



## **COMMUNITY IMPROVEMENT CORPORATION AGENDA**

10101 Montgomery Road • Montgomery, Ohio 45242  
(513) 891-2424 • Fax (513) 891-2498

AGENDA  
April 3, 2024  
City of Montgomery  
10101 Montgomery Road  
City Hall

Meeting of Board of Trustees – 5:30 P.M.

1. Call to Order
2. Guests and Residents
3. Minutes – February 7, 2024
4. New Business
  - a. Historic Preservation Matching Application – 7960 Remington Road
5. Old Business
6. Other Business
7. Adjournment

March 29, 2024

TO: Brian K. Riblet, City Manager

FROM: Tracy Henao, Assistant City Manager *THH*

Cc: Kevin Chesar, Community Development Director

SUBJECT: Historic preservation matching grant for 7960 Remington Road

### Request

It is requested that the Montgomery Community Improvement Corporation (CIC) consider an application for a historic preservation matching grant from Ann Henry and Jim Sykes for exterior renovations to the building at 7960 Remington Road.

### Financial Impact

The financial impact would be \$9,608.50 if the re-roof, siding, and replacement window are included in the project. The quote provided for the exterior restoration work is \$19,217.00.

### Background

The building at 7960 Remington Road is in the Heritage District and has not been considered a contributing structure; however, the home dates back to 1927 and one could argue meets the definition of a contributing structure. The Zoning Code defines a contributing structure as 'a building, structure, or site within the Heritage Overlay District that is not a designated landmark, but which adds to the historic significance of the District because of its historic associations, historic architectural qualities, or archaeological values for which the District is significant. A contributing property must also retain its "integrity", meaning it must retain enough of its historic physical features to convey its significance as part of the District'. The home is a Cape Cod style and the lot is part of the original plot for the Village of Montgomery filed by Nathaniel Terwilliger. Based on historical documents, it is believed that the house was constructed by Lynn and Pauline Blackerby, son of Dr. Jed Blackerby. Dr. Jed Blackerby's home and office previously stood at the corner of Main Street and Cooper Road until it was destroyed by a plane crash in 1982 when the building was occupied by Shepherd's Book Store. Dr. Blackerby was a prominent doctor and citizen of the Village. He is also known for having brought the circus to the Village on the property behind his home and office, meaning that the circus was likely held on this property. While the age and the architecture typical of the District, the structure certainly

qualifies as 'historic'. Due to these facts and the historical connection to the early founders of the Village, Staff believes that the house could qualify as a contributing structure.

The owner purchased the home in 2001 and has continued to maintain it consistent with the Cape Cod style architecture. In April of 2022, the owner received approval from the Landmarks Commission to demolish the house and construct a new two-family; however, has decided not to move forward with that project. The applicant is now proposing a small addition and covered porch in the side yard. The applicant is proposing to re-use existing vinyl scalloped siding on the shed dormer. While vinyl is prohibited in the District, the Landmarks Commission approved the re-use of the vinyl since it is existing. The Commission recommended that the applicant consider using a cementitious siding that would comply with the District regulations. The Landmarks Commission also made a recommendation of support for the application of the Historic Preservation Matching Grant to the CIC. A Certificate of Approval for the work has been issued by the Community Development Director.

The Historic Preservation Matching Grant eligibility requirements state that eligible applicants are owners of City designated Landmark buildings or property designated as a contributing structure. The CIC could approve the use of the grant based on the finding that the house should be considered a contributing structure. Alternatively, if the CIC does not find that the house should be considered a contributing structure, the CIC has the authority to approve the use of grant funds for projects deemed appropriate.

#### **Staff Comments**

Staff believes that the modifications to the exterior of the building are consistent with the Heritage District guidelines, will enhance the look of the building and preserve the structure for years to come. Staff appreciates that the applicant has chosen to keep the existing structure and make improvements consistent with the architecture, especially due to the historic significance of the property and building. Staff would appreciate the opportunity to discuss the appropriateness of the use of the grant funds for the project at the CIC meeting.





Montgomery Community Improvement Corporation  
Application for Historic Preservation Matching Grant

Applicant Name: Ann Henry and Jim Sykes  
Address: 7960 Remington Rd.  
Phone: 513.706.6268  
Email: annhenryyy@gmail.com

Property Owner: Same  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Is the building a: \_\_\_\_\_ Landmark Building \_\_\_\_\_ Contributing Structure \_\_\_\_\_ n Heritage District  
circa 1927

Brief description of proposed work: Re-side shed dormer. Current siding is vinyl scalloped.  
Per the Landmarks Commission review they recommend replacing with cementitious concurrent  
with the addition that is being built. Cost estimate: \$4,464  
Roof: New roof was installed Dec. 2023-replaced 3-tab shingles with compliant dimensional  
shingles. Cost: \$10,330.00  
Windows: Original single pane 6/6 wood windows have been replaced with compliant 6/6 Pella  
Architect Series starting about 15 years ago. Currently replacing (1) window due to interior  
remodeling. Cost: \$4,423  
Company performing work: Roof: True Roofing, Window: Pella, Siding: TBD

I hereby certify that the proposed work is authorized by the owner of record and that I have been certified by the owner to make this application as "Authorized Agent". A completed application for Certificate of Approval, site plan and a cost estimate have been included. It is understood that the City grant is a maximum of 50% of eligible expenses, and that the grant is awarded on a pro rata basis.

