

Parcel 273-000428/
273-001707 **Address** 5281 Brand Rd **OHI FRA-1944-1**

Year Built: 1870	Map No: 87	Photo No: 918-931 (6/25/16)
Theme: Agriculture	Historic Use: Agriculture/single family house	Present Use: Single family house
Style: Italianate	Foundation: Stone	Wall Type: Brick
Roof Type: Hipped/standing seam metal	Exterior Wall: Brick	Symmetry: No
Stories: 2	Front Bays: 5	Side Bays: 2
Porch: Hipped porch on façade ell, with brackets	Chimney: 3, interior	Windows: 6-over-6, Possibly historic/appropriate replacements

Description: The farmstead complex includes a house, two barns, a silo, three sheds, and a smaller building--possibly a hog house. The two-story, Italianate-style house has a T-plan footprint and is expanded by a one-story L-plan addition with a gable roof on its south elevation. The hipped roof of the brick house is sheathed in standing seam metal. A front porch is on the façade ell, which has a half-hipped roof supported by wood posts with decorative brackets and dentils. The primary entrance is on the façade of the projecting wing. It consists of paired doors with a multi-light transom above. Windows are six-over-six double-hung sashes. Façade fenestration features pediments over the openings.

Setting: The property is on the southwest corner of Brand and Coffman Rds on a large parcel with mature trees and landscaping around the house. A round-about traffic circle is located northeast of the house.

Condition: Good

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

Integrity Notes: The property has good integrity, although setting has been impacted by the round- about.

Historical Significance: The extant house and its outbuildings (parcel #273-001701) are listed in the NRHP as part of the Washington Township MRA, albeit under the address of 5381 Brand Rd.

District: No

Contributing Status: N/A

National Register: Washington Township MRA

Property Name: Asher Brand/Conine/Bower Farm



5281 Brand Rd, looking southwest



5281 Brand Rd, looking southwest

OHIO HISTORIC INVENTORY




THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

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



OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA-1944-1		2.County Franklin		4.Present Name(s) <input checked="" type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA - 1944-1
3.Location of Negatives City of Dublin				5.Historic or Other Name(s) Brand/Conine/Bower Farm		
Roll No. 6		Picture No.(s) 13-14				
6.Specific Address or Location 5281 Brand Road			16. Thematic Association(s) agriculture			28. No. of Stories 2
6a. Lot, Section or VMD Number			17. Date(s) or Period c.1870	17b. Alteration Date(s)		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7.City or Village If Rural, Township & Vicinity Dublin			18. Style or Design Italianate <input type="checkbox"/> High Style <input checked="" type="checkbox"/> Elements		30. Foundation Material limestone	
8. Site Plan with North Arrow 			18a. Style of Addition or Elements(s)		31. Wall Construction brick	
9. U.T.M. Reference Quadrangle Name Hilliard 17 318280 4442850 Zone Easting Northing			19. Architect or Engineer		32. Roof Type & Material hip/st.seam metal	
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object			19a. Design Sources		33. No. of Bays Front 5 Side 4	
11. On National Register? No			20. Contractor or Builder Asher Brand		34. Exterior Wall Material(s)	
12. N.R. Potential?			21. Building Type or Plan		35. Plan Shape rect.	
13. Part of Estab. Hist. Dist? No			22. Original Use, if apparent farm		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved (Explain in #42)	
14. District Potential?			23. Present Use farm		37. Window Types <input checked="" type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> Other	
15. Name of Established District (N.R. or Local)			24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		38. Building Dimensions	
			25. Owner's Name & Address, if known		39. Endangered? By What? No	
			26. Property Acreage		40. Chimney Placement none observed	
			27. Other Surveys in Which Included		41. Distance from and Frontage on Road	
42. Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) Well preserved mid-19th century residence with 6/6 windows, sandstone sills and lintels, dentilled cornice, original porch in front. There are additions at the rear of the house. Interior walls and fireplace have been changed and interior shutters removed. Spiral staircase is notable but cherry and walnut floors have been replaced.						FRANKLIN BRAND/CONINE / BOWER FARM 5281 BRAND RD.
43. History and Significance (Continue on reverse if necessary) Built by Asher Brand, an early settler in the area. It was also owned by Joseph Conine and was the Count Bower farm for over 50 years, beginning in 1923. The farm had 95 acres at one time and now has 3 acres.						
44. Description of Environment and Outbuildings (See #52) Several farm buildings are on the site including: a smokehouse and summer kitchen to the rear of the house; a large barn with a concrete sile and a medium-sized barn. The outbuildings have wood siding and gabled(over)						
45. Sources of Information OHI 8/75; Frank Bower (owner in 1975), Shanachie Historical Magazine, Dublin Historical Society, Vol.1, Dublin HIGH SCHOOL, 1984.						
46. Prepared by Slagle						47. Organization BDR&C
48. Date Recorded in Field 8/75						49. Revised by N. Recchie
49. Revised by N. Recchie						50. Date Revised 3/03
50b. Reviewed by						

