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



3 Looption of Negatives STatistics or Other Name(s) Coffman, Flatcher 6 1-5 Statistics or Other Name(s) Statistics or Other Name(s) Statistics or Other Name(s) 6 10 of Statistics or Other Name(s) Statistics or Other Name(s) Statistics or Other Name(s) Statistics or Other Name(s) 6 10 of Statistics or Other Name(s) Statistics or Other Name(s) Statistics or Other Name(s) Statistics or Other Name(s) 6 10 of Statistics or Other Name(s) Statistics or Other Name(s) Statistics or Other Name(s) Statistics or Other Name(s) 7 0 of Name Statistics or Other Name(s) Statistics or Other Name(s) Statistics or Other Name(s) 8 0 of Statistics or Other Name(s) Statistics or Other Name(s) Statistics or Other Name(s) Statistics or Other Name(s) 9 0 of Addition or Elements(s) Statistics or Other Name(s) Statistics or Other Name(s) Statistics or Other Name(s) 9 0 of Addition or Elements(s) Statistics or Other Name(s) Statistics or Other Name(s) Statistics or Other Name(s) 9 0 of	1.No. 2.County 4.Present Name					
City of Dublin Events for Control of Control	FRA-167-1 Franklin	Coffm	an Residenc		6 2	
Boild marked back Coffman, Fletcher 1 Sepecte Address & Location agriculture 38. No. of Stories 2 Sepecte Address & Location agriculture 38. No. of Stories 2 Set Los Sociano YMMD Number (7. Backpione Paris) (7. Addression Date(s) 30. Periodicion Mariai Site Plan win North Arrow (7. Backpione Paris) (7. Backpione Paris) (7. Backpione Paris) 30. Periodicion Mariai Site Plan win North Arrow (7. Backpione Paris) (7. Backpione Paris) (7. Backpione Paris) 30. Periodicion Mariai (7. Backpione Paris) Site Plan win North Arrow (7. Backpione Paris)	Other of Dublin					
6 1-5		COULD STATE STATE AND A STATE STAT				
8.5pectife Address or Loadies 46. Thermatic Association(s) agriculture agriculture agriculture agriculture agriculture agriculture agriculture agriculture agriculture agriculture bit Address (Monone VMD Number C. 1665 20. No. of Stories 21. Besement? 7.60 year Plane Dublin 17. Date(s) or Plane C. 1665 17. Advection Date(s) C. 1665 30. Foundation Margin Cut Store Display (Monone Display (Monone) 30. Foundation Margin Cut Store Display (Monone) 30. Foundation Cut Store Display (Monone) 30. Foundation Cut Store Display (Monone) 20. Common Display (Monone) 30. Foundation Cut Store Display (Monone)		COIII	nan, Fletchei	2	1	
6659 Coffman Road agriculture 5a Lot Sector or VMD Number 17. Date(or Provide C. 1865 17b. Alteration Date(o) C. 1865 20. Condition Material Cult Strue 20. Condition Material Cult Strue 20. Condition Material Cult Strue 7. Giver VMD0 Winder 10. Style or Design Italianate Pright Syle Rementsion 20. Contractor or Material Cult Strue 20. Contractor or Material Culture 20. Contractor Culture 20.		16 Thomatia Association ()			_	
Ba Let Social or VMD Number If Description of Panded If Description of Panded If Description of Panded If Description of Panded City or Village # Runa; Township & Vienky Dubl 1 In If Description of Panded			ure	[24527.54535.607.556(Bea)		
3. Reading and the set of the second and the secon				Contraction of the second division of the second	15	
3. Reading and the set of the second and the secon		C 1 - C. D. M. C. M.	D. Alteration Date(s)		\$	
3. Reading and the set of the second and the secon	7.City or Village If Rural, Township & Vicinity	18. Style or Design			1	
3. Reading and the set of the second and the secon	Dublin					
19. Architect of Engineer hip/slate 19. Design Sources 30. No. of Baye Front 3 Side 2 20. Contractor or Builder 35. Pean Shape T 20. Contractor or Builder 36. Changes 21. Building Type or Pian 36. Changes 20. Contractor or Builder 36. Changes 21. Building Type or Pian 36. Changes 22. Original Use. # apparent Modelen 23. Recent Use Dublic park/museum 36. Building Brenzing State of Easth 17. 318110 4441280 Zone Easting Nothing 37. More Hills 27. Other Shape T 38. Building Brenzing Building Discources 39. Decent Use 20. Organization 30. More Big Browney Millic Discources 31. Not More Big Browney Millic Discources 32. Organization Big Discource 33. Not Of Bape Big Discources 34. Conscription Big Discources 35. Building Big Discource Big Discource 36. House State Conscription Big Discource 37. Other State Addrescource 38. Building D	8. Site Plan with North Arrow	18a. Style of Addition or Elements(3	
19a. Design Sources 33. No. of Baye Front S 20 9. UT M. Reference 20. Ontractor or Builder 35. Phin Shape T 36. Changes 9. UT M. Reference 22. Original Use, # apparent 37. Window Types 37. Window Types 7. J 318110 4441280 23. Present Use 37. Window Types 28. Gover 4 [20 cm²] 20 cm² 7. J 318110 4441280 23. Present Use yublic park/museum 37. Window Types 28. Gover 4 [20 cm²] 38. Building Dimensions 8. Building Contactor of Builder 23. Overf's Name & Address, # known 39. Endangered? No 9. State 9. Wind? 39. Endangered? No 10. On tational 72. Other Surveys in Which Included 70. Circle Int/Side 47. Other Surveys in Which Included 13. Bard Failabace 14. Datriel 28. Property Arceage 47. Other Surveys in Which Included 70. Circle Int/Side 14. Datriel 12. Other Surveys in Which Included 47.07 91. Building Charactor and Editor. 14. Datriel 28. Property Arceage 47.07 91. Building Charactor and Editor. 15. Name of Edutated Dithick (N. er tocsi) 27. Other Surveys in Which Included 47.07 15.	-			32. Roof Type & Material		
All Contraction of Public Processory 9. UT M. Reference 9. UT M. Reference 21. Building Type or Plan 36. Addition 9. UT M. Reference 11. Dr. National 7 12. Building [Structure] Object 13. Building [Structure] Object 14. Convertise Name & Address, # Known 15. Register? 17. On National Register? 18. Building [Structure] Object 19. Onder is Name & Address, # Known 19. End of Eaab. 14. Obscription of Important Interior and Exterior Peatures (Ordinace on reverse # Interiors) 19. Register? 19. Nome of Esablished District (NR. or Local) 19. Register of Thirds Description of Important Interior and Exterior Peatures (Ordinace on reverse # Incocessary) 19. Register of Evaluation of Important Interior and Exterior Peatures (Ordinace on reverse # Incocessary) 19. History and Significance (Continue on reverse # Incocessary) 10. Property was built by the Coffman family, after whom the road was named. It is a fine example of a prosperous mid-19th century homestead. It has been preserved and is used as a museum to interpret local history. 14. Detection of Incoreated necessary The property was several outbuildings including a small wooden building with vertica		19. Architect or Engineer		hip/slate		