Ann Henry  
Signature of Applicant

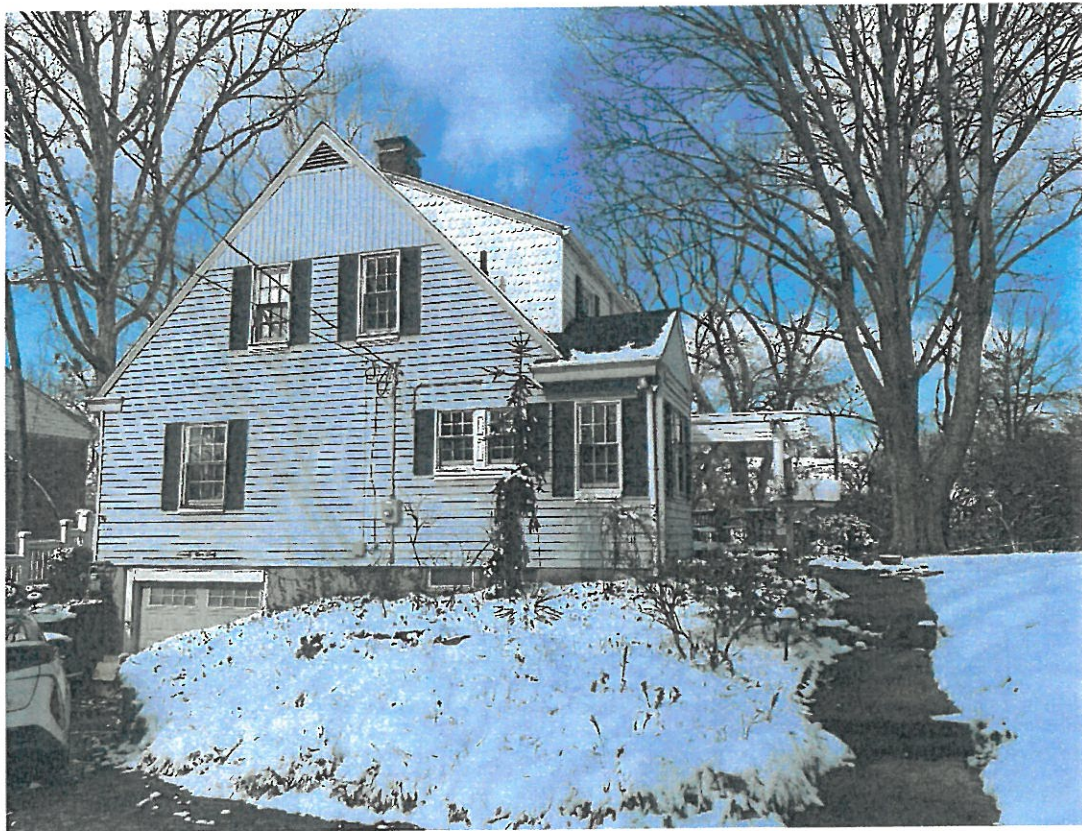
Jim Sykes

3.12.24  
Date







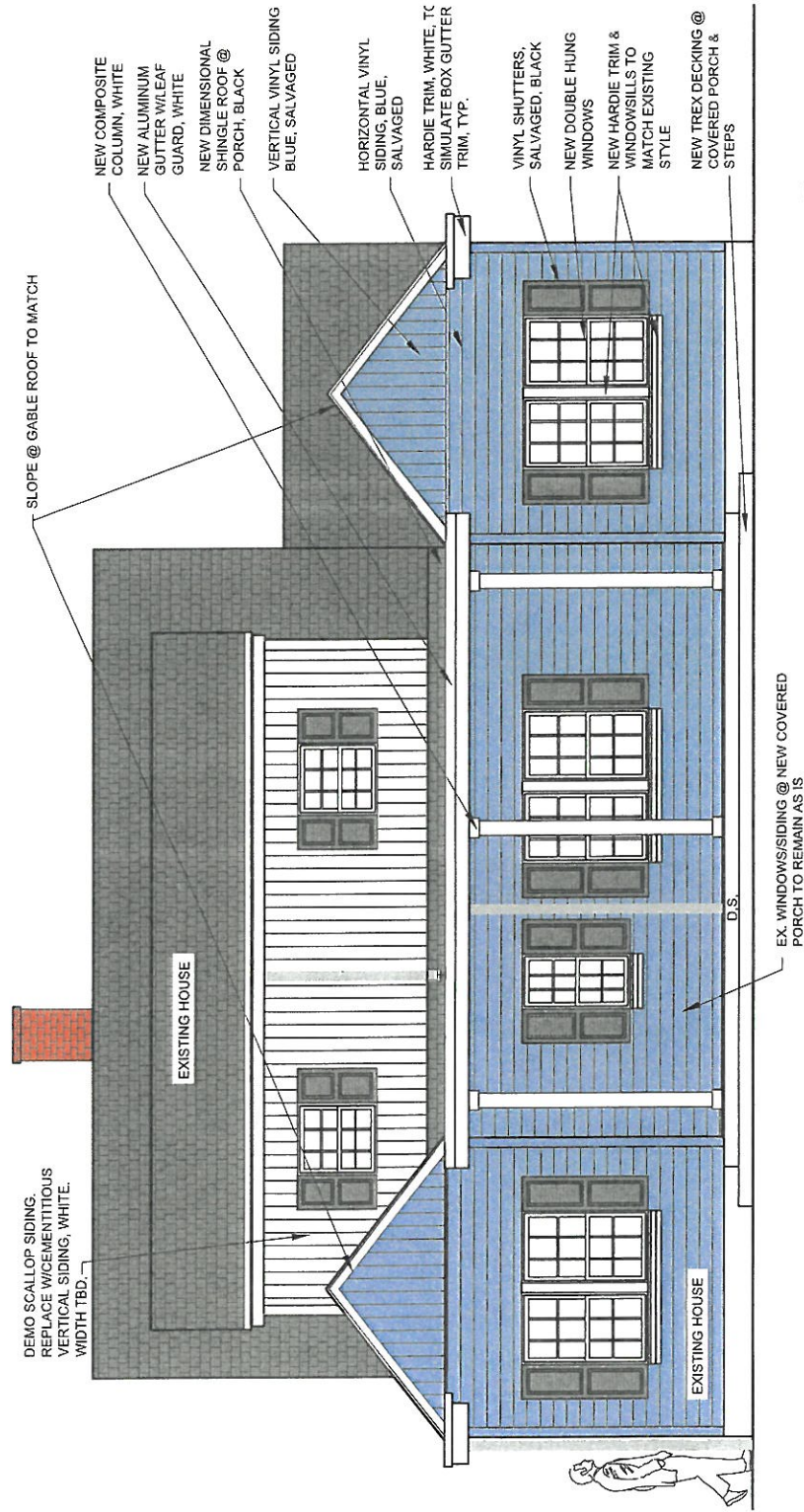












# ELEVATION -FRONT

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

04





SCALE: 1/4" = 1'-0"