51. Condition of Property

- Excellent
- Good/Fair
- Deteriorated
- Ruin
- Destroyed/Burned

Date _____

52. Historic Outbuildings and Dependencies

Barn Type(s)

- Corn Crib or Shed
- Summer Kitchen
- Silo
- Smoke House
- Spring House
- Ice House
- Designed landscape features
- Privy
- Garage

53. Affiliated OAI Site Number(s)

Archaeological Feature:

Observed

- Well
- Privy
- Cistern
- Foundation
- Structural Rubble
- Formal Trash Dump
- Other -

Expected on Basis of Archival Research

- Well
- Privy
- Cistern
- Foundation
- Structural Rubble
- Formal Trash Dump
- Other -

54. Farmstead Plan

42. (Cont'd)

43. (Cont'd)

44. (Cont'd)

rooflines with standing seam metal roofs. At one time the farm had 95 acres but has only about 3 acres now. The area surrounding this farm has been developed in the past few years.



ARCHITECTURAL REVIEW BOARD

BOARD ORDER

September 24, 2008

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

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

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

**2. Keeler Residence
08-085ARB**

**5281 Brand Road
Exterior Modifications**

Proposal: Architectural modifications including window repairs, new porches, and a new roof for an existing single-family residence subject to the Architectural Review process. The 1.45-acre site is located at the southwest corner of the intersection of Brand Road and Coffman Road.

Request: Review and approval of exterior modifications under the provisions of the *Historic Dublin Design Guidelines*.

Applicant: Frank Ronk, Contractor.

Planning Contact: Jonathan Papp, Planner.

Contact Information: (614) 410-4683, jpapp@dublin.oh.us

MOTION: William Souders made a motion, seconded by Tom Currie, to accept the original proposed exterior modification without conditions.

VOTE: 4 – 0.

RESULT: The application was approved.

RECORDED VOTES:

Thomas Holton	Yes
Clayton Bryan	Absent
William Souders	Yes
Linda Kick	Yes
Tom Currie	Yes

STAFF CERTIFICATION


Jonathan Papp, Planner



CITY OF DUBLIN.

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PLANNING REPORT

ARCHITECTURAL REVIEW BOARD

SEPTEMBER 24, 2008

SECTION I - CASE INFORMATION

2. Keeler Residence 08-085ARB

5281 Brand Road Exterior Modifications

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- Request:** Review and approval of exterior modifications under the provisions of the *Historic Dublin Design Guidelines*.
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- Planning Contact:** Jonathan Papp, Planner
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Case Summary

The applicant is requesting review and approval of exterior modifications that include a change in trim color, roof replacement, window refurbishment, and the replacement of two porches for a home under the review of the Architecture Review Board. Planning has evaluated this request for exterior modifications based on the *Historic Dublin Design Guidelines* and approval is recommended.

Site Description

Location

The site is a 1.45-acre site is located on the southwest corner of Brand Road and Coffman Road. The site, although not located within the formal Historic District boundaries, is subject to ARB review since it is listed in Appendix G of the Zoning Code and included on the Ohio Historical Inventory. The applicant also owns a 2.79-acre tract of land directly to the west that is not part of this review.

Site Character

The site slopes from the northeast to the southwest with the North Fork of the Indian Run creating the southern property boundary. The site contains an historic farmhouse and two outbuildings.

Historic Background

The original 1600-square-foot farmhouse was constructed in 1870 of red brick with wood accents and a metal standing seam roof. The northern façade of the original house also included

the existing porch that is constructed of wood. In the early 1900s, an addition was constructed toward the rear of the house using matching building materials. The addition included a 780-square-foot living space and a 225-square-foot single-car garage. Three wooden porches were also added with the new construction. Two were located on the eastern elevation and the third porch was located on the southern elevation of the addition.

Surrounding Zoning and Uses

This site is zoned R-1, Restricted Suburban Residential District, and PUD, Planned Unit Development District. The parcels to the south and west of the site are zoned PUD, Planned Unit Development District. A church occupies the southern property, while a multi-family residential complex is located to the west. The properties to the north and east are located in Washington Township, and contain single-family residences.

Plan Description

Overview

The applicant is proposing to restore or replace the exterior features of the current farmhouse. The original windows and masonry are to be restored and the roof replaced. The applicant is also proposing to replace the two porches on the eastern elevation.

