

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

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

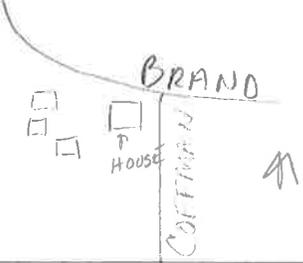
THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

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		30. Foundation Material limestone	
8. Site Plan with North Arrow  			18a. Style of Addition or Elements(s)		31. Wall Construction brick	
			19. Architect or Engineer		32. Roof Type & Material hip/st.seam metal	
9. U.T.M. Reference Quadrangle Name Hilliard 17 318280 4442850 Zone Easting Northing			20. Contractor or Builder Asher Brand		33. No. of Bays Front 5 Side 4	
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object			21. Building Type or Plan		34. Exterior Wall Material(s)	
11. On National Register? No			22. Original Use, if apparent farm		35. Plan Shape rect.	
12. N.R. Potential?			23. Present Use farm		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved	
13. Part of Estab. Hist. Dist? No			24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		37. Window Types <input checked="" type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> Other	
14. District Potential?			25. Owner's Name & Address, if known		38. Building Dimensions	
15. Name of Established District (N.R. or Local)			26. Property Acreage		39. Endangered? No By What?	
16. Other Surveys in Which Included			27. Other Surveys in Which Included		40. Chimney Placement none observed	
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.			46. Prepared by Slagle			47. Organization BDR&C
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)			48. Date Recorded in Field 8/75			49. Revised by N. Recchie
45. Sources of Information OHI 8/75; Frank Bower (owner in 1975), Shanachie Historical Magazine, Dublin Historical Society, Vol.1, Dublin HIGH SCHOOL, 1984.			50. Date Revised 3/03			
			50b. Reviewed by			BRAND/CONINE / BOWER FARM  5281 BRAND RD.

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.



## BOARD ORDER

# Architectural Review Board

Wednesday, November 28, 2018 | 6:30 pm

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

**6. Keeler Residence  
18-072ARB**

**5281 Brand Road  
Architectural Review Board application**

Proposal: Construction of a 1½-story, 1,200-square-foot carriage house and associated site improvements. The 4-acre site is zoned R-1, Restricted Suburban Residential District and is located within the Architectural Review District.

Location: South of Brand Road, approximately 200 feet southwest of the roundabout with Coffman Road.

Request: Review and approval of an Architectural Review Board application under the provisions of Zoning Code Section 153.074 and the *Historic Dublin Design Guidelines*.

Planning Contact: Nichole M. Martin, AICP, Planner I  
Contact Information: 614.410.4635, nmartin@dublin.oh.us  
Case Information: www.dublinohiousa.gov/arb/18-072

**MOTION:** Ms. Stenberg moved, Mr. Alexander seconded, to approve the Architectural Review Board application with three conditions:

- 1) That the applicant update the plans to confirm all applicable development standards are met prior to submittal of a Building Permit;
- 2) That the driveway width be reduced from 36-feet to 30-feet to meet the Zoning Code permitted maximum driveway width; and
- 3) That the applicant use a simulated divided lite window that incorporates a spacer bar between the insulated window glass, and incorporates a muntin bar that matches other windows on the property similarly equivalent to a Marvin window, subject to Staff approval.

**VOTE:** 3 – 0

**RESULT:** The request for an Architectural Review Board application was approved.

**RECORDED VOTES:**

David Rinaldi	Yes
Shannon Stenberg	Yes
Gary Alexander	Yes
Andrew Keeler	Recused

**STAFF CERTIFICATION**

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Nichole M. Martin, AICP, Planner I



**6. Keeler Residence  
18-072ARB**

**5281 Brand Road  
Architectural Review Board**

The Chair, David Rinaldi, said Mr. Keeler recused himself as he is the applicant.

