



# MEMO

To: Nichole Martin, AICP  
Planner I, City of Dublin

From: Christine Trebellas, AICP, LEED Green Associate  
Historic Preservation Consultant

Date: November 13, 2018

Re: Review for a Garage Addition to 5281 Brand Road

## INTRODUCTION

The approximately 4-acre property located at 5281 Brand Road is listed on the National Register of Historic Places as part of the Washington Township MRA (Multiple Resource Area) for contributions to the areas of history, architecture, and agriculture. It is also part of the Ohio Historic Inventory. The farmstead consists of a 1.4-acre parcel with the main house, smoke house, and spring house/outdoor kitchen. The two-story brick house is Italianate in style with a T-shape plan, a coursed limestone foundation, six-course American common bond brick walls, a cornice with dentils along the roofline, and a seam-metal hipped roof. The façade has six-over-six double hung sash windows with pedimented sandstone hoods and sandstone sills as well as an Italianate-style porch with decorative wood posts, brackets, and dentils. The main entry is a pair of twelve-light paneled wood doors with a twelve-light transom above. A single wood and glass door with a transom is sheltered by the porch. To the rear of the main house is a one-story L-shaped carriage house addition with brick walls and a seam-metal gable roof. The smokehouse is a simple rectangular structure with six-course American common bond brick walls and a seam-metal gable roof. A wood door on the north side of the building under the gable provides access to the interior. The spring house/outdoor kitchen is also a simple rectangular structure with wood frame walls and a metal gable roof. An adjoining 2.6-acre parcel associated with the farmstead contains a series of attached barns, a concrete silo, a shed, and another farm outbuilding—possibly a hog house. These wood-frame structures have seam-metal gable roofs common among farm outbuildings. They were included in the 1975 Ohio Historic Inventory (which later became the basis for the 1979 National Register MRA Nomination) as well as the 2003 Ohio Historic Inventory and the 2017 City of Dublin Historical and Cultural Assessment. As such, I would consider whole complex—the main house, associated outbuildings, and neighboring agricultural buildings associated with the property—as contributing resources to the National Register Multiple Resource Area.

## HISTORY

According to historic maps and research, the property along the North Fork of Indian Run and an unnamed road was owned by the Mitchell family in 1842. David Mitchell owned the property in 1856, along with 15 acres in the area and a house by the road. By 1872, Asher Brand had purchased the site as well as 262-1/2 acres in the area. He built a U-shaped residence along the road as well as a set of agricultural scales. The Brand family continued to own the property until the early twentieth century, when Ada E. McCammon owned 95 acres of the farm as well as the site of the main house in 1910

(Columbus and Ohio Map Collection at the Columbus Metropolitan Library). Shortly thereafter, John Franklin Bower purchased the property and raised four children, Frances, Franklin, Count, and Alma. Count Bower eventually inherited the property and his family continued to own and farm the site until it was sold in 1990 (Franklin County Auditor).

Overall, the property at 5281 Brand Road is part of the agricultural history and architectural development of Washington Township. The house is one of the few surviving farmhouses of the period with its farm complex of barns, silo, and outbuildings still intact. It contains many character-defining elements such as the Italianate-style main house with a limestone foundation, brick walls, seam-metal gable roof, and stone window sills and hoods. Other Italianate features include the cornice with dentils and the front porch with decorative wood posts, brackets, and dentils. And the simple, vernacular architecture of the outbuildings with their wood frame walls and metal gable roofs are typical of the period and contribute to the agricultural significance of the property. Moreover, the property is associated with two prominent Washington Township families, Asher Brand and Frank Bower. As such, the main house and farm outbuildings are still considered contributing elements of the Washington Township Multiple Resource Area.

#### COMMENTS ON THE PROPOSED ADDITION

Below is a review of the proposed garage addition to the historic site and a discussion of issues that should be addressed before it is approved. It is based upon this reviewer's understanding of the City of Dublin Bridge Street District (BSD) Zoning Districts, the Preservation, Rehabilitation, and New Construction Guidelines of the Historic Dublin Design Guidelines, and the Secretary of Interior's Standards for the Treatment of Historic Properties. These comments are based on the reviewer's professional experience and judgment regarding historic architecture and preservation projects. However, these comments do not (and cannot) identify every issue that may be of concern to the City of Dublin and its various review boards. As always, the final determination of these issues lies with the City of Dublin.

