

**CITY OF SPRINGBORO, Ohio ARCHITECTURAL REVIEW BOARD
Meeting Minutes –May 13, 2019**

Call to Order

The May 13, 2019 meeting of the Springboro Architectural Review Board (ARB) was called to order at 6:05 p.m. by Vice Chair Bill Haggerty at SPARC and Go, 320 South Main Street in the Historic District.

Those Present

Vice Chair Bill Haggerty, Janie Ridd, Stephane Berger-Lauson, and Nicole Lewis were present. Mr. Leedy, Ms. Graham, and Ms. Price were not in attendance. City Liaison Dan Boron was also present.

Approval of Minutes

The February 11, 2019 meeting minutes were approved following a motion by Ms. Berger-Lauson, seconded by Ms. Lewis and approved. (4 yes; 0 no; 0 abstain; motion carries)

The March 11, 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)

The April 24, 2019 meeting minutes were approved following a motion by Ms. Ridd, seconded by Ms. Lewis 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

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.

Todd Music, applicant, was present this evening to discuss the project and answer questions. He apologized for not coming to the Board before work began. He said there were presumptive decisions that were made when he contracted with the roofing company. He said he was assured that the contractor had done prior work in the Historic District, and he thought the contractor was going to follow through with the proper paperwork and applications. He said the contractor must have thought he was going to take care of the paperwork. He said that he appreciated Mr. Boron for teaching him about the process because he didn't know, and allowing them to secure the part they had removed. He said they are planning to replace the standing seam metal with standing seam metal, and the color is called ash grey, which was as close as they could find to a light grey. He said it would not be galvanized.

Mr. Boron said that there were three pictures provided in the packet.

Mr. Music added that he would need to look at the condition of the gutters and downspouts, but they are not included in this project at this time.

Mr. Boron said that if they do need replacing, they do not need to match the color of the roof. He added if they are replaced with the same color, material, and appearance, there would be no approval needed from ARB.

There was a brief discussion of the church roof exterior on East Street.

Ms. Ridd made a motion, seconded by Ms. Berger-Lauson, to approve the roof replacement at 120 South Main Street, subject to compliance with the City staff comments. (4 yes; 0 no; 0 abstain; motion carries unanimously).

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.

Mike Thompson, representative for the Springboro Area Historical Society, was present this evening to discuss the project and answer questions. He said a new shed is needed because the current one has a hole in the roof, and the building is so close to the main structure, it is difficult to make repairs. He said the Historical Society Board has decided on a 10 x 12, 120 square feet shed, which is about the same size as the existing shed. He said that he has been working with the president of the board, Charlie Schaeffer, president of the Board, on the details, and the plan was to match the shed to the color of the main building, white, with maybe some green trim around the windows, with perhaps a green metal roof. He said they didn't intend any bright colors.

Mr. Haggerty asked if the shed would be attached to the ground, or on some type of skid.

Mr. Thompson said they would be creating a box out of pressure treated timber that they would fill with gravel, and level. He added the shed would be fully assembled when delivered.

Mr. Haggerty asked if they were moving the location.

Mr. Thompson said, yes, because the present location is not in compliance with the zoning requirement (setbacks). He said the current shed is about three feet off the main structure, and they would be moving it back between the two trees that are on the property, which is about five feet off the property line. He added that it would essentially sit in the middle of the lot.

Mr. Haggerty said that in regard to colors, white seems appropriate, with green trim. He said they would need samples that could be submitted to Mr. Boron.

Mr. Boron agreed on the colors. He said that the zoning clearance hasn't occurred yet, and it is something that he plans to talk about with Dan Fitzpatrick, Zoning Inspector, tomorrow. He said that the side setbacks, separation from the main building, and building height are issues that he needs to go over with Mr. Fitzpatrick. He said if the Board feels comfortable moving forward with this, those issues can be addressed in a comment. He said that he received two different proposals from the applicant, and he is still unsure on exactly what the exterior will look like.

Mr. Thompson referred to the pictures in the packet showing two windows and a barn door.

Mr. Boron said that the standards for the design for an appropriate accessory structure should complement the principal structure and echo the detailing of the main building. He said that the accessory building should be simpler because the museum is a pretty simple building. He said that the museum is a combination of materials and the area that it faces is sided, and the rear of the building that is closest to there is sided. He added that the original historic part is brick facing South Main Street. He said that the design standards talk about two different things that are applicable here, one is first accessory structures, and they refer back to the exterior walls. He said the second point is to use the same design standards as the primary building, and then select only materials recommended for existing and new construction accessory structures. He said the appropriate material is wood, installed wood siding derivative to closely replicate the appearance of historic wood siding, or brick. He added that vinyl is also permitted for new buildings and additions only, and wood trim can be used to replicate the appearance of historic trim. He said that a complementary material should be selected for additions to new structures, such as wood siding. He added that inappropriate standards would be concrete block as a face material, artificial siding with artificial trim, or salt and pepper brick.