All Contraction of Public Processory 9. UT M. Reference 9. UT M. Reference 21. Building Type or Plan 36. Addition 9. UT M. Reference 11. Dr. National 7 12. Building [Structure] Object 13. Building [Structure] Object 14. Convertise Name & Address, # Known 15. Register? 17. On National Register? 18. Building [Structure] Object 19. Onder is Name & Address, # Known 19. End of Eaab. 14. Obscription of Important Interior and Exterior Peatures (Ordinace on reverse # Interiors) 19. Register? 19. Nome of Esablished District (NR. or Local) 19. Register of Thirds Description of Important Interior and Exterior Peatures (Ordinace on reverse # Incocessary) 19. Register of Evaluation of Important Interior and Exterior Peatures (Ordinace on reverse # Incocessary) 19. History and Significance (Continue on reverse # Incocessary) 10. Property was built by the Coffman family, after whom the road was named. It is a fine example of a prosperous mid-19th century homestead. It has been preserved and is used as a museum to interpret local history. 14. Detection of Incoreated necessary The property was several outbuildings including a small wooden building with vertica	A H D			33. No. of Bays		
All Contraction of Public Processory 9. UT M. Reference 9. UT M. Reference 21. Building Type or Plan 36. Addition 9. UT M. Reference 11. Dr. National 7 12. Building [Structure] Object 13. Building [Structure] Object 14. Convertise Name & Address, # Known 15. Register? 17. On National Register? 18. Building [Structure] Object 19. Onder is Name & Address, # Known 19. End of Eaab. 14. Obscription of Important Interior and Exterior Peatures (Ordinace on reverse # Interiors) 19. Register? 19. Nome of Esablished District (NR. or Local) 19. Register of Thirds Description of Important Interior and Exterior Peatures (Ordinace on reverse # Incocessary) 19. Register of Evaluation of Important Interior and Exterior Peatures (Ordinace on reverse # Incocessary) 19. History and Significance (Continue on reverse # Incocessary) 10. Property was built by the Coffman family, after whom the road was named. It is a fine example of a prosperous mid-19th century homestead. It has been preserved and is used as a museum to interpret local history. 14. Detection of Incoreated necessary The property was several outbuildings including a small wooden building with vertica	GARDEN XI	19a. Design Sources		Front 3 Side	2	
All Contraction of Public Processory 9. UT M. Reference 9. UT M. Reference 21. Building Type or Plan 36. Addition 9. UT M. Reference 11. Dr. National 7 12. Building [Structure] Object 13. Building [Structure] Object 14. Convertise Name & Address, # Known 15. Register? 17. On National Register? 18. Building [Structure] Object 19. Onder is Name & Address, # Known 19. End of Eaab. 14. Obscription of Important Interior and Exterior Peatures (Ordinace on reverse # Interiors) 19. Register? 19. Nome of Esablished District (NR. or Local) 19. Register of Thirds Description of Important Interior and Exterior Peatures (Ordinace on reverse # Incocessary) 19. Register of Evaluation of Important Interior and Exterior Peatures (Ordinace on reverse # Incocessary) 19. History and Significance (Continue on reverse # Incocessary) 10. Property was built by the Coffman family, after whom the road was named. It is a fine example of a prosperous mid-19th century homestead. It has been preserved and is used as a museum to interpret local history. 14. Detection of Incoreated necessary The property was several outbuildings including a small wooden building with vertica	P D S S S S S S S S S S S S S S S S S S			34. Exterior Wall Material(s)	10	
21. Building Type or Plan 36. Changes 30. Changes MAddicon 31. Marketerence 22. Original Use, if apparent MAddicon 21. Building Type or Plan 36. Changes 32. Original Use, if apparent MAddicon 23. Present Use 31. Window Types 23. Present Use 39. Window Types 23. Present Use 39. Window Types 33. Building Othership 30. Building Dimensions 34. Ownership 30. Building Dimensions 35. Endangered? No 36. Endangered? No 37. Other Surveys in Which Included 10. Distance from and 18. Name & Edualished Dubtict (N.R. or Local) 27. Other Surveys in Which Included 19. Ward? 10. Distance from and 19. Surveys in Which Included 10. Distance from and 19. Surveys in Which Included 10. Distance from and 19. Surveys in Which Included 10. Distance from and 19. Surveys in Which Included 10. Distance from and 19. Surveys in Which Included 10. Distance from and 19. Surveys in Which Included 10. Distance from and 19. Surveys of Underent resereset freesearcy 10. Distance	A	20. Contractor or Builder			7	
Customage Name Farm Moved Moved Moved Shawnee Hills 23. Present Use 37. Window Types 37. Window Types To Staking Northing Public Park/museum 37. Window Types Other 10. Site Comerchip Public Private 38. Building Dimensions 38. Building Dimensions 39. Endangered? Northing 11. On National YES Potential? 26. Property Acreage 47. Other Surveys in Which Included 39. Endangered? No 13. Part of Etab. 14. Diskrid 26. Property Acreage 47. Other Surveys in Which Included 10. Distance from and 70. There autres 6.6 and 2/2 windows; entrance with transom, sidelights and stone stoop; original slate roof; recessary 10. Bistore for and 10. Distance from and 41. District (ALR or Local) 27. Other Surveys in Which Included National Register 47.09 10. Distance from and 42. Further Description of Important Interior and Exterior Features 6.6 and 2/2 windows; entrance with transom, sidelights and stone stoop; original slate roof; recessed side porch; stone lintels and sis used by the Dublin Historical Society 46. Prepared by 37. Grepared by 40. Bistory and Significance (Continue on reverse fracessary) The property has several outbuildings (Gee #52) 17. Organization <td></td> <td>04 D. 107 T. D.</td> <td></td> <td>Δ</td> <td>×</td>		04 D. 107 T. D.		Δ	×	
Customage Name Farm Moved Moved Moved Shawnee Hills 23. Present Use 37. Window Types 37. Window Types To Staking Northing Public Park/museum 37. Window Types Other 10. Site Comerchip Public Private 38. Building Dimensions 38. Building Dimensions 39. Endangered? Northing 11. On National YES Potential? 26. Property Acreage 47. Other Surveys in Which Included 39. Endangered? No 13. Part of Etab. 14. Diskrid 26. Property Acreage 47. Other Surveys in Which Included 10. Distance from and 70. There autres 6.6 and 2/2 windows; entrance with transom, sidelights and stone stoop; original slate roof; recessary 10. Bistore for and 10. Distance from and 41. District (ALR or Local) 27. Other Surveys in Which Included National Register 47.09 10. Distance from and 42. Further Description of Important Interior and Exterior Features 6.6 and 2/2 windows; entrance with transom, sidelights and stone stoop; original slate roof; recessed side porch; stone lintels and sis used by the Dublin Historical Society 46. Prepared by 37. Grepared by 40. Bistory and Significance (Continue on reverse fracessary) The property has several outbuildings (Gee #52) 17. Organization <td></td> <td>21. Building Type or Plan</td> <td></td> <td></td> <td>L I</td>		21. Building Type or Plan			L I	
