

Architectural Design Review Board
Tuesday, May 3, 2016
4:30 p.m.

Planning Commission	At-Large		Council	Chamber of Commerce	Rossville
Tom Alf <input checked="" type="checkbox"/>	Steve Beckman <input checked="" type="checkbox"/>	Armand Bloch <input checked="" type="checkbox"/>	Robert Brown <input checked="" type="checkbox"/>	Madam Chair Mary Pat Essman <input checked="" type="checkbox"/>	Pauline Fairbanks <input checked="" type="checkbox"/>
Joshua Smith				Rob Weigel	Jane Jacobs
SID					
	Dayton Lane	Architect	German Village	Historic Hamilton	
Larry Fiehrer <input checked="" type="checkbox"/>	Dan Graham	Todd Palechek	Debbie Ripperger	Karen Whalen	
Rick Demmel	Thomas O'Neill <input checked="" type="checkbox"/>		Ann Brown	Shi O'Neill <input checked="" type="checkbox"/>	

Staff: Mr. Ed Wilson, Ms. Heather Hodges, Ms. Kim Kirsch, Mr. John Creech, and Ms. Kathy Dudley.

Guests: Rick Kuhl and Brandon Saurber

The meeting was called to order by Madam Chair Essman at 4:30 pm.

I. Roll Call:

Mr. Alf, Mr. Beckman, Mr. Bloch, Mr. Brown, Madam Chair Essman, Ms. Fairbanks, Mr. Fiehrer, Mr. O'Neill and Mrs. Shi O'Neill.

II. Swearing in of Those Providing Testimony to the Board:

Members of the audience wishing to speak were sworn in by Ms. Kathy Dudley, Assistant Law Director.

III. Approval of Meeting Minutes – Written Summary and Audio Recording for these dates:

A. None to be approved at this time

IV. Properties Seeking COA - New Business

Since the applicant from 105 South D Street was not present, Madam Chair Essman decided to make 350 North 3rd Street first on the agenda for review

Agenda Item # 1- 350 North Second Street (German Village) – Fence

Introduction:

The Applicant, Brandon Saurber, has submitted a Certificate of Appropriateness Application for the property of 350 North Second Street. The proposal involves the replacement of an existing chain-link fence with a treated dog-eared wooden fence, six feet in height.

The subject property of 350 North Second Street is part of the German Village and is Zoned “BPD”, Business Planned Development.

Background:

The Applicant has selected the proposed fence and plan for several key reasons. The proposed fence would match the existing fences found on the properties adjacent to 350 North Second Street. The Applicant also finds that the existing rusted chain-link fence is an eyesore and has discussed plans for replacement with the neighbors. Finally, the Applicant notes that the proposed fence would provide a more secure area.

State of Ohio Historic Designation:

This property of 350 North Second Street is part of the State of Ohio Historic Inventory, referenced as BUT-670-9.

Proposal:

Replacement of existing rusted chain-link fence, with new treated wood fence.

- Proposed fence is treated wood, Dog-Eared.
- 6' high fence.
- An applicant submitted diagram depicts the site plan location of the proposed fence, included as an Exhibit Attachment item.

The applicant, Mr. Brandon Saurber, was present. Ms. Fairbanks clarified what Mr. Saurber's plan was for the fence, and he answered her question. Mr. Brown asked Mr. Saurber how far it would extend, and Mr. Saurber answered that.

Mr. Rick Kuhl, was present. He said that his house is right next door to Mr. Saurber's. He's asking that Mr. Saurber leave the post up that is currently there so that he can put a bracket on it to reinforce the wrought iron fence. He also gave what he believes may be some future plans for his own property. He said that he is in support of Mr. Saurber's proposal.

Mr. Bloch asked Mr. Saurber if it is his intention to take the whole length of chain link fence out up to the post that Mr. Kuhl referred to, and Mr. Saurber answered his question.

With no further input from the audience, Mr. Brown made a Motion to close the Public Hearing. With a 2nd by Mr. Bloch and all "ayes", the Public Hearing was closed.

Mr. Brown made a Motion to approve the request. With a 2nd by Mr. Bloch and all "ayes" to a roll call vote, the Motion was approved by a vote of 9-0.