ADDITION TO MATCH EXISTING  
GABLE END @ OPPOSITE END

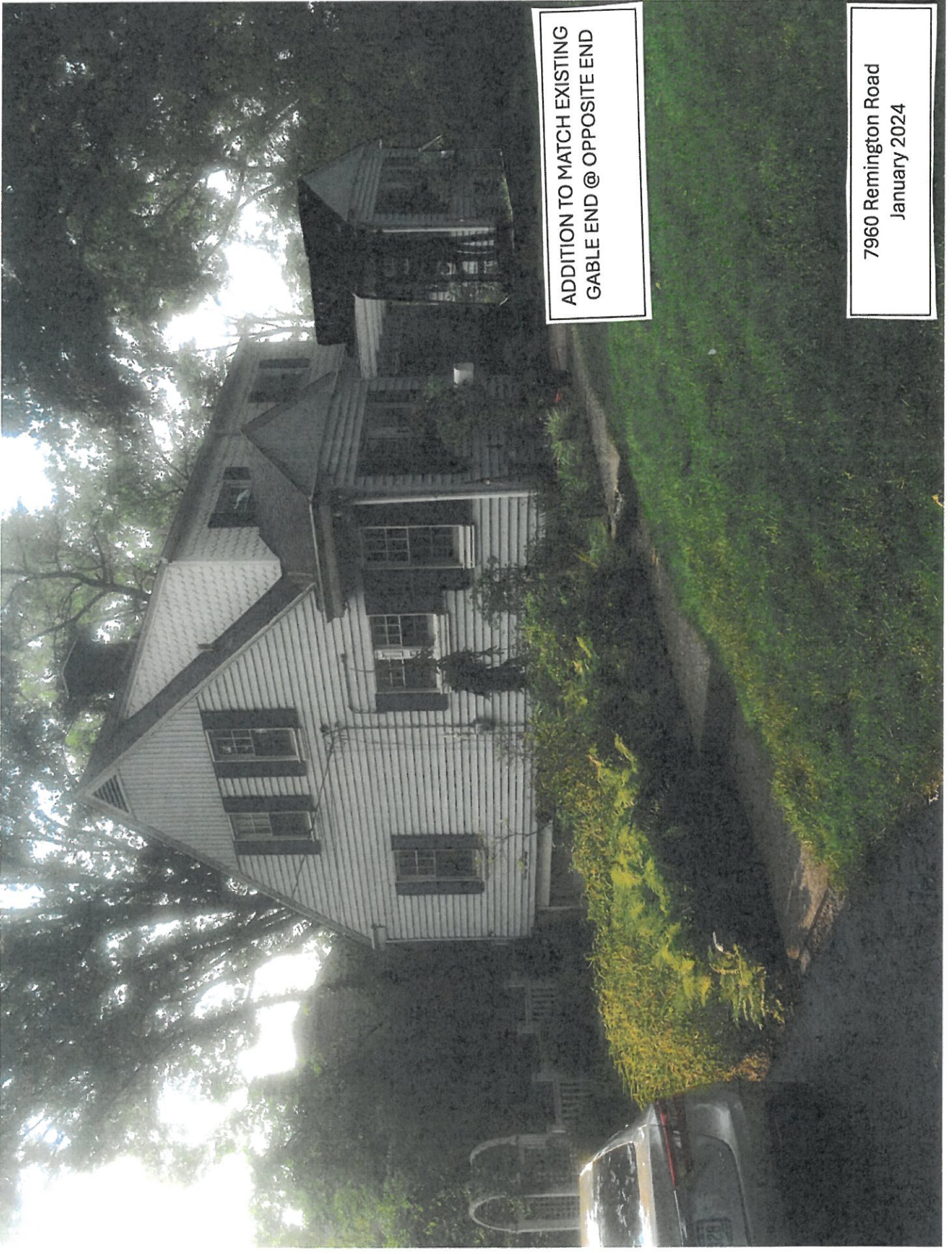
NEW COVERED PORCH

7960 Remington Road  
January 2024

#### MATERIALS

- Siding: Salvage existing vinyl siding, Light Blue
- Windows: Pella Architect Series to match existing windows, White
- Trim: Painted Hardie trim or equal, White
- Shingles: Owens Corning dimensional shingles to match existing newly installed roof, Black
- Shutters: Salvage existing black vinyl shutters
- Gutters: Aluminum 4", White
- Porch Deck: Trex or equal, Dark Brown