Customage Name Farm Moved Moved Moved Shawnee Hills 23. Present Use 37. Window Types 37. Window Types To Staking Northing Public Park/museum 37. Window Types Other 10. Site Comerchip Public Private 38. Building Dimensions 38. Building Dimensions 39. Endangered? Northing 11. On National YES Potential? 26. Property Acreage 47. Other Surveys in Which Included 39. Endangered? No 13. Part of Etab. 14. Diskrid 26. Property Acreage 47. Other Surveys in Which Included 10. Distance from and 70. There autres 6.6 and 2/2 windows; entrance with transom, sidelights and stone stoop; original slate roof; recessary 10. Bistore for and 10. Distance from and 41. District (ALR or Local) 27. Other Surveys in Which Included National Register 47.09 10. Distance from and 42. Further Description of Important Interior and Exterior Features 6.6 and 2/2 windows; entrance with transom, sidelights and stone stoop; original slate roof; recessed side porch; stone lintels and sis used by the Dublin Historical Society 46. Prepared by 37. Grepared by 40. Bistory and Significance (Continue on reverse fracessary) The property has several outbuildings (Gee #52) 17. Organization <td>9 UTM Reference</td> <td>22 Original Lise if apparent</td> <td></td> <td>Altorad</td> <td>S I</td>	9 UTM Reference	22 Original Lise if apparent		Altorad	S I	
Shawhee Hills 23. Present Use 37. Window Types 17 318110 4441280 20ne Easting Northing 10 Structure Object 13. Building [Structure] Object 25. Ownership 38. Building Dimensions 14. On National Register? Yes Public 13. Bart of Etable 14. Object 25. Ownership 39. Endangered? No 13. Bart of Etable 14. Object 25. Ownership 39. Endangered? No 13. Bart of Etable 14. Object 25. Property Acreage 41. Distance from and Frontage on Road 15. Name of Etablished District (N.R. or Local) 27. Other Surveys in Which Included Frontage on Road Frontage on Road 16. Name of Etablished District (N.R. or Local) 27. Other Surveys in Which Included Frontage on Road Frontage on Road 17. Window Types with an Italianate-influenced Frontage on Road Frontage on Road 18. Name of Etablished District (N.R. or Local) 27. Other Surveys in Which Included Frontage on Road Frontage on Road 19. Vetter Description of Important Interior and Exercic Features 6/6 and 2/2 windows; Frontage on Road Frontage on Road </td <td></td> <td></td> <td></td> <td>Moved (Explain in #42)</td> <td></td>				Moved (Explain in #42)		
Note The Register? Yes Potential? 13. Part of Establ. 14. District Potential? 26. Property Acreage 41. District 13. Part of Establ. 14. District Potential? 26. Property Acreage 41. District 14. District No Potential? 26. Property Acreage 41. District 90. What? 15. Name of Established District (N.R or Local) 27. Other Surveys in Which Included Mational Register 47.9 47.9 40. Extended to Established District (N.R or Local) 27. Other Surveys in Which Included Mational Register 47.9 41. Property Acreage 41.0 10. Distance from and Prontage on Road 11.0 42. Further Description of Important Interior and Esterior Features (Continue on reverse if necessary) Formage on Road 11.0 Well preserved farmstead with an Italianate-influenced brick residence. The house has been recently restored and is used by the Dublin Historical Society 11.0 11.0 11.0 43. History and Significance (Continue on reverse if necessary) 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.		23. Present Use		37 Window Types	- H	
Note The Register? Yes Potential? 13. Part of Establ. 14. District Potential? 26. Property Acreage 41. District 13. Part of Establ. 14. District Potential? 26. Property Acreage 41. District 14. District No Potential? 26. Property Acreage 41. District 90. What? 15. Name of Established District (N.R or Local) 27. Other Surveys in Which Included Mational Register 47.9 47.9 40. Extended to Established District (N.R or Local) 27. Other Surveys in Which Included Mational Register 47.9 41. Property Acreage 41.0 10. Distance from and Prontage on Road 11.0 42. Further Description of Important Interior and Esterior Features (Continue on reverse if necessary) Formage on Road 11.0 Well preserved farmstead with an Italianate-influenced brick residence. The house has been recently restored and is used by the Dublin Historical Society 11.0 11.0 11.0 43. History and Significance (Continue on reverse if necessary) 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.	17 318110 4441280	public park/	museum		N I	
Note The Register? Yes Potential? 13. Part of Establ. 14. District Potential? 26. Property Acreage 41. District 13. Part of Establ. 14. District Potential? 26. Property Acreage 41. District 14. District No Potential? 26. Property Acreage 41. District 90. What? 15. Name of Established District (N.R or Local) 27. Other Surveys in Which Included Mational Register 47.9 47.9 40. Extended to Established District (N.R or Local) 27. Other Surveys in Which Included Mational Register 47.9 41. Property Acreage 41.0 10. Distance from and Prontage on Road 11.0 42. Further Description of Important Interior and Esterior Features (Continue on reverse if necessary) Formage on Road 11.0 Well preserved farmstead with an Italianate-influenced brick residence. The house has been recently restored and is used by the Dublin Historical Society 11.0 11.0 11.0 43. History and Significance (Continue on reverse if necessary) 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.		24. Ownership		Other	6	
Note The Register? Yes Potential? 13. Part of Establ. 14. District Potential? 26. Property Acreage 41. District 13. Part of Establ. 14. District Potential? 26. Property Acreage 41. District 14. District No Potential? 26. Property Acreage 41. District 90. What? 15. Name of Established District (N.R or Local) 27. Other Surveys in Which Included Mational Register 47.9 47.9 40. Extended to Established District (N.R or Local) 27. Other Surveys in Which Included Mational Register 47.9 41. Property Acreage 41.0 10. Distance from and Prontage on Road 11.0 42. Further Description of Important Interior and Esterior Features (Continue on reverse if necessary) Formage on Road 11.0 Well preserved farmstead with an Italianate-influenced brick residence. The house has been recently restored and is used by the Dublin Historical Society 11.0 11.0 11.0 43. History and Significance (Continue on reverse if necessary) 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.		Public Private		38. Building Dimensions	- m	