Porches

The existing porches on the eastern façade are proposed to be replaced with porches that will match the profile and scale of the original front porch on the northern façade. The applicant is proposing to incorporate similar posts, arched brackets, and lintels. The front porch will also be updated with the new color scheme.

Windows

The applicant is proposing to restore the existing windows by removing them from their sashes, and stripping the paint and glazing from the sashes and frames. All original glass will be saved and reused in the existing location. The frames will be primed and painted prior to being re-hung in their sashes. The sash color will be Glidden Quiet Light (60YY65/082), and the frames will be Valspar Olive Shale (EE2021C).

Roof

The existing standing seam metal roof will be replaced with a new standing seam metal roof. The proposed material is 24-gauge Galvalume (galvanized aluminum) panels that are 16 inches wide with 1.75-inch high standing seams. The panel is constructed with a snap-lock system for ease of installation and a strong water tight seal. The design allows for the panels to expand and contract freely, which extends the life of the roof material and substrate. The roof is proposed to be Spartan Bronze in color.

Colors

The applicant is proposing to replace the current color of the house trim, windows, and doors. The proposed colors are Olive Shale (EE2021C) by Valspar, Quiet Light (60YY65) by Glidden, and Cocoa Rose (LA216) by American Traditions. The trim around the windows and doors will use the Olive Shale and Quiet Light colors. The porch trim and the trim at the roof will use all three of the proposed colors as outlined on page CS-1 of the submitted plans.

Masonry

The proposal includes restoring the existing brick façade by cleaning the brickwork with a power washer and repointing the joints using mortar which will match the existing materials and strength.

Historic Preservation Consultant

Upon evaluation of the proposed changes, Historic Preservation Consultant Jeff Darbee has concluded that the proposed window restoration, brick cleaning, and roof replacement are acceptable and recommends approval. However, he has indicated that the two porches on the eastern facade, although comprised of different design elements from the original front porch, be maintained and repaired to tell the story of how the character of the house has been created over time (See the attached correspondence).

SECTION II – REVIEW STANDARDS:

Architectural Review Board

The Board's role in this process is defined by Code Section 153.182 (C), which requires the ARB to review the design of new structures and site improvements with respect to compatibility of the architectural style, general design, arrangement, texture, materials and color of other structures and premises within the area. Section (E) requires that the Board determine whether the proposed change will be appropriate to the preservation of the historic, architectural or environmental character of the Architectural Review District according to the criteria specified in the Code.

Evaluation and Recommendation based on the *Guidelines*:

The *Guidelines* identify strategies for the review and approval of building and site improvements. Numbers assigned to the guidelines reflect the order in which they appear in the table of contents of the *Historic Dublin Design Guidelines* and may appear below in a different order than listed in the *Guidelines*. Only guidelines relevant to this case are listed. The Board should consider the following guidelines to review this proposal against:

Preservation (Guidelines 2). Maintenance of the original character can be achieved by retaining and implementing procedures to ensure existing foundations, siding, masonry and commercial and residential characteristics are preserved. As residential properties are converted, the character should remain intact since it is what makes Historic Dublin a visually attractive and desirable place to live and work.

Guidelines met. The applicant is retaining many of the original building material including brickwork, windows, doors, and front porch. The roof material being proposed is nearly identical to those that currently exist on the building, and will maintain the historic appearance of the farmhouse. The colors chosen for the trim are typical of the early 1900s, and also help to maintain the historic appearance of the home.

Design Elements (Guidelines 6, 7, 9, 16). All new construction and additions shall be designed to complement the surrounding structures, the architectural style of the building, and the general design characteristics of the area, which includes porches, windows, doors, awnings, paint colors, gutters, and downspouts, by using traditional materials utilized through out the District. These elements are highly visible and are an important component of the building's visual character.

Guidelines met. The proposed restoration of the windows, doors, and roof, and the proposed replacement porches are compatible with the design elements established in the *Historic Dublin Design Guidelines* and appropriate to the existing structure. The two existing porches on the eastern elevation should be retained and repaired (Condition #1).

Site Considerations (Guideline 13). Building site amenities, including landscaping, fences, walls, parking areas, decks, patios, sidewalks, and street furniture, play a significant role in maintaining the character of Historic Dublin. These elements work together to maintain the District's character.

Guidelines met. The proposed changes are in keeping with the farmhouse character of this site the character of the surrounding area.

SECTION III – OPINION AND RECOMMENDATION: Approval with one condition.

In Planning's opinion, this proposal meets the intent of the *Historic Dublin Design Guidelines*, and approval of the request is recommended with one condition.

- 1) The porches on the eastern façade should be retained and repaired using materials similar to those that currently exist in those areas.