

OHIO HISTORIC INVENTORY

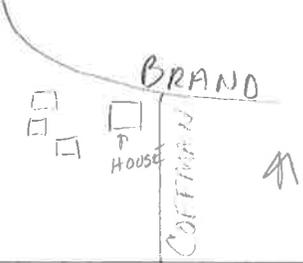
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OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
614/297-2470-fax 614-297-2496



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	

FRA -
1944-1

FRANKLIN

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.

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



BOARD ORDER

Board of Zoning Appeals

Thursday, June 27, 2019 | 6:30 pm

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

**1. Keeler Residence
19-043V**

**5281 Brand Road
Non-Use (Area) Variance**

Proposal: A Non-Use (Area) Variance to allow an accessory structure to be 22 feet in height, whereas the maximum permitted by Code is 18 feet. A second Non-Use (Area) Variance to allow a gravel driveway, whereas the Code requires an asphalt, concrete, brick, concrete pavers, colored and imprinted concrete, or natural stone pavers or flagstones. The property is zoned Restricted Suburban Residential District.

Location: On the south side of Brand Road, approximately 175 feet southwest of the roundabout intersecting with Coffman Road.

Request: Review and approval of two, Non-Use (Area) Variances under the provisions of Zoning Code Section 153.231(H).

Applicant: Andrew Keeler, Property Owner

Planning Contact: Tammy J. Noble, Senior Planner

Contact Information: (614) 410-4649, tnoble@dublin.oh.us

Case Information: www.dublinohiousa.gov/bza/19-043

MOTION #1: Ms. Herbert moved, Mr. Nigh seconded, to approve the Non-Use (Area) Variance to permit a 21-foot high, detached structure (garage), which would exceed the maximum height of 18 feet, permitted in the Code.

VOTE: 3 – 2.

RESULT: The Non-Use Variance for height was approved.

RECORDED VOTES:

Martha Cooper	Yes
Sarah Herbert	Yes
Satya Goyal	No
Jason Deschler	No
Joseph Nigh	Yes

MOTION #2: Ms. Herbert moved, Mr. Goyal seconded, to table the Non-Use (Area) Variance to allow a gravel driveway, which is not a permitted material.

VOTE: 5 – 0.



**1. Keeler Residence
19-043V**

**5281 Brand Road
Non-Use (Area) Variance**

RESULT: The Non-Use (Area) Variance for a driveway material was tabled.

RECORDED VOTES:

Martha Cooper	Yes
Sarah Herbert	Yes
Satya Goyal	Yes
Jason Deschler	Yes
Joseph Nigh	Yes

STAFF CERTIFICATION

Tammy Noble, Senior Planner

Draft



MEETING MINUTES

Board of Zoning Appeals

Thursday, June 27, 2019

CALL TO ORDER

Chair Cooper called the meeting to order at 6:30 p.m.

ROLL CALL

Board Members present: Ms. Herbert, Mr. Goyal, Mr. Deschler, Ms. Cooper, Mr. Nigh.

Staff present: Ms. Noble and Mr. Ridge

ACCEPTANCE OF DOCUMENTS

Ms. Herbert moved, Mr. Goyal seconded, to accept the documents into the record.

Vote on the motion: Ms. Herbert, yes; Mr. Goyal, yes; Mr. Deschler, yes; Mr. Nigh, yes; Ms. Cooper, yes.

(Motion carried 5 – 0)

APPROVAL OF MINUTES

Ms. Herbert moved, Mr. Goyal seconded, to approve the April 25, 2019 meeting minutes as submitted.

Vote on the motion: Mr. Deschler, yes; Ms. Herbert, yes; Mr. Goyal, yes; Ms. Cooper, yes; Mr. Nigh, yes.

(Motion carried 5 – 0)

The Chair briefly explained the rules and procedures of the Board of Zoning Appeals and swore in any staff or member of the public planning to address the Board during this meeting.

