

Architectural Design Review Board
Tuesday, December 6, 2016
4:30 p.m.

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

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

Guests: Mr. Robert Oliver, Mr. Patrick Reist, Mr. Steven Gebhart, Mr. Mike Dingeldein, and Ms. Jane Jacobs.

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

I. Roll Call

Present were Mr. Armond Bloch, Mr. Bob Brown, Ms. Mary Pat Essman, Ms. Pauline Fairbanks, Ms. Debbie Ripperger, and Ms. Karen Whalen.

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:

None to be approved

Properties Seeking COA – New Business

1. 350 North Third Street (German Village) – Signage

Introduction:

The Applicant, Triangle Signs, Patrick Reist, has submitted a Certificate of Appropriateness Application for the property of 350 North Third Street. The proposal involves Signage – installation of signage on existing sign bracket.

The subject property of 350 North Third Street is part of the German Village Historic District and is also part of the State of Ohio Historic Inventory.

Proposal:

Install One (1) new Sign Panel on the existing projecting sign frame.

- o Body is Green with White Letters – PMS 5535 “Green” background

Mr. Wilson gave his summation of the current COA application. The applicant, Mr. Reist, was present. Ms. Whalen asked a question about the size of the proposed sign, and Mr. Reist replied that the proposed size comes from the corporate level.

Ms. Ripperger made a Motion to close the Public Hearing. With a 2nd by Ms. Whalen and all “ayes” to roll call vote, the Public Hearing was closed.

Ms. Ripperger made a Motion to approve the application as presented. With a 2nd by Mr. Bloch and a roll call vote of 6-0, the Motion passes and the COA is approved.

2. 244 Main Street (Rossville) – Connector Building

Introduction:

The Applicant, Hamilton CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 244 Main Street. The proposal

involves a new connector building between the structures at 244 Main Street and 16 North "D" Street.

The subject property of 244 Main Street is part of the Rossville Historic District, and is also part of the State of Ohio Historic Inventory.

Proposal:

To build a connector building between the structures of 244 Main Street and 16 North D Street.

Painting

- Doors as SW 6048 – "Terra Brun"
- Windows, Trim, Gutters as Sherwin Williams - custom paint color.

Siding

- Hardiplank Fiber Cement Board, 6 Inch Siding – Color is "Sandstone Beige"

Roof

- Drexel Metals Roofing Systems – Color is "Terra Gotta"

Windows

- Aluminum Frame with Insulated Glass – Color to match Trim
- Manufactured by EFCO; Series 403 Window

Gutters

- To match the metal trim color

Soffit

- Vented Vinyl Soffit – Color to match Trim

Mr. Wilson gave his summation of the current COA application. The applicant, Mr. Mike Dingeldein, was present. During a discussion between Mr. Dingeldein and the Board, Ms. Fairbanks suggested that the applicant use a smooth plank instead of a grained plank ("Hardiplank), and the Applicant was agreeable to using either natural wood or a smooth "hardiplank". There was additional conversation between the Board and Applicant regarding the windows, size of the connector building, and whether or not the entire structure would be sold as one property.

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.

Ms. Fairbanks made a Motion to approve the application as presented, with the additional condition of using smooth siding instead of textured. With a 2nd by Mr. Bloch and a roll call vote of 6-0, the Motion passes and the COA is approved.

3. 302 Main Street (Rossville) – Door

Introduction:

The Applicant, Hamilton CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 302 Main Street. The proposal involves installation of a new door and transom. The subject property of 302 Main Street is part of the Rossville Historic District, as well as part of the State of Ohio Historic Inventory.

Proposal:

One (1) new door with transom on D Street side of building (east elevation) – painted in the previously approved colors.

- Solid Wood with Glass Insert

Mr. Wilson gave his summation of the current COA application. The applicant, Mr. Mike Dingeldein, was present, and gave a bit of additional information regarding their plans for the building. During the discussion, a question came up regarding the size of the windows. Mr. Dingeldein said that if they are not so indicated on the drawing, the windows will be the same size as the transom.

After a brief discussion between Mr. Dingeldein and the Board, Mr. Bloch made a Motion to close the Public Hearing. With a 2nd by Ms. Whalen and all “ayes” to a roll call vote, the Public Hearing was closed.

Ms. Fairbanks made a Motion to accept the proposal as presented, with the amendment to the proposal per Mr. Dingeldien. With a 2nd by Ms. Whalen and all “ayes” to a roll call vote of 6-0, the Motion passes and the request is approved.

4. 943 Dayton Street (Dayton-Campbell) – Roofing

Introduction:

The Applicant, Bestway Asset Management, has submitted a Certificate of Appropriateness Application for the property of 943 Dayton Street. The proposal involves replacement of the roof. The subject property of 943 Dayton Street is part of the Dayton-Campbell Historic District.

Proposal:

Applicant proposes the replacement of the existing roof, which appeared to be a gray asbestos shingle; however, the application noted a gray slate.

- o Owens Corning Laminated Comp Shingle
 - o Black

Mr. Wilson gave his summation of the current COA application. The applicant, Mr. Robert Oliver, was present for Bestway Asset Management. Mr. Wilson advised that it has been discovered that a foreclosure procedure is still active against Garrett French for this address.

Since a COA can only be granted to an owner, Ms. Dudley recommended that the matter be tabled for the time being, and that the mortgagor (Bestway), meet with the Health Department at the property. She stated that the property is vacant, and has been for an extended period of time. Due to the continued deterioration of the property, the Health Department can do an emergency order to have the roof fixed should they deem it appropriate. Should that occur, the applicant would not have to come back before the Board.

Mr. Bloch made a Motion to continue the Public Hearing. With a 2nd by Ms. Whalen and all "ayes", the Motion is passed.

IV. Miscellaneous/Discussion/On the Radar

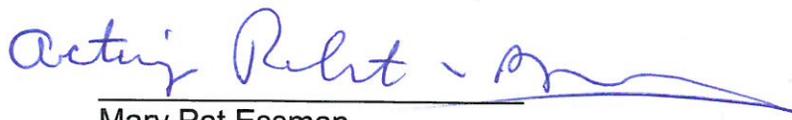
- Property Inquiries:
 - o 407 North Third Street – Board of Zoning Appeals meeting set for 1/5/17; appeal of ADRB decision.

V. Adjourn

Mr. Brown made a Motion to adjourn. With all "ayes", the Motion passed and the meeting was adjourned.

Submitted by:


Ed Wilson
Secretary, ADRB


Mary Pat Essman
Madam Chair, ADRB

