

Architectural Design Review Board
Tuesday, November 15, 2016
4:30 p.m.

Planning Commission	At-Large		Council	Chamber of Commerce	Rossville
Tom Alf	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 <input checked="" type="checkbox"/>	Debbie Ripperger	Karen Whalen	
Rick Demmel	Thomas O'Neill <input checked="" type="checkbox"/>		Ann Brown	Shi O'Neill <input checked="" type="checkbox"/>	

Staff: Mr. John Creech, Mr. Ed Wilson, Ms. Kathy Dudley (Assistant Law Director), and Ms. Kim Kirsch.

Guests: Mrs. Heather Hodges, Mr. Josh Hodges, Ms. Judy Hickey, and Ms. Jenn Acus-Smith.

Madam Chair Essman called the meeting to order at 4:30 p.m.

I. Roll Call

Present were Mr. Steve Beckman, Mr. Armond Bloch, Mr. Bob Brown, Ms. Mary Pat Essman, Ms. Pauline Fairbanks, Mr. Larry Fiehrer, Mr. Tom O'Neill, Mr. Palechek, and Mrs. Shi O'Neill.

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

Members in the audience were sworn in by Ms. Kathy Dudley, Assistant Law Director.

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

- A. November 1, 2016 - Motion to accept by Mr. Fiehrer, 2nd by Mr. Bloch. With all “ayes” except Mr. Beckman, Mr. O’Neill, and Mr. Brown (abstained), the Motion passes with a vote of 6-0-3, and the minutes are approved.

IV. Properties Seeking COA – New Business

1. 643 Dayton Street (*Dayton-Campbell*) – Remove Shutters

Introduction:

The Applicants, Heather and Josh Hodges, have submitted a Certificate of Appropriateness Application for the property of 643 Dayton Street. The proposal involves the removal of shutters.

The subject property of 643 Dayton Street is part of the Dayton-Campbell Historic District and is Zoned “R-0”, Multi-Family Office District. This property is also part of the State of Ohio Historic Inventory.

Proposal:

Removal of shutters from the structure

- o Shutters are primarily located on the front second, third floor, and on the northern elevation of the structure.

Mr. Wilson gave his summation of the current COA application. The applicants were present for questions. After a brief discussion between Mrs. Hodges and the Board, Mr. Brown made a Motion to close the Public Hearing. With a 2nd by Mr. Bloch and all “ayes” to roll call vote, the Public Hearing was closed.

Mr. O’Neill made a Motion to approve the application as presented. With a 2nd by Mr. Brown and a roll call vote of 9-0, the Motion passes and the COA is approved.

2. 15 South B Street (Rossville) – Building Proposed for Mural

Introduction:

The Applicant, StreetSpark (Jennifer Acus-Smith, Program Manager), has submitted a Certificate of Appropriateness Application for the property of 15 South B Street. The proposal involves a building planned for a mural.

The subject property of 15 South B Street is part of the Rossville Historic District and is Zoned "MS-1", Main Street Core, Form-Based Zoning. This property is not part of the State of Ohio Historic Inventory.

Proposal:

A mural is planned for the north elevation wall at 15 South B Street.

- The wall will be repaired and primed
- The mural will be painted using NovaColor exterior mural paint
- The mural will then be sealed with Aquathane varnish

Mr. Wilson gave his summation of the current COA application. The applicant, Ms. Acus-Smith, was present. After a brief discussion between Ms. Acus-Smith and the Board, Mr. Beckman made a Motion to close the Public Hearing. With a 2nd by Mr. Fiehrer and all "ayes" to roll call vote, the Public Hearing was closed.

Madam Chair Essman advised the Board that the Mural guidelines are still in the works, and they are making good progress.

Ms. Fairbanks made a Motion to approve the application as presented. With a 2nd by Mr. Bloch and a roll call vote of 9-0, the Motion passes and the COA is approved.

3. 212 Main Street (Rossville) – Building Proposed for Mural

Introduction:

The Applicant, StreetSpark (Jennifer Acus-Smith, Program Manager), has submitted a Certificate of Appropriateness Application for the property of 212 Main Street. The proposal involves a building planned for a mural.

The subject property of 212 Main Street is part of the Rossville Historic District and is Zoned "MS-1", Main Street Core, Form-Based Zoning. This property is not part of the State of Ohio Historic Inventory.

Proposal:

A mural is planned for the East Elevation Wall at 212 Main Street.