CASE

1. Keeler Residence, 5281 Brand Road, 19-043V, Non-Use (Area) Variance

Case Presentation

Ms. Noble stated this is a request for a Non-Use (Area) Variance to allow an accessory structure 21 feet in height where the maximum height permitted is 18 feet. A second Non-Use (Area) Variance is requested to allow for a gravel driveway where the permitted materials are asphalt, concrete, brick, concrete pavers, colored and imprinted concrete, natural stone pavers or flagstone. The site is approximately four acres, located at 5281 Brand Road southwest of the roundabout at Brand Road and Coffman Road. The site contains an existing two-story, single-family residence that was built in the late 1800s and is on the Historic Register. Although the property is not located within the boundaries of the Historic District, it is listed in Appendix G, which subjects all modifications on the site to review and approval by the Architectural Review Board (ARB). 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

zoned R-1, is 1.4-acres in size and contains the two-story residence along with several small outbuildings. The west parcel is zoned PUD, is 2.6-acres in size and contains larger barns and the silo. This single-family property abuts the intersection and the detached structure will be located to the rear.

The structure that is the subject of this variance request was approved by the ARB on November 28, 2018 as an attached structure that is permitted to be the same maximum height as the primary structure, which is 35 feet. Prior to construction, the applicant determined that attaching the structure would not be feasible due to the significant length of the connecting breezeway, the grade change and the impacts the structure would have on the primary structure in terms of massing. The applicant's request is to construct the same structure that was approved by the ARB without the connecting breezeway, resulting in a detached structure that is permitted to be a maximum of 18 feet in height, which it exceeds. The proposed location of the detached structure is directly south of the residential structure. The carriage house features remain the same as previously approved by the ARB; however, the proposed detached structure will need to be reviewed by the ARB again due to the change in location. From the north to the south, there is a significant grade change; therefore, the detached structure will be relatively lower than the primary structure. The intent of the Code height and size regulations is to ensure that the detached structure is submissive to the primary structure and appropriate in scale.

Zoning Code Section 153.231(H)(2) allows the Board of Zoning Appeals to approve requests for non-use (area) variances only in cases where the Board finds there is evidence of a practical difficulty present on the property, and that the findings required in Zoning Code Section 153.231(H) have been satisfied. The criteria for the two requested variances were reviewed, and Staff has determined the following:

1. That the proposed Non-Use (Area) Variance for a detached structure that exceeds the maximum height permitted of 18 feet is consistent with all applicable review criteria; therefore, approval is recommended for the request to permit a 21-foot-high, detached accessory building.
2. The proposed Non-Use (Area) Variance for a gravel driveway is not consistent with all applicable review criteria; therefore, disapproval is recommended for the request to construct a driveway with a material not permitted by Code.

Separate motions are required for the two variance requests. This application will go back to the ARB for final approval.

Board Questions

Mr. Deschler inquired if all the criteria for the Garage Height Variance were met. The slides seem to indicate otherwise. Ms. Noble confirmed that all of the criteria were met.

Mr. Deschler inquired if BZA were to approve the Garage Height Variance, could that negatively impact the ARB's subsequent review and decision.

Ms. Noble responded that the primary purpose of ARB's review is to ensure that the character of the structure is complementary to the other buildings on that site. Unless ARB were to determine that the height was out of scale with the existing structures, there should be no issue.

Ms. Cooper requested clarification of the second sentence in the third criterion for the Gravel Driveway variance, "No Substantial Adverse Effect."

Ms. Noble responded that the request to use gravel was determined not to be aesthetically consistent with the surrounding driveways. The intent of driveway regulations is for functional and compatibility purposes. Hardscape is more conducive to long-term maintenance and prevents dust and debris from ending up on the roadway. Typically, it also is more compatible with the surrounding properties. The only driveways that are permitted to be gravel are non-conforming properties that have been annexed from the township with existing gravel driveways. The City of Dublin has been consistent in requiring that if these driveways are repaired or extended, that the area is to be replaced with a permitted material.

Ms. Herbert inquired about another statement in that same criterion that indicates requiring driveways to be constructed of a partial or complete hardscape is to create durability for vehicles and longevity of the driveway lifespan. What would be a partial hardscape?

Ms. Noble responded that some materials are permitted that are not a solid hardscape, such as pavers; however, a completely gravel driveway is not permitted.

Applicant Presentation

Janine Keeler, 5281 Brand Road, Dublin, OH commented regarding their request for a gravel driveway. This is a unique property in Dublin. Having a gravel driveway would be more historically accurate, because that is the type of driveway that would have existed in that earlier time period. Actually, the City of Dublin installed their present driveway. She does not understand the reason a gravel driveway is considered an impediment to the delivery of governmental services. Their mailbox is located on Brand Road. The mail truck stops in the turn lane; it does not access their driveway.

Ms. Noble stated that impeding governmental services could include other services, such as emergency services.

