepared before Ms. Rauch saw or considered any of the evidence that the applicant provided. Ms. Rauch explained the Planning Report is generated after reviewing all the information provided by the applicant.

Mr. Loveland asked her if she had the engineering report and the construction report. Ms. Rauch answered affirmatively. Mr. Loveland confirmed Planning's recommendation was disapproval and asked what the basis was. She answered the Planning Report is based on the narrative provided by the applicant and represents how they say they meet the criteria. She explained the findings of Staff are contrary to that narrative and material. Mr. Loveland affirmed that Ms. Rauch proposed the ultimate findings that the Board was to make.

Mr. Smith said he objects. He said Ms. Rauch is testifying that she took information from various sources including the materials submitted by your client/the applicant to develop a Planning Report that listed both sides of the issues and make a recommendation.

Mr. Loveland said it is our position that she did not have the authority and did not have any basis for making the findings. Mr. Smith said he disagreed with Mr. Loveland.

Mr. Loveland said Planning and Building Standards finds the significance of this property to be quite clear. He asked on what basis was that statement made and what facts support the finding that this property is significant.

Ms. Rauch noted that the Report states "there are very few structures of this design remaining in the City. These structures are important to the community and remind us of our past."

Mr. Loveland asked what evidence shows this structure has an importance to the community and he asked how many times Ms. Rauch visited the property. She answered she went to visit it once as part of this application. Mr. Loveland asked how much time she spent at the structure. Ms. Rauch said they toured the inside and outside of the structure, taking less than an hour. She said she went in the basement.

Mr. Smith objected when Mr. Loveland asked Ms. Rauch pointed questions about her visit as she has stated she is not an engineer or an architect. Mr. Smith stated that Mr. Loveland is asking for an expert conclusion when the Planning Report is to provide general information to the Board.

Mr. Loveland said he is getting a lot of testimony of counsel but not a lot of testimony of the witness.

Mr. Loveland questioned the "public interest to be served" beyond the ability of someone driving by to see it behind the trees, 260 feet from the road by preservation of this house and denial of demolition. He asked if the public has any right to access it. Ms. Rauch stated it is private property. Mr. Loveland made the point that the public is not permitted on the property to notice the masonic symbols in the woodwork, etc. Ms. Rauch affirmed that this is one of very few properties in this part of the City that are historic thus making it significant. Mr. Loveland asked if she had any first-hand knowledge of the history of this property or if it was all hearsay.

Mr. Smith said Ms. Rauch is probably aware since it is in her Planning Report that it is placed on the Ohio Historical Inventory as of August of 1975 and the National Register of Historic Places as of 1979. Mr. Loveland asked if she knew why it was placed on the National Register of Historic Places to which she answered she did not. Ms. Rauch said she has done research and has the documentation regarding the listing. Mr. Loveland asked what made it historically significant. She again referred to her Planning Report where it states it is one of very few properties of this age and design and that is what makes it significant.

Mr. Loveland asked Ms. Rauch if she agrees that many restoration issues need to be addressed to which she answered affirmatively.

Mr. Loveland noted where Ms. Rauch stated in her report that Planning and Building Standards find that the documentation submitted and the results of the site visit are insufficient to demonstrate that demolition is the only alternative. He asked Ms. Rauch if she had any engineer, architect, or other construction professional provide her with input upon which to make that finding. Her answer was no.

Mr. Loveland asked if she had any specific disagreement with any of the facts stated in the structural engineers report. Ms. Rauch answered no.

Mr. Smith said we have established she is not an engineer.

Mr. Loveland asked Ms. Rauch if she had any dispute about the qualifications of the engineer. She said she did not know the answer to that question.

Mr. Loveland asked Ms. Rauch if she had any dispute over the opinion of the engineer that the cost of repair outweighs the historic significance. Ms. Rauch said she did not know the answer to that. Mr.

Loveland asked her if she just disagreed with that. Ms. Rauch reported the statement also says in the engineer's report that the current state of the house could be repaired. Mr. Loveland qualified that by stating it says if a tremendous amount of money was invested. Ms. Rauch affirmed that was the statement. She said our recommendation was that demolition was not necessarily the only alternative. Mr. Loveland noted one of the experts said for \$900,000 this house could be made habitable. He asked her if she found that to be economically reasonable. Ms. Rauch said she did not know the answer to that.

Mr. Smith objected.

Mr. Loveland read from the Planning Report "Staff respectfully disagrees and notes that the historic value to the community is worth the investment to preserve and restore it to its original character". He asked Ms. Rauch how Staff measured the historical value.

Mr. Smith said Ms. Rauch has answered this question when she already noted on several occasions to the questions that it is one of only a few houses outside the Historic District of this age. Mr. Loveland asked if the age is the only thing that makes this historically significant. Ms. Rauch said it was not; the age, design, and the significance of the original. Mr. Loveland asked if she agreed that the home had multiple design attributes. Ms. Rauch said yes and that was stated in the Planning Report. He said it is not typical of any one design. Ms. Rauch said the information provided is that it is Victorian, Italianate, and Queen Anne styles. Mr. Loveland asked if she knew of any other house that had that combination of styles. Ms. Rauch replied there are other structures within the Historic District that have similar features but obviously no two houses are alike.

Mr. Loveland asked if there is a level where the cost of restoration would far exceed any value increase. Ms. Rauch said she did not know the answer to that.

Mr. Loveland concluded Ms. Rauch's position is that the remote view has great value.

Mr. Smith said Mr. Loveland has asked this same question in different forms and Ms. Rauch has answered it. Mr. Smith said she has talked about the value of the property and the architectural style.

Mr. Loveland asked Ms. Rauch if she had any appraisal input to get to these conclusions. Ms. Rauch said her job is to look at the material provided and make a recommendation. Mr. Loveland confirmed that Ms. Rauch determined that all four criteria were not met based on everything that has been discussed. Ms. Rauch confirmed economic feasibility was not submitted for the demolition request.

Mr. Loveland referred to the Planning Report, which states "Planning and Building Standards agree the structure has suffered from deterioration and neglect" to which Ms. Rauch confirmed was true. He said she also states "she is not convinced the information provided demonstrates the deterioration has progressed to the point where it is not feasible to restore the structure". He asked her how she determined this. Ms. Rauch restated that demolition was not the only option. Mr. Loveland questioned the basis of her findings.

Mr. Smith said even in Mr. Loveland's testimony or opening speech, he indicated it could be repaired. Mr. Loveland said if someone is a billionaire, a billion dollars is not too much. Mr. Smith said he read the whole transcript of the first hearing along with all the documents and he never saw a billion dollars as the figure to fix this house. Mr. Loveland said there is some level where it is cost ineffective.

Mr. Loveland read "the property has been identified as vacant for several years by the applicant". Ms. Rauch confirmed that was the applicant's statement. He read "it appears minimal efforts have been made to protect the structure" and asked her what efforts had been made. Ms. Rauch said her knowledge is based upon information she was provided.

Mr. Smith restated Ms. Rauch has indicated the Planning Report is a compilation of information and she is telling Mr. Loveland that is the information that was provided to her.

Mr. Loveland read "while the effects of the lack of maintenance cannot be reversed". He asked if that was the opinion of Staff. Ms. Rauch restated it was based upon information provided.

Mr. Loveland said Ms. Rauch indicates in the next criteria that the narrative states that a new structure would fit more appropriately given the site location outside the District in the residential subdivision surrounding the site. Ms. Rauch stated the applicant's narrative states that. Mr. Loveland stated the property is located outside the Historical District and it is surrounded by relatively new residences and a new structure would fit.

Mr. Loveland questioned Ms. Rauch about the intent of this and again the value. Mr. Smith restated this has been asked and answered several times. Ms. Rauch confirmed the Planning Report is generated by Staff to make a recommendation. Mr. Loveland asked if the Planning Report was the official position of the City of Dublin. Mr. Smith said yes, the Staff speaks for the City of Dublin. Mr. Loveland asked if City Council agreed with Ms. Rauch. She replied City Council did not review this application. Mr. Loveland concluded the Planning Report is the personal opinion of Staff. Ms. Rauch said yes, this is our recommendation.

Mr. Loveland said the report points out the existing structure is located within close proximity to two additional historic properties. Ms. Rauch confirmed those addresses.

Mr. Loveland asked if this property had brick, stone, or stone walls. Mr. Smith said the City does not just preserve brick and stone. Ms. Rauch referred to Exhibit 3 under ARB's review, "shall promote the educational, cultural, and economic well-being of the community through the preservation and maintenance of the District and historic sites." Mr. Loveland asked how this piece of property promotes the educational well-being of the community. Ms. Rauch said it is a piece of history because there is a story behind the family that lived there and how this particular property came to be. He asked if this property has been the subject of any classes at schools or educational programs. Ms. Rauch said she would have no knowledge of that.

Rion Myers said in Leadership Dublin, they were provided a tour of Historic Dublin and this property was one of the houses that was spoken about; it was an educational experience. Mr. Loveland asked if the property promotes the cultural well-being of the community. Mr. Myers responded it did. Mr. Loveland asked Mr. Myers if it contributed to the economic well-being of the community and its citizens.

Mr. Smith said questions to the witness are more appropriate than to the Board. Mr. Loveland said he is getting testimony from the bench right now. Mr. Myers answered it brings great things to the City.

Mr. Loveland said he did not have any more questions.

Jessica Kittrell, 8888 Cruden Bay Court, Dublin, thanked the Board for the opportunity to present their proposed plans and the reasoning behind the demolition request of 5051 Brand Road. She said their goal is not just to remove a historic home but to find a way for the property to be maintained whole and honored throughout the future. She said her husband Thad is present and they are residents of Muirfield Village and have been for the past nine years. She said they specifically chose Dublin as the place to raise their four children. She said they opened their first restaurant in Dublin and hope to spend many years here both professionally and personally. She said they are not developers or real estate investors attempting to tear down a perfectly good historical home.

Ms. Kittrell said the home and barn at 5051 Brand Road, through no fault of their own, deteriorated to the point that is beyond what is reasonably feasible to restore. She said there are foundation issues,

significant structural issues with the entire west and north framing of the home, significant water intrusion, mold, and termite damage. She indicated the entire home requires replacement of all siding and reframing is likely to be needed once the walls are peeled back and the full extent of the water damage is revealed. She said neighbor Dave Jenkins gave testimony at the ARB hearing citing an attempt to help Mrs. Herron repair the siding on the north side of the home. She reported he stated that upon removal of the siding there was so much termite damage he had nothing to adhere the new siding to and was forced to improvise because Mrs. Herron could not afford to repair the major structural issues that she was aware of back then. Reframing the roof structure and shingles she said would also be necessary. She said the porch and rear addition need to be removed and properly built with adequate foundations. She indicated any restoration at this point would amount to nearly a replica home and not an example of a historic property. She said ultimately the question is - What is a reasonable cost to acquire a private homeowner to spend on restoration for the benefit of the City in the interest of preservation versus the historical value of this property and private property owner's rights?

