

18-072ARB – KEELER RESIDENCE

Site Location

5281 Brand Road located southwest of the roundabout at Brand Road and Coffman Road.

Proposal

New construction of an attached 1½-story, 1,200-square-foot carriage house, and associated site improvements.

Zoning

R-1, Restricted Suburban Residential District (east parcel). PUD, Planned Unite Development District – Earlington-Brandon (west parcel).

Property Owners

Janine & Andrew Keeler

Applicant/Representative

Janine Keeler

Applicable Land Use Regulations

Zoning Code Section 153.170-153.174, Appendix G and the *Historic Dublin Design Guidelines*.

Staff Recommendation

Approval with 4 Conditions.

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Case Manager

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Summary

A request for review and approval for a new attached, 1½-story, 1,200-square-foot carriage house on an approximately 4-acre site located outside of Historic Dublin, but identified on Appendix G as an Architectural Review District property.

Zoning Map

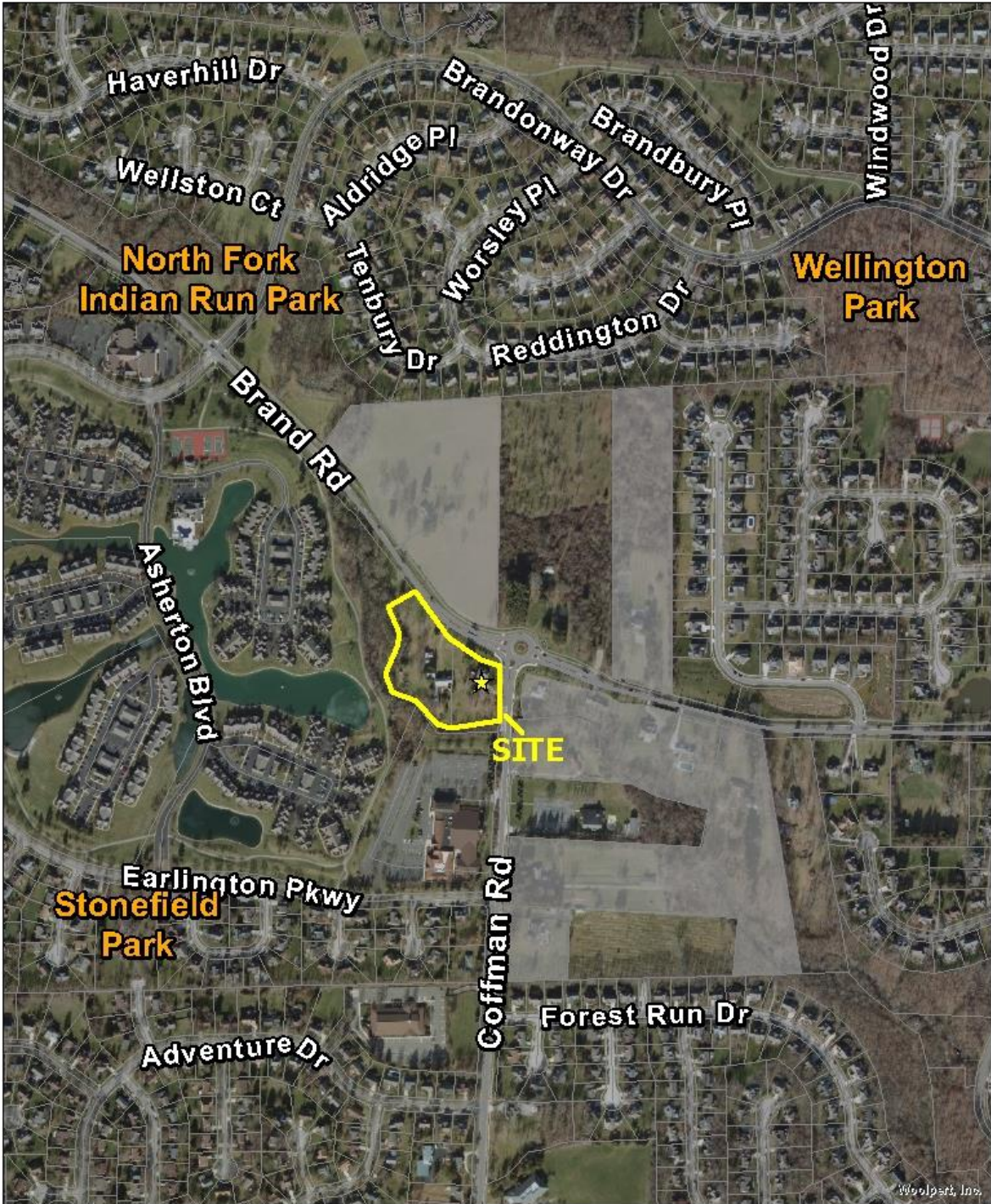


Next Steps

Upon approval from the Architectural Review Board, the applicant will be eligible to file for a building permit for the construction of the attached, carriage house.

1. Context Map

5281 Brand Road located southwest of the roundabout at Brand Road and Coffman Road.



 <p>City of Dublin</p>	<p>18-072ARB ARB - New Construction Keeler Residence 5281 Brand Road</p>	<p>0 250 500 Feet</p> 
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2. Overview

A. Background

The site contains an existing single-family residence that is on the National Register of Historic Places. The approximately 4.0-acre historic farmstead contains several detached structures, which were historically used in association with the home including a spring house, smoke house, barns, and a concrete silo.

Today, the farmstead is located across two parcels. The east parcel is 1.4-acres and contains the residence along with several small out buildings. The west parcel is 2.6-acres and contains larger barns and the silo.

B. Site Characteristics

1) Natural Features

The site is currently developed with a historic farmstead that contributes to the agricultural history of Washington Township and the City of Dublin. The site is located north and east of the North Fork of the Indian Run Creek. FEMA designated floodplain and floodway is associated with the North Fork of the Indian Run and extends toward the existing dwelling and over the majority of the western parcel. The site generally slopes north to south towards the creek approximately. The carriage house is proposed to be wholly located outside of the floodplain and floodway.