The Secretary of Interior's Standards for the Treatment of Historic Properties has specific guidelines regarding new additions to historic buildings. Similar recommendations also appear in the Historic Dublin Design Guidelines. Overall, an addition to a historic building must not overpower the historic structure in height, mass, scale, and proportion. Rather, any new addition must be compatible with the historic structure in materials, features, size, scale, and proportion but not necessarily identical. New materials should be traditional ones used in the area but do not have to match those in the historic building.

The proposed three-car garage and two-bedroom addition calls for the construction of an approximately 42'-8" x 30' one-and-a-half-story detached building with a masonry foundation, wood-frame walls, and a seam-metal cross-gable roof. The structure will be slightly over 26' high and extend from the southwest corner of the main house. A one-story 10'-long covered walkway would connect the new garage to the early one-story carriage house addition of the main house. The first floor will have three garage bays with carriage-style doors for three vehicles while the second will contain two bedrooms, a sitting room, and a bathroom. Two sash windows under each gable will provide light to the second story as well as four small fixed windows under the eaves.

One advantage of the proposed garage is that it is a separate structure from the historic core and will not destroy historic materials or features. If removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. It is ideally situated behind the historic building and screened by mature evergreen trees. And the proposed materials—the stone foundation, wood-frame walls and seam metal roof—are appropriate.

However, new building will overwhelm the historic dwelling in height, mass, scale, and proportion. The proposed garage height, 26.5', will exceed that allowed by code for an accessory structure (22') and overpower the main house, which has a second-story eave height of 26'. Rather than compete with the main house, the proposed garage should more closely resemble the height of the earlier brick addition or lie somewhere in the middle. And the footprint of the new structure (42'-8" x 30') is almost as large as that of the historic core, which is 30' x 40' with a 20' x 20' wing (according to the Franklin County Auditor). Again, the proposed garage is competing in size with that of the main house and detracts from it. The addition needs to be subservient to the historic building so a viewer will notice the historic building first, and not be distracted by or visually drawn to the new structure.

In addition, the applicant notes that under current zoning, one outbuilding on the site would need to be demolished or substantially altered in order to permit the construction of the garage. As mentioned earlier, these outbuildings are listed on the National Register as contributing features to the historic property. As such, **demolition is not recommended**. Demolition is an irreversible act and the demolition of any historic structure must be carefully considered. The City of Dublin has very strict requirements regarding the demolition of historic structures. Before demolition can occur, an applicant must demonstrate economic hardship, unusual or compelling circumstances, or two out of four of the following conditions must be met:

- 1. The structure contains no features of architectural and historic significance to the character of the area in which it is located.*
- 2. There is no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible or prudent alternative to demolition.*
- 3. Deterioration has progressed to the point where it is not economically feasible to restore the structure and such neglect has not been willful.*
- 4. The location of the structure impedes the orderly development, substantially interferes with the purposes of the district, or detracts from the historical character or 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.*

To date, the applicant has not met these conditions. The outbuildings are considered contributing features to the National-Register listed property and add to the historic character of the area. Removing



**PHOTOGRAPHS**



1. Main house at 5281 Brand Road from the northeast.



2. Main house at 5281 Brand Road from the northwest.



3. View of the rear of 5281 Brand Road with an early one-story garage/carriage house addition to the southeast of the main house.



