

City of Springboro
Architectural Review Board

AGENDA

Monday, May 13, 2019, 7:00 p.m.
320 South Main Street, SPARC & Go, Springboro Historic District

Call to Order

Approval of Minutes—February 11th, March 11th, and April 24th meetings

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

- 120 South Main Street, roof replacement
- 110 South Main Street, new accessory structure

Other Business

Guest Comments

Adjournment

Architectural Review Board Meetings Through August 2019:

Monday, June 10, 2019, Architectural Review Board Meeting @ 6:00 p.m., 320 South Main Street
Monday, July 8, 2019, Architectural Review Board Meeting @ 6:00 p.m., 320 South Main Street
Monday, August 12, 2019, Architectural Review Board Meeting @ 6:00 p.m., 320 South Main Street

Agenda Notes for Wednesday, May 13, 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

120 South Main Street, roof replacement. This agenda item is based on a Certificate of Appropriateness request submitted by Todd Music, Music Limited Partnership, property owner, seeking approval to install a new metal roof on the property located 120 South Main Street in the in the Historic District. The existing roofing was removed and the proposed roofing was partially installed as of last Thursday, May 2nd, along with repairs to the decking, replacement of metal flashing around the chimneys, and other details. A stop work order was placed on the project by the City Manager, however a portion of the project was continued in order to avoid damage to the building.

The existing roofing is galvanized metal with layers of silver paint. The proposed roofing material is also steel, standing seam metal with a structural pattern and is light beige in color. A material sample of both the existing and proposed roofing will be available at the meeting.

City staff requests that the Architectural Review Board place the following conditions on any 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 roofing, if approved, is installed.
2. Applicant to contact the Springboro Building Department, 937-748-9791, in the event structural changes are made to the roof decking.
3. Certificate of Appropriateness approval expires after six months.

The property at 120 South Main Street (Dearth house, circa 1835) is a contributing structure/site to the Downtown Historic Preservation District. Pages 39-41 (Roofing and Roofing Materials) from the Historic Design Standards are applicable and are included in the meeting materials. Site photography is included in meeting materials.

110 South Main Street, removal of existing accessory structure, installation of new accessory structure. This agenda item is based on a Certificate of Appropriateness request submitted by Charles Schaffer, Springboro Area Historical Society, occupant, seeking approval to install 125-square foot accessory structure at 110 South Main Street in the in the Historic District. The structure would replace a similar structure located on the rear (east) side of the property.

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

1. Proposed accessory structure to comply with zoning requirements for accessory structures the CBD, Central Business District, in which the site is located. Provisions include separation from the principal structure, side and rear yard setbacks, and maximum coverage of rear yard.
2. If approved, applicant to contact the Architectural Review Board Staff liaison (937-748-6183) to schedule an inspection when the roofing is installed.

3. Certificate of Appropriateness approval expires after six months.

The property at 110 South Main Street (Griffis house, circa 1810) is a contributing structure/site to the Downtown Historic Preservation District. Pages 82 (Accessory Structures) and 76 (Exterior Walls) from the Historic Design Standards for New Construction are applicable and are included in the meeting materials.

Other Business

I will have brief reports on both the preservation awards and preservation grant programs.

Submitted by Dan Boron, AICP, Staff Liaison to Architectural Review Board, City of Springboro, and based on information provided as of Thursday, May 9, 2019 at 5:00 p.m.