- The wall will be repaired and primed
- The Mural will be painted using NovaColor exterior mural paint
 - The Mural will then be sealed with Aquathane varnish

Mr. Wilson gave his summation of the current COA application. The applicant, Ms. Acus-Smith, was present. After a brief discussion between Ms. Acus-Smith and the Board, Mr. Palechek made a motion to close the Public Hearing. With a 2nd by Mr. Beckman and all "ayes" to roll call vote, the Public Hearing was closed.

Mr. Fiehrer made a Motion to approve the application as presented. With a 2nd by Mrs. O'Neill and a roll call vote of 9-0, the Motion passes and the COA is approved.

The applicant was 376 South "D" Street was not present, so the Board moved on to 663 South "S" Street.

4. 663 South C Street (Rossville) – Rear Fence

Introduction:

The Applicant, Judy Hickey, has submitted a Certificate of Appropriateness Application for the property of 663 South C Street. The proposal involves the erection of a chain-link fence in the rear yard.

The subject property of 663 South C Street is part of the Rossville Historic District.

The Applicant submitted a COA Application in response to a New Historic Owner informational letter that was received on November 4, 2016.

Proposal:

Erection of a rear yard fence.

- Existing: No fence is present.
- **Proposed:** Erection of 4' high fence in rear yard
 - Length of 60' on both sides to the rear, and 64' wide
- Starting Points and Course of Fence:
 - Left Edge of the Rear Shed and the Right Edge of the Rear Deck
 - Will then run along the edge of the woods at the rear of the property.

Mr. Wilson gave his summation of the current COA application. The applicant, Ms. Judy Hickey, was present. After a brief discussion between Ms. Hickey and the Board, it was agreed that Ms. Hickey would have shrubbery planted on the

side per recommended guidelines. Ms. Hickey also agreed to install either green or black fencing.

Mr. Bloch made a motion to close the Public Hearing. With a 2nd by Mr. Palechek and all "ayes" to roll call vote, the Public Hearing was closed.

Mr. Brown made a Motion to approve the application as presented, with the additional conditions as agreed upon. With a 2nd by Ms. Fairbanks and a roll call vote of 9-0, the Motion passes and the COA is approved.

5. 376 South D Street (Rossville) – Replace Basement Windows

Introduction:

The Applicant, Michael D. Wiley, has submitted a Certificate of Appropriateness Application for the property of 376 South D Street. The proposal involves the replacement of the basement windows for safety reasons.

The subject property of 376 South D Street is part of the Rossville Historic District. This property is also part of the State of Ohio Historic Inventory.

Proposal:

Replace seven (7) basement windows.

- Existing windows are wood frame, in very poor condition.(Per Application)
- **Proposed:** Glass Block Windows
 - Windows will be made to fit the original openings

Mr. Wilson gave his summation of the current COA application. The applicant, Mr. Michael Wiley, was not present. After a brief discussion between Mr. Wilson and the Board, Mr. Bloch made a Motion to approve the Motion as presented. With a 2nd by Mr. Fiehrer and a roll call vote of 9-0, the Motion passes and the COA is approved.

V. Miscellaneous/Discussion/On the Radar

- The next tentative ADRB Meeting is set for 12/6/16.
- Property Inquiries:
 - 219 South D Street (*Rossville*) – Concrete Steps to House, address disrepair and safety - Emergency COA

Mr. Bloch brought up the property at 407 N. 3rd Street. He asked if he could make a motion to reconsider. Ms. Dudley advised that it was not prohibited by

the rules, and that he would need to make a motion to ask for it to be added to the agenda for the meeting set for December 6.

Mr. Bloch made a Motion for Reconsideration reference the property located at 407 N. 3rd Street, and the item to be placed on the agenda for the next meeting. Mr. Creech advised Madam Chair Essman that the Applicant, Ms. Hartkemeyer, had been in contact with the Planning Department and had been advised of her options. After a bit more discussion between the Board and a 2nd by Mr. Brown, a roll call vote was taken. With a vote of 4-4-1 (Mr. Beckman, Ms. Essman, Mr. O'Neill and Ms. O'Neill – No; Fiehrer – Abstain), the Motion fails.

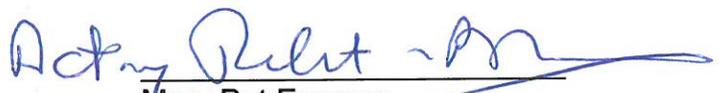
VI. Adjourn

Mr. Bloch made a Motion to adjourn. With a 2nd by Mr. Brown and all "ayes", the meeting is adjourned.

Submitted by:



Ed Wilson
Secretary, ADRB



Mary Pat Essman
Madam Chair, ADRB