4. Brick outbuilding at 5281 Brand Road—probably the smokehouse.



5. Photograph of the barn complex at 5281 Brand Road. Note the remains of the concrete silo behind the barn on the left.



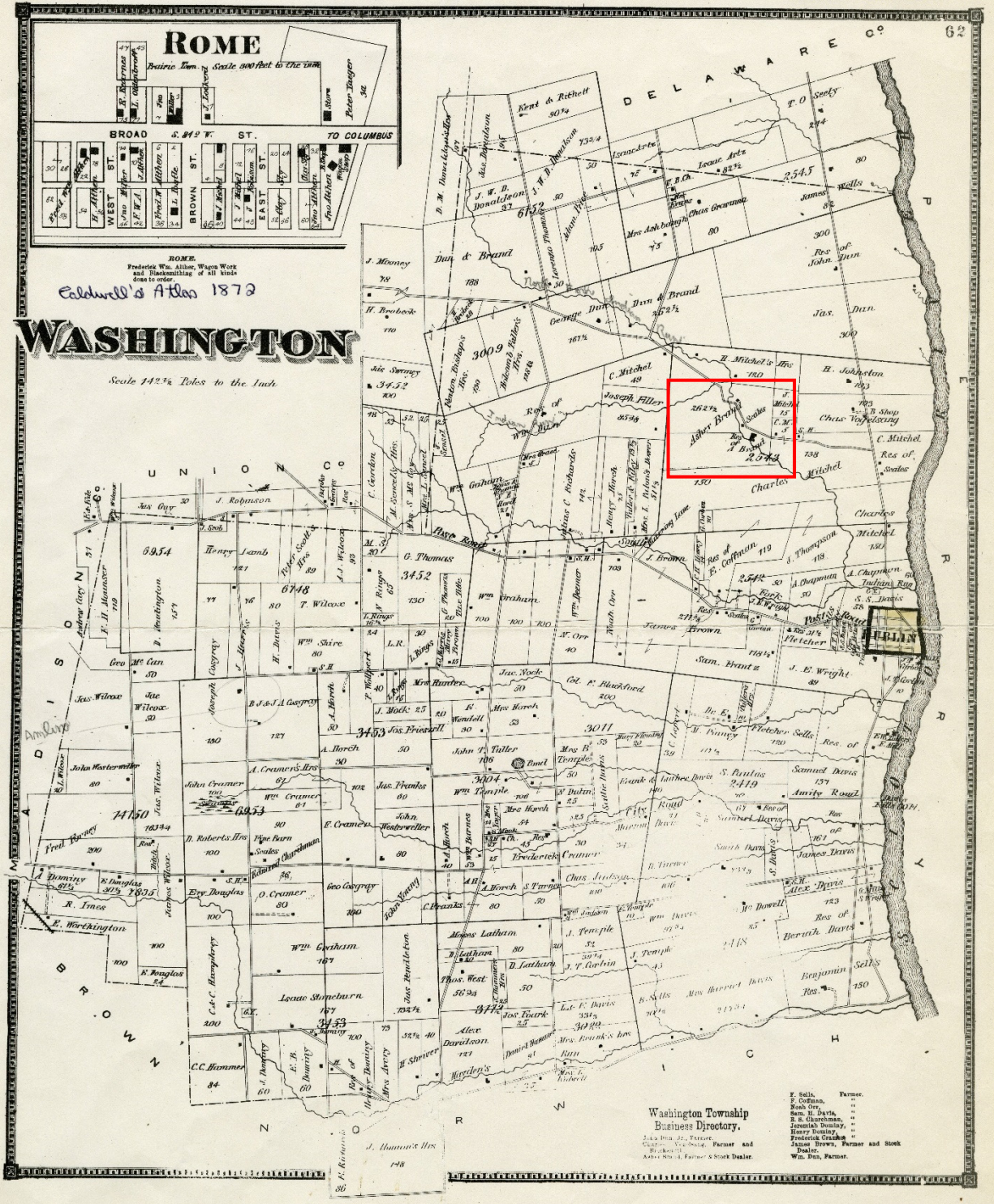
6. Photograph of the outbuildings at 5281 Brand Road. Simple wood-frame gable-roof structures like these contribute to the agricultural and vernacular architectural history of the area.