The Chair said this application is a proposal for the construction of a 1½-story, 1,200-square-foot carriage house and associated site improvements. He said the 4-acre site is zoned R-1, Restricted Suburban Residential District and is located within the Architectural Review District.

Nichole Martin said this is a request for a review and approval of a general ARB application. She said this property is listed on Appendix G, which is outside the Historic District but still under the review of the ARB. She said the site is at the intersection of Coffman Road and Brand Road, and comprised of two parcels. She presented aerial views of the site. She noted the primary historic residence is on the east parcel and the west parcel contains the historic farmstead, including outbuildings, barns, and a concrete silo and presented photographs of all the structures to show existing conditions and for context. She said there are properties in the area that preserve their rural character.

Ms. Martin described the original two-story home as having Italianate style in all brick with a standing seam metal roof and a dentil detail just under the roof and a detailed porch on the roundabout side. She noted there have been two previous additions to the rear of the home, which is the south side, adjacent to the North Fork with the Indian Run Creek. She indicated those additions were much more modest than the Italianate home and more vernacular in style, although they do maintain the brick and standing seam metal roof.

Ms. Martin presented the proposed plan and noted the attached carriage house that is proposed at the maximum height of 35 feet. She said there was some misinformation in the consultant's report where it was indicated this was a detached carriage home.

Ms. Martin presented the proposed elevations facing the two roads. She restated the proposed addition is a story and a half with simple wood construction for a vernacular style carriage house. She said it will have vertical wood siding in white and a standing seam metal roof. She said Staff is recommending the total height of the attached structure be reduced to be just below the dentil detail on the home, which is a very nice feature and should be respected. She presented views of the elevations from the south and west sides, too. She explained the west side will be adjacent to the farmstead outbuildings and the south side will only be visible from the ravine of the North Fork of Indian Run. The three garage doors, she said, will not be visible from Coffman or Brand Roads but there will be a single garage door that will face Brand Road to break up the façade on the north side. She said gooseneck fixtures to accent the elevations are also proposed. She presented proposed character images, which are not to indicate specific selections but more generally to show a farmstead style.

Ms. Martin reported that Staff, in conjunction with the consultant's recommendations, are recommending approval of this ARB application with four conditions:

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

Gary Alexander said when he tried to look at the roofs of the barns on site, they were snow-covered. He asked if those roofs match the material of the house. Ms. Martin said she did not have the answer. Mr. Alexander said, if the roof materials do not match, which ones the addition will match. Ms. Martin clarified they do match.

Janine Keeler, 5281 Brand Road, said she goes by JJ.

Mr. Alexander asked her if it was the exact color and type. Ms. Keeler answered there are several different roofs on the barns over the years as they have been replaced. Mr. Alexander asked her which roof this is going to match. Ms. Keeler said their intent was for it to appear as if it were more like one of the barns rather than the house. Mr. Alexander indicated he was hoping that was what she was going to say.

Mr. Alexander asked Staff why they are making a qualification that true divided lite windows should be used. Ms. Martin answered, in her review of the application, it seemed like it would be more authentic. Mr. Alexander said there is a significant difference and wanted to know if the goal of the Planning Report is to have the exact look or a look that is very close or is it to have the exact construction. Ms. Martin answered from her point of view, it would not need to be the exact construction depending on what simulated window is selected. She said some simulated windows can look 'rather simulated'. Mr. Alexander stated, from his professional experience, some simulated windows can look terrific and perform a lot better than true lite windows. He asked her if she had a preference.

Tom Nau, 8360 Riverside Drive, Powell, Ohio, said he prefers the simulated divides for longevity and better performance. He said true divides are great but they are wood and can rot and he has seen issues in New Albany, Ohio - they only last so long. He suggested they be asked to hold to a standard for a simulated divide that would perform and last a long time, and not the ability to see between the panes.

Mr. Alexander thought Mr. Nau's intent is to stipulate the spacer bar with certain manufacturers. He said it sits in the "insulated sandwich" so the profile is as close as possible. He suggested revising conditions.