There was discussion among Mr. Thompson and members regarding materials and types of materials.

Mr. Boron asked if it was possible for manufacturer to provide drawings to show what the proposed exterior would look like, as well as a floor plan just to meet the minimum requirements.

Mr. Thompson said that he would check with Mr. Schaeffer.

Ms. Ridd said that it sounded like to meet the standards, the shed would need to have lap-type siding, and she was not sure about the green roof. She asked if the roof should match the other building.

Mr. Thompson said that he was just throwing that out, and green is just one of the colors that they offer.

Ms. Ridd said that if they wanted it be complementary to the other building, they would want the roof color the same.

Ms. Berger-Lauson asked if that was the only door style available, because it does not blend in with the historical look.

Mr. Thompson said that he couldn't answer that.

Ms. Berger-Lauson said that once they get the lap style, could the door be changed as well to not look so much like a barn.

Mr. Haggerty said that he didn't believe they would need to put a metal roof on this.

Mr. Thompson said that the shed comes with one.

Mr. Haggerty said they are requesting drawings of what the building will actually look like, and they would like to see what options they offer for a lap type siding.

Mr. Thompson asked if they were pretty much dead in the water with the vertical siding.

There was a consensus among the Board that they did not want the vertical.

Mr. Thompson confirmed that the Board would need drawings, the colors they would actually use, and assuming this company or some other company could make a shed lap style.

Mr. Boron said also the door. He said a comment was made from a member regarding the door style.

Mr. Thompson asked if it was color or style regarding the door.

Ms. Berger-Lauson said, style, because it doesn't blend in with the historical look and feel.

Mr. Haggerty asked Mr. Thompson if he had any other questions.

Mr. Thompson said, no, and he thinks he knows what they are looking for. He said he would inform Mr. Schaeffer to go over with him their options, and go from there.

Mr. Boron said that they would need the color clarified, lap siding would be acceptable, not vertical, metal roof acceptable, and change the door design. He added that he would be happy to work with the applicant.

Mr. Thompson asked if he would come back through the full ARB, since it would be so dramatically different from what they were proposing.

Mr. Boron said, yes. He said that the manufacturer should be able to furnish him with at least half if not most of what they have just talked about in terms of some of the details and what the actual building is going to look like. He said that he could furnish Mr. Thompson with copy of the standards that cover

doors and windows for preservation or rehab. He said he would be more than happy to meet with the applicant on the site.

Mr. Haggerty added that this is a new building, and the goal is not to copy the historic building. He said it is to complement the existing building.

Guest Comments

Betty Bray said in the past, she has heard members say that any addition or replacement should be complementary, but not exact. She asked what was wrong with the siding.

Mr. Haggerty said that it would be too different, and it doesn't compliment. He said the only comparison would be the wood material because the whole design is a different design completely.

Mr. Boron said that for the record, the shed pre-existed the ARB's existence. He said they have had a good working relationship with the Historical Society, and the management of this property. He said he would be more than happy to work with the applicant.

Other Business

Mr. Boron said that the 2019 Historic Preservation Awards went well. He said Mr. Thompson as well as another member of the Historical Society received an award for their work, as well as Terry Dudley in the restoration of 415 South Main. He said people were appreciative of it, and he would forward pictures to Board members.

Mr. Boron gave a report on the Historic Preservation grant program for 2019. He gave everyone an application packet that was sent out early last week to all the property owners in the Historic District. He added that anything that is a protected property also received this package. He said that gives people six weeks to turn in their applications. He said he will be sending out a reminder card about the program and notification for owners regarding proposed work in the Historic District later this month. He said the reminder card will go out to everyone in the Historic District and stand-alone properties.

Mr. Boron said the next ARB meeting will be here, at 320 South Main Street.

Adjourn

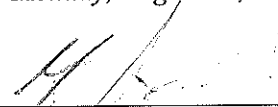
Mr. Haggerty asked for a motion to adjourn. A motion to adjourn was made by Ms. Ridd, seconded by Ms. Berger-Lauson. (4 yes; 0 no; motion carries unanimously). The meeting adjourned at 6:50 p.m.


Upcoming ARB Meeting Schedule

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

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

Monday, August 12, 2019, 6:00 p.m., 320 South Main Street in the Historic District


Matthew Leedy, Chair


Janie Ridd, Secretary