Note The Register? Yes Potential? 13. Part of Establ. 14. District Potential? 26. Property Acreage 41. District 13. Part of Establ. 14. District Potential? 26. Property Acreage 41. District 14. District No Potential? 26. Property Acreage 41. District 90. What? 15. Name of Established District (N.R or Local) 27. Other Surveys in Which Included Mational Register 47.9 47.9 40. Extended to Established District (N.R or Local) 27. Other Surveys in Which Included Mational Register 47.9 41. Property Acreage 41.0 10. Distance from and Prontage on Road 11.0 42. Further Description of Important Interior and Esterior Features (Continue on reverse if necessary) Formage on Road 11.0 Well preserved farmstead with an Italianate-influenced brick residence. The house has been recently restored and is used by the Dublin Historical Society 11.0 11.0 11.0 43. History and Significance (Continue on reverse if necessary) 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.	Site Building Structure Object	25. Owner's Name & Address, if know	m		Į Ž	
Note The Register? Yes Potential? 13. Part of Establ. 14. District Potential? 26. Property Acreage 41. District 13. Part of Establ. 14. District Potential? 26. Property Acreage 41. District 14. District No Potential? 26. Property Acreage 41. District 90. What? 15. Name of Established District (N.R or Local) 27. Other Surveys in Which Included Mational Register 47.9 47.9 40. Extended to Established District (N.R or Local) 27. Other Surveys in Which Included Mational Register 47.9 41. Property Acreage 41.0 10. Distance from and Prontage on Road 11.0 42. Further Description of Important Interior and Esterior Features (Continue on reverse if necessary) Formage on Road 11.0 Well preserved farmstead with an Italianate-influenced brick residence. The house has been recently restored and is used by the Dublin Historical Society 11.0 11.0 11.0 43. History and Significance (Continue on reverse if necessary) 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.				39. Endangered? N	0 2	
13. Part of Estab. 14. District Potential? 26. Property Acreage 0.C./roof int/side 15. Name of Established District (NR. or Local) 27. Other Surveys in Which included Mational Register 4/79 41. District 11. District 42.Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) 27. Other Surveys in Which included Mational Register 4/79 41. Distance from and Frontage on Road 42.Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Well preserved farmstead with an Italianate-influenced brick residence. The house features 6/6 and 2/2 windows; entrance with transom, sidelights and stoone stoop; original slate roof; recessed side porch; stone lintels and sills. The house has been recently restored and is used by the Dublin Historical Society Image: Continue on reverse if necessary) 43. History and Significance (Continue on reverse if necessary) 46. Prepared by Jeff Darbee Image: Continue on reverse if necessary) 44. Description of Environment and Outbuildings (See #52) 11. has been preserved and is used as a museum to interpret local history. 46. Prepared by Jeff Darbee 47. Organization 44. Description of Environment and Outbuildings (See #52) 11. Content field 3/.25. 48. Date Recorded in Field 46. Sources of Information 11. Sisting and a (over) 69. Date Revised 16. Prepared by Jeff. Date Revised 46. Soureces of	Ver			By What?	[']	
Hist Dis? No Potential? 26. Property Acreage 41. Distance from and 15. Name of Established District (NR: or Local) 27. Other Surveys in Which Included Mational Register 4/79 41. Distance from and 42. Further Description of Important Interior and Exterior Features (onlinue on reverse if necessary) Well preserved farmstead with an Italianate-influenced brick residence. The house features 6/6 and 2/2 windows; entrance with transom, sidelights and stone stoop; original slate roof; recessed side porch; stone lintels and sills. The house has been recently restored and is used by the Dublin Historical Society Image: Continue on reverse if necessary) 43. Historyand Significance (Continue on reverse if necessary) Image: Continue on reverse if necessary) The property was built by the Coffman family, after whom the road was named. It is a fine example of a prosperous mid-19th century homestead. It has been preserved and is used as a museum to interpret local history. 46. Prepared by Jeff Darbee 44. Description of Environment and Outbuildings (See #52) The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 49. Detervised 3/125 45. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society 50. Date Revised N. Recchie 50. Date Revised						
15. Name of Established District (NR or Local) 17. Other Surveys in Which Included National Register 4/79 17. Other Surveys in Which Included Surveys in Which Includes Surveys in Which Includes Surveys in Surveys in Which Includes National Surveys in Which Includes National Surveys in Which Includes National Register 4/79 18. Surveys in Which Includes National Register 4/79 18. Surveys in Which Includes National Register 4/79 18. Survey in Which Includes National Register 4/79 18. Survey in Which Includes National Register 4/79 18. Survey in Which Includes National Register 4/79 18. Surveys in Which Includes National Register 4/7	27 -			Participation and the second		
National Register 4/79 42.Further Description of Important Interior and Exterior Features(Continue on reverse if neccessary) Well preserved farmstead with an Italianate-influenced brick residence. The house features 6/6 and 2/2 windows; entrance with transom, sidelights and stone stoop; original slate roof; recessed side porch; stone lintels and sills. The house has been recently restored and is used by the Dublin Historical Society Image: Continue on reverse if necessary) 43. History and Significance (Continue on reverse if necessary) Image: Continue on reverse if necessary) The property was built by the Coffman family, after whom the road was named. It is a fine example of a prosperous mid-19th century homestead. It has been preserved and is used as a museum to interpret local history. Image: Continue on reverse if necessary) The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) Image: Content on the serven of the serve	riide, bidei					
 42.Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) Well preserved farmstead with an Italianate-influenced brick residence. The house features 6/6 and 2/2 windows; entrance with transom, sidelights and stone stoop; original slate roof; recessed side porch; stone lintels and sills. The house has been recently restored and is used by the Dublin Historical Society 43. History and Significance (Continue on reverse if necessary) The property was built by the Coffman family, after whom the road was named. It is a fine example of a prosperous mid-19th century homestead. It has been preserved and is used as a museum to interpret local history. 44. Description of Environment and Outbuildings (See #52) The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 45. Sources of Information CHI 3/75; David Hartman, Dublin Historical Society 	to, Hand of Earlin and District (H.A. of Eodal)			Frontage on Road		