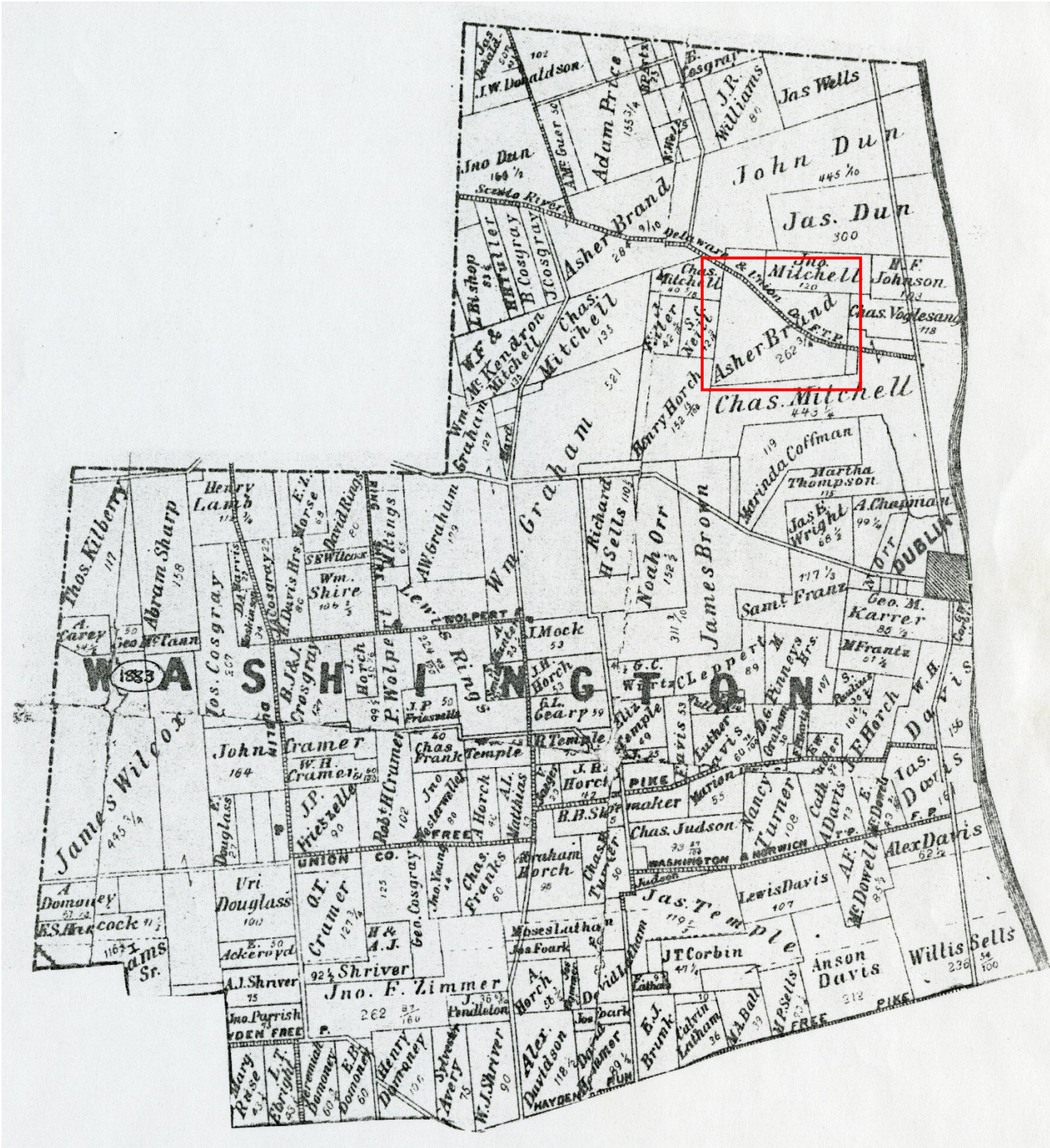


2. 1856 map of Washington Township, Ohio. The property at 5281 Brand Road is still owned by the Mitchell family. It appears to include 15 acres and a house by the road. (John Graham Map of Franklin Co. Philadelphia: R. C. Foote, Jr., 1857)

