

Architectural Design Review Board
Tuesday, June 7, 2016
4:34 p.m.

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

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

Guests: Mike Reuter, Bud Arbino.

Madam Chair Essman was absent. Mr. Brown made a Motion to appoint Mr. Fiehrer as Acting Chair. With a 2nd and all "ayes", the Motion was passed.

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

Roll Call

Mr. Bloch, Mr. Brown, Mr. Weigel, Ms. Jacobs, Mr. Fiehrer, Ms. Ripperger, and Ms. Whalen. Mr. Alf arrived at 4:48 p.m.

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

Three members of the audience were sworn in by Ms. Kathy Dudley.

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

None to be approved at this time

III. Properties Seeking COA - Old Business

Agenda Item # 1 - 232 North Second Street (German Village) – Gable Window

Ms. Dudley gave Acting Chair Fiehrer a summary of the events of the last meeting (he was not present for it).

The actual application was tabled and is back before the Board. Mr. Wilson advises the Board that since the last meeting, Mr. Arbino has met with him, and the options that they have come up with are provided to the Board in their packets.

The Board gave their opinions of what was presented. Ms. Jacobs and Ms. Whalen stated that they both like Exhibit #E8 that was presented for review.

The Applicant was present and available for questions by the Board. Acting Chair Fiehrer went over what has transpired so far with regard to the property, verified the history of what has happened, and asked the Applicant what his feelings were with regard to Exhibit #E8. He said that he's fine with #E8, and is open to the Board's suggestions.

After input by several Board members on what would work the best, Mr. Bloch asked the Applicant if the intention is to install a functional window. The Applicant replied that it doesn't have to be functional for his purposes.

Ms. Whalen made a motion to close the Public Hearing. With a 2nd by Mr. Bloch and all "ayes", the Motion was approved and the Public Hearing was closed.

After more discussion, debate, and suggestions among the Board members, Ms. Jacobs made a Motion for the approval of a gable window with the addition of a decorative header and footer, installed to reduce the height of the gable window, and divided into two (2) or three (3) lites; color to match the existing trim (white), and a 2nd by Ms. Whalen.

(Mr. Alf arrived at the meeting during this portion of the meeting.)

After a bit of discussion between Mr. Bloch, Mr. Brown, and Ms. Jacobs regarding the material and installation to be used for the trim, there was an amendment added to Ms. Jacobs' Motion that the material to be used for the trim is to be "Fypon" or a similar composite. Ms. Whalen also gave a 2nd to the Amended Motion.

Mr. Fiehrer voiced his opinion of the work that went into the item at hand, and asked for a roll call. With a roll call vote of all "ayes" except for Mr. Fiehrer ("no" vote), the Motion passes with a vote of 7-1.

IV. Properties Seeking COA – New Business

Agenda Item # 1 - 321 Ross Avenue (Rossville) – Rear Portion Exterior Work (Roof, Rafter)

Introduction:

The Applicant, Gerry Richter, has submitted a Certificate of Appropriateness Application for the property of 321 Ross Avenue. The proposal involves the following items in need of ADRB review: a new roof, work on the box gutters, and a new rafter for the rear corner additional bedroom of structure. The Applicant proposes this work to address leaking and damage occurring at the location.

The subject property of 321 Ross Avenue is part of the Rossville Historic District and is Zoned "R-4", Multi-Family Residential Zoning.

Background:

321 Ross Avenue has been a background item regarding the overall processes and developments pertaining to the general activities of the Architectural Design Review Board.

The first known relevant instance of contact that could be determined originates from late 2013. The Applicant noted his receipt of City Health Department letters of complaint concerning the gutters, and followed up with a submitted COA Application with a subsequent COA issued in early 2014.

Sometime afterward, the Applicant contacted Community Development in the spring of 2015, reaching out to both the Construction Services and Planning Divisions. Mr. Richter described tribulations with the structure stemming from the back room roof, and previous owners layering multiple incongruent shingles of roofing.

At this point, Mr. Richter revealed his desire to erect a metal roof instead and make the roof more pitched, but noted the portion of changed pitch roof was not so visible from the right-of-way. Mr. Richter also proposed the changes to ease maintenance burdens, claiming that every third or fourth year, the structure

required his attention. Staff reminded the Applicant of the need for a COA Application and forwarded the needed materials for Mr. Richter's review.

The next development of the 321 Ross Avenue occurred when the Planning Division received a COA Application for the property at the end of May of 2016. The application included a letter from the Applicant explaining current personal circumstances and supplemental items to further describe the proposed work. Mr. Richter emphasized that portion of the structure in need of work was likely an unoriginal addition, and stressed the need for work due to water related damage.

State of Ohio Historic Designation

This property of 321 Ross Avenue is not part of the State of Ohio Historic Inventory.

Proposal:

Per the COA Application, the proposal is to completely rebuild the roof and box gutters for Single Story Back Bedroom, including new rafters, sheathing and metal roofing.

The portion of structure affected is located on the southwestern elevation, facing Hueston Street.