 Well preserved farmstead with an Italianate-influenced brick residence. The house features 6/6 and 2/2 windows; entrance with transom, sidelights and stone stoop; original slate roof; recessed side porch; stone lintels and sills. The house has been recently restored and is used by the Dublin Historical Society 43. History and Significance (Continue on reverse if necessary) The property was built by the Coffman family, after whom the road was named. It is a fine example of a prosperous mid-19th century homestead. It has been preserved and is used as a museum to interpret local history. 44. Description of Environment and Outbuildings (See #52) The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 45. Sources of Information CHI 3/75; David Hartman, Dublin Historical Society 	42. Further Description of Important Interior and Exterior Feat	2				
 brick residence. The house features 6/6 and 2/2 windows; entrance with transom, sidelights and stone stoop; original slate roof; recessed side porch; stone lintels and sills. The house has been recently restored and is used by the Dublin Historical Society 44. History and Significance (Continue on reverse if necessary) The property was built by the Coffman family, after whom the road was named. It is a fine example of a prosperous mid-19th century homestead. It has been preserved and is used as a museum to interpret local history. 44. Description of Environment and Outbuildings (See #52) The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 45. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society 	Well preserved farmstead wit	h an Italianate-i	nfluenced			
 original slate roof; recessed side porch; stone lintels and sills. The house has been recently restored and is used by the Dublin Historical Society 43. History and Significance (Continue on reverse if necessary) The property was built by the Coffman family, after whom the road was named. It is a fine example of a prosperous mid-19th century homestead. It has been preserved and is used as a museum to interpret local history. 44. Description of Environment and Outbuildings (See #52) The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 45. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society 	brick residence. The house f	eatures 6/6 and 2	2/2 windows;		Å Å	
 and sills. The house has been recently restored and is used by the Dublin Historical Society 43. History and Significance (Continue on reverse if necessary) The property was built by the Coffman family, after whom the road was named. It is a fine example of a prosperous mid-19th century homestead. It has been preserved and is used as a museum to interpret local history. 44. Description of Environment and Outbuildings (See #52) The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 45. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society 	entrance with transom, sidel	ights and stone s	stoop;		a l	
 used by the Dublin Historical Society 43. History and Significance (Continue on reverse if necessary) The property was built by the Coffman family, after whom the road was named. It is a fine example of a prosperous mid-19th century homestead. It has been preserved and is used as a museum to interpret local history. 44. Description of Environment and Outbuildings (See #52) The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 45. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society 	original slate roof; recesse	d side porch; sto	one lintels	FISTER PLANE INT.		
The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 45. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society 47. Organization BDR&C 48. Date Recorded in Field 3/75 49. Revised by N. Recchie 3/03			ed and is			
The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 45. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society 47. Organization BDR&C 48. Date Recorded in Field 3/75 49. Revised by N. Recchie 3/03	used by the Dublin Historical Society					
The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 45. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society 47. Organization BDR&C 48. Date Recorded in Field 3/75 49. Revised by N. Recchie 3/03						
The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 45. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society 47. Organization BDR&C 48. Date Recorded in Field 3/75 49. Revised by N. Recchie 3/03	43. History and Significance (Continue on reverse if necessary)					
The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 45. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society 47. Organization BDR&C 48. Date Recorded in Field 3/75 49. Revised by N. Recchie 3/03	the road was named. It is a fine example of					
The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 45. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society 47. Organization BDR&C 48. Date Recorded in Field 3/75 49. Revised by N. Recchie 3/03	prosperous mid-19th century homestead. It has been					
The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 45. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society 47. Organization BDR&C 48. Date Recorded in Field 3/75 49. Revised by N. Recchie 3/03	preserved and is used as a museum to interpret local					
The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 45. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society 47. Organization BDR&C 48. Date Recorded in Field 3/75 49. Revised by N. Recchie 3/03	history.					
The property has several outbuildings including a small wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 45. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society 47. Organization BDR&C 48. Date Recorded in Field 3/75 49. Revised by N. Recchie 3/03	44. Description of Environment and Outbuildings (See #52)					
 wooden building with vertical tongue & groove siding and a standing seam metal roof located near the house; a small barn with vertical plank siding and a (over) 48. Date Recorded in Field 3/75 49. Revised by N. Recchie 3/03 	The property has several outbuildings including a small 47 Organization					
a standing seam metal roof located near the house; small barn with vertical plank siding and a (over)48. Date Recorded in Field 3/1545. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society49. Revised by N. Recchie50. Date Revised 3/03	wooden building with vertical tongue & groove siding and					
small barn with vertical plank siding and a (over)3/7545. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society49. Revised by N.Recchie50. Date Revised 3/03	a standing seam metal roof located near the house; a 48 Date Recorded in Field					
OHI 3/75; David Hartman, Dublin Historical Society N.Recchie 3/03						
		· · · ·			1	
50h Reviewed by	UHI 3/15; David Hartman, Dublin Historical Society N.Recchie 3/03					
out, resident by				50b. Reviewed by		