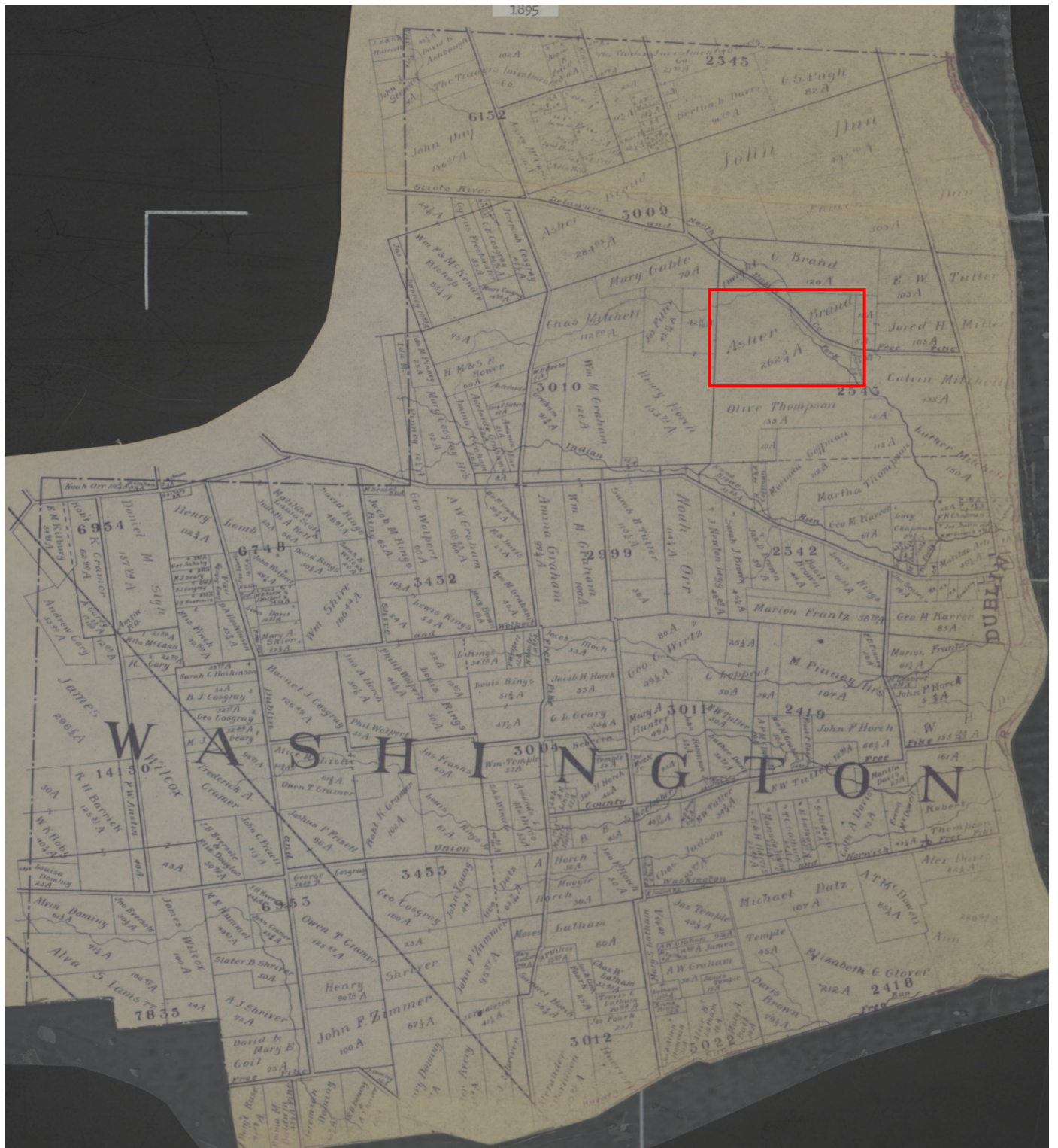




3. 1872 map of Washington Township, Ohio. The property at 5281 Brand Road is now owned by Asher Brand. It includes 262-1/2 acres with outbuildings, a set of scales, and the U-shaped residence of Asher Brand. (Caldwell's Atlas of Franklin Co. & City of Columbus, OH. Columbus: J. A. Caldwell & H. T. Gould, 1872)



4. 1883 Map of Washington Township, Ohio. Asher Brand still owns the property at 5281 Brand Road. The road is known as the Scioto River Delaware and Union County Free Turnpike. (Columbus and Ohio Map Collection at the Columbus Metropolitan Library)



5. 1895 Map of Washington Township, Ohio. Asher Brand still owns the property at 5281 Brand Road. The road is still known as the Scioto River Delaware and Union County Free Turnpike. (Columbus and Ohio Map Collection at the Columbus Metropolitan Library)

# Washington Township

1910

by Dublin Kiwanis Club  
Dublin Historic Folio

Compiled by Gene O. Johnson © 1977  
Geologist



6. 1910 Map of Washington Township, Ohio. Asher Brand still owns property in the area, but the site at 5281 Brand Road is now owned by Ada E. McCammon. The road is called the Scioto River and Union County Free Pike. (Columbus and Ohio Map Collection at the Columbus Metropolitan Library)