2) Historic and Cultural Facilities

The historic farmstead was built in the mid-1870's by a prominent founder Asher Brand. The property remained in the Brand family until 1910. From approximately, 1910 until 1990 the property remained in the McCammon family as it was passed down from generation to generation. The property is listed on the National Register of Historic Places under the Washington Township Multiple Resource Area designation. Both the home and the farm-buildings are architecturally and agriculturally significant to Dublin. According to the City's third-party historic preservation consultant, "the house is one of the few surviving farmhouses of the period with its farm complex of barns, silo, and outbuildings still intact".

The two-story brick home is characterized by Italianate architecture. The home is American common bond brick construction with a coursed limestone foundation. The main entry oriented toward Brand Road, is a pair of twelve-light paneled wood doors with matching transom above. The home has nine, six-over-six double-hung windows with sandstone sills. A decorative porch, cornice with dentil detail, and hipped standing seam roof solidify the Italianate design of the primary structure. A one-story L-shaped brick addition is located to the rear of the home. The design is typified by a simple Vernacular style and sanding-seam gable roof. The additional out buildings and barns are simple wood-frame construction with Vernacular influence indicative of their time.

3) Surrounding Land Use and Development Character

- North: Washington Township (Residential)
- East: Washington Township (Residential)
- South: PUD, Planned Unit Development District, Earlington-Brandon (Institutional)
- West: PUD, Planned Unit Development District, Earlington-Brandon (Agricultural)

4) Road, Pedestrian and Bike Network

The site has ±500 feet of frontage on Brand Road with a single access point centrally located on the west parcel, and ±250 feet of frontage on Coffman Road with a single access point centrally located on the east parcel. There is a sidewalk associated with the roundabout along the Coffman Road frontage.

5) Utilities

The site is not currently served by public utilities.