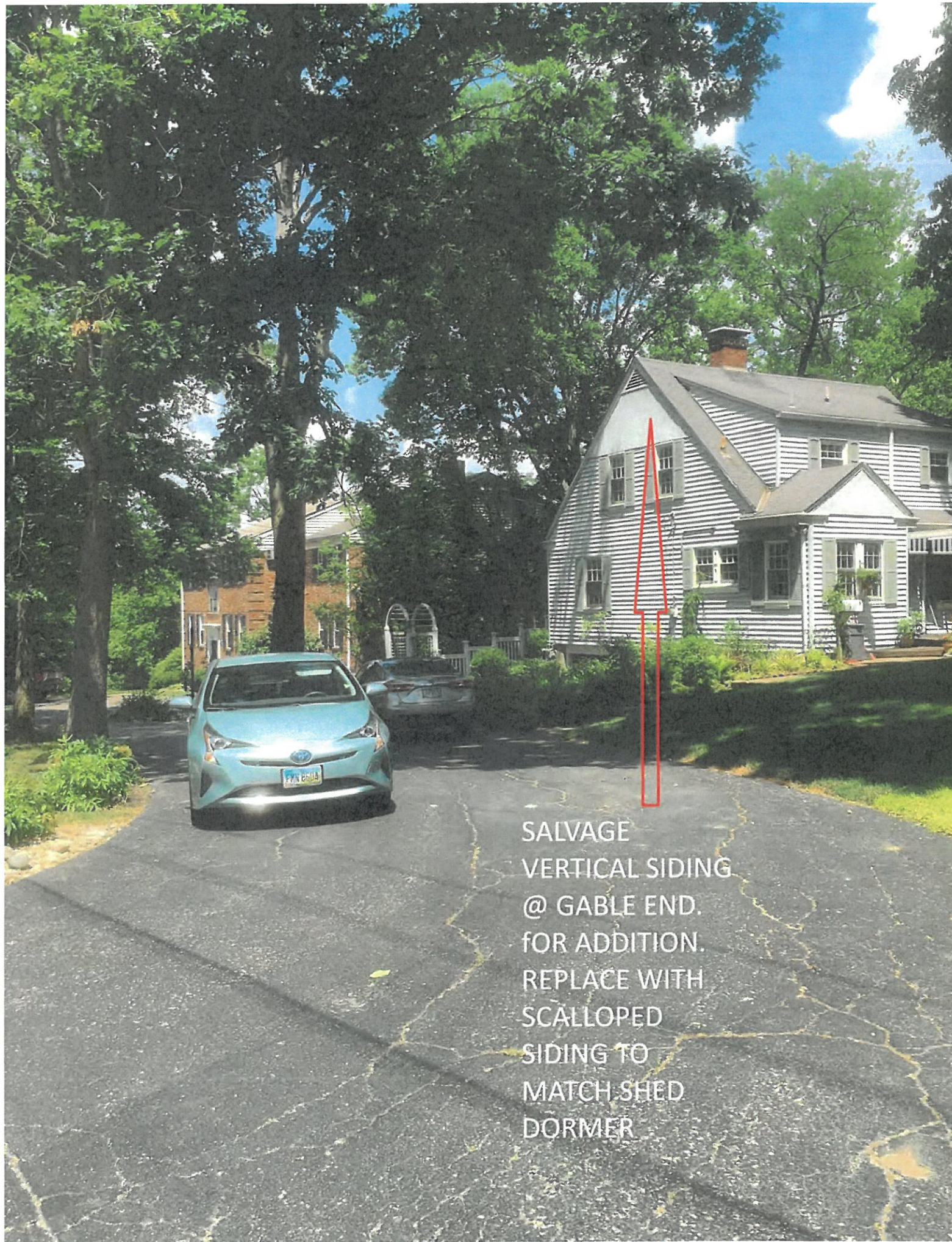




ADDITION TO MATCH EXISTING  
GABLE END @ OPPOSITE END

7960 Remington Road  
January 2024





SALVAGE  
VERTICAL SIDING  
@ GABLE END.  
FOR ADDITION.  
REPLACE WITH  
SCALLOPED  
SIDING TO  
MATCH SHED  
DORMER



## INVOICE

True Roofing  
90 Rose Ave.  
Highland Heights, KY 41076  
859-240-8921

Dave True- Owner  
Date 12/27/2023  
Invoice # 209

Bill To:  
Ann Henry  
7960 Remington Road  
Montgomery, OH  
45242

Job Address:  
Same

Description	Amount
Tore off existing layer of shingles; replaced bad wood (see below*); installed Ice & Water Shield at all eaves and new Valleys areas; installed Synthetic UDL Underlayment on balance of roof; installed new Black W-Valley on front side of house; reworked existing Valley on back of house- scraped, cleaned, caulked and applied GE Endurance Silicone Coating; also reworked existing metal return (back left hand side)- scraped, cleaned, caulked and applied GE Endurance Black Silicone Coating; installed O.C. Duration Onyx Black Dimensional shingles; reworked Apron Flashings on front and back dormers- cleaned and caulked; installed new Lomanco 750 Black Box Vents; installed new Pipe Boot Flashings with extra Rubber Collars; installed new Step Flashings; scraped, cleaned, caulked and coated Chimney Flashing with GE Endurance Black Silicone; installed O.C. ProEdge Onyx Black Ridge Cap; cleaned up and hauled away all waste and debris	
Sub Total	\$9,675.00
!!! Other Materials Used (includes labor & material) !!!	
Box Gutter on front left hand side of house- scraped and cleaned; patched holes and caulked; applied GE Endurance Red Silicone	
Sub Total	\$525.00
* Replaced bad decking using 1" x 6" (16') wood and OSB Board (1 sheet of 4' x 8')	
Sub Total	\$130.00
Grand Total	\$10,330.00

*PAID*





## Contract - Detailed

REPLACEMENT  
WINDOW

Phone:

Fax:

Sales Rep Name: Sandefur, Justin  
Sales Rep Phone: 513-882-7431  