Ms. Kittrel said this structure contains no features of architectural or historical significance to the character of the area in which it is located. She said this is the first criteria. Clearly, she said the house has historical significance or we would not be here tonight. She indicated the history as explained to them and in the Historical Registry, amounts to the age of the home – the style characteristics and the idea that the original owner, JC Thompson, was (as the Registry states) the first Master of the Masonic Lodge, which was located in Worthington. She said Italianate architecture became popular during the 1840's on the east coast and moved inland. She indicated Cincinnati, Ohio actually boasts the largest collection of Italianate style homes in an area called Over the Rhine. She said this style is not called out as a style indicative of the Dublin, Ohio area. She said the Historic Registry states stone farmhouses and stone walls became a local tradition and architecturally the buildings are significant for the typicality rather than their uniqueness. She further reported - here and there one sees a touch of ornament; practicality was valued more than display. While the home exhibits characteristics of an Italianate style home, she said it lacks window symmetry, the corbels do not wrap the house but only the façade, admission or craftsman style windows that were popular from the late 1800's and early 1900's that are in the rear of the home, which otherwise lacks any windows at all.

Ms. Kittrell presented pictures of classic Italianate style architecture and pointed out the arched windows and bay window and the corbels in an asymmetrical design on the Brand Road home. She presented the east side of the home's porch addition and noted the windows begin to change. She said the corbels do not continue on the east side of the home. She presented the rear addition that is at a different level than the home along with a classic Craftsman style. She presented the west side of the house where windows are popping or breaking and siding is buckling and the entire side is caving under the pressure. She said the interior floors slope in this location six inches. She presented the massive holes on the front and where animals and water have intruded for quite some time.

Ms. Kittrell said the very nature of the age of the home makes it valuable, however this does not exceed any cost in their opinion. She said she has read the only sentence written in the Register of Historic Places about the Thompson home. She indicated the stone walls seen throughout are mentioned numerous times however even the City with respect to historic stone walls along the current Dublin Road bike path extension had to draw a line with how many resources were appropriate in allocating to the preservation and did not replace the walls.

Ms. Kittrell said after analysis with Mark Wing of Wing Inspection Group, who has been in business for more than 20 years, and with the contractor with over a million square feet of historical restoration experience we collectively determined there is minimal historic value remaining. She said their concern now has become to keep the five-acre parcel intact with a single-family home made of quality materials that will withstand the next 100 years. She said it is the Herron's and surrounding neighbors wish that this happen as well.

Ms. Kittrell presented pictures of the beautiful land including Indian Fork Creek winding through the back part of the property. She showed pictures of the fawns that were there all summer long. She said there are many fruit and nut trees in the center that are in need of pruning and it would be a shame to see the parcel get divided.

Ms. Kittrell said under criteria two from the ARB there is no reasonable economic use for the structure as it exists or as it might be restored and there is no feasible and prudent alternative to demolition. She said the home cannot be lived in, rented, or used in its current state. She indicated their realtor brought this property to them given their desire for a large mature parcel in Dublin and their love of old homes. After touring the home and noting the condition had further declined since the realtor last saw it, she said he thought we should get inspectors' reports as well as a general contractor with experience in historical restoration to ensure we knew what we were getting into. She said William Lett, Lett Construction and owner of multiple historic homes himself, toured the property and read the inspectors' findings. She noted in his professional opinion, the home is in very poor condition and would be in the range of \$225 per square-foot for the 2,695-square-foot home just to get it to a livable condition - not including any upgrades. She described the home as having three-bedrooms upstairs and one bathroom that is off the kitchen downstairs. She remarked obviously this is not up to Dublin standards.

Ms. Kittrell said the home is currently appraised at \$305,000 combined with the restoration costs of over \$600,000 is not a reasonable economic use and could not be substantiated. She indicated there are no homes with 2,600 square feet, 3 bedrooms, and 1 bathroom that would be worth over a million dollars in Dublin regardless of the amount of land unless that land was split and developed, which is against the wishes of all those closely involved. She reported the inspector from the Wing Inspection Group also said their experience strongly suggests any restoration costs would be excessive. She said this approval condition does not state the property can or cannot be restored at any cost but a reasonable economic use. She said investing over \$1 million to have a house in the end worth \$550,000 is not a reasonable use of economic resources. She said restoration is not feasible or prudent and not feasible to place another home onto the site without removing the house and developing the entire acreage, which they are here to prevent.

Ms. Kittrell said their intention is to build a new home on the same general site. She indicated there have already been multiple people over the last ten years who have determined this is not economically feasible to do and during that time, the condition of the property has only worsened. She said the property is currently owned by the trust and Don Herron is the trustee. She said he provided a letter that states they were aware of the serious structural issues even prior to his father's death in 2005 but his mother did not think she had the assets to undertake a project of that magnitude. She indicated because Don has fiduciary responsibilities to beneficiaries of the trust, he also determined it was not economically feasible to undertake the correcting of the serious structural problems. She said the trust did not and does not currently have the funds to undertake such an open-ended project. During the past years, she said the house has been vacant; the Herrons have been in negotiations with a potential buyer who was attempting to restore the house. She indicated that buyer was trying to parcel off the back portion of the property and sell the parcels to the Coventry Woods residents whose properties back to the 5051 Brand Road property on the east side. She said in the end, that buyer was not able to make it work.

Ms. Kittrell reported Richard Taylor, an architect, stated in his letter that waiting would not hurt. She indicated it would not hurt him or her but would hurt the Herron family.

Ms. Kittrell said any other land parcel of this size in this location would sell for \$400,000 but questioned what the Herron family could sell it for if this demolition request is again denied. Meanwhile, she said Don will continue to spend \$6 each week mowing and maintaining the property. She said another way to interpret this criteria is the house could be used for a museum, hotel, or another revenue generating entity but this is unrealistic for several reasons:

- The property is long and narrow
- It is in the middle of a residential neighborhood
- No other businesses exist
- There are six properties adjacent
- The neighbors would not support a Bed and Breakfast in their backyard

Ms. Kittrell said the home itself does not have enough revenue generating attributes inside or out to make it a tourist attraction where one would pay a fee.

Ms. Kittrell referred to the third criteria – Deterioration has progressed to a point that it is not economically feasible to restore the structure and such neglect has not been willful. She referred to the letter from Don Herron. She referred to the inspector's report, listing all the issues with this home. She presented some interior photographs and pointed out the water damage and mold.

Ms. Kittrell said criteria four is that 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 that the proposed construction to replace the demolition significantly improves the overall quality of the Architectural Review district without diminishing the historical value of the vicinity or the district. She indicated if it refers to the neighborhood and the surrounding properties in general, we feel that by maintaining the large parcel and surrounding area will maintain the character of the area by ensuring that a developer does not try to turn this into a new small neighborhood with five to ten homes if or when this house falls down. She said they have spent a lot of time at the house and spoken with many neighbors and they have all been very supportive and excited about the prospect of a Dublin family buying the property as opposed to a developer. She said all that we have spoken to have indicated their number one priority is that the parcel remain intact. She referred to the letter written by Roger Rabold whose property is adjacent to the falling down barn. She indicated Roger reviewed both structures as safety hazards. She said Roger and his wife reside with their two boys, ages 7 and 9 and their swing-set sits only 75 feet from the dilapidated barn.

Ms. Kittrell concluded by addressing a request to demolish the home prior to approval for a floor plan. She said the reason they are requesting immediate demolition of the property is due to the declining conditions and safety concerns to the neighbors and themselves. She reported there is no fencing around the property and one side of the barn collapsed last year. She contends that they should not be required to put additional money into maintaining a home that will be torn down in the future. She said if the Board approves the demolition, whether the house is raised now or after future plans are approved, plans must still be approved whether they have plans in 8 months or 18 months from now; the property is not going to be in better condition. She said they want to find just the right professionals and make sure the property is done justice with a home that will survive the next 100 years. She said the plan approval is a separate issue but the type of home they would hope to place on this property would be a custom farmhouse style incorporating a mixture of exterior materials, likely including stone, wood, standing seam metal, and tall windows.

Don Herron, 1305 County Line 5 North, Zanesville, Ohio said he was the trustee of the Herron trust. Mr. Loveland asked him if the home was the only remaining significant asset in the trust to which he replied affirmatively. Mr. Herron confirmed it has been a financial burden to pay the taxes, insurance, and maintenance, etc. He confirmed the home has been available for sale since his mother died in 2012.

Mr. Loveland asked if anyone else had expressed interest in the home before the Kittrell. Mr. Herron said there was a young couple before the Kittrells but that fell through. Mr. Herron said he has received mail in the past four years expressing interest in the property. He said no offers to buy it have been made since the last hearing and all mail of that nature has ceased.

Mr. Loveland confirmed with Mr. Herron that nobody has come along with a plan to restore this home and he himself cannot afford it and it is not worth it to rehabilitate this home. He confirmed the property is not generating any income and that Mr. Herron is familiar with the construction attributes of the home and that half of the house is on a stacked limestone foundation and those walls are failing in several places. Mr. Herron confirmed there has always been water infiltration because it has a flat roof, which had been replaced several times but there were always problems with box gutters and keeping it maintained.

Mr. Loveland confirmed with Mr. Herron that he and his brother are the beneficiaries of the trust and they are both 75 and older and do not live in the Dublin area. Mr. Loveland asked Mr. Herron if this refusal to allow the demolition of the home was causing financial hardship. Mr. Herron responded it is getting there.

The Chair called for a brief recess at 8:00 pm. He resumed the proceedings at 8:07 pm by stating that was the conclusion of the applicant's presentation. He asked if anyone from the public would like to speak with regard to this case.

Mr. Smith said he did not believe that any of the members who raised their hand were sworn in earlier.

The Chair swore in anyone wishing to address the Board on this case this evening.

Kevin Walter, 6289 Ross Bend, said he did speak at the ARB hearing so he referred the Board to those minutes. He said he understands there are four criteria incumbent upon the applicant to demonstrate that at least two of those criteria are met in order for demolition to be approved. He said the applicant and his attorney have indicated that acquiring and restoring the property would equate to about \$1 million. He said looking at other properties along Brand Road there are properties that are in excess of \$1 million on significantly smaller lots and with less historical value. He said for the applicant to indicate it is economically not viable for them to that, he would challenge that; therefore he does not believe that criteria is met. He said he appreciates the Herrons are not in a position to maintain the property but they indicate that their lack of maintenance on the property has not been willful when in fact it was since the property is not listed publically for sale and funds are not available to maintain the property. He referred to the minutes from the ARB meeting where he spoke specifically about the historical nature of the home and what it means to the Dublin community. He said it is one of the original homes from the original homesteaders within Dublin. He said the family that built that home is one of the founding families. He said the research that he did was not from hearsay or Facebook postings as the applicant's attorney would indicate. He said he looked at the Confederate War records, the National Registry, the Ohio Historic Inventory, and published accounts of the history of Dublin. He said he visited first-hand the cemetery in Dublin to indicate the lineage of the residents of that home. He said the Thompson family was the original owner of that property and that has great historical significance to the City. He concluded by stating three of the criteria are not met.