Roof

- Proposed: Ribbed Metal Roofing
- Roof area of the single story back bedroom is approximately 168 square feet, measuring 10 feet x 14 feet.
- *Existing: Multi-Layered Roof, including Rolled Asphalt*

Gutters

- Proposed: Rebuild Box Style
- The new gutters include what appears to be a new and slightly more detailed crown molding design.
- *Existing: Box Style*

Soffit

- Painted – White Wood
- *Existing: Aluminum covering original wood*

Rafter / Pitched Roof

- Propose addition of New Rafter Structure
- To increase the scope of the current roof

Mr. Wilson gave a brief summary of the requested COA.

The Applicant and owner, Mr. Gerry Richter, was present, and introduced himself to the Board. He stated that he has owned the property for approximately 35 years, but does not live there. He states that he just recently realized that the house was in a historical district. He gave specifics of the location of the roof in relation to the house, the issues that he's had with the roof and the gutters, and his proposed solutions to the problems.

Mr. Weigel asked him if the existing windows would be covered with the wrap, and he said that they would not. Mr. Bloch asked if the rest of the roof is metal, and he replied that it is shingled. Mr. Brown said that he understands the intent and reasoning. He asked the applicant if the roof was on the front of the house, and Mr. Richter said that it's on the back of the house. Ms. Jacobs said that she's very happy that he's restoring the box gutters.

Mr. Bloch made a Motion to close the Public Hearing. With a 2nd by Ms. Ripperger and all "ayes", the Motion passes and the Public Hearing was closed.

Mr. Bloch made a Motion to approve the request as presented, with a 2nd by Ms. Whalen. Prior to roll call, there was a bit more discussion between the Board members regarding the proposed materials to be used for the roof. The Motion was amended to include that the color of the asphalt shingle should match the current roof. Acting Chair Fiehrer asked the Applicant if he was agreeable to the amendment regarding the color shingle. The Applicant asked if he could paint the roof to match if he was unable to find a shingle that matched. Mr. Brown advised him that he should be able to find a shingle that matched closely but if he could not, he can contact Mr. Brown and he can order one for him. Given that, the applicant accepted the amendment to the request. Ms. Whalen gave a 2nd to the amended motion. With a roll call vote of all "ayes", the Motion passes with a vote of 8-0.

Agenda Item # 2 - 116 Main Street (Rossville) – Painting and Signage

Introduction:

The Applicants, Mike Reuter & Cassie Kellum, have submitted a Certificate of Appropriateness Application for the property of 116 Main Street. The proposal involves painting & new signage for IVY Salon.

The subject property of 116 Main Street is part of the Rossville Historic District and is Zoned "MS-1" Main Street Core District.

State of Ohio Historic Designation

This property of 116 Main Street is not part of the State of Ohio Historic Inventory.

Proposal:

Painting – Front façade of the building – Columns, doors, entry way and building face.

- Applicant has proposed using Valspar, National Trust for Historic Preservation, 4005-2C “Mark Twain Gray Brick”
- Sample provided by the Applicant, along with renderings of the changes

Signage – Installation of new signage for IVY Salon

- Applicant has proposed a new projecting sign, double-sided panel with bracket
- Sign face measuring 18” by 24” for a total of 3 square feet per side
- Edge of sign painted to match with Sherwin Williams 6990 “Caviar”

Mr. Wilson gave a brief summary of the application. The Applicant, Mike Reuter, was present. He went over their proposals and reasons for same.

After a brief discussion between the Board and Mr. Reuter and clarification of his plans, Mr. Brown made a Motion to close the Public Hearing. With a 2nd by Ms. Whalen and all “ayes”, the Public Hearing was closed.

Mr. Alf made a Motion to approve the request as presented. With a 2nd by Ms. Ripperger and all “ayes” to a roll call vote, the Motion passes with a vote of 8-0, and the request was approved. Mr. Alf thanked the Applicant for his effort and said that he thinks it’s going to look very nice.

V. Miscellaneous/Discussion/On the Radar

Mr. Wilson advised that the next tentative ADRB meeting is set for June 21, 2016. He gave a reminder of the StreetSpark and ADRB Work Session starting at 3:30 on that date, and said that he is continuing his research of murals in historic districts for said meeting.

The only inquiry received was for 233 Hensel Place and it was a “Like-for-Like”.

Ms. Jacobs said that she agreed with Acting Chair Fiehrer’s comment on the 321 Ross Avenue window. She went on to say that she doesn’t believe that Ms. McCall has done anything with her property at Ross & Hueston. There was then a discussion between the Board and Ms. Dudley relative to the scope of the Board’s powers, compliance with the ADA with regard to the installation of a handrail, and the City’s process of addressing said issues.

Acting Chair Fiehrer asked Ms. Dudley if she would send them an e-mail regarding her findings of a permit search for a handrail at that residence, and she agreed that she would. There was a bit more conversation regarding the history of that residence and the Stop Work order.

Mr. Bloch then asked a question about the property at 246 High with regard to the sunken atrium area outside of it. Acting Chair Fiehrer advised him that the SID Board is involved in the improvement of that property, gave a bit of information about the progress, and assured him that it's being addressed.

Mr. Wilson advised that Staff did receive a COA application for that property, but it's not bound by the regulations of the Historic District. There was a bit more conversation by the Board regarding the property and the history of it.

Mr. Weigel left the meeting at 5:26 p.m.

VI. Adjourn

With nothing further, Mr. Bloch made a Motion to Adjourn, with a 2nd by Mr. Alf.

Submitted by:

Acting Chair:



Ed Wilson
Secretary, ADRB



Larry Fiehrer