Sales Rep Fax:  
Sales Rep E-Mail: justins@pellaoki.com

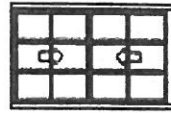
\$3397  
INSTALLED

Customer Information	Project/Delivery Address	Order Information
ANN HENRY 7960 REMINGTON RD  MONTGOMERY, OH 45242 Primary Phone: (513) 3779841 Mobile Phone: Fax Number: E-Mail: annhenryy@gmail.com Great Plains #: 5138918773 Customer Number: 1002989875 Customer Account: 1000534482	Ann Henry - 7960 Remington Rd, Montgomery, OH, US 7960 Remington Rd  Lot # Montgomery, OH 45242 County:	Quote Name: Ann Henry - 7960 Remington Rd, Montgomery,  Order Number: 7584G004IL Quote Number: 17731244 Order Type: Installed Sales Payment Terms: Deposit/Paid on Completion Tax Code: EXEMPT OH Quoted Date: 1/19/2024

Line #	Location	Attributes	Qty
--------	----------	------------	-----

10 Laundry Room

Architect, Traditional Double Hung, Classic White



PK #  
2155

1: SizeNon-Standard Size Double Hung, Equal  
General Information: Standard, Style, Clad, Pine, 5", 3 11/16"  
Exterior Color / Finish: Painted, Standard Enduraclad, Classic White  
Interior Color / Finish: Bright White Paint Interior  
Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs  
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
Hardware Options: Spoon-Style Lock, Satin Nickel, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
Screen: Half Screen, Standard EnduraClad, Classic White, Standard, InView™  
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-232-01143-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08/11, Clear Opening Width 30.625, Clear Opening Height 24.812, Clear Opening Area 5.276858, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)  
Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Ogee, Ogee

Viewed From Exterior

LEAD SAFE INSTALL - LEAD SAFE INSTALLATION

Qty 1



☐ Project Checklist has been reviewed

Ann Henry  
Customer Name (Please print)  
*Ann Henry*  
Customer Signature  
01/19/2024  
Date