Tom Holton, 5957 Roundstone Place, said he is president of the Dublin Historical Society. He said just because Italianate architecture is not seen very often, does not mean that it was not there. He said the hooded windows for example are a feature shared by the Dublin Village Tavern, which is also Italianate style architecture in the Historic District. He added the school building that used to stand where the library is today was Italianate, which stood from about 1870 to 1980 or so, again with the hooded window feature. He said most of the homes were more simple style or brick farmhouses. He said this home is unique and that is why it was featured so often in City publications and noted on driving tours as part of the character and culture of Dublin even as it was 260 feet from the road. He indicated it was featured prominently on the cover of the City's 2003 Annual Report.

Mr. Holton said the ARB had the ability to modify the application and the decision and make suggestions to the applicant but they did not do that. He suggests that the applicant stabilize the façade of this

building as that is the important part. He said over the years the building has changed as shown on the other three sides not unlike many of the buildings in Dublin over the years. He stated definitions are important; we have heard restoration, preservation, rehabilitation, etc. He said stabilizing takes the unsafe or deteriorating structure and keeps it from further damage or deterioration. He is suggesting the façade be stabilized and anything else can be done to the rest of the building. He said rehabilitation means returning a property to a state of rigidity through repair, alteration, while preserving those portions of the property that are significant to its historical, architectural, culture values. He said it is not restoration or reconstruction. He said rehabilitation would be building a new house behind that stabilized façade. He said keeping such things as the wood work, staircase, and masonic symbols recall the history of the house. He referred to Ms. Kittrell's statement from the ARB meeting that she wanted to keep that staircase, woodwork, and masonic symbols because she liked them and the façade would only be restored if possible. He said restoration is the act or process of accurately recovering form and details of a property (in this case a façade) it is a particular period of time.

Patty Vetter, said they have been residents at 5071 Winchell Court since 1989, one of the first in the Coventry Woods Subdivision that back up to this property. She said the Herrons are absolutely wonderful neighbors and it saddens her to think that the family would be denied for reasons where no one is stepping up to even take over the property. She said she thought the City would take over but nobody is doing anything. She said we have this beautiful family that would respect the wishes of the Herron family. She said they are restaurateurs and would benefit from all of these fruit trees and she can see them planting blueberries and doing all these things being respectful of the property and what it was meant to be all along since the original owners were here. She said the Herrons had animals on the property for 4-H and she sees Don Herron coming over trying to maintain the property and it has become unbelievably difficult. She said it is unsafe; she has a three-year-old grandson. She said the Herrons have always been nice to let all the neighbors use the property for playing baseball, taking walks, and letting the dogs roam, etc. She indicated she took an architect friend over to see the property; he took one look at the foundation and he remarked how unsalvageable it was. She said what could be more beautiful than a family that wants to maintain this property the way the Herrons had. She said this is history right here; we will miss the opportunity to have a chef and people who run restaurants to live in that house. She questioned who would buy it and parcel it off, running off the current abundant wildlife. She indicated she believes this family will maintain the history of the property by being the family they are and that is how this should be.

Donna O'Connor, 5065 Winchell Court, said her husband and Roger Rabold and her have an adjoining property in the backyard of the Herron property. She said she spoke at the August ARB meeting so there should be record of her words there. She said it is important to respect the property and to keep the parcel intact. She said the previous interested buyers wanted to divide the parcel, which saddened them. She said when the Kittrells started looking at the property, they immediately introduced themselves and became easy companions talking about the property, etc. She concurs with Patty and John as far as allowing a Dublin family, who are business owners, to take over that property and maintain the parcel to join the neighborhood and create new history at that historic parcel. She indicated that was how all the adjoining property owners felt is most important. She said her sons are not allowed anywhere near the barn; she has witnessed the wood deteriorating. She said she worried about her young curious boys' safety. She concluded by stating she wanted to see the Kittrell's application approved.

Ron Geese, 5584 Brand Road, said he is the sixth generation of the Charles Mitchell family to be in Dublin. He said they were part of the founders of Dublin along with the Sells family. He said as a kid, he lived on Brand Road from the fourth grade on at the corner of Coffman and Brand and in the sixth grade worked for the Dublin Food Market, which was the Herron family business. He said Mr. and Mrs. Herron paid his way through college so he knows the history of the home. He indicated it was a beautiful home and there was a farmhouse across the street that was pretty nice at one point in time but then someone in Dublin let them tear it down and now there are 20 homes on that site. He said the thing that bothers him is that it is just worn out. He said he has had to go in and out of the house many times and it was

furnished with nice antiques. He said he is here to support the demolition because it needs to be done and he wanted to echo what he heard from the last two speakers. He said he attended the ARB meeting and Mr. Musser voted to have it demolished because everyone adjacent to the house wanted that. Mr. Geese said he wants everyone to realize that he learned to respect what the neighbors want. He concluded they need to keep one house on this property, keeping the five acres intact.

The Chair invited further public comments. [Hearing none.] He said under Dublin Ordinance 153.230G, he asked Jennifer Rauch to present her case.

Jennifer Rauch presented the site to orient everyone, pointing out the location of the house on the northern portion of the site with the barn further to the rear. She said the structure was built in 1880 by the Thompson family. She noted there are other historic sites around this particular property. She said a family trust is responsible for the property. She said the applicant has provided evidence showing the structure as deteriorating over several years.

Ms. Rauch stated this case was reviewed by the Architectural Review Board on August 4, 2015, in which the applicant applied for demolition based on meeting two of the four criteria. She said the recommendation in the Planning Report to the ARB was disapproval as all four criteria had not been met and the Board upheld that recommendation; subsequently the appeal was filed.

Ms. Rauch said the applicant's request for demolition would have to meet two of the four following criteria (Zoning Code §153.176) in order to be approved:

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

Ms. Rauch said the first criteria was not met. She said the structure has historical significance through its original owner and is listed on the National Register of Historic Places. She said the unique architectural style, the age of the structure, and the unique location outside the Historic District reinforce the importance to the historic character of the City and the area.

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.

Ms. Rauch said the second criteria was not met. She said there are obvious restoration issues based on the information provided. She said the information provided by the applicant states the structure could be repaired and that it would be a cost to the applicant. She said Staff's finding was the historic value to the community is worth the investment. She said the applicant's documentation did not demonstrate that demolition was the only option and there might be other alternatives to consider.

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

Ms. Rauch said the third criteria was not met. She said Staff agreed deterioration and neglect have occurred, but are not convinced the information provided demonstrates it has progressed to the point where it is not feasible to restore the structure.

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.

Ms. Rauch said the fourth criteria was not met. She said the structure as it exists does not impede orderly development of the area and it provides significant value to the community as well as the character along Brand Road and demolition would further diminish the unique character of this area.

Ms. Rauch said the recommendation to the ARB was disapproval. She highlighted that a one-year waiting period to decide was presented as another option at that time. She restated the Board disapproved the request with a vote of 4 – 1.

The Chair asked if there were any questions for Staff. [Hearing none.] He clarified Staff found all four criteria not to be met and the applicant is required to meet two of the four criteria. He closed the public portion of the meeting and opened the request up to the Board.

Jamie Zitesman said people are saying the home is worth restoring but there does not seem to be anyone interested in stepping up to the plate. He said we have heard there has been one other interested buyer over the years but the property turned out to not be economically feasible for them. He said they tried to subdivide it so it might be affordable but even that did not pan out. He said he does not agree with the idea of dictating somebody else's money. He said evidence has been brought forth from expert testimony that state this will cost a lot of money and that it will never be worth it; there is not any way to ignore the reports. He said the property has already been on the market three or four years and we have to listen to the market as to the real liability, the economics, and the feasibility of this situation.

Mr. Zitesman said he has lived in this area for 22 years, has probably driven by Brand Road property practically every day, and does not remember truly seeing this house until he sought it out for this case. He questioned that if it is of such significant importance historically to our community, it should not be hidden. He said the road is never going to get closer to the house and with it being private property, nobody can go on it.

Mr. Zitesman questions who would benefit from prohibiting the demolition and who wins if the BZA says the ARB was correct and we have to make sure the property stays the way it is. Mr. Zitesman said it has outlived its useful life and is beyond repair economically. He said this is one of the reasons I am here and glad to be on this Board of Zoning Appeals - to deal with cases like this. He said sometimes, people make wrong decisions. He said he does not agree with the recommendations of Staff, the conclusions are aspirational that there is scarcity of these homes. He said it is nice to say there is importance here but we cannot find any objective standards to say how this has a significant impact on the community, to enable the City to tell the Herrons they cannot sell.

Mr. Zitesman said he has significant safety concerns and liability issues for the current owners if something were to happen there. He said he cannot see any reason at all to uphold the ARB decision.

Martha Cooper said the ARB suggested there be a year delay and we are here now six months later from the ARB's decision. Mr. Smith clarified the ARB had the opportunity to impose up to a year waiting period and they did not as part of their decision.

Martha Cooper said we do not have a plan for a new development yet and she thinks that was a concern of the ARB as well. She said she understands the Kittrells do not want to submit a plan until they have approval for demolition.

Mr. Zitesman said he would trust the Planning Department to impose the normal Dublin standards and make sure we have a home that measures up with the other new homes on Brand Road, which are outstanding.

Rion Myers said the one hang up for him is "no reasonable economical use for the structure as it exists or it might be restored". He said he reads that as reasonable being something that somebody can afford. He said having known the prior couple that considered this property, it was not economically feasible for them. He asked if there was ever a discussion about restoring the façade and the structure to keep the character of the home as part of the tear down and rebuild. He questions if a new house could be built that has the same features to keep that character.

Ms. Rauch said the information provided by the applicant showed simple architecture. She said we would not want them to build a replica.

Mr. Myers asked if the ARB would review that as a new structure. Ms. Rauch said yes because it is listed in the Code as a property that has to be reviewed by the ARB. Mr. Myers said the criteria that the ARB adheres would ensure the new structure would fit within the character of the area.

The Chair asked to clarify that should they demolish the house, the applicant will have to get approval from the ARB to build a new house. Ms. Rauch answered affirmatively, as the Code is written.