C. Proposal

1) Summary

The applicant is requesting review and approval for a new attached, 1½-story, 1,200-square-foot carriage house with livable space above a 3-car garage on an approximately 4-acre site located outside of Historic Dublin, but identified on Appendix G as an Architectural Review District property.

2) Development Standards

Residential modifications and expansions for outlying properties under the purview of the ARB must comply with the zoning district and applicable general development standards for which they are located in.

The parcel on which the improvements are proposed is zoned R-1, Restricted Suburban Residential District. The setbacks, lot coverage and maximum building height are intended to match those of neighboring parcels located within Washington Township that continue to retain a rural character. The development standards are supplemented by the *Historic Dublin Design Guidelines*, which provide the reviewing bodies additional direction on preservation, sensitive design, and complementary materials for additions to historic structures.

Attached additions are not governed by the Accessory Structures of the Code because the addition is attached to the primary structure. In this case, the applicant has provided physical separation while retaining the attachment via an open connector from the new addition to the previous addition.

For the R-1 Zoning District, the side yard setback is a minimum of 8 feet with a total combination of 25 feet required when both sides are summed. The parcel has two front yards, one on Brand Road and one on Coffman Road; two side yards, to the south and west; and no rear yard. The maximum lot coverage permitted to be covered by the primary structure (existing home and proposed addition) is 20-percent. The maximum lot coverage, unless otherwise permitted by the ARB, is 45-percent, and the maximum building height is 35-feet. In all cases, the *Historic Dublin Design Guidelines* recommend building additions should be subordinate to the historic structure.

The application appears to meet all required setbacks. The setback from the west property line to the structure should be dimensioned on the plans prior to building permit submittal. The driveway width is required to be reduced from 36-feet to 30-feet to meet the Code permitted maximum driveway width.

3) New Construction

The proposed addition is located on the southwest portion of the east parcel behind the rear façade of the original historic home. No demolition of any existing outbuildings is required or proposed with the addition and driveway extension.

The addition is proposed to be a simple wood construction with vertical board siding and stone foundation, and simple gable standing-seem roof in a simple Vernacular style to match existing outbuildings located throughout the farmstead.

The addition is a 1½-story, 1,200-square-foot addition with three car bays on the first floor accessed from the south (non-street facing) by a driveway extension to match the existing drive. The second floor is proposed to contain two bedrooms, a bathroom, and common seating area.

The south façade is detailed with three carriage-style garage doors and goose neck light fixtures on the first level; and a two centrally located six-over-six simulated divided light windows and two half fixed windows beneath the eaves on the second level. The north façade is detailed with a single carriage-style garage door and goose neck light fixture with two six-over-six simulated divided light windows on either side on the first level; and a two centrally located six-over-six simulated divided lite windows and two half fixed windows beneath the eaves on the second level. Given the restoration of the primary historic residence and community value of the farmstead, the simulated divided lite windows should be substituted with true divided light windows to match the quality of the historic home.

The total height of the addition to the peak of the gable is 26.5 feet, which matches the height of the roof fascia of the historic home and is a total of 4 feet shorter than the historic home. Staff recommends the ARB consider the appropriateness of reducing the roof height to the top of the gable below the dentil detail of the historic home as it is one of the most unique features of the home, which should be respected.

3. Site Plan

The site contains an existing single-family buildings and multiple accessory structures. The attached 1½-story, 3-car carriage house is proposed to the southwest of the residence.