51. Condition of Property Excellent Good/Fair Deteriorated Ruin Destroyed/Burned Date 52. Historic Outbuildings and Dependence		54. Farmstead Plan
Barn Type(s)		
Com Crib or Shed Summer Kitchen Silo Smoke House Spring House Ice House Designed landscape features Privy Garage		
53. Affitiated OAI Site Number(s) Archaeological Feature: Observed Weil Privy Cistem Foundation Structural Rubble Formal Trash Dump Other -	Expected on Basis of Archival Research Well Privy Cistern Foundation Structural Rubble Formal Trash Dump	

42. (Cont'd)

43. (Conťd)

44. (Cont'd)

44 (Cond) standing seam metal roof; and a large barn with vertical tongue & groove standing seam metal root, and a range same allow the standing seam metal roof. A large garden is located to the west of the house. The entire complex is located within a Dublin city park next to the City Hall.

Parcel	273-000266	Address	6659 Coffman Rd	(DHI FRA-167-1
Year Built:	Ca.1862-1865	Map No:	114	Photo No:	1494-1508 (7/8/16)
Theme:	Agriculture	Historic Use:	Agriculture/Single family house	Present Use	: Museum
Style:	Italianate	Foundation:	Cut stone	Wall Type:	Brick
Roof Type	Hipped/wood shingle	Exterior Wall:	Brick	Symmetry:	No
Stories:	2	Front Bays:	4	Side Bays:	4
Porch:	Stone stoop on façade, and recessed porch with brackets on rear ell	Chimney:	3, Interior, 1 near southwest corner, 2 near north side of house.	Windows:	6-over-6 Wood- frame units

Description: The farmstead complex includes: a house, English Barn, front-gable barn, shed, privy, and spring house. The two-story brick Italianate-style house has an L-plan footprint expanded by a rear summer kitchen. The house has a hipped roof sheathed in wood shingles. Doors and windows on the house have stone lintels and sills. The façade is oriented south, with an entrance that includes a paneled door with sidelights and a transom. Windows on the building are wood-framed six-over-six sashes. The majority of the outbuildings are north of the house in a fenced enclosure.

Setting: The property is on the west side of Coffman Rd/Emerald Pkwy within Coffman Park. Immediately north and west of the complex, now a museum, is a parking area and municipal buildings. Nearby are athletic courts, and a playground.

Condition: Good

Integrity:	Location:	Υ	Design:	Y	Setting:	Ν	Materials: Y
	Workmanship:	Υ	Feeling:	Y	Association:	Υ	

Integrity Notes: The property has good integrity, but the setting has been altered by the park, and municipal buildings.

Historical Significance: The property is listed in the NRHP as part of the Washington Township MRA.

District: No National Register: Washington Township MRA Contributing Status:YesProperty Name:Fletcher Coffman Home



6659 Coffman Rd, house, looking northwest

6659 Coffman Rd, outbuildings, looking west



RECORD OF ACTION Planning & Zoning Commission Thursday, May 17, 2018 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

6.	PUD, Coffman Homestea 18-024ARB-AFDP	ad — Sign 6659 Coffman Road Minor Text Modification Amended Final Development Plan		
	Proposal:	Installation of a new sign for the existing Historic Coffman Homestead site.		
	Location:	West of Emerald Parkway, approximately 400 feet north of the intersection of Post Road.		
	Request:	Review and approval of a Minor Text Modification and an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.		
	Applicant:	Matt Earman, Director of Parks and Recreation.		
	Planning Contact:	JM Rayburn, Planner I.		
	Contact Information: Case Information:	614.410.4653, jrayburn@dublin.oh.us www.dublinohiousa.gov/arb/18-024		

MOTION #1: Ms. Fox moved, Mr. Miller seconded, to approve a Minor Text Modification to reflect a zero foot setback for the required sign rather than an eight-foot setback.

VOTE: 4 – 0 – 1.

RESULT: The Minor Text Modification was approved to permit a zero setback for the required sign.

RECORDED VOTES:

Victoria Newell	Yes
Stephen Stidhem	Absent
Jane Fox	Yes
Robert Miller	Yes
Warren Fishman	Abstain
Kristina Kennedy	Absent
William Wilson	Yes

MOTION #2: Ms. Fox moved, Mr. Miller seconded, to approve the requested Amended Final Development Plan with the following condition:

1) That the applicant include a landscape plan for the sign as part of sign permitting.

Page 1 of 2



6. PUD, Coffman Homestead – Sign 18-024ARB-AFDP

6659 Coffman Road **Amended Final Development Plan**

VOTE: 4 - 0 - 1.