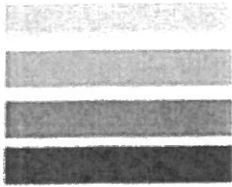
Credit Card Approval Signature

Justin Sandefur  
Pella Sales Rep Name (Please print)  
*Justin Sandefur*  
Pella Sales Rep Signature  
Date

Order Totals	
Taxable Subtotal	\$3,396.99
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$1,026.01
Total	\$4,423.00
Deposit Received	\$2,212.00
Amount Due	\$2,211.00

- AMEX  
1/19/24





**TAYLOR CUSTOM  
BUILDING & REMODELING  
LLC.**

#### Henry Vertical Siding

- Remove existing scallop vinyl siding and save
- Install new James Hardie Sierra vertical siding
- Cover existing substrate with tyvek

Total estimated cost: \$4464

If the existing substrate needs to be replaced with new plywood before the new siding can be installed a change order will need to be agreed upon before work will continue.

Tony Taylor  
513-332-2258  
Taylor Custom Building & Remodeling LLC.



Landmarks Commission

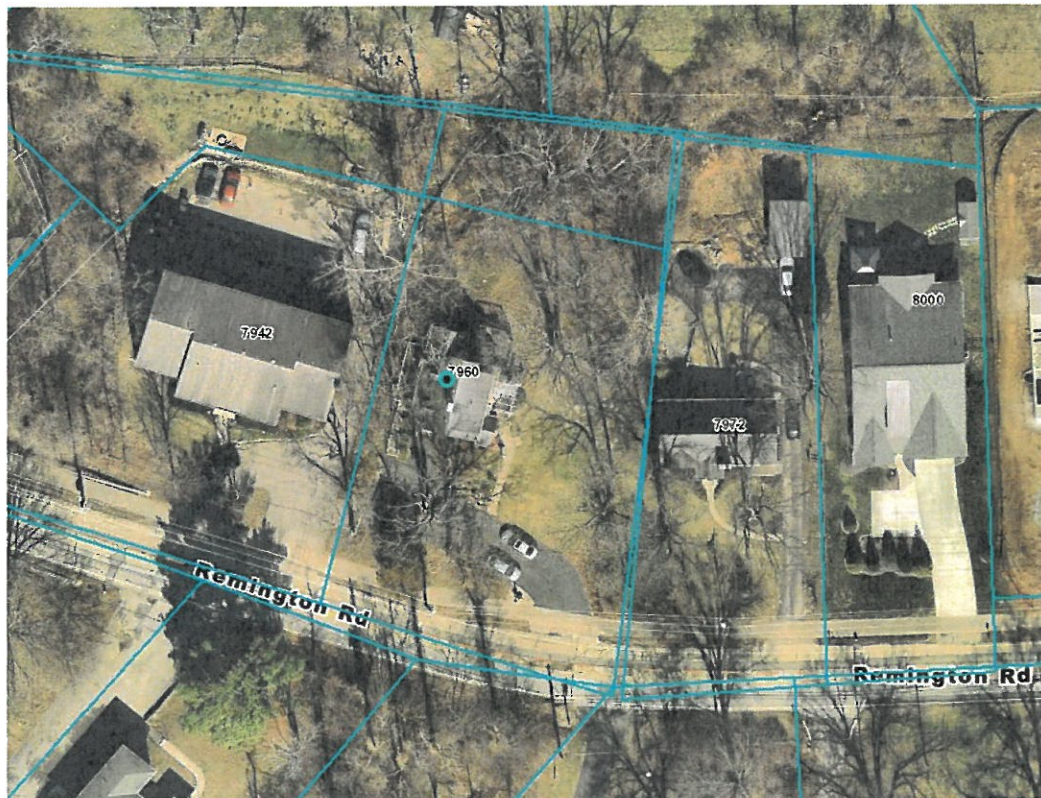
Application for Certificate of Approval For  
Architecture, Building Materials and Colors  
For Additions to a Single-Family Structure  
7960 Remington Road

February 9, 2024

APPLICANT: Jim Sykes and Ann Henry  
7960 Remington Road  
Montgomery, Ohio 45242

PROPERTY OWNER: Same as above

Vicinity Map:



**Nature of Request:**

The applicant is requesting a Certificate of Approval for construction of a new addition and associated covered porch to the current single-family home. The applicant is seeking approval of the final building materials, paint colors and design.

**Zoning:**

The property is zoned 'D-3' - Multi-Family Residential. Single family homes are permitted uses within the district. The property is also located in the Heritage District and as such the building design can be subject to review by the Landmarks Commission.

**Background:**

The Landmarks Commission may recall that the applicant received approval in April 2022 for a new build attached single-family structure. Since that time, the applicant has determined that demolition and rebuilding is not economically feasible and now is proposing to add an addition and associated porch onto the current single-family home.