Ms. Keeler responded that she does not believe any vehicle would have difficulty accessing their driveway, and frequently, their second gravel driveway is used.

Ms. Herbert stated that the argument that the criteria were not met for the delivery of governmental services due to a gravel driveway was not particularly compelling. In her view, that criteria could be considered to be met, which would mean that two of the criteria in that section were met. In regard to the Special Conditions criteria, staff's findings are that "there is no condition associated with the site that would warrant a special condition and therefore the criteria is not met." Does the applicant believe there are special conditions related to their request for a gravel driveway? In regard to the Applicant Action/Inaction criteria, staff's finding was that the grade change is an existing feature of the site and is not associated with the action, or inaction of the applicant. Does the applicant have a different response to that question?

Ms. Keeler responded that in regard to a Special Condition, she would argue that this is a historic property. ARB's review is focused on whether the request would be in keeping with the original structure. This is a very unique property; there is no similar property in Dublin. A gravel driveway would look more appropriate to the time period in which that house was constructed. She does not understand the Applicant Action/Inaction criteria.

Ms. Noble stated that staff did question whether the variance for the gravel driveway should be delayed until the proposal has been reviewed by the ARB to have the benefit of their recommendations regarding a gravel driveway. If the ARB found that gravel was more consistent for the property within the related time period, the second criteria would ask if the applicant induced or created the scenario. However, if a gravel driveway is a historical characteristic of a site, the applicant would not have created the scenario. Delaying the variance until after the ARB review is an option. She is not aware of any previous occasion that the City has permitted gravel driveways. At a minimum, Engineering would not permit a gravel apron. The Board could vote on the first variance request and table the second request pending ARB's review.

Ms. Herbert requested clarification of the applicant's statement that the City installed their paved driveway.

Ms. Keeler responded that the City relocated the driveway as part of the reconstruction of the bridge on Coffman Road. Because the driveway entered the corner of Coffman and Brand Roads at an angle, the City offered the previous owner the opportunity for a new driveway.

Ms. Herbert inquired if the previous driveway that was removed was paved.

Ms. Keeler responded that she believes it was gravel.

Ms. Noble inquired if the property was in the township at that time and not annexed to the City.

Ms. Keeler responded that she was uncertain.

Ms. Noble stated that there are gravel driveways along Dublin Road. Those properties were annexed into the City in the late 1980s or early 1990s. She can review the annexation history on this property.

Mr. Deschler inquired if the relocation of this driveway occurred before or after the annexation.

Ms. Noble responded that she does not have that information.

Mr. Keeler stated that whether the City created the same kind of driveway after the property was annexed would be relevant.

Ms. Cooper inquired if a gravel driveway would be an issue of grandfathering a previous condition.

Ms. Noble responded that the legal requirement is to replace like for like, unless there are cost implications, and in that case, a different material might be used. Typically, the City does not extend efforts beyond the road apron. She will need to research the history on the property.

Ms. Cooper stated that the application would need to meet all three criteria for that variance to be granted.

Mr. Deschler inquired if there is a need for approval by two City boards, would one typically take priority.

Ms. Noble responded that, typically, ARB makes their determination before the BZA, but there is no requirement that it occur in that order. ARB looks at a proposal holistically, while BZA looks at one condition.

Ms. Herbert stated there was a previous case that BZA tabled pending ARB's review, as ARB's decision would impact the review criteria for BZA. In such cases, the properties are typically unique, historic properties.

There were no public comments.

Board Discussion

Ms. Cooper stated that separate actions would be taken on the two variance requests and inquired if the members had comments to make regarding either request.

Ms. Herbert responded that in regard to the Garage Height Variance, the criteria are met. Due to the unique characteristics of this property, she would prefer to consider the second variance request regarding a Gravel Driveway after ARB has considered the proposal, as it may affect the review criteria for BZA. It would be preferable to have ARB's decision as to whether a gravel driveway would be more historically consistent.

Mr. Deschler stated that he agrees that the criteria is met for the height variance. However, the garage structure previously reviewed and approved by ARB is different from the garage proposal before BZA tonight. He is reluctant to grant a variance on a plan not yet approved by ARB. Staff has indicated that typically, ARB's review, which is more holistic, occurs first. BZA's review of one portion of that occurs later. He would prefer to table both variances tonight, pending ARB's review.

Ms. Herbert stated that the only difference between the earlier design and that before BZA is the removal of the breezeway. Is it correct that ARB would not make a decision regarding height?