Agenda Item # 2- 105 South "D" Street (Rossville-Main Street) – Fences

Introduction:

The Applicant, Joshua Smith, has submitted a Certificate of Appropriateness Application for the property of 105 South D Street. The proposal involves the erection of a fence for the front yard and a fence for the rear yard. The proposal also includes the installation of light fixtures for the garage.

The subject property of 105 South D Street is part of the Rossville-Main Street Historic District and is Zoned "R-O" – Multi-Family Residential, Office District.

Background:

105 South D Street was previously reviewed at the Architectural Design Review Board meeting, May 19, 2015, for a proposal which included the erection of fences for the property. The Applicant has revised the materials for the fence and included a new proposed front yard fence for the proposal.

Additionally, per the Applicant, the work to be performed is consistent with the May 19, 2015 approved Certificate of Appropriateness. The front and rear fences will follow the course of the amended and approved proposal at the May 19, 2015 ADRB meeting – following the property lines of the open area as opposed to being set back.

State of Ohio Historic Designation

This property of 105 South D Street is part of the State of Ohio Historic Inventory, referenced as BUT-420-9.

Proposal:

Propose the erection of fences on the property of 105 South D Street.

Fences

- Front Yard: A 36-inch-tall, Black Aluminum Fence is proposed.
 - Radiance Aluminum Fencing, RAST-111 type
 - 5/8 inch spacing
 - Fence will enclose yard between house and detached garage.
 - An applicant submitted sample is included as an Exhibit Attachment item.
- Rear Yard: A 72-inch-tall, Cedar Fence with decorative gothic finials is proposed.
 - Fence is for the rear yard only.
 - Finials every 6'.
 - An applicant submitted sample is included as an Exhibit Attachment item.
- Per the Applicant, there will be extensive landscaping installed by both fence lines. This information is included for the completeness of the report and proposal.

Light Fixtures for Garage

- Wikshire, Light Wall Lantern – by Landmark Lighting
 - 15" in height; 7" in width; 10" in depth

With no Applicant present and no one in the audience wishing to speak on the item, the Public Hearing was closed with a Motion by Mr. Bloch, a 2nd by Mr. Fiehrer, and all "ayes" to a roll call vote.

Ms. Fairbanks said that she would like to see a sample of the fence. Madam Chair Essman advised that there was a drawing of it, and Mr. Wilson advised that all that was available for their review was the web site attachment that came with the application.

Several members of the Board then had a brief discussion about where the fence would be located on the property, and what had previously been approved by the

Board for this property. Mr. Wilson said that a brick wall across the front had previously been approved. Mr. Wilson was able to find a picture of the aluminum fence on line, and he showed that to the Board.

With regard to the proposed wooden fence, Mr. Fiehrer asked if it was going to remain unstained. Mr. Wilson said that he was unsure of Mr. Smith's plans for it, and Madam Chair Essman said that the application doesn't indicate either way.

With regard to the proposed light fixture for the garage, there were no questions or concerns by the Board.

Mr. Fiehrer made a Motion to approve the complete request as presented. With a 2nd by Mr. Bloch and all "ayes" to a roll call vote, the request for the COA was approved by a vote of 9-0.

Agenda Item # 3- 127 Hueston Street (Rossville-Main Street) – Remove Vinyl Siding and Windows, Paint; add Shutters

Introduction:

The Applicant, Jane Jacobs, has submitted a Certificate of Appropriateness Application for the property of 127 Hueston Street. The proposal involves removal of vinyl siding and vinyl windows; installation of wooden windows; painting; and the addition of shutters on the front of the house.

The subject property of 127 Hueston Street is part of the Rossville-Main Street and is Zoned "R-4", Multi-Family Residential.

State of Ohio Historic Designation:

This property of 127 Hueston Street is not part of the State of Ohio Historic Inventory.

Proposal:

Removal of vinyl siding, painting existing siding; removal of existing vinyl windows and replacing with wooden windows; addition of shutters on front of structure.

Removal of Vinyl Siding

- Remove existing vinyl siding on the structure.

Painting

- Body – MSL. “Brook Trout”
 - Martha Steward Living, “Brook Trout”
 - Color is gray with undertones of brown hue
- Trim – “White”
- Shutters – Benjamin Moore “Carbon Copy”
 - Color is within the realm of the darker gray spectrum

Gutters

- ½ Round Galvanized

Replacement of Vinyl Windows with Wooden Windows

- Remove existing and replace with wooden
- 2 over 2 wooden windows

Shutters

- Add shutters to front of house

With no Applicant present and no one in the audience wishing to speak on the item, the Public Hearing was closed with a Motion by Mr. O’Neill, a 2nd by Mrs. O’Neill, and all “ayes” to a roll call vote.

