

CITY OF SPRINGBORO, Ohio ARCHITECTURAL REVIEW BOARD
Meeting Minutes –February 11, 2019

Call to Order

The February 11, 2019 meeting of the Springboro Architectural Review Board (ARB) was called to order at 6:00 p.m. by Chair Matt Leedy at SPARC and Go, 320 South Main Street in the Historic District.

Those Present

Chair Matt Leedy, Janie Ridd, and Stefphane Berger-Lauson, and Tricia Price were present. Mr. Haggerty, Ms. Graham, and Ms. Lewis were not in attendance. City Liaison Dan Boron was also present.

Approval of Minutes

The January 14, 2019 meeting minutes were approved following a motion by Ms. Ridd, seconded by Ms. Berger-Lauson and approved. (4 yes; 0 no; 0 abstain; motion carries)

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 (COA), Historic Preservation District Design/Protected Properties Design Standards

510 South Main Street, roof replacement. This agenda item is based on a Certificate of Appropriateness request submitted by Ken & Heather McClellan, property owners, seeking approval to install a new asphalt shingle roof on the principal structure located at 510 South Main Street in the Historic District. The applicant is proposing to install an Owens-Corning, black shingle in a tile pattern. The current roof is light gray and dates to sometime before 2001. The new shingles would replace all existing roofing on the principal structure including north-side porch, south-side window bay, and east side additions. Roofing on the two accessory structures located on the property would not be changed under this proposal.

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

- 1. Provide a roofing material sample at the February 11th Architectural Review Board meeting.*
- 2. 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 510 South Main Street (James Bennett property, constructed circa 1856) is a contributing structure/site to the Downtown Historic Preservation District. Pages 39-41 (Roofs & Roofing Material) from the Historic Design Standards are applicable and are included in the meeting materials. Site photography of this and all other cases on the February 11th Architectural Review Board meeting agenda are included in the meeting materials.

Ken and Heather McClellan were present this evening to discuss the project and answer questions. Mr. McClellan said they would like to tear off and replace all the roofing on the main structure, with the exception of the detached garage and shed.

Mr. Leedy asked if this included the connected addition on the main property.

Ms. McClellan said, yes.

Mr. Boron asked for the manufacturer information.

Mr. McClellan said that it was Owens-Corning, Duration, and the color was Onyx Black.

Ms. Berger-Lauson asked if they would be tearing off the roof all the way down to the wood.

Mr. McClellan said, yes, but there is only one layer on there now. He said he wanted to make sure to inspect the wood, and if the wood is bad, they will replace that too.

Mr. Boron said that the reason they are before ARB this evening is that there is a minor color change.

Ms. Berger-Lauson said that since it's so close to the street and the sidewalk, would they put the tear-off to the side.

Mr. McClellan said that they haven't discussed that.

Ms. Berger-Lauson said that there should at least be cones for people and traffic passing by.

Mr. Boron said that if you would like, they could make a note, and Mr. McClellan could also pass that request along to his contractor.

Ms. Ridd made a motion, seconded by Ms. Berger-Lauson, to approve the roofing replacement at 510 South Main Street, subject to compliance with the City staff comments and meeting sign code requirements. (4 yes; 0 no; 0 abstain; motion carries unanimously).

550 South Main Street, preliminary discussion, gutter and downspout replacement. *This agenda item is based on a Certificate of Appropriateness request submitted by Andrew Thompson, contractor, who is requesting a preliminary discussion on the proposed replacement of a gutter and downspout system for 550 South Main Street in the Historic District. The subject gutter/downspout system is located on the west elevation/South Main Street frontage of the property. Gutters/downspouts on this portion of the building are subject to damage from truck traffic on a frequent basis. The applicant is requesting a preliminary discussion with the Architectural Review Board at Monday night's meeting to determine the preferred course of action in terms of appearance, color, and material for the replacement of the existing gutter/downspout system on this portion of the building. No changes are proposed for similar systems elsewhere on the building.*

The property at 550 South Main Street is a contributing structure of the Historic District (Ford Service Station/Garage, constructed 1919). Pages 57-58 (Gutters & Downspouts) from the Design Standards for Preservation & Rehabilitation are included in the meeting materials.

Mr. Boron said this item has no action requested tonight, and this would just be a preliminary discussion for the garage at the corner of Main Street and Mill Street. He said that he took pictures to show that this item only encompasses the front facing South Main Street, which is subject to a lot of damage. He said the applicant wanted to come in and have a discussion about that.

Andrew Thompson, contractor for the owner, was present tonight to discuss the project. He said that they would like to replace the front gutter and the downspout, and they are open to replacing it as-is with a green aluminum gutter, like what is already there. He said that they wanted to talk about a copper replacement or other color options, and they wanted to know if that was even on the table. He said it

would actually only be one downspout, and a trough. He said that it doesn't feed into anything else, and just dumps on the street or sidewalk. He said they would just be doing the front after a semi ran into it.

Mr. Boron said that the gutters and downspouts on the side are green aluminum, with the south side facing Mill Street, and the north side facing a home. He added that there is a separate downspout and gutter system on the addition.

Ms. Ridd asked if they need to match what has been left on the building.

Mr. Boron said that was why they wanted to come in and have this discussion. He said that if it were simply a repair and replacement, the ARB would not see it.

Mr. Thompson brought samples for the members to view.

Mr. Boron said that he has pictures of the building dating to 2001, and it's not the same, but similar to what is there today. He said he doesn't have any photos showing what the building looked like at any earlier date. He said photos prior to 2001 may exist at the museum, but it is closed for now.