The Chair called for any public comment on this application.

Tom Holton, 5957 Roundstone Place, noted this is a new construction outside the Historic District so he supports the simulated windows as the architect mentioned. He said the main concern he has with the structure is the scale in relation to the house; it is so tall. He said he agreed with almost everything the consultant had said but was not sure the consultant noticed how close it is to the house. He said the height and the complexity is a concern and the mass in relation to the house is too large; he would like to see it smaller. He said this applicant has done such a great job on the restoration and reconditioning of the main house that is in such a prominent location. He emphasized this addition is going to stand out remarkably from the north and west side. He suggested the addition be much more subordinate to the main house and should be as different as possible. He indicated the house is remarkably breathtaking. He said to call the addition a carriage house is misleading; this house would have had a barn to store buggies, etc. and not many houses in Dublin would have had a carriage house. Chances are, if there were carriage houses, he affirmed, they would have been small.

With no other public comments, the Chair asked the applicant if they had anything else.

Mr. Nau said when looking at the front elevation two-dimensionally, much like the previous application, it can be a little misleading when the Board sees all that roof. He said in all fairness, when viewing the side elevations, the homes are juxtaposed diagonally from each other; they do not line up across the face and the roof pitch can be tilted away. He offered to lower it slightly. Mr. Rinaldi asked if it is possible to lower it a couple of feet and not lose program space to which the applicant answered affirmatively. Mr. Rinaldi pointed out that reading through this application and the consultant's report, the height was the only comment he had. He said the addition is in an appropriate location, it is done with a subtle link, and

there is a lot to like about the application. Obviously, he said, the applicant already has a wonderful home.

Mr. Nau said they tried to flavor it like a barn style but it ended up being a blend.

Mr. Alexander said the elevations are deceptive. He said the front elevation of the house is really in the foreground and the high point of the roof of the addition is way, way beyond. He said he is fine with the application as it was presented. He encouraged the applicant to ensure the grades were correct and if not, the roof would need to be adjusted.

Shannon Stenberg said she is fine with this application as presented. She stated it looks excellent and the applicant took a great deal of detail from the barn and really appreciates that. She said from Coffman Road or Brand Road, the addition may not be that visible because it is set back and will be landscaped. She said she is okay with the conditions. Mr. Rinaldi suggested tweaking condition #3 and rewrite #4. He said he does not know how the quality of a simulated divided lite can be qualified as his expertise is not with residential and deferred to Mr. Alexander. Mr. Alexander said the mutton bar is what should be controlled, and match the width of the current mutton bars. Mr. Rinaldi suggested writing in "as compared to a Marvin or a Pella window" to describe the quality desired. Ms. Rauch said they can add "subject to Staff approval" that way the applicant would not have to come back. The verbiage of the conditions was discussed further and the applicant agreed to the end product.

Ms. Stenberg moved, Mr. Alexander seconded, to approve the Architectural Review Board application with three conditions:

- 1) That the applicant update the plans to confirm all applicable development standards are met prior to submittal of a Building Permit;
- 2) That the driveway width be reduced from 36-feet to 30-feet to meet the Zoning Code permitted maximum driveway width; and
- 3) That the applicant use a simulated divided lite window that incorporates a spacer bar between the insulated window glass, and incorporates a muntin bar that matches other windows on the property similarly equivalent to a Marvin window, subject to Staff approval.

The vote was as follows: Mr. Rinaldi, yes; Mr. Alexander, yes; and Ms. Stenberg, yes. (Approved 3 – 0)

The Chair asked the Board if they had any further comments. [There were none.]

### **Communications**

Jennifer Rauch said a potential Special Meeting on the 12th was considered but everyone cannot attend so that discussion will be incorporated into the regular meeting in December.

### **Adjournment**

With no further communications to share, the Chair adjourned the meeting at 8:45 pm.

As approved by the Architectural Review Board on December 20, 2018.





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

- 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

#### 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.