RESULT: The requested Amended Final Development Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Stephen Stidhem	Absent
Jane Fox	Yes
Robert Miller	Yes
Warren Fishman	Abstain
Kristina Kennedy	Absent
William Wilson	Yes

STAFF CERTIFICATION

ander Husak

Claudia D. Husak, AICP, Senior Planner Current Planning Manager

PLANNING 5800 Shier Rings Road Dublin, Ohio 43016 phone 614.410.4600 fax 614.410.4747 dublinohiousa.gov

*

Page 2 of 2

Ms. Fox asked how many developers were on the list. Ms. Ray said ±150 contacts via email and then there is a lot of activity on LinkedIn. Ms. Fox asked once they are reviewed, what the process is. Ms. Ray said once the responses are received, (June 4 is the deadline), staff will have a two week internal turnaround filling a matrix of evaluation criteria and selecting the top three finalists to submit an actual proposed concept. She said that at the conclusion of the RFP process, (late summer) they anticipate hosting a public open house and the finalists would have an opportunity to present their concepts, engage with the neighbors, and get feedback. She said staff would review the proposals and prepare a recommendation for Council's ultimate consideration.

The Chair closed discussion.

5. PUD, Autumn Rose Woods 18-023Z-PDP-FDP

7540 & 7660 Hyland-Croy Road Rezoning with Preliminary Development Plan Final Development Plan

The Chair, Victoria Newell, said the following application is a proposal for changes to the previously approved development text and plans to permit the split-rail fence to remain along the perimeter of Reserve C, to be owned by the City of Dublin. She said the site is on the east side of Hyland-Croy Road approximately 1,200 feet south of the intersection with Tullymore Drive. She said this is a request for a review and recommendation of approval to City Council of a Rezoning with a Preliminary Development Plan and review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050.

The Chair swore in anyone intending to address the Commission on this case. She said a formal presentation was not needed. She called for the first of two motions.

Motion and Vote

Ms. Fox moved, Mr. Miller seconded, to recommend approval to City Council for a Rezoning with a Preliminary Development Plan with no conditions. The vote was as follows: Mr. Wilson, yes; Mr. Fishman, yes; Ms. Newell, yes; Mr. Miller, yes; and Ms. Fox, yes. (Approved 5 - 0)

Motion and Vote

Ms. Fox moved, Mr. Miller seconded, to approve a Final Development Plan with no conditions. The vote was as follows: Ms. Newell, yes; Mr. Fishman, yes; Mr. Wilson, yes; Mr. Miller, yes; and Ms. Fox, yes. (Approved 5 - 0)

Claudia Husak noted the intent was to get this proposal to City Council for the meetings in June.

6. PUD, Coffman Homestead – Sign 18-024ARB-AFDP

6659 Coffman Road Amended Final Development Plan

The Chair, Victoria Newell, said the following application is a proposal for the installation of a new sign for the existing Historic Coffman Homestead site west of Emerald Parkway, approximately 400 feet north of the intersection of Post Road. He said this is a request for a review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.

The Chair swore in anyone intending to address the Commission on this case. She said a formal presentation was not needed. She called for the first of two motions.

Motion and Vote

Ms. Fox moved, Mr. Miller seconded, to approve a Minor Text Modification to reflect a zero setback for the required sign rather than an eight-foot setback. The vote was as follows: Ms. Newell, yes; Mr. Fishman, abstain; Mr. Wilson, yes; Mr. Miller, yes; and Ms. Fox, yes. (Approved 4 - 0 - 1)

Motion and Vote

Ms. Fox moved, Mr. Miller seconded, to approve the requested Amended Final Development Plan with the following condition:

1) That the applicant include a landscape plan for the sign as part of sign permitting.

The vote was as follows: Mr. Wilson, yes; Ms. Newell, yes; Mr. Fishman, abstain; Mr. Miller, yes; and Ms. Fox, yes. (Approved 4 - 0 - 1).

COMMUNICATIONS

Claudia Husak apologized for the issues with email. She said Flora Rogers has made contact with IT so this will be resolved.

Vince Papsidero said the Commissioners should have received an email from Dana McDaniel regarding a survey. He explained the City engaged a consultant to create a Facilities Master Plan and they have sent out a survey requesting feedback on meeting spaces and other City facilities. He said he would appreciate it if the Commission would provide their comments through the survey.

The Chair asked if there were any further items to discuss. [Hearing none] She adjourned the meeting at 9:47 pm.

As approved by the Planning and Zoning Commission June 21, 2018.



BOARD ORDER

Architectural Review Board

Wednesday, April 25, 2018 | 6:30 pm

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

4.	PUD, Coffman Homestea 18-024ARB-AFDP	ad — Sign 6659 Coffman Road Amended Final Development Plan
	Proposal:	Installation of a new projecting sign to replace the existing sign for the existing Historic Coffman Homestead site.
	Location:	West of Emerald Parkway, approximately 400 feet north of the intersection of Post Road.
	Request:	Review and recommendation of approval to the Planning and Zoning Commission of an Amended Final Development Plan under the provisions of Zoning Code Section 153.173 and the <i>Historic Dublin</i> <i>Design Guidelines</i> .
	Applicant:	Matt Earman, Director of Parks and Recreation
	Planning Contact:	JM Rayburn, Planner I
	Contact Information: Case Information:	614.410.4653, jrayburn@dublin.oh.us www.dublinohiousa.gov/arb/18-024

MOTION: Mr. Alexander moved, Mr. Leonhard seconded, to recommend approval to the Planning and Zoning Commission for an Amended Final Development Plan to allow the sign on the right-of-way line with one condition:

1) That the applicant include a landscape plan for the sign as part of the sign permit.

VOTE: 5 – 0

RESULT: The request for a recommendation of approval to the Planning and Zoning Commission for an Amended Final Development Plan was approved and forwarded for their meeting on May 17, 2018.