Ms. Ridd said that the copper wouldn't match the remainder of the building, and she was afraid if you would look at it, that's all you would see. She added that she wasn't sure if it was historically relevant.

Mr. Boron said that is the problem, because he is not sure if they would be introducing a new element that may not have been existing at the time.

Ms. Ridd said that by the same token, what is there now isn't what was there before.

Mr. Boron said that it doesn't necessarily require that you go back to an pre-existing condition that may not have existed.

Mr. Leedy said that the challenge is that you have two options. He said you could go back to the original if you still have the original on the building, or you can validate what the original was. He said that he would not argue that the copper is cool and aesthetically pleasing, and an improvement over what is there. He said the Board tries to navigate the difference between working within the standards and trying to be historically relevant, and trying to stay away from aesthetics and what we like. He said he would think this is much better than the green aluminum, but it is more a question of making an appropriate, historical change.

Mr. Thompson asked if the historic term was relegated to Springboro's historic district or historic districts period.

Mr. Leedy said that although there are some photos of Springboro properties that come up within this manual, he believes it's based on time period and what is appropriate for the age of the properties that are in town.

Mr. Boron said that copper may be more historic than vinyl or aluminum siding, but on this building at this point in time, he is not so sure. He said that he would be more than happy to work with the applicant and the owners if we could recover photography on the building that show what may have existed on the building at some time before 2002. He said there is no evidence right now, and when the museum opens, he would be happy to figure that out.

Mr. Leedy said that he appreciated the applicant coming in, and it is helpful to have these discussions. He said that looking at what sort of information we could dig up would help to point you and the property owner in the right direction. He said that the Board would be more than willing to support a change if we

can validate that change has some historically appropriate relevance to it, and if not, it would be back to what can we replace that is at least similar to what is there today.

Mr. Thompson said that the owner just wanted him to discuss what could be done. He said that copper is a historic product, and a lot of historic homes that he has worked on get copper replacements for their chimney and roof flashings. He said that if he is not able to use the copper, that would be okay, and added that he has the job tentatively planned for late April or early May.

Mr. Boron said that the next meeting would be March 1, and if the owners could check if they have information regarding the historic nature of the building, or if the schools have something, he would be happy to work with the applicant. He added that he would check with the museum and he would be in touch with the applicant.

140 South Main Street, minor change to approved sign. *This agenda item is a minor change and no Architectural Review Board action is necessary. Minor changes are approval by City staff subject to reporting to the Architectural Review Board.*

The applicant is requesting a change to the approved projecting sign for Namaste Peaceful yoga studio, at 140 South Main Street in the Historic District. The business owner has changed the copy on the sign, but otherwise the sign is unchanged from the one that was approved at the January 14th Architectural Review Board meeting. Copies of the previous Certificate of Appropriateness application as well as the requested change are included in the meeting materials.

Mr. Boron said that Council approved sometime in the 2000's that any minor change in the historic district can be approved by staff if it's inconsequential. He said that Council has defined a sign face change to be in that category. He said in this case, the business owner found out that this sign imagery was already used elsewhere and copyrighted. He said the sign location and color didn't change, but the process in the ordinance is just to report it to the Board, with no action needed.

Other Business

Mr. Boron said that there was information in the back of the packet about the proposed 2019 historic preservation program. He said the Mayor's Award recognizes preservation leadership, and the Johnathan Wright Award recognizes individual buildings or sites. He said past practices allowed up to three awards, and the goal is to usually have the award granted at one of the Council meetings. He said he would recommend the May 2 Council meeting, since May is preservation month. He said he could ask for nominations before the April 8 ARB meeting, and they can review and discuss them at that meeting. He suggested a flyer or letter could be done for residents of the historic district to encourage them to seek approvals or ask questions before beginning any projects. He said that would be a way to also get the word out about the grant program. There was a consensus among members to continue with both the award and grant programs.

Mr. Leedy said that the items that come before ARB are typically exterior only, but many of the awards also encompass all the other work, from the interior of the property to all the other stuff that isn't always visual, which is more of being a steward of what we are talking about.

Mr. Boron said that he also has an Ohio historic inventory list, and he would send it to members.

Mr. Boron mentioned the Historic Preservation Grant Program earlier, and they can discuss it more next month at the next meeting in March. He said that would still give plenty of time to carry out the program for this year.

Guest Comments

There were none.

Adjourn

Mr. Leedy asked for a motion to adjourn. A motion to adjourn was made by Ms. Ridd, seconded by Ms. Berger-Lauson. (4 yes; 0 no; motion carries unanimously). The meeting adjourned at 6:40 p.m.

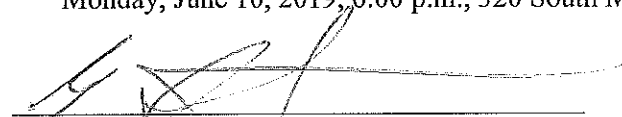
Upcoming ARB Meeting Schedule

Monday, March 11, 2019, 6:00 p.m., 320 South Main Street in the Historic District

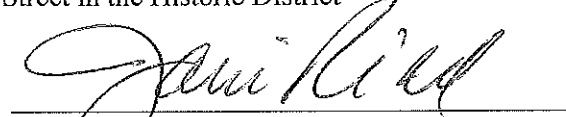
Monday, April 8, 2019, 6:00 p.m., 320 South Main Street in the Historic District

Monday, May 13, 2019, 6:00 p.m., 320 South Main Street in the Historic District

Monday, June 10, 2019, 6:00 p.m., 320 South Main Street in the Historic District



Matthew Leedy, Chair



Janie Ridd, Secretary