Mr. Wilson gave a summary of the proposals by the applicant. Madam Chair Essman verified information with Mr. Wilson as to whether or not gutters are supposed to be included in the items to be considered, and he verified that they are.

Madam Chair Essman asked for any questions or concerns regarding the removal of vinyl siding and removal of vinyl windows and replacing them with wooden windows, and there were none. With regard to the proposal for shutters, Mrs. O’Neill asked a question and Ms. Fairbanks answered it. Mr. Bloch asked a question about the painting of the brick next to the trim, and Ms. Fairbanks said that she wasn’t sure.

There were numerous questions and discussion by the Board regarding the shutters. With the applicant not being present to answer them, Madam Chair Essman advised that since the application was only for the front, that’s all they would vote on.

With regard to the proposal of removal of vinyl siding, there was a Motion to approve made by Mr. Bloch. With a 2nd by Mrs. O'Neill and approval by all to a roll call vote, the Motion passes with a vote of 9-0.

With regard to the proposal for replacement of vinyl windows with wooden windows, there was a Motion to approve by Mr. O'Neill. With a 2nd by Mr. Fiehrer and approval by all to a roll call vote, the Motion passes with a vote of 9-0.

With regard to the proposal for the gutters, there was a Motion to approve by Mr. Beckman. With a 2nd by Mr. Alf and approval by all to a roll call vote, the Motion passes with a vote of 9-0.

After a somewhat lengthy discussion between the Board members regarding the shutters, it was concluded that it would be best to table the item for lack of information until the next meeting and have Ms. Jacobs come and explain exactly what she wanted to do. That being said, Mr. Fiehrer made a Motion to table the item. With a 2nd by Mr. Alf and all "ayes" to a roll call vote of 9-0, the Motion was approved and the item was tabled.

With regard to the proposal of painting, there was a Motion by Mr. Bloch to approve the paint colors as presented. With a 2nd by Mrs. O'Neill and approval by all to a roll call vote, the Motion passes with a vote of 9-0.

V. Properties Seeking COA – Old Business

Agenda Item # 1- 100 North B Street (State Historic Inventory) – Front Porches

Mr. Wells came in to the meeting after the other audience members had been sworn in. Ms. Dudley went ahead and swore him in prior to the presentation of his request.

Introduction:

The Applicant, Daniel Wells, had submitted a Certificate of Appropriateness Application for the property of 100 North B Street. The proposal involved two items. First, the Applicant proposed construction new wood front decks with railing and pergolas, for the entrances of the structure. Second, the Applicant proposed wrapping in metal the wood upper expression lines/cornices that define the top of the first floor and the profile of the top building. The latter item was denied while the former was tabled for review at the next ADRB meeting.

The subject property of 100 North B Street is part of the State Historic Inventory and is Zoned "R-O", Multi-Family Residential – Office District.

Background:

The case of 100 North B Street entails several significant factors and events as part of the background.

The Applicant contacted the Planning Division in late February to describe the situation, seek confirmation on the historic status of the structure, and gain guidance for getting needed work approved. This was followed by the Applicant contacting the Planning Division in late April for inclusion on the April 19, 2016 ADRB meeting.

At the April 19th ADRB meeting, the Applicant described the intended work for the structure, involving both the metal wrap of cornices and erection of wooden front deck porches, relying on prolonged descriptions of the proposal to illustrate and persuade the board. The metal wrap was denied by the Board, citing the inappropriateness of using non-original/artificial materials to cover architecturally noteworthy components, the dentil cornices. The porch proposal was better received by the board members, although the Board found the proposal wanting due to lack of detailed information and visual references. The Board also cited the inappropriateness of wooden porches and decks for a primarily masonry building such as 100 North B Street. Resultantly, the ADRB tabled the porch proposal to allow the applicant time to refine the proposal for a more appropriate and clear property project.

Following this, the Applicant contacted the Planning Division, stating withdrawal of the metal wrap proposal, and that instead the cornices would be painted. However, staff informed that a paint swatch would be required for consideration. The Applicant also noted that he might repair the concrete and railing. With this possibility, the work would be considered repair and maintenance and thus not part of ADRB purview.