**Staff Findings:**

1. The applicant is proposing a 182 square foot enclosed addition as well as a 100 square foot covered porch to the existing single-family structure in the side yard.
2. The site is currently two parcels. Considering both parcels, the property is approximately 0.543 acres; however, with the right-of-way netted out the site is approximately 0.48 acres.
3. The enclosed addition has been designed to match in design, materials and colors and provide symmetry with the bump out design on the southwest side of the house. The applicant is proposing to salvage the existing light blue vinyl siding to utilize on the addition. The trim will be painted white and be a Hardie material or similar composite. The roof will be gabled and shingled to match the existing structure with a dimensional black product. Gutters will match with white, and the existing black shutters will be salvaged to use on the addition. Windows are proposed to be the Pella Architect Series in white with a six over six design.
4. A portion of the south side gable of the main house will have the vertical vinyl siding removed to be utilized on the addition with the area replaced with what staff believes is vinyl scalloped siding that currently matches the shed dormers.



5. The covered porch will utilize a dark brown Trex or equivalent composite material with a black shingled roof.
6. The proposed additions are in compliance with setback requirements.
7. The Design Review Criterion regarding the proposed building materials requirements state that vinyl siding is a prohibited material type however, the intent of the section also states, *"Ensure the use of construction materials appropriate to the District, the era and the architecture of the building"*. The present structure is entirely wrapped in vinyl siding and considering the applicant's intent to reuse/salvage the material to ensure color and material compatibility, the Landmarks Commission should discuss their responsibility to ensure appropriate compatibility versus the applicant seeking a variance from the Board of Zoning Appeals due to the prohibition of the material. The colors meet the standards of the Heritage District as stated in Section 151.1405(d) and 151.1405(e).

Staff Comments:

The applicant is proposing modest additions to an existing single-family structure. Staff believes that the designer has done an appropriate job of incorporating the materials to match the addition and the porch into the overall design of the house so that it will blend. The addition(s) massing appears appropriate for the structure and colors are in compliance with the Heritage District Design Guidelines. The Commission will need to discuss the building materials (based on the standard to ensure compatibility with the architecture of the building). The standard reads as follows in § 151.1405 DESIGN REVIEW CRITERIA (D):

(D) *Design Review Criterion #4 MATERIALS.* Ensure the use of construction materials appropriate to the District, the era and the architecture of the building.

(1) Appropriate construction materials include brick, stone, natural wood clapboard, wood board and batten, wood shingles, and traditionally applied stucco. Vinyl, aluminum, and steel siding and exterior insulation and finishing system (EIFS, aka synthetic-stucco) are prohibited. Smooth fiber-cement siding and trim may be used on new construction, as a replacement on non-landmark property, and on additions to any property including landmark property. Materials for windows and doors are covered in Design Review Criterion # 3.

(2) Brick masonry in new buildings or additions to existing buildings shall have brick and mortar joints similar in color, size, and texture to historic examples in the district. The preferred color for brick is in the red-orange range. Variations in color may be used to reduce the mass of a large building. The color

shall be uniform rather than mottled or speckled. Unpainted brick is preferred, unless the building has been previously painted.

(3) Clapboard siding shall run horizontally, and shall have appropriate lap exposure.

(4) Slate, copper, wood, or standing seam metal roofs are preferred. Asphalt-fiberglass shingles may also be used but shall be uniform in color. When replacing roofing, every effort shall be made to duplicate the original roofing material. A rubber roof may be used on flat roof, if approved by the Landmarks Commission. Solar shingles may be used, if approved by the Landmarks Commission. A rubber roof may be used on flat roof if approved by the Landmarks Commission. Solar shingles may be used if approved by the Landmarks Commission.

(5) Awnings. Shed awnings are permitted and shall be of a traditional design. Curved awnings are prohibited. Cloth or synthetic materials that replicate woven cloth are preferred. Vinyl and shiny plastic materials are prohibited. Colors for awnings shall be uniform and should complement the surrounding buildings, streetscape and/or other street furniture in the area. Fluorescent colors are prohibited. Awning signs are permitted in compliance with [Chapter 151.30](#) and § [151.1405\(G\)](#); however, signs hanging from an awning are prohibited.

Should the Landmarks Commission be in support of the application, Staff would recommend the following conditions:

- Paint shall be a satin or matte finish.

Either:

- The specific use of reclaimed vinyl on the addition and the replacement of scalloped vinyl siding on the gable is appropriate with the era and architecture of the building which is all vinyl.

Or

- The specific use of vinyl is prohibited on the addition and the proposed scalloped vinyl siding area and will require further Board of Zoning Appeals review and approval for use.





ARETÉ DESIGN – John R. Grier, Architect  
11501 Deerfield Rd. Cincinnati, OH 45242  
513.489.3690  
Fax 513.489.3699

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2/8/2024

Consultant Report 7960 Remington Rd.