Ms. Cooper asked if that was because it is listed in Appendix G and Ms. Rauch said that was correct. Ms. Cooper confirmed that does not require them to come in with an 1880's Italianate style.

Mr. Gunnoe said Mr. Zitesman said everything he wanted to say. He said this is a really interesting case. He said when he saw the word "willful", and heard the comments from the public, "willful" to me when I see pictures or run by it or drive by it, you would expect the windows to be left open on purpose and the owner mowing the grass would not be expected. He said he thinks they shepherded this building along as far as it will go. He said with that, and looking at those three criteria, he is in agreement with Mr. Zitesman. He asked the applicants if they would consider keeping the façade since this was built 15 years after the Civil War, which makes it amazing that it is still standing there.

Ms. Kittrell said as it stands, the façade could not be kept, it would be a replica. She said when the owners re-sided it previously, they found termite damage so she believes it could not be saved. She said it could be re-created.

Ms. Cooper said she believes the applicant has demonstrated two of the four criteria are met. She said she agrees it is a significant historic property by its age but criteria 2 and 3 have been met.

### **Motion and Vote**

Mr. Gunnoe made a motion, seconded by Ms. Cooper, to overturn a decision by the Architectural Review Board to disapprove the request for demolition of a historic single-family structure finding the request meets two of the four review criteria. The vote was as follows: Mr. Myers, yes; Mr. Zitesman, yes; Mr. Todoran, yes; Ms. Cooper, yes; and Mr. Gunnoe, yes. (Approved 5 – 0)

Mr. Gunnoe said the next meeting is scheduled for February 25, 2016, and adjourned the meeting at 8:48 p.m.

As approved by the Board of Zoning Appeals on March 31, 2016.



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## ARCHITECTURAL REVIEW BOARD

### RECORD OF ACTION

**AUGUST 4, 2015**

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

**1. 5051 Brand Road  
15-055ARB**

**Demolition**

Proposal: Demolition of a historic single-family structure located outside of the Historic District on the south side of Brand Road between Coffman Road and Wellington Reserve Court.

Request: Review and approval of a demolition request under the provisions of Code Sections 153.173 and 153.176 and the *Historic Dublin Design Guidelines*.

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner

Contact Information: (614) 410-4690; jrauch@dublin.oh.us

**MOTION:** Mr. Musser moved, Mr. Rinaldi seconded, to approve a request for a Demolition.

**VOTE:** 1 - 3

**RESULT:** This request for a Demolition was disapproved.

**RECORDED VOTES:**

David Rinaldi	No
Thomas Munhall	No
Everett Musser	Yes
Jane Fox	No

**STAFF CERTIFICATION**

  
Jennifer M. Rauch, AICP, Senior Planner

## ARCHITECTURAL REVIEW BOARD

### MEETING MINUTES

**AUGUST 4, 2015**

#### AGENDA

**1. 5051 Brand Road  
15-055ARB**

**Demolition (Approved 1 – 3)**

David Rinaldi called the meeting to order at 6:30 p.m. Other Board members present were: Jane Fox, Thomas Munhall, and Everett Musser. City representatives were: Steve Smith, Jennifer Readler, Steve Langworthy, Jennifer Rauch, Jeff Tyler, Donna Goss, Tammy Noble, Velma Cohen, and Laurie Wright.

#### **Motion and Vote**

Ms. Fox moved, Mr. Rinaldi seconded, to accept the documents into the record. The vote was as follows: Mr. Munhall, yes; Mr. Musser, yes; Ms. Fox, yes; and Mr. Rinaldi, yes. (Approved 4 – 0)

#### **Motion and Vote**

Ms. Fox moved, Mr. Rinaldi seconded, to accept the June 24, 2015, meeting minutes as presented. The vote was as follows: Mr. Musser, yes; Mr. Munhall, abstain; Mr. Rinaldi, yes; and Ms. Fox, yes. (Approved 3 – 1)

The Chair briefly explained the rules and procedures of the Architectural Review Board [the minutes reflect the order of the published agenda.] He swore in anyone planning to address the Board on this application.

**1. 5051 Brand Road  
15-055ARB**

**Demolition**

The Chair said this is a request for demolition of a historic single-family structure located outside of the Historic District on the south side of Brand Road between Coffman Road and Wellington Reserve Court. He said this is a request for review and approval of a demolition request under the provisions of Code Sections 153.173 and 153.176 and the *Historic Dublin Design Guidelines*.

Jennifer Rauch presented the 5-acre site containing a single-family structure located about 250 feet from the road and a detached barn located behind the house. She noted the site has significant topography as the house and the barn are located at a higher elevation with a grade change of  $\pm 30$  feet sloping north to south. She added the property contains several stands of trees and a creek that runs along the southern boundary. She said the site is zoned R-1, Restricted Suburban Residential District, and is surrounded by a number of single-family subdivisions and development of the City as well as Washington Township. She noted the site is located outside of the Historic District but is identified within the Zoning Code on Appendix G, which requires review and approval of any modifications, demolition, or new construction, by the Architectural Review Board. She reported there are 11 other properties listed on Appendix G within the City.

Ms. Rauch said the house was built in 1880 by J.C. Thompson and is owned by the Herron family trust. She explained the applicant made this request for a demolition as they are considering purchasing this property to build a new single-family home.

Ms. Rauch said that information about the National Register and Ohio Historic Inventory is located in the packets, which addresses the historic significance of this property. She described the home as a single-family, two-story home built in 1880 with Italianate architecture. She said Staff review and analysis was based on the information provided by the National Register and Ohio Historic Inventory as well as a narrative, engineering reports, and cost estimates provided by the applicant. She reported Staff conducted a site visit of the interior and exterior of the property with the applicant's representative and took into consideration public correspondence received with respect to this property.

Ms. Rauch said the applicant's request for demolition would have to meet two of the four following criteria (Zoning Code §153.176) in order to be approved:

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

Ms. Rauch said the first criteria was not met, because of the historical significance of the property and the fact there are very few structures in the City with similar design features. She indicated this is important to the community as historic properties remind us of our past. She stated while the structure is outside of the Historic District, these types of historic structures are scarce, increasing the level of importance of preservation, and an opportunity to maintain a part of the cultural and architectural history of the City.

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.

Ms. Rauch said the second criteria was not met. She reiterated the applicant provided very detailed information about the current state of the property that a number of restoration issues need to be addressed. She noted the current assessment states the house could be repaired, albeit there would be significant costs to the applicant. She reported the structural engineer states the cost of repair outweighs the historic significance of the structure, but Staff found this information insufficient to demonstrate that demolition is the only option. She indicated the site and the structure have been deemed historic and the significance is important enough to ensure historic preservation practices and principles are to be followed. She emphasized the loss of this structure would be irreversible and every effort should be made to preserve it, despite the economic impact.

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

Ms. Rauch said the third criteria was not met. She indicated Planning and Building Standards agree the structure has suffered from deterioration and neglect but are not convinced the information provided demonstrates the deterioration has progressed to a point where it is not feasible to restore the structure. She stated maintenance and efforts to protect the structures have seemingly gone unaddressed over the past few years as it was vacant, contributing to the deterioration. She indicated if the application for demolition is not approved, every effort should be made to maintain and preserve the structures remaining to alleviate further damage.

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.

Ms. Rauch said the fourth criteria was not met. She reiterated the applicant's narrative states the new structure would fit more appropriately within the surrounding residential subdivisions. She stated a new

structure would fit, but the intent assumes first the existing structure has no value to the community and a new development would be better than the existing. She concluded this is not the findings of Staff.

In summary, Ms. Rauch said the recommendation to the Board is that all criteria are not met and recommended disapproval of the demolition. She indicated an alternative recommendation was highlighted to impose a one-year waiting period to find an alternative to demolition, should the Board find that demolition is appropriate.

Jess Kittrel, 8888 Cruden Bay Court, said the goal was not simply to remove a historic home but to find a way for the property as a whole to be maintained and honored throughout the future. She said her and her husband have been residents of Muirfield Village for nine years and specifically chose Dublin as a place to raise their four children. She said they opened their first restaurant, 101 Beer Kitchen in Dublin, hoping to spend many years here both professionally and personally. She indicated she has a love for antiques and they are showcased in their restaurant. She noted the chalkboards are circa 1910 from an old schoolhouse, and the card filing cabinet and post office box in the front entryway were finds from her time spent antiquing. She said her husband Thad grew up in a historically restored home in Eden, IN. She said they were married at a different historically restored home of which she presented a wedding portrait of herself on the staircase. She said they share a love of the beauty of old and historical items and quality craftsmanship. She emphasized they are not Real Estate investors, developers, nor people looking to tear down a perfectly good historical home; they are a family searching for that perfect place to put their stake in the ground.

Ms. Kittrel said the home and the barn have, through no fault of theirs, deteriorated to a point beyond which it is reasonably feasibly to restore. She said there are foundation issues, significant structural issues with the entire west and north framing of the home at a minimum due to significant water intrusion, mold, and termite damage. She said the entire home requires replacement of all siding, and reframing is likely to be needed once the walls are peeled back and the full extent of the water damage is revealed.

Ms. Kittrel said they are only in contract to purchase the home and are unable to do that. She said reframing the roof structure and shingles will also be necessary and the porch and rear addition need to be removed and built over proper foundations. She said any restoration at this point would amount to nearly a replica house and not an example of a historic property. She said ultimately, the question tonight is what the reasonable cost is to require a private property owner to spend in restoration for the benefit of the City in the interest of preservation verses the historical value of this property. She addressed the specific areas of the Code:

Criteria #1 – Ms. Kittrel said clearly the house has historical significance of which amounts to the age of the home, style characteristics, and as the historic register states, the idea that the original owner, JC Thompson, was supposedly the first master mason of the masonic lodge, which was located in Worthington, OH. Italianate architecture is not called out as indicative to the Dublin area unlike stone walls and stone farmhouses. She said the house exhibits characteristics of an Italianate style home, but it lacks window symmetry, the corbels do not wrap the entire house - just the front façade, and mission or craftsman style windows are at the rear of the home, which otherwise lacks windows at all. She presented some examples of true Italianate architecture. She said the home by its age is valuable but this does not exceed any cost. She pointed out that there is only one sentence referring to this home verses the numerous times stone walls are mentioned for this area in the historic register. She said the Dublin Road project pulled down part of the walls because they were too costly to preserve. She stated after analysis with an inspector and contractor with over 1 million square feet of historical restoration experience, they believe there is minimal historic value remaining. She said they are now concerned with keeping the 5-acre parcel in tact with a single-family home, made of quality materials that will stand the test of time and this is the wish of the surrounding neighbors as well. She provided exterior and interior views of the home and noted the damage. She said the land

is beautiful and presented some photos of the Indian Fork Creek that runs on the border of the property, fruit and nut trees, and wildlife.

