

OHIO HISTORIC INVENTORY

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
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OHIO
HISTORICAL
SOCIETY
SINCE 1885

1.No. FRA-167-1		2.County Franklin		4.Present Name(s) Coffman Residence		<input checked="" type="checkbox"/> CODED <input type="checkbox"/> UNCODED	
3.Location of Negatives City of Dublin				5.Historic or Other Name(s) Coffman, Fletcher			
Roll No. 6		Picture No.(s) 1-5					
6.Specific Address or Location 6659 Coffman Road				16. Thematic Association(s) agriculture		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period c. 1865		17b. Alteration Date(s)	
7.City or Village If Rural, Township & Vicinity Dublin				18. Style or Design Italianate		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
8. Site Plan with North Arrow 				18a. Style of Addition or Elements(s)		30. Foundation Material cut stone	
9. U.T.M. Reference Quadrangle Name Shawnee Hills 17 318110 4441280 Zone Easting Northing				19. Architect or Engineer		31. Wall Construction brick	
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				19a. Design Sources		32. Roof Type & Material hip/slate	
11. On National Register? Yes				20. Contractor or Builder		33. No. of Bays Front 3 Side 2	
12. N.R. Potential?				21. Building Type or Plan		34. Exterior Wall Material(s)	
13. Part of Estab. Hist. Dist? No				22. Original Use, if apparent farm		35. Plan Shape T	
14. District Potential?				23. Present Use public park/museum		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved (Explain in #42)	
15. Name of Established District (N.R. or Local)				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	
				25. Owner's Name & Address, if known		38. Building Dimensions	
				26. Property Acreage		39. Endangered? No By What?	
				27. Other Surveys in Which Included National Register 4/79		40. Chimney Placement oc/roof int/side	
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						41. Distance from and Frontage on Road	
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.						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)						47. Organization BDR&C	
45. Sources of Information OHI 3/75; David Hartman, Dublin Historical Society						48. Date Recorded in Field 3/75	
						49. Revised by N. Recchie	
						50. Date Revised 3/03	
						50b. Reviewed by	

FRA - 167-1

FRANKLIN

COFFMAN RESIDENCE

6659 COFFMAN 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 -

42. (Cont'd)

43. (Cont'd)

44. (Cont'd)

standing seam metal roof; and a large barn with vertical tongue & groove siding and a gabled 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.

54. Farmstead Plan



Parcel 273-000266 **Address** 6659 Coffman Rd **OHI** 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: Y Design: Y Setting: N Materials: Y
 Workmanship: Y Feeling: Y Association: Y

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

Contributing Status: Yes

National Register: Washington Township MRA

Property 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 Homestead – Sign
18-024ARB-AFDP**

**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: 614.410.4653, jrayburn@dublin.oh.us
Case Information: 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.



**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

Claudia Husak

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



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 Homestead – Sign
18-024ARB-AFDP**

**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 *Historic Dublin Design Guidelines*.

Applicant: Matt Earman, Director of Parks and Recreation

Planning Contact: JM Rayburn, Planner I

Contact Information: 614.410.4653, jrayburn@dublin.oh.us

Case Information: 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.

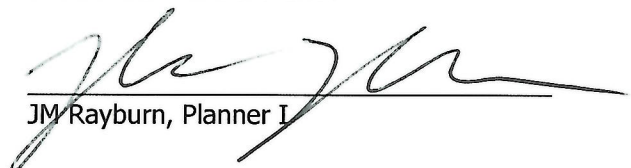
VOTE: 5 – 0

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 I



~~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-square-foot 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.~~