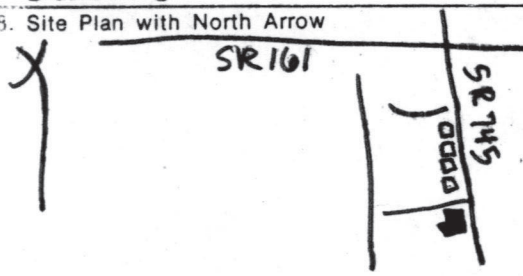
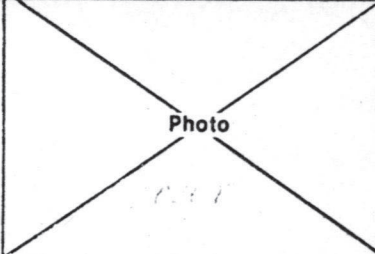


## OHIO HISTORIC INVENTORY

SEP 19 1978

Ohio Historic Preservation Office  
Ohio Historical Center  
Columbus, Ohio 43211

1. No. <i>FPA 2553-1</i>		4. Present Name(s) <i>Dublin Floral Design</i>	
2. County <i>Franklin</i>		5. Other Name(s) <i>Black Horse Tavern</i>	
3. Location of Negatives <i>Dublin Hist. Society</i>			
6. Specific Location <i>105-109 S. High</i>		16. Thematic Category <i>Architecture / 19C</i>	
7. City or Town If Rural, Township & Vicinity <i>Dublin</i>		17. Date(s) or Period <i>1842</i>	
8. Site Plan with North Arrow 		18. Style or Design	
9. Coordinates <i>one lot part of N.D.</i> Lat. _____ Long. _____ U.T.M. Reference <i>17 319810 4440520</i>		19. Architect or Engineer	
10. <input type="checkbox"/> Site Building <input checked="" type="checkbox"/> Structure Object		20. Contractor or Builder	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent <i>Tavern</i>	
12. Is It Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use <i>Commercial</i>	
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input type="checkbox"/>	
14. District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address, if known <i>Andy Smith &amp; Bee Headlee 83 S. High Dublin</i>	
15. Name of Established District		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
26. Local Contact Person or Organization <i>Dublin Historical Society</i>		27. Other Surveys in Which Included	
28. No. of Stories <i>2</i>		29. Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
30. Foundation Material <i>Stone</i>		31. Wall Construction <i>Wooden Frame</i>	
32. Roof Type & Material <i>Gable / tin</i>		33. No. of Bays Front <i>6</i> Side	
34. Wall Treatment <i>Siding replaced w. shingles</i>		35. Plan Shape	
36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>		37. Condition Interior _____ Exterior <i>Good</i>	
38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		41. Distance from and Frontage on Road <i>20 ft from Rd.</i>	
42. Further Description of Important Features <i>Double entrances Central bay added, window sashes altered but size appears original Stone chimneys at both ends with fuelbores projecting out flush w /siding. Siding replaced w shingles</i>		Photo 	
43. History and Significance <i>Built in 1842 by the founder of Dublin, John Sells, and his son Elwood Sells</i>			
44. Description of Environment and Outbuildings <i>Situated close to street on corner lot, in CBD of Dublin.</i>			
45. Sources of Information <i>M. R. form by David Hartmann Andrew Smith David Sabin</i>		46. Prepared by <i>David Summers / Kachin</i>	
		47. Organization <i>OHS / MOPC</i>	
		48. Date <i>7/76</i>	
		49. Revision Date(s)	

County: Franklin  
Present Name(s): Dublin Floral Design  
Other Name(s): Black Horse Tavern

**Parcel** 273-000070      **Address** 109 S High St      **OHI** FRA-2553-1

<b>Year Built:</b> 1842	<b>Map No:</b> 128	<b>Photo No:</b> 2116-2121 (7/12/16)
<b>Theme:</b> Commerce	<b>Historic Use:</b> Commercial	<b>Present Use:</b> Commercial
<b>Style:</b> Vernacular	<b>Foundation:</b> Stone	<b>Wall Type:</b> Frame
<b>Roof Type:</b> Side gable/wood shingle	<b>Exterior Wall:</b> Wood shingle/clapboard	<b>Symmetry:</b> No
<b>Stories:</b> 2	<b>Front Bays:</b> 6	<b>Side Bays:</b> -
<b>Porch:</b> Stone/concrete stoops	<b>Chimney:</b> 2, Interior, on ridge, on north and south elevations	<b>Windows:</b> 6-over-6 Wood sashes

**Description:** The building has a T-plan footprint with a two-story side-gable core, expanded by a one-story ell centered on the west elevation. The structure rests on a stone foundation. The façade is clad in wood shingle, and the side elevations are clad in clapboard. The roof is sheathed in wood shingles. Two pedestrian entrances are on the façade, accessed by masonry steps. Windows are replacement six-over-six wood sashes. A modern ancillary building is positioned west of the main building.