Criteria #2 – Ms. Kittrel emphasized there is no reasonable economic use for the structure as it exists or might be restored and there is no feasible and prudent alternative to demolition. She said the home is inhabitable in its current condition. She reported that William Let, Millet Construction, confirmed the home is in poor condition (\$225 per square foot for the 2,695-square-foot home, not including upgrades). She reported the realtor appraised the home at \$335,000 and restoration cost would be over \$600,000; this cannot be substantiated. She said there are no homes with just 2,700 square feet, 3 bedrooms, and 1 bathroom that would be worth over \$1 million in Dublin, OH, regardless of the amount of land unless the land was split and developed, which is against the wishes of all those involved. She said this ARB condition does not state that the property can or cannot be restored at any cost but a reasonable economic use. She said spending \$1 million to gain a home worth only \$500,000 is not a reasonable use of economic resources. She indicated there have been multiple people who have determined this is not economically feasible over the past 10 years and during that time the condition has only worsened. She reiterated the property is owned by the trust and they have not found it economically feasible to correct the serious structural problems; they do not have the funds to undertake such an open-ended project. She restated that the house has been vacant for several years. She said any other parcel in this area of this size would be valued at \$400,000 but questioned what the Herron's could sell this property for if this demolition request is denied. She indicated using this property for a revenue generating amenity (museum, hotel, etc.) is unrealistic for several reasons as the property is long and narrow in the middle of a residential neighborhood where no other businesses exist and the property does not have enough attributes to make it a tourist attraction.

Criteria #3 – Ms. Kittrel indicated deterioration has progressed to the point it is not economically feasible to restore the structure; such neglect has not been willful. She reiterated all the damage that has been identified, presented more interior pictures, and referred to the various inspection reports.

Criteria #4 – Ms. Kittrel questioned the definition of this district for property and said having one single-family residence on five acres fits better into the surrounding area than if a developer parceled off the property to build 5 – 10 homes if or when the house fell down. She indicated her family has spent a lot of time with the surrounding neighbors who have all been very supportive of her Dublin family buying the property as opposed to a Real Estate investor or developer. She pointed out the dilapidated barn within 75 feet of the adjacent swing set and where the west side of the barn fell down in a storm last year.

Ms. Kittrel concluded her request to demolish the house before plan approval and requested immediate demolition due to the declining condition and safety hazards the house and barn pose to them or any neighborhood kids that currently play near the property. She said the property is not going to be in better condition as time passes and the conditions today would not change the outcome of whether or not the demolition order is approved this evening. She described a farmhouse style home they are considering to build on this property as well as features that are in the existing home that can be salvaged and incorporated into the new home.

Ms. Kittrel said they and the Herrons would agree to selling the home to the City for \$1 should the City wish to move the house from the property (possibly into the historic district or City property) and restore it. Ms. Kittrel confirmed they are in contract with the contingency of demolition.

Jane Fox asked if the property had been publically for sale. Ms. Kittrel said her understanding was when Mrs. Herron died three years ago, the family was in negotiation with a buyer but the plan fell through.

The Chair invited public comment.

Tom Holton, 5957 Roundstone Place, Dublin, OH, indicated the inspection reports state the comments are based solely on a visual observation, knowledge and experience and the consultant did not do a thorough structural inspection. He said the City stated firmly in the Community Plan that protecting historic resources outside is a value to the community and that is why the City has inventoried properties, including this one. He said if properties are allowed to deteriorate to the point to be demolished, where is the City's history and where would the homes be that Ms. Kittrel talked about that she loves so much, got married in, and wants to move her family. He asked where we should draw the line as a City. He said it is going to cost money, just as Ms. Kittrel stated. She also said the cost is not justified and he asked to whom is it not justified. He said we have to look back to what value this would bring to the community. He said the City replaces stone walls to contribute to our quality of life in Dublin. He noted this property was featured in the 2002 Community Plan and it warrants some degree of protection.

Rich Taylor, 48 S. High Street, Dublin, OH, said he is a 23-year resident of Dublin, an architect, and a former member of the ARB, PZC, and Historic Dublin Business Association. He reported in the last 30 years he has worked on projects in the Historic District and has a deep appreciation for preserving our history but personal property rights as well. He said he has been involved in the demolition of several homes to make way for new construction. He indicated he understands the desires of both the seller and the buyer. He said ownership of architecturally or historically significant buildings is partly vested in the whole community and their responsibility to preserve them. He said when significant buildings are lost, they are lost forever along with the connection to the past. He indicated that as Americans we have not always appreciated our own history. Mr. Taylor said few homes are ever beyond complete repair. He said many restorations are stripped to the studs regardless of their condition and most need new foundations, roofs, siding, and windows, plumbing, heating, and electrical. He said this is what this house needs, which is not unique for a historic home and certainly not a reason to demolish it.

Mr. Taylor indicated it is irrelevant to try and compare the cost of restoring this home to the cost of building new since it is impossible to put a value on our own history but it is worth commenting on the rough estimate given of \$225 per square foot to preserve. He said if the only criteria used to evaluate a historic home is comparing cost to new construction homes, then no historic building would ever be restored. He added historic preservation is an investment in our culture and Dublin community clearly prefers an architecturally abundant city; one where new buildings and old buildings coexist and where old and new neighborhoods bump up against each other. He indicated we all appreciate the charm and character of the original buildings in Historic Dublin even as we insert new homes and buildings into the gaps of our historic village center. He believes our community has a moral responsibility to protect our architectural heritage. He said advancing the appreciation of Dublin's history is one of the reasons the Architectural Review Board is formed with the very specific responsibility to prevent the deterioration for the review district of historic sites. He said this is clearly a historic site and the ARB is required by Code to prevent its destruction. He said we are in this debate tonight because as a community we have not been proactive in preserving our significant homes and asked the City government to identify and secure these pieces of Dublin history before they are lost forever, starting with this house.

Mr. Taylor said because this house does not suit the needs of the current potential owners, he asked that it be left for another, someone that will find a way to give it new life for the benefit and enjoyment of the whole community. He said the home has lasted 135 years; a few more years waiting for the right buyer will not hurt.

Dave Jenkins, 5071 Brand Road, said he resides on the west side of the Herron property. He reported in 2009, he was asked by the owner to put on a new roof, scraped and painted the exterior, installed or straightened windows, removed the front half of the house because of termite damage, and re-did the gutters and soffits, etc. He indicated that is going to need to happen every five years to a house like this unless you completely strip it down and add new siding. He said the place is an absolute disaster with mold and termite damage, and the house sags about four inches in one corner. He said if you try to jack up the house you will do more damage trying to straighten it out. He said it was a great house but it is

beyond repair. He confirmed the barn is falling down. He said as the next door neighbor, he is affected by this more than anyone else in this room and we all want a nice single-family home here and not one that is falling down.

Mr. Jenkins said he does not know who the Board is going to find to restore this house. He said everyone wants to preserve this, and he agrees with that, but he has been here since 1958 and he has seen a lot of farmhouses knocked down in that time and they were a lot nicer than this house. He said if this were a developer, Dublin would bend over backwards for them. He said the Kittrels have presented their case very professionally, they were prepared, and he asked the Board to let them tear it down because it is not worth saving. He said he liked the idea of the City purchasing the house and moving it to Historic Dublin. He said he is concerned that if the right buyer cannot be found to restore it, then it just sits there and deteriorates further as we lose these potential buyers in the process.

Donna O'Connor, 5065 Winchell Court, said her and her husband bought their home five years ago, which backs up to the rear portion of this property. She recalled when the Herron's had a potential buyer but could not afford to restore the home unless they could sell off some parcels and offered that to the neighbors on Winchell Court but that fell through. She said she grew up in Hudson, OH and understands historic areas. She said if the demolition is denied to this house, she urged the Board and the City to come up with a plan for the property. She said her family came in on the tail end of that Wellington Reserve controversy on Brand Road, but heard about the clear cut of trees over 100 years old. She questioned why the City would approve that and not this demolition to keep a five-acre parcel intact. She hears everyone wanting to preserve and restore this home but does not see anyone too eager to do that until Jess and Thad came along. She said she supports this couple and their proposal. She said the house is deteriorating and her boys are not allowed near the barn because it could fall at any time and they are worried about what will happen to this property along with the other adjacent neighbors on Winchell Court.

Kevin Walter, 6289 Ross Bend, said he spent six years as a Planning and Zoning Commissioner but tonight he represents the Friends of Dublin and as a candidate for Dublin City Council. He said the applicant has asked what is reasonable for a homeowner to spend on restoration. He reminded the Board that the applicant is under no obligation to buy this house. He said the home itself is listed on the National Register of historic places as of 1979. He noted that history is filled with dates and places but it is also full of people/characters that shape their surroundings. He indicated the home is not historical in it of itself but rather historical because of its characters. Instead of focusing on technical elements, he told the story of the Thompson family that built the house as acquired by the Revolutionary Land Grant. He asked that the Board honor Joseph's wishes by keeping the property in good repair in recognition of one of Dublin's founding fathers.

Lynn Holder, former owner of Lynn Holder's Sawmill, said he has had a business here for years and would like to see this property preserved in some way or like to see it as a park.

Kevin Keller, 5025 Brand Road, said when he came here tonight he wanted to see it preserved but after seeing the pictures, he would rather see the Kittrels have it, be allowed to demolish the home to build a viable home for their family, and preserve the five acres. He reported he sees the house every day and nobody mows the lawn every week, it is more like every three weeks. He said the Herron's are struggling to maintain the property. He indicated he has walked the private property twice when he had permission; the barn is a hazard – they heard that west side fall down. He said the house is lovely to drive by and look at but upon closer inspection, the more you can see everything is out of whack. He said when he lived in Connecticut and did construction he saw old homes that were restored that took tremendous amounts of money and effort. He noted in a lot of cases, you no longer had the original home, it was just a representation. He personally recommends the house be torn down, a new house built, and the five acres preserved as a single-family residence. He said it is selfish on his part because he lives next door but he has seen what happens to older homes when they sit unattended, which is not pretty and

certainly not something that represents Dublin. He added to see an old home deteriorate like that is a shame.

