

*City of Springboro*  
*Architectural Review Board*

**AGENDA**

**Monday, September 9, 2019, 7:00 p.m.**  
**320 South Main Street, SPARC & Go, Springboro Historic District**

**Call to Order**

**Approval of Minutes**—August 19, 2019 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**

- 50 South Main Street, color change and roof replacement
- 250 South Main Street, projecting sign
- 550 South Main, ground sign and door change
- 400 South Main Street, window change and concept review for garage
- 155 West Central Avenue, concept review, site development

**Other Business**

**Guest Comments**

**Adjournment**

***Architectural Review Board Meetings through December 2019:***

*Monday, October 14, 2019, Architectural Review Board Meeting @ 6:00 p.m., 320 South Main Street*  
*Monday, November 11, 2019, Architectural Review Board Meeting @ 6:00 p.m., 320 South Main Street*  
*Monday, December 9, 2019, Architectural Review Board Meeting @ 6:00 p.m., 320 South Main Street*

## **Agenda Notes for Monday, August 19, 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**

**140 South Main Street, replacement roof color change.** This agenda item is based on a Certificate of Appropriateness request submitted by Julie Beall, property owner, requesting approval for a change in color for replacement roof shingles for the property located at 140 South Main Street. A roof replacement project was anticipated by the owner and was originally proposed to be an in-kind, no change in color or material project, no approval or review by the Architectural Review Board required, however the applicant indicated in late July that (1) a change in color was requested, and (2) due to poor workmanship on the current roof, immediate replacement was needed. City staff authorized the replacement project to commence as an emergency subject to review by the Architectural Review Board as soon as practicable. The roof installation is currently underway as of this writing.

Please refer to Design Standards for Preservation & Rehabilitation pages 39-41, Roofs & Roofing Materials, in consideration of the Certificate of Appropriateness request.

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 Dan Boron, Architectural Review Board Staff Liaison (937-748-6183) to schedule an inspection when the project, if approved the Architectural Review Board, is completed.
2. Certificate of Appropriateness approval expires after six months after the Architectural Review Board meeting (January 8, 2020) if not executed. Contact the Staff Liaison if more time is needed.

The property at 140 South Main Street (Knights of Pythias Hall/Lyceum, circa 1898) is a contributing structure/site to the Downtown Historic Preservation District. The roofing project is being partly funded through the 2019 Historic Preservation Grant program.

**60 East North Street, awning replacement.** This agenda item is a request for a Certificate of Appropriateness submitted by First United Methodist Church, property owner, requesting approval to (1) install a new awning and (2) replacement an existing awning, both on the East Street side of the property, and (3) remove and replace six windows. All three aspects of this request are on the non-historic portion of the structure, that is not on the 1874 church.

Regarding the awnings, the applicant proposes to replace an existing red awning with a linen and beige awning over a doorway on the East Street side of the building. Another awning, same color, is proposed for a nearby doorway. Both awnings will be on the one-story portion of the structure.

Regarding the windows, the applicant is proposing to replace six wood windows on the one-story portion of the building facing East North Street. Five of the windows are visible from the street and are located just to the west of the 1874 church building. A sixth window is located in an internal courtyard. The

proposed window would be vinyl, but would match the existing windows in terms of color and appearance otherwise.

Please refer to Design Standards for Preservation & Rehabilitation pages 45-48, Windows and Doors, and Awnings, 49-50, in consideration of the Certificate of Appropriateness request.

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 Dan Boron, Architectural Review Board Staff Liaison (937-748-6183) to schedule an inspection when the project, if approved the Architectural Review Board, is installed.
- 2 Provide additional information regarding proposed windows such as manufacturer's details on the proposed windows.
- 3 As a precaution, applicant to contact the Springboro Building & Zoning Department (937-748-9791) in the event any structural changes or repairs are needed in connection to this project.
- 4 Certificate of Appropriateness approval expires after six months after the Architectural Review Board meeting (January 8, 2020) if not executed. Contact the Staff Liaison if more time is needed.

The property at 60 East North Street (Centennial Chapel of United Brethren Church, 1874 with later alterations and additions) is a contributing structure/site to the Downtown Historic Preservation District.

**500 South Main Street, deck removal.** This agenda item is based on a Certificate of Appropriateness request submitted by Judy Huffman, property owner, seeking approval to remove a non-historic deck on her property located at 500 South Main Street in the Historic District. The deck is location on the side yard facing South Street as well as the rear yard. The deck would be replaced by a patio, with the existing fencing remaining. Patios and other ground pavements are not currently reviewed under the terms of the Historic District Design Manual.

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

1. If approved, applicant to contact the Architectural Review Board Staff liaison (937-748-6183) to schedule an inspection when the decking removal is complete.
2. Certificate of Appropriateness approval expires after six months (January 8, 2020) if not executed.

The property at 500 South Main Street (Sheets property, Mayne House, circa 1872) is a contributing structure/site to the Downtown Historic Preservation District.

### **Other Business**

No business to report.

Submitted by Dan Boron, AICP, Staff Liaison to Architectural Review Board, City of Springboro, and based on information provided as of Friday, August 16, 2019 at 5:00 p.m.