4. Architecture



5. Criteria Analysis

A. General Review Standards

- 1) **The character and materials are compatible with the context.**
Criteria Met. The proposed materials and palette is appropriate for the character of the existing structure.
- 2) **Recognition and respect of historical or acquired significance.**
Criteria Met with Condition. The proposed materials and palette complement the existing color palette and architectural details of the structure. The applicant should reduce the height of the addition below the dentil detail, and use true divided lite windows.
- 3) **Compatible with relevant design characteristics.**
Criteria Met with Condition. This proposal is compatible and consistent with the existing aesthetic and maintains the historic integrity of the residence and farmstead site as a whole. The driveway width is required to be reduced from 36-feet to 30-feet to meet the Code permitted maximum driveway width. The setback from the west property line to the structure should be dimensioned on the plans prior to building permit submittal.
- 4) **Appropriate massing and building form.**
Criteria Met. The addition is secondary in nature to the existing structure located behind the rear façade of the Italianate historic residence.
- 5) **Appropriate color scheme.**
Criteria Met. The proposed colors are appropriate and meet the *Historic Dublin Design Guidelines* for the age of the structure.
- 6) **Complementary sign design.**
Criteria Not Applicable. No signs are proposed.
- 7) **Appropriate landscape design.**
Criteria Not Applicable. No landscaping is proposed. Residential landscaping is at the discretion of single-family homeowners and not directly under the purview of the Board.
- 8) **Preservation of archaeological resources.**
Criteria Met. The archaeological resources associate with the farmstead are preserved with this application.

B. Alterations to Buildings, Structure, and Site

- 1) **Reasonable effort to minimize alteration of buildings and site.**
Criteria Met with Condition. Although the addition is located to the rear of the existing structure, the height should be reduced to respect the dentil detail of the historic residence.
- 2) **Conformance to original distinguishing character.**

Criteria Met. The proposed materials and color palette are appropriate for the character and design of the existing structure. The Vernacular architecture of the 1800s should be paid respect wherever possible.

3) Retention of historic building features and materials.

Criteria Met. No changes are proposed to the historic structure and the addition is secondary and located to the rear of the existing home. The proposed color selection is compatible with the surrounding development and existing outbuildings.

4) Alteration recognizes historic integrity and appropriateness.

Criteria Met. The historic integrity of the site is maintained with the proposed addition. The addition is easily removed should needs or tastes change in the future.

5) Recognition and respect of historical or acquired significance.

Criteria Met with Condition. The recommendations that divide light windows be used and the height of the proposed addition be slightly reduced ensure continue recognition and respect of historic details.

6) Sensitive treatment of distinctive features.

Criteria Met. The proposed changes are compatible with the surrounding rural character. The materials selection is appropriate to accent the existing architectural features of the historic portion of the home.

7) Appropriate repair or replacement of significant architectural features.

Criteria Met. No significant architectural features are impacted as part of this application.

8) Sensitively maintained historic building materials.

Criteria Met. The materials selection is appropriate to maintain the historic character.

C. Additions to Existing buildings, Structures, or Sites.

1) Materials are traditional to the Historic District, but are not necessarily matching

Criteria Met. The materials proposed are natural materials that are indicative to other existing structures used across the site.

2) Contemporary designs are discouraged. Designs shall be compatible in scale, material, and character of the property, neighborhood, and environment. Roofline additions are discouraged or should be placed to have the least amount of visual impact.

Criteria Met with Condition. With the reduction in height of the structure the scale and character will be compatible with the character of the property. The addition is appropriate given the size of the site and surrounding large lot homes.

3) Additions should be clearly distinguishable from the original structure by keeping additions smaller scale where appropriate. Additions should

generally be located to the rear of the historic home and not detract from any aspect of the historic structure.

Criteria Met. The addition is secondary and located to the rear of the existing home. The proposed color selection is compatible with the surrounding development and existing historic residence.

- 4) All buildings, structures, and sites shall be recognized as a product of their own time. Additions with no historical basis are discouraged.**

Criteria Met. The addition is a product of the time; however, it is clearly based on historic inspiration and seamlessly incorporates Vernacular influences.

6. Recommendation

Staff Recommendation

The proposed Architectural Review Board application is consistent with all the applicable review criteria. Staff recommends **approval** to the Architectural Review Board with four conditions:

- 1) The applicant update the plans to confirm all applicable development standard are met prior to submittal of a Building Permit.
- 2) The driveway width be reduced from 36-feet to 30-feet to meet the Code permitted maximum driveway width.
- 3) The applicant reduce the total height of the addition to be below the dentil detail of the 1870's historic home.
- 4) The applicant replace the simulated divided lite windows on the proposed addition with true divided lite windows.