David Hodge, Smith and Hale, 37 W. Broad Street, Suite 460, Columbus, OH 43215, said he is legal counsel to the applicant. He said his interpretation of the Zoning Code differs slightly to that of the Staff Report. He read the Code "If an applicant demonstrates economic hardship alone, the Board may approve demolition." "If an applicant demonstrates unusual and compelling circumstances, the Board may approve demolition." The Staff Report stipulates that "If an applicant meets two of the four criteria, the Board may approve demolition." He said after considering all the information in the packet, he believes his client meets two of the four criteria citing first, criteria #2. He explained that per the Franklin County Auditor's report, the property is valued at \$305,100. He said the Kittrel's offer is \$425,000. He said the information in the packet states it will take \$606,000 just to get started. He said when looking at an addition and other things the Kittrel family would like to do to make the home habitable, it is not economically feasible to do it. He cited criteria #3 as the other criteria met because deterioration has progressed to the point where it is not economically feasible to restore the structure and such neglect has not been willful. He said there are residents that remember Ms. Herron and can attest that she loved her home and was proud of it. She did the best she could, living there to the age of 93. He said the property has fallen to disrepair and cannot be reasonably restored. He said the contractor, architect, and structural engineer are all present and would encourage them to each state their professional opinion that the property is not salvageable.

Mr. Hodge said comments made citing opposition were meaningful and appropriate and does not disagree except for their conclusion. He reiterated the City has a responsibility and urged the community to be proactive and Ms. Kittrel had agreed to have the City move it. He said if it truly is a home worth preserving, it ought to be the community's responsibility and to not saddle the preservation on the Herron's who cannot maintain it as it is. He said that economic burden should not be placed on the Kittrels, either. He commended Ms. Kittrel on the preparation of her presentation.

Jane Fox said this case is a tough one and a landmark case for the City because we do not have that many historic properties left to preserve and we are undergoing a lot of changes. She emphasized the ARB is charged with historic preservation of properties. She expressed her sympathy for the economic hardship but as these properties in our country age, this question will become greater and greater. She said the ARB is also charged with protecting and maintaining these properties. She said this home is historically significant; it does matter that it stays if possible, but she can also see the other side of it as she can see the economic hardship of it. She said it is interesting to note that the Herron's tried to maintain it. She said the Auditor's website, that reviews properties every three years, the last time reviewed it as in good condition. She questioned what happened in the last three years. She indicated that if the City truly wanted to preserve this property, they need to spend a little money to decide whether or not these reports received from Engineering, are objective reports; we need to absolutely know that there is no feasible way to save the property. She indicated it has not been publically offered for sale so she questions whether there is someone out there that has greater funds available to preserve it. She emphasized, this Board is charged with preserving historical significant properties. She believes we need more time to determine whether or not there are no other options.

David Rinaldi said the decision tonight is to vote on this application. He said the facts are in front of us, four criteria, and we are to decide if they meet two of the four criteria.

Tom Munhall said he restored his historic house on Dublin Road, which was in worse shape than this home. He said he does not see the economic hardship.

Ed Musser said he has experience restoring a home. He said the estimate is just that, an estimate. He said if someone came in as Ms. Fox suggested, they would have to start tearing out interior walls, roof,

and they would find things that nobody can see. He asked about the condition of the other 11 historic homes.

Ms. Rauch said there are a total of 12 properties and does not know the status of all of them.

Mr. Musser said he visited the property that is located at 5381, around the corner, as a young couple was restoring it. He said there is a big difference between that home and this as it was a very sound brick structure and was easy to restore. He said they did a lot of the work themselves and it was a labor of love. He believes we should listen to the neighbors as they are the ones that pay the taxes and their property taxes will be affected.

Ms. Kittrel said that Bill Lett was present to address concerns with the amount of money to restore the property and where his estimate came from.

Bill Lett said he lives in Muncie, IN and does a lot of commercial construction plus restoration but has done a lot of historical restoration. He explained his minimum quote was based on experience. He said the building will need to be supported from the start or it will fall down; moving the house will bring it down. He indicated with restoration construction they consider the bones of a structure. Mr. Lett said Ms. Kittrel's example of a house was his house of Greek Revival architecture that was built in 1848. He said he lives in a historical house and just sold a historical house in Eden, IN. He said he restores a lot of houses. He said he could probably count on one hand the number of times he recommended demolition. He said he did a lot of historic restoration in Colorado and has lots of photos of work he has completed in historical areas through the years. He reported he has been on historical boards, too. He said when a structure sits on 5 or 10 acres, the property is part of history.

Mr. Rinaldi thanked everyone for their comments. He asked to bring this discussion back to the criteria they had been discussing. He said he cannot agree more with Staff as the house does contain historic features, which makes it significant. He said we can argue the cost of renovation but what may or not be feasible for this applicant may be for another. He brought up historic cars as an example. He said a historic car can be expensive and if you do not have the money to restore it to make it worth your while, you do not buy it but that is not to say that there is not a buyer out there, willing to invest. He said whether or not this house has deteriorated willfully or not, a lot has not been done to prevent it. He said this applicant has not contributed to that but little or nothing has been done to prevent water problems. He asked if there was anyone else that wanted to speak to the four criteria. [Hearing none.] He called for a motion to approve the demolition.

### **Motion and Vote**

Mr. Musser moved, Mr. Rinaldi seconded, to approve the demolition. The vote was as follows: Mr. Munhall, no; Ms. Fox, no; Mr. Rinaldi, no; and Mr. Musser, yes. (Approved 1 – 3).

### **Communications**

Ms. Rauch said there were no communications.

Mr. Rinaldi adjourned the meeting at 8:06 p.m.

As approved by the Architectural Review Board on August 26, 2015.

# DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

PHO 684619

FOR NPS USE ONLY  
RECEIVED SEP 19 1978  
DATE ENTERED APR 11 1979

## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

### 1 NAME

HISTORIC

AND/OR COMMON

Historic Resources of Washington Township (Partial Inventory: Architectural) Historic

### 2 LOCATION

STREET & NUMBER

Incorporation limits of Washington Twp.

—NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Washington Twp.

—VICINITY OF

15 - Chalmers Wylie

STATE

CODE

COUNTY

CODE

Ohio

039

Franklin

049

### 3 CLASSIFICATION

#### CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

Multiple Resources

#### OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH

#### PUBLIC ACQUISITION

- IN PROCESS
- BEING CONSIDERED

#### STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS

#### ACCESSIBLE

- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

#### PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

### 4 OWNER OF PROPERTY

NAME

Multiple ownership

STREET & NUMBER

CITY, TOWN

Washington Twp.

—VICINITY OF

STATE

Ohio

### 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Franklin County Courthouse

STREET & NUMBER

South High Street

CITY, TOWN

Columbus

STATE

Ohio

### 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Ohio Historic Inventory

DATE

1974-77

—FEDERAL  STATE —COUNTY —LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Ohio Historical Society, Ohio Historic Preservation Office

CITY, TOWN

Columbus

STATE

Ohio

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The eastern portion of the township, where it borders on the Scioto River, has high hills and bluffs. These extend up nearly all of the small runs that empty into the Scioto. The remaining area is generally flat and suitable for farming. The soil is mostly clay. Earliest settlements were made along the Scioto River on the site of the present town of Dublin. Development throughout the township has always been sparse. The only town to develop was Dublin. The rest of the land was, and is, farmland. Land usage has changed little over the years, though recent land developers are viewing the area with an eye toward housing and industrial development. Much of the area is now within the loop of expressway around Columbus. The major types of resources are a) buildings pre-1860, buildings post-1860, c) miscellaneous farm structures and d) stone walls and bridges.

Early maps of the area differ little from those of today. The town of Dublin is little changed in use, though many of the earliest buildings are gone. South of the town, along the river, there are many new buildings, including housing subdivisions. Generally, the farms are now smaller.

The buildings throughout are small in scale, mostly residential, commercial, or residence-turned-commercial. There are elements of Greek revival and Italianate modes, but generally, the structures are vernacular. Stone, brick and frame are all building materials. The stone walls give some continuity in the eastern part of the township; many of these are quite early, the work of the first settlers, and today, the pride of local residents.

In town the buildings are closely related; the remaining buildings are widely scattered over the township. The only major change over time has been modern housing subdivisions between the once large farms and residences along the river north and south of town. The character of the area remains rural though it is only a few miles from the state capital and Ohio State University. The majority of structures are residential. Only 10% of the recorded structures serve a commercial use.

### Buildings pre-1860

A number of early buildings were constructed of the much-acclaimed limestone, a cheap and readily available building material. The Tuller House<sup>9</sup> (63 S. High)\* and the Buckley House<sup>8</sup> (126 S. High)\* are very similar buildings. One-story high with 3-bay facades, the uncoursed stone walls are relieved by simple windows and recessed center entrances. The Tuller House shows a bit more of the Greek revival influence with its box cornices and returns. The 1845 Dublin Christian Church<sup>31</sup> (53 N. High) had a similar appearance before an unfortunate frame porch was added. More substantial stone homes are seen in the Old Stone Tavern Hotel<sup>30</sup> of Eluid Sells (83 S. Riverview), the Hutchinson Hotel<sup>4</sup> (6 S. High)\*, the Albert Chapman Residence<sup>36</sup> (37 S. Riverview), the William Henry Sells House<sup>39</sup> (6028 Dublin Rd.), and the James Davis House<sup>34</sup> (5707 Dublin Rd.). These are characterized by coursed stone walls with large cut stone quoins. All are simple, rectangular boxes and date from 1824-1850. They are all associated with prominent township families. The Orange Davis House<sup>10</sup> (75 S. High)\* is a very early building which was updated in the 1890's

\*included in Dublin High St. District

#refer to ONE # in index for more details

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with a frame addition to the front. The addition is a good local example of the use of late Italianate features. The Zenas Hutchinson House<sup>30</sup> (16 N. High)\* is also early. Dormers have been added and it is no longer a residence.

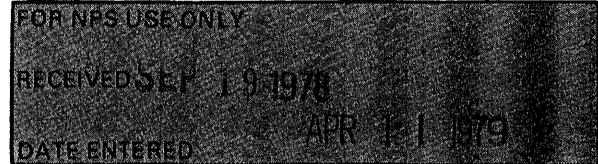
Three brick structures are of note for their architecture and for their association with historic families. The Eli Pinney House<sup>31</sup> (109 S. Riverview) has elements of the simplicity of the Greek revival style. Originally built in 1827 by Charles Sells, the second story was added in 1842. The entry porch is a more recent addition. The Benjamin Sells House<sup>33</sup> (4586 Hayden Run Road) and the Anson Davis House (4900 Hayden Run Road) were built in the 1840's with 1850's kitchen additions. Both are well-cared for and represent the handsome farmhouses which were typical for the area.