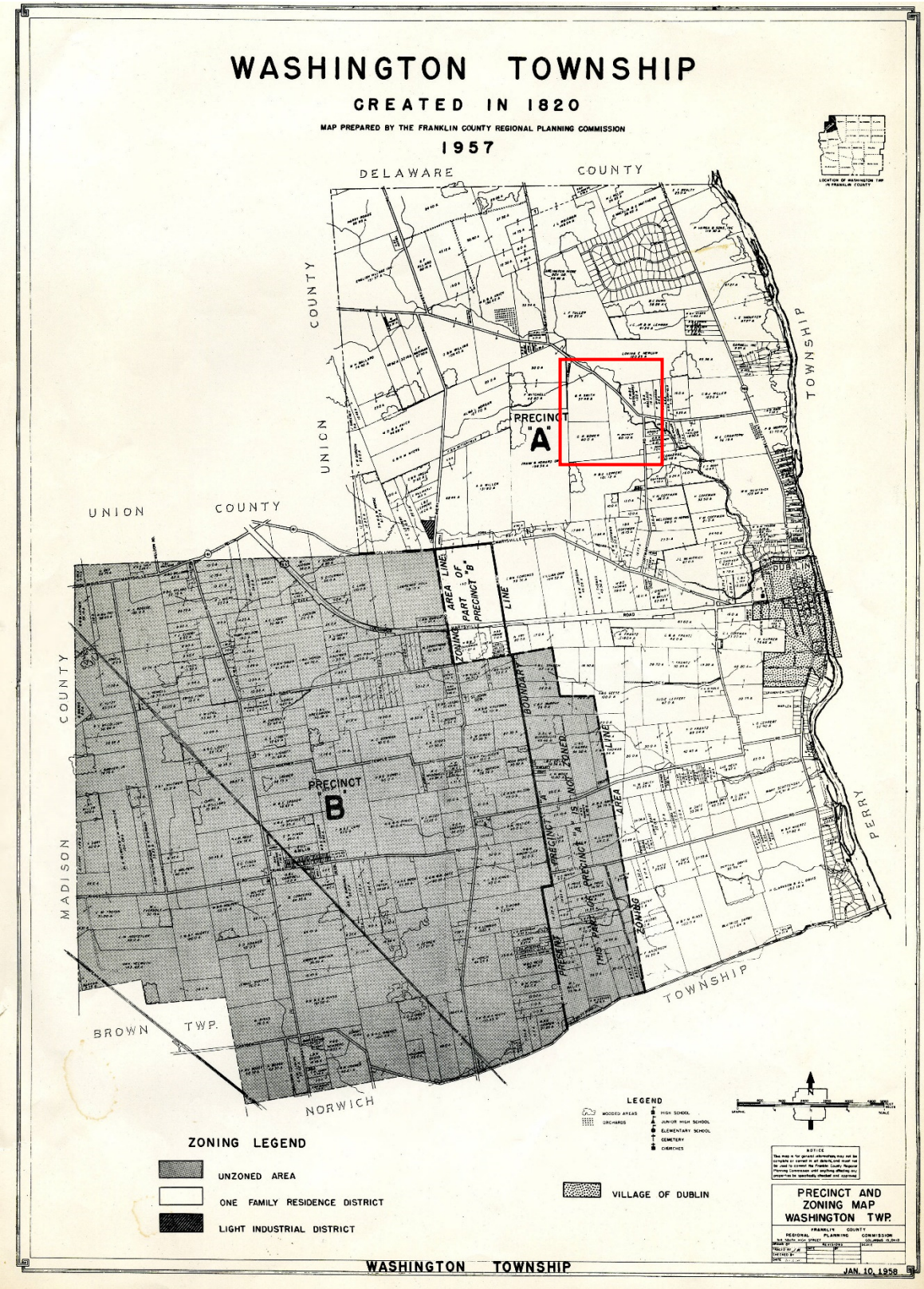
# WASHINGTON TOWNSHIP FRANKLIN COUNTY

19



1940 WASHINGTON TOWNSHIP NO. 19

7. 1940 Map of Washington Township, Ohio. Frank Bower owns the property at 5281 Brand Road as well as 95 acres in the area. Coffman Road has been built, and the property is clearly located at the corner of Brand and Coffman Roads. (Columbus and Ohio Map Collection at the Columbus Metropolitan Library)



8. 1957 Map of Washington Township, Ohio. The Bower family still owns the property at 5281 Brand Road. (Columbus and Ohio Map Collection at the Columbus Metropolitan Library)