**Setting:** The property is located on the southwest corner S High St and Piney Hill in the old village core of Dublin. A parking lot is west of the building.

**Condition:** Good

<b>Integrity:</b>	Location: Y	Design: Y	Setting: Y	Materials: N
	Workmanship: Y	Feeling: Y	Association: Y	

**Integrity Notes:** The building has good integrity.

**Historical Significance:** The building is a contributing resource to the City of Dublin's local Historic Dublin district and the Dublin High Street Historic District. The property is recommended to remain contributing to the local district and the recommended Dublin High Street Historic District, boundary increase.

**District:** Yes      Local Historic Dublin district

**Contributing Status:** Contributing

**National Register:** Recommended Dublin High Street Historic District, boundary increase

**Property Name:** Black Horse Tavern



109 S High St, looking northwest



109 S High St, looking southeast





CITY OF DUBLIN.

Division of Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

## ARCHITECTURAL REVIEW BOARD BOARD ORDER

JANUARY 26, 2005

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

- Architectural Review Board 05-009ARB – 109 South High Street**  
**Location:** 0.22-acre located at the southwest corner of South High Street and Pinney Hill.  
**Existing Zoning:** CB, Central Business District.  
**Request:** Review and approval of a roofing material substitution from standing metal seam to wood shingle on a 1,056-square-foot barn.  
**Proposed Use:** 1,056-square-foot garage.  
**Applicant:** Patrick M. Grabill, Grabill & Company, LLC. 25 West Bridge Street, Dublin, Ohio 43017; represented by Damon Baker, The Baker Henning Company, 47 East Lincoln Street, Columbus, Ohio 43215.  
**Staff Contact:** Joanne Ochal, Planner.

**MOTION:** To approve this application because it is within the *Guidelines* and will enhance the Historic District, with one condition:

- 1) That any change of roofing materials come back before ARB to review.

\* Patrick M. Grabill did not attend the meeting. Staff is requesting a letter that he agrees to the above condition before construction resumes.

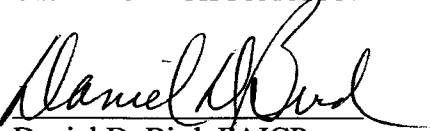
**VOTE:** 5 – 0.

**RESULT:** The application was approved.

### RECORDED VOTES:

Allan Staub	Yes
Richard Taylor	Yes
David Larson	Yes
Thomas Holton	Yes
Kevin Bales	Yes

### STAFF CERTIFICATION

  
Daniel D. Bird, FAICP  
Director of Planning



**ARCHITECTURAL REVIEW BOARD  
BOARD ORDER**

**July 23, 2003**

Division of Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600  
Fax: 614-761-6566  
Web Site: www.dublin.oh.us

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

4. **Architectural Review Board 03-076ARB – 109 South High Street**  
**Location:** 0.22-acre located at the southwest corner of South High Street and Pinney Hill.  
**Existing Zoning:** CB, Central Business District.  
**Request:** Suspension of the ARB Rules of Procedure to permit the emergency review and approval of a wood shingle and/or standing seam metal replacement roof.  
**Proposed Use:** Office.  
**Applicant:** Patrick M. Grabill, Grabill & Company, LLC., 182 South High Street, Dublin, Ohio 43017.  
**Staff Contact:** Carson C. Combs, AICP, Senior Planner.

**MOTION #1:** To waive the ARB Rules of Procedure to permit the emergency review of the proposed application without notification to surrounding property owners.

**VOTE:** 5 – 0.

**RESULT:** The application requesting roof replacement due to recent storm damage was heard by the Board.

**MOTION #2:** To approve wood shingle for the main portion of the building, with either standing seam metal or wood shingle approved as options for other portions of the structure (with standing seam metal preferred), and that standing seam metal be approved for the outbuilding, subject to staff approval.

\*Pat Grabill agreed to the above conditions.

**VOTE:** 5 – 0.

**RESULT:** The emergency application for roof material was approved. The applicant will bring any further modifications on the existing outbuilding to the Board for review and approval.


**ARCHITECTURAL REVIEW BOARD  
BOARD ORDER**

**July 23, 2003**

**4. Architectural Review Board 03-076ARB – 109 South High Street (Continued)**

<b>RECORDED VOTES:</b>	<b>MOTION #1</b>	<b>MOTION #2</b>
Janet Axene	Yes	Yes
Allan Staub	Yes	Yes
Richard Taylor	Yes	Yes
David Larson	Yes	Yes
Thomas Holton	Yes	Yes

**STAFF CERTIFICATION**



**Carson C. Combs, AICP  
Senior Planner**