

*City of Springboro*  
*Architectural Review Board*

**AGENDA**

**Monday, January 14, 2019, 6:00 p.m.**  
**320 South Main Street, SPARC and Go, Springboro Historic District**

**Call to Order**

**Approval of Minutes**—November 12, 2018 meeting

**Hearing of Applications for Certificate of Substantial Compliance, Town Center Overlay District Design Guidelines**

No cases this meeting.

**Hearing of Applications for Certificate of Appropriateness, Historic Preservation District/Protected Properties Design Standards**

- 140 South Main Street, new projecting sign
- 45 East Mill Street, residing of primary structure
- 535 South Main Street, window and door replacement

**Other Business**

**Guest Comments**

**Adjournment**

*Architectural Review Board Meetings in First Quarter of 2019:*

*Monday, February 11, 2019, Architectural Review Board Meeting @ 6:00 p.m., 320 South Main*  
*Monday, March 11, 2019, Architectural Review Board Meeting @ 6:00 p.m., 320 South Main*

## **Agenda Notes for January 14, 2019 Architectural Review Board Meeting**

### **Hearing of Applications for Certificate of Substantial Compliance, Town Center District Design Guidelines**

There are no cases for this meeting.

### **Hearing of Applications for Certificate of Appropriateness, Springboro Downtown Historic Preservation District/Protected Properties Design Standards**

305 East Street, replacement metal roof. This agenda item is based on a Certificate of Appropriateness request submitted by Mary & Scott & Betsy Reeve, property owners, seeking approval to replace the existing metal roof on their home located at 305 East Street in the Downtown Historic Preservation District. As indicated in the application, the applicant is proposing to remove the existing gray-colored standing seam metal roof and replace it with a black or charcoal gray metal roof with a performance panel-type profile. The project does not include the flat portion of the home, an addition on the East State Street side, and does not include the garage on the rear/west side of the property.

City staff requests that the Architectural Review Board place the following conditions on the approval of this Certificate of Appropriateness:

1. Applicant to contact Building Department (937-748-9791) to verify that no building code issues arise from the roof replacement (due to unknown conditions with the structure under the current metal roof).
2. Applicant to contact the Architectural Review Board Staff liaison (937-748-6183) to schedule an inspection when the project is completed.
3. Certificate of Appropriateness approval expires after six months.

The property at 305 East Street, Joseph Haines property, is a contributing structure/site to the Downtown Historic Preservation District. Pages 39-41 (Roofs & Roofing Materials) from the Historic Design Standards are applicable and are included in the meeting materials. Site photography of this and all other cases on the November 12th ARB agenda is included in the meeting materials.

300 South Main Street, exterior paint scheme. This agenda item is based on a Certificate of Appropriateness request submitted by South Dayton Church of Christ, property owners, seeking approval for an exterior painting scheme for their property located at 300 South Main Street in the Downtown Historic Preservation District. As indicated in the application and additional submitted materials, the applicant is proposing to paint the following on the building:

- Paint the South Main Street entrance to the historic church Red Barn (Sherwin-Williams SW 7591) with Dorian Gray (SW 7017) or Red Barn for the trim,
- Paint the panels under windows on the addition Dove Tail (SW 7018),
- Paint the two doors on the addition Dove Tail, and
- Paint two small openings on the addition Dorian Gray.

City staff requests that the Architectural Review Board place the following conditions on the approval of this Certificate of Appropriateness:

1. Applicant to contact the Architectural Review Board Staff liaison (937-748-6183) to schedule an inspection when the project is completed.
2. Certificate of Appropriateness approval expires after six months.

The property at 300 South Main Street, the Old Stone (Universalist) Church, is a contributing structure/site to the Downtown Historic Preservation District. Pages 59-60 (Paint & Paint Colors) from the Historic Design Standards are applicable and are included in the meeting materials.

535 East Street, door and window replacement. This agenda item is based on a Certificate of Appropriateness request submitted by GNC Properties, LLC, property owner, seeking approval to install new doors and replacement windows for their property located at 535 South Main Street in the Downtown Historic Preservation District. As indicated in the application and additional submitted materials, the applicant is proposing to paint the following on the building:

- Replace the solid wood front door with a replacement door with glass upper half. This improvement has been completed as indicated in site photography and is subject to a stop work order.
- Replace the north side solid wood door with a replacement door. This improvement has been completed as indicated in site photography and is subject to a stop work order.
- Replace two windows on the south elevation. This improvement has been completed.
- Install storm doors on the two doors mentioned above. There is no description of the proposed storm door other than a picture provided from 65 South Main Street that is intended to match at the subject property.

City staff requests that the Architectural Review Board place the following conditions on the approval of this Certificate of Appropriateness:

1. Provide material samples or manufacturer's information for installed/proposed windows and doors.
2. Applicant to contact the Architectural Review Board Staff liaison (937-748-6183) to schedule an inspection when the project is completed.
3. Certificate of Appropriateness approval expires after six months.

The property at 535 East Street, James Linder property, is a contributing structure/site to the Downtown Historic Preservation District. Pages 45-48 (Windows & Doors) from the Historic Design Standards are applicable and are included in the meeting materials. Site photography is included in the meeting materials.

### **Other Business**

City staff has no other business to report at this time.

Submitted by Dan Boron, AICP, Staff Liaison to Architectural Review Board, City of Springboro, and based on information provided as of Friday, November 9, 2018 at 4:00 p.m.