Many of the early frame buildings are in town and were simple residences. 30, 82, 87, and 91 S. High \* are all simple, 1-1/2 story houses with additions to the rear which give a "saltbox" effect. 87 S. High\* has better proportions and finer Greek revival details. Other frame structures were more substantial. These include the Holcomb Tuller Residence<sup>11</sup> (76-78 S. High)\*, a two-story building used as a hotel in the 1880's; the Giles Weaver Residence<sup>13</sup> (83 S. High)\* is a handsome buildings of federal proportions, but with an "early-uped" entrance; and the Black Horse Tavern<sup>16</sup> (105-109 S. High)\* in which the windows are new, as is the siding, but the basic historic fabric could be uncovered. Eberly's tin shop<sup>2</sup> (185 S. High St.)\*, P.R. Sands Store<sup>7</sup> (48 S. High)\*, and 32 S. High<sup>5</sup> were built as shops and continue that use today. The tin shop has had the first story refaced with stone from another early building which stood on N. High. The stone was put on in a modern coursing pattern. Other frame residences are the Sandy House<sup>9</sup> (63 S. Riverview), the Brelsford House<sup>35</sup> (129 S. Riverview), and the F. Riley House<sup>38</sup> (182 S. High). Built before 1850 these all have "cottage" characteristics; all have been altered over the years. South of town the early Alexander Davis Log Cabin<sup>22</sup> exists (5436 Dublin) and north of town is the early home of Charles Mitchell<sup>19</sup> (6992 Dublin-Bellpoint Rd.), a fine building of federal proportions with few alterations.

Buildings Post-1860

In Dublin are several later 19th century structures. The smaller of these are Dr. McKittrick's Office<sup>59</sup> (22 N. High), the Blacksmith Shop of Charles Fogelsang<sup>55</sup> (32 W. Bridge) and the Samuel Paulus House<sup>71</sup> (119 S. High), all 1-1/2 story and vernacular in character. The late 1870's -1880's saw the construction of several 2-story residences. Examples in frame construction are the Artz House<sup>49</sup> (56 N. High), the Henry Karrer House<sup>52</sup> (19 S. Riverview), and the J.G. Butler House<sup>6</sup> (35 S. High)\* 29 S. High<sup>3</sup> and the J.E. Wright House<sup>59</sup> (167 S. High) are brick. 29 S. High shows<sup>3</sup>

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an Italianate influence. The Wright House, no longer a farm, has good details with tall round-arched windows and twin windows in the gables. The Dublin Christian Church<sup>54</sup> (81 W. Bridge) is a good example of the Gothic revival style. A school addition has been made on the south side.

Many brick farmhouses are scattered throughout the township. These are typically 2-story with some slight Italianate details at the cornices at least. Two of the finest are the Jacob Wilcox House<sup>41</sup> (7495 Rings Road) with its impressive Eastlake porch and round-arched windows and Dunblane<sup>41</sup> (8055 Dublin-Bellpoint Rd.), the home of John Dun. The symmetrical elevations are relieved by a dentiled cornice and pierced arched openings in the gable ends of Dunblane. Other farm homes are the Asher Brand Home<sup>41</sup> (5381 Brand Rd.), the Myer Home<sup>41</sup> (5927 Rings Rd.), 5040 Tuttle Rd., the Samuel Henry David House<sup>41</sup> (5083 Rings Rd.), the Fletcher Coffman Home<sup>42</sup> (6659 Coffman Rd.) and the Samuel Frantz Home<sup>41</sup> (6152 Frantz Rd.). St. John's Lutheran Church<sup>41</sup> (6135 Rings Rd. and two old schoolhouses (6273 Cosgray and 4195 Brand Rd.) are also of brick.

Interesting frame buildings are the Alexander Davis House<sup>41</sup> (5436 Dublin Rd.) with charming diagonal clapboard and Eastlake style porches; 5350 Hayden Run Rd.<sup>41</sup> which has very elaborate shingle patterns in the gables, the Thompson House, the only large building in the township with Queen Anne details; and the Carl Shier Farmhouse<sup>41</sup> (7026 Shier-Rings Rd.) which also has Eastlake style porches.

Various farm-related buildings are found standing throughout the township. Some are still grouped as part of farm complexes, others stand alone in fields, forgotten. There are several structures in the C. Leppert Farm<sup>41</sup>: a fine frame barn with gambrel roof, a wash house, and an early double-pen log cabin. The Carl Shier (7026 Shier Rings Rd.) farm has three barns, one of which was once the original farmhouse. There is also a double hen house. The Louis Rings farm<sup>41</sup> (6665 Shier Rings Rd.) has an excellent 1880's barn, a carriage barn and a very large smokehouse. The Benjamin Sells<sup>41</sup> (4586 Hayden Run Rd.) complex has three frame barns and an excellent brick wash house. There are many isolated barns. A number of these have been recorded to show the various details.

Important, too, are the stone walls<sup>7406</sup>. These are marked on the enclosed map. Some have been lost and others are deteriorated, but efforts are constantly being made to see that they are protected. Near the center of the town are two old cemeteries, burial places for the founding families. These also have remnant of the stone walls.

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The inventory was the result of a survey of the entire township. It was conducted in part by summer interns for the Ohio Historic Preservation Office. The survey was supervised by the Department of Architecture at Ohio State University and the architectural historian of the Ohio Historic Preservation Office. Before this nomination was undertaken the area was again surveyed by the National Register Program Manager for the Ohio Historic Preservation Office and the assistance of the Dublin Historical Society was utilized to gather further information about the structures. An archaeological survey is to be completed for the area as soon as feasible. The results of the present survey encompass all of the known historical and architectural resources.

Section 8, page 2

Among the first settlers of the township were Ludwig Sells and his sons, Samuel, Peter, Benjamin, and William from Huntingdon Co., Pennsylvania. John Sells, an elder brother of Ludwig, also came into the same neighborhood in the fall of 1808. They purchased, between them, over 800 acres. They made a large camp near the spring at Dublin bridge, where they lived some weeks until cabins could be built. The street on which they settled is now called Riverview. The township was set off in 1809. In 1820 it was established with its present boundaries. The village of Dublin was laid out by John Sells in 1818 and it soon grew to be a place of considerable business, with several stores, taverns, and a few mills. The village was platted by John Shields, an Irishman, and a good surveyor. Shields was also an itinerant minister of the Christian Church and helped establish the church there in 1810. The town was named in honor of his birthplace.

The Sells family vied for the location of the state capital in 1810. A report of the period discussing the choosing of a capital reported "the Sells brothers had only 300 acres of land to give and such neighborly encouragement as might be derived from the proximity of the grist mill and distillery belonging to John Sells and the log yard and residence of Peter Sells." Situated on the Scioto River and a small stream, Dublin had good sources of water power and a means of transporting products. Its location at the intersection of the Post Road from Franklinton and Columbus and the road west from Worthington gave Dublin easy access to other communities and a steady stream of traffic. Hence when the National Road and the Ohio Canal were completed to Columbus, the population of central Ohio swelled and

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1820's-1900

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The various recorded resources tell the story of a rural township, important today for the relatively few changes it has undergone in its land use. A relatively small number of historic structures remain, many of the earliest and most historic have been lost. The township was always isolated from centers of traffic, trade, and manufacture. It never grew in commercial importance and remains mostly agricultural with the exception of the small, early town of Dublin. Like most areas near major cities, time is catching up and industry and suburbia are marching north from the state capital. These facts necessitate the recording of the remains of the township's past. A small district within the town of Dublin extends from 6 S. High to 1 S. High. This area includes many of the early homes and commercial buildings. These have been discussed in section #7 and are noted with an asterisk in that section. The small town along this street is fairly intact as a mid 1800's village. North of the district new construction has left only a hodge-podge of old buildings and poor remodelings.

Settlers arrived in the township in 1801, situating themselves near the Scioto River along an old Indian trail. The bluffs and hills along the Scioto stretched out to level farmland. A notable characteristic of the area was its limestone. The geology of the area is such that the limestone is close to the surface and is stratified in such a way that it easily breaks into layers suitable for building purposes. Many of the areas' homes were built of this stone as well as the New England style stone walls along the roads and between the fields. An advertisement stating the excellence of the limestone can be found in the Columbus Gazette, VII, March 10, 1818. The founder of Dublin, John Sells, stated in his advertisement "New town for sale- Dublin - the best quality of building stone, lime, and excellent clay for brick."

The earliest white settlers to arrive brought with them the art of building with stone. Stone farm houses and stone walls became a local tradition. Local masons passed on their trade to younger generations. Many of the early portions exist today and portions were still being built in the 1880's. Sections were rebuilt in the 1930's as a works administration project. In the last few years many sections have been lost as new roads were built, existing roads widened, new sewer lines laid, or new housing subdivisions platted.

Well into the 1850's members of the Wyandot tribe of Indians often encamped on Indian Run, which flows into the Scioto just north of the town of Dublin. A camp with Billy Wyandot at chief, made their home much of the year and parties from Upper Sandusky often traveled over the Indian trace to Franklinton, below Dublin.

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Dublin, too, entered upon a quarter century of growth and prosperity. During this period the village boasted flourishing industries, producing lumber, flour, whiskey, hats, leather and chemical products. Stores and taverns also flourished. An accident of history nipped Dublin's emerging industrial and commercial growth. The railroads completely by-passed Dublin and cut her off from the late-nineteenth century's chief means of transportation. A short period of prosperity and new buildings did occur in Dublin in the 1870's and 1880's, but it was not much compared to the growth of other areas in the state. As a result, Dublin has retained much of its early-nineteenth century character. Buildings throughout the township are typical of the unpretentious homes and shops of craftsmen and businessmen. Architecturally, the buildings are significant for their typicality, rather than their uniqueness. Here and there one sees a touch of ornament, a louvered ellipse, a dentiled frieze, a pilastered facade, and some Victorian scrollwork. Practicality was valued more than display. The homes exemplify the architectural tastes of the practical early settlers, craftsmen, and small businessmen.

The resources recorded are connected with a) the early settlers, b) later settlers arriving to farm the lands, c) the over-riding sense of the agricultural element as seen in the remaining farm structures, and d) the characteristic stone walls.

The Sells family, as already mentioned, had much to do with the settlement of the township. John Sells was responsible for building the first sawmill on Indian Run soon after 1812 (no remains) from which lumber was sent down the Scioto to Franklinton and Columbus. John also started a distillery and operated a hat factory where his sons, Charles and Eluid, worked. His son, Fletcher, was the first white child born in the township. Ludwick Sells planted the first orchard. Benjamin Sells, son of Peter, was born in 1813. In 1834 he married into another prominent area family, that of Samuel Davis of Norwich township. In 1835 he settled on a farm on the north side of Hayden Run<sup>3</sup>. The farm was given to them by Samuel who designed the home for them. The house, but not the outbuildings, is on the National Register. Other buildings associated with the Sells family are the Old Stone Tavern<sup>5</sup> (83 S. Riverview); Benjamin Sells had kept the 1st tavern in 1810 at the sign of the black horse. His son kept the next tavern<sup>6</sup> under the same sign, a roomy and important Dublin meeting place (105-09 S. High); the Dr. Pinney House<sup>1</sup> (109 S. Riverview) was built by Charles Sells; the Hutchinson Hotel<sup>1</sup> (6 S. High) was built by John Sells for his son-in-law; and the William Henry Sells House<sup>2</sup> (6028 Dublin Rd.) along with the reconstructed cabin of Ludwig Sells.