RECORDED VOTES:

David Rinaldi	Yes
Shannon Stenberg	Yes
Jeffrey Leonhard	Yes
Gary Alexander	Yes
Andrew Keeler	Yes

STAFF CERTIFICATION

JM Rayburn, Planner J

PLANNING

5800 Shier Rings Road Dublin, Ohio 43016

phone 614.410.4600

fax 614.410.4747 dublinohiousa.gov



Ms. Burchett said the proposal has been reviewed against the Architectural Review Board Standards and approval is recommended to the ARB for the Master Sign Plan with no conditions.

The Chair asked the applicant if they wanted to add anything to the presentation.

Joe Tanoury, 8000 Walton Parkway, New Albany, Ohio, said staff has been great helping them navigate through the nuances of the Bridge Street District but there was previous zoning, which made this challenging. He said he was available for questions.

The Chair asked if there was anyone from the public that wanted to speak in regards to this case. [Hearing none.]

Mr. Rinaldi asked if this proposal could have been presented as a sign application with a Waiver for the six feet requirement but ten feet requested for the distance to the entrance. Ms. Burchett said the MSP is the only mechanism to request a deviation to happen.

The Chair asked for any other questions or comments from the Board. [There were none.]

Motion and Vote

Ms. Stenberg moved, Mr. Leonhard seconded, to approve the request for a Master Sign Plan with no conditions. The vote was as follows: Mr. Rinaldi, yes; Mr. Alexander, yes; Mr. Keeler, yes; Mr. Leonhard, yes; and Ms. Stenberg, yes. (Approved 5 – 0)

4. PUD, Coffman Homestead – Sign 18-024ARB-AFDP

6659 Coffman Road Amended Final Development Plan

The Chair, David Rinaldi, said the following proposal is a request for the installation of a new projecting sign for the existing Historic Coffman Homestead site, which is west of Emerald Parkway, approximately 400 feet north of the intersection of Post Road. He said this is a request for a review and recommendation of approval to the Planning and Zoning Commission of an Amended Final Development Plan under the provisions of Zoning Code Sections 153.150 and 153.172, and the *Historic Dublin Design Guidelines*.

JM Rayburn said the applicant is Matt Earman, Director of Parks and Recreation for the City of Dublin, who wants to install a new sign to replace the existing sign for the existing Historic Coffman Homestead Site. He presented an aerial view of the site. He reported that staff went back and forth as to how to best lay out the procedure for review as it is a tricky one because this property is one of the 12 properties listed on Appendix G, which are properties of historic significance outside of the Historic District as well as being listed on the Ohio Historical Inventory. Per the Code, this property falls within the jurisdiction of the ARB. He said concurrently, Code requires site modifications, including signs for sites zoned PUD to be approved by the Planning and Zoning Commission (PZC). He stated the Code also requires the ARB to provide a recommendation to the PZC.

Mr. Rayburn presented the existing sign and site plan and said the existing sign is located within the right-of-way, and this is an opportunity to move it out of the right-of-way with the replacement sign. He reported that when the text and Code were reviewed, they realized the regulations call for the sign to be moved within eight feet from the right-of-way, which would be 15 feet west of where the sign is located today. It was determined that to be in compliance with the Code, it would impede on wayfinding and would not be a good location to mark where the homestead was actually located. He said that even though the new sign would not be in compliance it would be most appropriate to have it located in the open lawn area of the Homestead, just west of where it is located today, which he pointed out on the screen for context.

Mr. Rayburn presented the proposed projecting sign and described it as a 7.5-square-foot sign as a carved, high density urethane (HDU) sign with two colors, which meets the material and color requirements in the Code. He said the background is a Sherwin Williams color of brown and the letters and border that will be recessed are a Sherwin Williams color of tan. The text was presented as "DUBLIN HISTORICAL SOCIETY" in small letters under the curved top portion of the sign with text "The Coffman Homestead" in large letters in the square center of the sign and the text "Est. 1867" will be placed in the bottom curve of the sign. He said the sign will be hung from a cedar post at eight feet in height, with the top of the sign approximately seven feet from grade. Additionally, he said, the Code requires the base of ground signs to be landscaped at least three feet beyond all faces of the sign or supporting structures so the applicant will be required to submit a landscape plan with the sign permit.

Mr. Rayburn said the proposal was reviewed against the Architectural Review Board Standards and was found to meet those criteria with condition as well as Alterations to Buildings, Structures, and Sites. Therefore, he said, approval is recommended to the Planning and Zoning Commission to allow the sign on the right-of-way line with the following condition:

1) That the applicant include a landscape plan for the sign as part of sign permitting.

Mr. Rayburn stated Mr. Earman, the applicant, was present to take any questions the Board may have.

The Chair asked the applicant if he had anything to add to the presentation and he responded he did not. The Chair then asked if there was anyone from the public that wanted to speak in regard to this application. [Hearing none.] He opened the discussion up to the Board but they had no concerns or questions.

David Rinaldi stated he thought this proposal was a good solution.

Motion and Vote

Mr. Alexander moved, Mr. Leonhard seconded, to recommend approval to the Planning and Zoning Commission for a requested Amended Final Development Plan to allow the sign on the right-of-way line with one condition:

1) That the applicant include a landscape plan for the sign as part of the sign permit.

The vote was as follows: Ms. Stenberg, yes; Mr. Keeler, yes; Mr. Rinaldi, yes; Mr. Leonhard, yes; and Mr. Alexander, yes. (Approved 5 – 0)

Claudia Husak said this application will be forwarded to the Planning and Zoning Commission with the ARB's recommendation of approval for their meeting on May 17, 2018.

5. BSD HS – Midwest Gas - Sign 18-025ARB-MSP

58 S. High Street Master Sign Plan

The Chair, David Rinaldi, said the following proposal is a request for the installation of a three-squarefoot sign for an existing tenant space zoned Bridge Street District Historic South. He said the site is east of South High Street, approximately 50 feet northeast of the intersection of Eberly Hill Lane. He said this is a request for a review and approval for a Master Sign Plan under the provisions of Zoning Code Sections 153.066 and 153.170, and the *Historic Dublin Design Guidelines*.

Richard Hansen restated this is for a three-square-foot sign for an existing tenant space, located within a required setback zoned Bridge Street District Historic South.