Afterward, Staff relayed a number of resources for the applicant to consider pertaining to the project proposal. This included information on a multitude of subjects stemming from the involved discussion at the ADRB meeting: Rhino Shield, which was described and discussed for the applicant's consideration; Building Doctor information, including the resources from the Ohio History Connection website. Furthering this, the applicant was provided with bare samples of both 2-D photo and 3-D modeling depicting the proposal in its present condition, and serving as possible guidance examples for the applicant's reference.

State of Ohio Historic Designation

This property of 100 North B Street is part of the State of Ohio Historic Inventory, referenced as BUT-372-9.

Proposal:

In summary, the Applicant would like to build new decks with railing & pergola, over the existing concrete ones in front of building.

Note: Applicant was present for the April 19th ADRB meeting and is aware of the general consensus of wood decks being architecturally incompatible with the main building.

Wooden Decks

- Build new wooden decks, over the existing concrete steps for the entrances along North B Street.
- This includes wood railing and pergolas for each of the porches.
- The new decks will be level with the entrances.

The applicant brought a paint chip (Sherwin Williams #7039, Virtual Taupe) for the Board to review for the cornices and the former door entries on the 2nd floor. The color is "Virtual Taupe, Sherwin Williams #7039". He indicated that the entry doors on the 1st floor will be white. The trim around the doors will be "Virtual Taupe". After much discussion between Mr. Wells and the Board members, Mr. Brown made a Motion to close the Public Hearing. With a 2nd by Mr. Bloch and all "ayes" to a roll call vote, the Motion passes 9-0, and the public hearing is closed.

Mr. Fiehrer made a motion to approve the painting of both cornices and both former door entries on the 2nd floor "Virtual Taupe" and painting of door on 1st floor white. With a 2nd by Mr. O'Neill and all "ayes" to a roll call vote, the Motion passes (9-0).

With regard to the pergolas and railing, there was a long discussion between the Board and Mr. Wells about the type of materials he wanted to use, the size of the proposed steps, what code dictates as far as if a railing is required, and if he wanted to paint the wood or stain the materials.

The applicant said that he's fine not doing the pergola, but wants to keep the wooden steps and wrought iron railing.

There was a bit more discussion between the Board and the applicant regarding his proposals and how he plans on doing the steps. He said that the treated wood that he's going to put over the existing steps will not be touching the concrete at all, and briefly went into his plans for that.

Mr. Brown made a Motion to close the Public Hearing. With a 2nd by Mr. Beckman and all "ayes, the Public Hearing was closed.

After discussion between the Board, Ms. Fairbanks made a Motion to approve the wooden steps to be stained in a color close to "Virtual Taupe". With a 2nd by Mr. Alf and a vote of 6-3 to a roll call vote (Mr. Beckman, Mr. Brown, and Mr. Fiehrer all a "no"), the Motion passes.

With regard to the railing, Ms. Dudley advised Madam Chair Essman that it can approved as "like-for-like" for black. Mr. Wilson advised that the applicant was fine with keeping it black, and the item was approved by Mr. Wilson as "like-for-like".

VI. Miscellaneous/Discussion/On the Radar

Mr. Wilson spoke about the Building Doctor seminar and training. He said that it was well attended and very informative, and went on to say that the 11 building visits which were done on that Friday were very informative and productive.

Lastly, he gave thanks to everyone involved in the Building Doctor process and meetings; (Staff & Co Sponsors – (Historic Dayton Lane, Inc, Historic Rossville, Hamilton's German Village, Inc., Historic Hamilton, Inc., and CORE Hamilton), with a special thanks to John Vaughn and Miami Hamilton Downtown for hosting and to the State of Ohio Historic Office for hosting the Building Doctor Program.

Mr. Alf thanked Mr. Wilson in getting the program together.

Mr. Wilson advised that the next tentative ADRB meeting is scheduled for 5/17/16.

VII. Adjourn

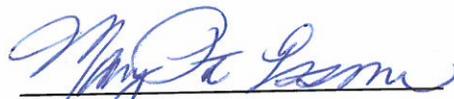
With nothing further, Madam Chair Essman made a Motion to Adjourn.

Submitted by:

Chair:



Ed Wilson
Secretary, ADRB



Mary Pat Essman
Madam Chair, ADRB