An important event occurred in 1810 when Benjamin Sells, friend of the Wyandot chief, Leatherlips, tried to intervene to save his life. Leatherlips opposed the war councils of Tecumseh. He was accused of being a witch because of his friendship with the white man. In June of 1810 six Wyandot chiefs held council and sentenced Leatherlips to death. Benjamin offered his fine black stallion for

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his friend's life, but to no avail.

Anson Davis, son of Samuel Davis, lived in the fine brick home on Hayden Run which was built for him by his father. It is on the National Register. It was the last house Samuel planned before his death. The setting and fine interior woodwork make it one of the most handsome homes in the township. There was once a ballroom on the second floor. There is a reference in the deed to an Indian burial mound; it is not yet inventoried. Anson was a gentleman farmer, active in Franklin County politics. The original home was completed in 1848, the rear wing in 1854. Anson died in 1869. Other buildings associated with the Davis family are the Orange Davis House<sup>20</sup> (75 S. High) altered extensively in the 1880's but with the original portion still intact; the Alexander Davis Cabin<sup>22</sup> (ca. 1830) and the Alexander Davis House<sup>26</sup> (1886) at 5436 Dublin Rd; the James Davis Farm (5707 Dublin Rd.) which was built by Miles Pinney for his daughter but later sold to James Davis; the Samuel Henry Davis House (5038 Rings Rd) built by Moses Davis for his son; and the James Davis Barn<sup>31</sup> (5707 Dublin), all that remains of an earlier farm.

Dr. Eli Pinney's home<sup>21</sup> at 109 S. Riverview was built by Charles Sells, but remodeled by Pinney ca. 1842 by the addition of a full second story and kitchen "L". Pinney was active in the Underground Railroad. It is the oldest brick (1827) in Dublin. Dr. Pinney was married to Marilla Sells. Their son, Charles, joined his father's practice. Another son, Holmes, was a druggist in Dublin.

Holcomb Tuller came to Dublin in 1832. He started an ashery producing black salts, potash for glass and lye processes, and bicarbonate of soda. Lorenzo Tuller bought an oil mill and carding mill from John Swain. They also owned a flouring mill. The small stone house at 63 S. High<sup>9</sup> was built by Horace Tuller and remains in the same family today. The Holcomb Tuller residence is at 76-78<sup>11</sup> S. High and also served as a hotel run by Holcomb.

Zenas Hutchinson was the son-in-law of John Sells. He operated the Hotel/Tavern at 6 S. High St.<sup>1</sup> which was built by his father and lived in the stone home at 16 N. High.<sup>30</sup> He was a justice of the peace, a charter member of the I.O.O.F. and Dublin's first mayor. He later moved to the house at 37 S. Riverview,<sup>36</sup> his son lived at 129 Riverview.

Giles Weaver came to Dublin in the 1830's. He was a prominent saddlemaker and built his fine frame residence at 83 S. High<sup>13</sup> ca. 1840. The home was sold to William Davis in 1855.

George Eberly was the first blacksmith in Dublin. The home at 63 S. Riverview<sup>29</sup> has been in the Eberly family for over a century. The building at 18 S. High<sup>7</sup> served as his tin shop.

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The first physician to settle in Dublin was Dr. Albert Chapman who began practice there in 1821. He opened the first general store in 1832; a successful businessman, he also dealt with land and loaned money to newcomers. His home was at 37 S. <sup>36</sup>Riverview, later known as the Hutchinson House.

The Dublin Christian Church was organized by John Shields in 1810. In 1831 their first church was built. When they outgrew this they built a new stone church in 1844<sup>31</sup> (53 N. High St.). This was used until 1877 when the new brick church on Bridge St.<sup>34</sup> was completed. The stone church is altered but could be restored as an excellent early building.

Charles Mitchell came from Pennsylvania to Ohio in 1815. He bought over 1070 acres from the largest landowner in the township, Walter Dun. Dun's home, Dunblane,<sup>40</sup> is at 8055 Dubling-Bellpoint Rd., north of Dublin. Mitchell's home was at 6992 Dublin-Bellpoint Rd.<sup>49</sup> Charles Sr. died in 1823, but the family remained and Charles Jr. lived there throughout his lifetime. It is the oldest surviving frame building in the township.

Henry Coffman married Margaret Sells and settled in Dublin ca. 1820. He worked for some years in the hat shop of Eluid and Charles Sells. Later he moved to the western part of the township to a large farm. The family owned much land and today a road is named for him. The Fletcher Coffman home<sup>42</sup> (6659 Coffman Rd.) still stands.

The buildings mentioned above, as well as the less historic buildings inventoried, combine to record the early settlements, limited commercial development and farming nature of the township. The stone buildings and walls, various vernacular residences and remaining farm structures are all objects of concern for the newly formed Dublin Historical Society. The new organization has considerably raised the level of historic awareness and steps have been taken to gather information and records from private sources. The group hopes to buy the Black Horse Tavern, restore it and open it as a museum.

Though the concentration of buildings is greatest in the town of Dublin, early buildings are interspersed with contemporary architecture throughout the township. Many, though, have undergone substantial alteration. As part of the OHI records the historic-architectural fabric has become part of the state and federal planning processes through the state clearinghouse process.

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

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## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY N/A

UTM REFERENCES See Individual OHI forms

A	<input type="text"/>	<input type="text"/>	<input type="text"/>	B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
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VERBAL BOUNDARY DESCRIPTION

The area included in the legal incorporation limits for Washington Township.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE Gretchen Klimoski, National Register Program Manager

ORGANIZATION Ohio Historic Preservation Office

DATE 5/76

STREET & NUMBER 1982 Velma Avenue

TELEPHONE 466-8727

CITY OR TOWN Columbus

STATE Ohio

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*J.P.R.*

9/12/78

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

DATE

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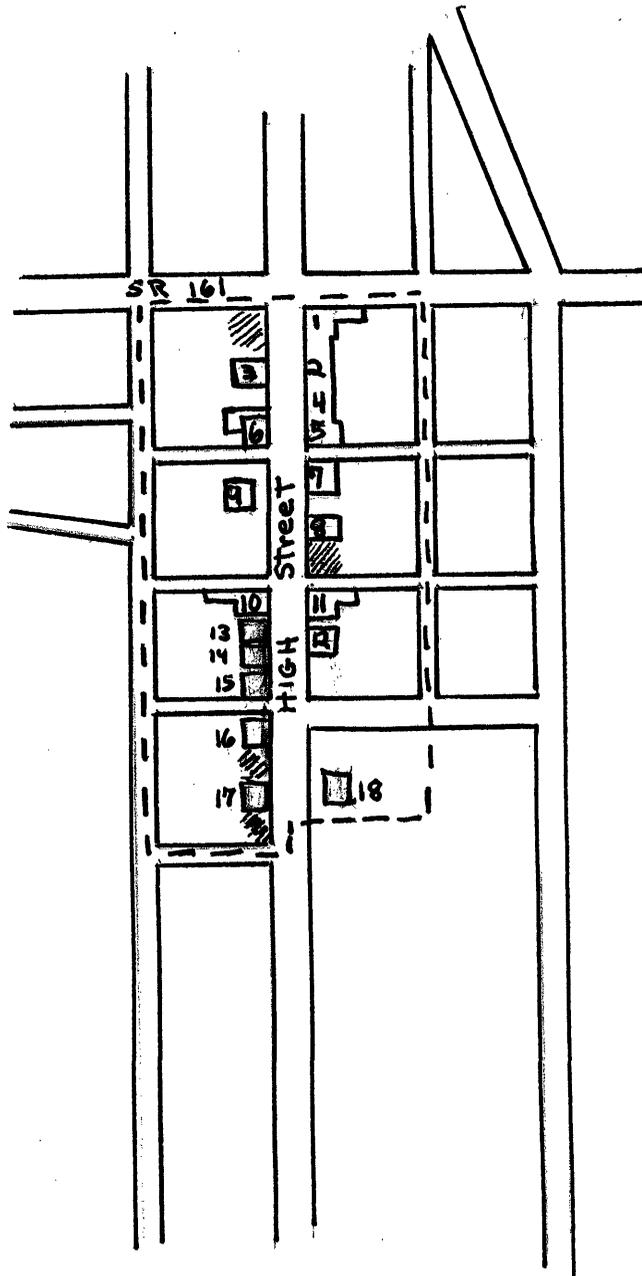
PAGE

High Street District  
Dublin

 nonconforming  
small scale  
--- boundary

North

1. Hutchinson Tavern
2. Eberly tin shop
3. Royce office
4. Weber log building
5. Drummer boy antiques
6. Butler House
7. Sands store
8. Eger residence
9. Tuller House
10. Davis, Orange, House
11. Tuller - Sells Hotel
12. Rose House
13. Weaver, Giles, House
14. Yoakum residence
15. Evans residence
16. Black Horse Tavern
17. Paulus House
18. Buckley House



# Ohio Historic Preservation Office

Ohio Historical Center I-71 & 17th Avenue Columbus, Ohio 43211 (614) 466-1500

May 8, 1979

Mr. John Herron  
5051 Brand Road  
Dublin, Ohio 43017

Dear Mr. Herron:

I am pleased to inform you that the Washington Township Multiple Resource Area, Dublin and Vicinity, has been entered in the National Register of Historic Places by the Heritage Conservation and Recreation Service, United States Department of the Interior.

The nomination was made in connection with a state plan to identify and document prehistoric and historic places in Ohio which qualify for National Register status under provisions of the National Historic Preservation Act of 1966. All nominations are approved by the Ohio Historic Site Preservation Advisory Board.

Enclosed is information explaining the purposes and goals of the National Register of Historic Places.

Sincerely,



Thomas H. Smith  
State Historic Preservation Officer  
Director, Ohio Historical Society

THS:cw

X. c: Office of the Mayor  
Dublin Historical Society  
Nancy Recchie, Regional Preservationist

# Ohio Historic Preservation Office

## National Register of Historic Places File Checklist

The following materials are contained in this file of the National Register form for:

Name: Thompson-Builder House

County: Franklin

MPD Cover Form: Washington Township MRA

County Filed In: Franklin

Original National Register of Historic Places nomination form

Ohio Historic Inventory form

Photograph(s)

Photograph(s) (copies)

USGS map(s)

USGS map(s) (copies)

Sketch map(s)/figure(s)/exhibit(s)

Correspondence

Other \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_