Mr. Deschler noted that the garage is in a different location, as well. Would the change in elevation impact any architectural characteristics?

Ms. Noble clarified that ARB has complete discretion over the mass of the building including the height, so his point is well made. The location has been moved slightly eastward, with minimal topography changes. The breezeway has been removed, but the architectural style is intact -- that is the only feature that has remained consistent from ARB's prior approval. Because this proposal must be reviewed by ARB, there would be no issue in having them look at the proposal holistically and then have the variance requests brought back to BZA.

Ms. Herbert stated that she would have no concerns with approving the first variance request tonight.

Mr. Deschler responded that he would not want to approve a small piece of a proposal that has yet to be reviewed by ARB, as there is no assurance that it will be approved by ARB.

Ms. Cooper stated that it would be beneficial to have ARB's input on both requests before BZA acts.

Ms. Keeler stated that ARB discussed the garage height as part of their earlier review. They determined that the height was acceptable when it was even closer to the house, so it is unlikely they would have an issue with the height when the garage is farther from the house. The size remains the same. ARB's discussion focused on the massing. If the breezeway is removed, the proposal is less complicated than the original proposal. She does not foresee ARB having any issue with the detached garage.

Ms. Herbert stated that there is no requirement that the proposal be reviewed by ARB first, and the height variance has met all the criteria. It is unfair to the applicant not to approve the request at this time, simply because BZA prefers that ARB review the proposal holistically first.

Mr. Nigh stated that because the first variance meets all the criteria, he would be inclined to approve it. Because of the insufficient information for the second variance request, he would prefer to table it, pending ARB's review.

Mr. Deschler stated that although the criteria are met on the first variance, ARB typically reviews a proposal first. Therefore, he would recommend that BZA table both requests, pending ARB's review. When the applicant returns to BZA, they can be confident of BZA's approval of the variance for the building height, and after ARB's review, perhaps the variance for the gravel driveway, as well.

Mr. Goyal concurred with Mr. Deschler's position. The entire request for two variances should be tabled pending ARB's review.

Mr. Cooper stated that she agrees that, procedurally, it would be preferable. However, there is confidence that ARB would not object to removal of the breezeway, so a vote on the first variance request should not be an issue. She requested the applicant's preference in regard to either postponing the case pending ARB's review or having the vote proceed.

The applicant requested that the vote be taken.

Ms. Noble stated that with any vote to disapprove, clarification should be made of the unmet criteria.

Mr. Deschler stated that his vote would be based on the fact that, in his view, taking a vote at this time is procedurally incorrect. The record will reflect that he believes the criteria on the height variance has been met.

Ms. Herbert inquired on what basis the ARB potentially could disapprove the application.

Ms. Noble responded that ARB has approved the architectural style of the structure and the general location. However, several items have changed: elimination of the breezeway,

modification of the location; and minor topography changes associated with that re-location. The reason she is comfortable with that prior approval is the primary purpose of ARB is to ensure that the appearance of the structure is consistent with the era in which the site was developed. ARB takes a broader view than does BZA. She does not want to presume ARB's decision, but elimination of the breezeway probably makes the structure more conducive to the era and reduces the massing.

Ms. Herbert moved, Mr. Nigh seconded approval of a Non-Use (Area) Variance to permit a 21-foot high, detached structure (garage), which would exceed the maximum height of 18 feet permitted in the Code.

Vote: Ms. Cooper, yes; Mr. Goyal, no; Ms. Herbert, yes; Mr. Nigh, yes; Mr. Deschler, no.

[Mr. Goyal and Mr. Deschler noted that their votes to disapprove were based upon the procedural issue, i.e. that the ARB review of the revised plans should precede BZA's review.

(Motion approved 3-2)

Ms. Herbert moved, Mr. Goyal seconded to table a Non-Use (Area) Variance to allow a gravel driveway, which is not a permitted material.

Vote: Mr. Deschler, yes; Mr. Nigh, yes; Ms. Cooper, yes; Mr. Goyal, yes; Ms. Herbert, yes.

(Motion passed 5-0)



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

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.



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 **5281 Brand Road**
08-085ARB **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.

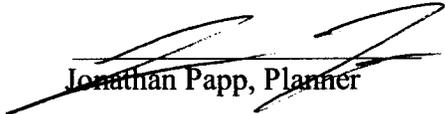
VOTE: 4 – 0.

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.

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

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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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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.