This project not only continues to add to the livability of the home but will improve the compatibility of the pieces that have been added over the years. The roofed over porch will be more appropriate than the open roof beams with out riggers. The addition to the right of the porch will help giving symmetry to this elevation. This work will possibly cause removal of the natural wood deck with the lattice below. I suggest that the shutters shown as removed on the triple window photo can likewise be removed from the pair of windows on the original and proposed gable roofs. Shutters on single windows are appropriate. Roof drainage appears to be thought out but the cricket appears to low a slope for shingles. Possibly sheet metal would be more appropriate choice.

Respectfully,

John Grier

**Arete Design**

11501 Deerfield Rd

Cincinnati, Ohio 45242

O: 513-489-3690





GRAY & PAPE  
HERITAGE MANAGEMENT

*Since 1987*

1318 Main Street  
Cincinnati, Ohio 45202  
513.287.7703

## HISTORIC PRESERVATION CONSULTANTS

REPORT TO THE LANDMARKS COMMISSION - 7737 REMINGTON ROAD

February 9, 2024

Mr. Kevin Chesar  
Community Development Director  
City of Montgomery  
10101 Montgomery Rd  
Montgomery, OH 45242

RE: Report to the PLC on the proposed 182-sf addition at the rear of the house and covered porch at 7960 Remington Road.

Dear Mr. Chesar,

This letter is to convey our comments on the design for an addition to the rear of the house at 7960 Remington Road based on Chapter 151.14, Design Review Criterion, and the proposed design dated 1/16/2024.

**Chapter 151.1405-C-5-b Windows, Doors** states that windows on contributing properties shall match original windows in dimension, proportion, and profile and that simulated divided light sashes may be used.

As the windows proposed for use on the addition are the same simulated six-over-six double hung Pella Architect series windows on the rest of the building, they are in accordance with the above section and are historically accurate in design to the Cape Cod style house.

**Chapter 151.1405-H-1, and H-3a Accessory Structures** states that accessory structures shall be limited to the rear yard and not exceed one and one-half stories in height with either a shed or gabled roof or flat roof on a covered porch. The section also states that any decks, patios, and porches shall be compatible with the era of the building, as well as saying that patios on contributing buildings should be on grade.

The proposed covered porch connecting the existing projecting gable end and the proposed matching projection is shown to be designed with a shed roof that projects off the existing roofline. This proposed accessory structure meets the standards set in this section. The proposed at-grade stone paver meets the above requirements as stated. The patio will partially replace an existing concrete walkway and will better complement the resource.

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Chapter 151.1405-D, Materials: States that, among other things, clapboard siding shall run horizontally.

The proposed design states that the vertically oriented siding on the gable face of the southern façade will be removed and reused in a horizontal orientation on the proposed addition. The southern gable face will be clad in scalloped shingles identical to those on the east-facing shed dormer. Although the existing and proposed siding is made of vinyl, they are historically sympathetic in design and form, as are the scalloped vinyl shingles on the shed dormer. Moreover, the house is already wrapped in vinyl which sets a precedent. The existing vinyl siding is also historically accurate in design and form.

Standard #9 of The Secretary of the Interior's Standards for Rehabilitation state that additions "shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architecture features to protect the historic integrity of the property." The proposed addition meets this standard as the portion of the house it is set to be attached to lacks any character defining features. The proposed addition is also compatible with the massing, size, scale, and architectural features of the existing building.

The proposed addition to the house at 7960 Remington Road follows the rest of the building in form, massing, and design. As the proposed addition copies the design of an existing portion of the building, the design is sympathetic to the historic nature of the house.

Due to the proposed historically sympathetic nature of the addition, it is the opinion of Gray & Pape, Inc that the changes proposed to 7960 Remington Road follow the guidelines set forth within 151.1405 Design Review Criteria.

Sincerely,

A handwritten signature in black ink, appearing to read "Cooper Shields". The signature is stylized with a large, looping "C" and "S".

Cooper Shields  
Architectural Historian II  
GRAY & PAPE, Inc



February 15, 2024

Jim Sykes and Ann Henry  
7960 Remington Road  
Montgomery, Ohio 45242

Subject: Additions to a Single-Family Structure

Dear Mr. Sykes and Ms. Henry,

On Wednesday, February 14, 2024, the Landmarks Commission met to consider a request for Architecture, Building Materials and Colors to a single-family structure at 7960 Remington Road related to a dining room addition and porch extension/remodel. Based on the information in the application and the information provided at the meeting, the Commission voted to approve the request with the following conditions:

- The reuse of the salvaged siding was determined as permitted as it was not new to the structure.
- The removed scallop siding shall be from the rear of the property.
- Paint colors shall match existing colors and be of a matte or satin finish.

Should you have any questions regarding the meeting, feel free to contact me at [kchesar@montgomeryohio.org](mailto:kchesar@montgomeryohio.org) or 792-8329.

Sincerely,

A handwritten signature in black ink that reads "Kevin Chesar". The signature is fluid and cursive, with the first name "Kevin" and last name "Chesar" clearly distinguishable.

Kevin Chesar  
Community Development Director



**CITY OF MONTGOMERY**  
**LANDMARKS COMMISSION ANNUAL MEETING**  
*City Hall, 10101 Montgomery Road, Montgomery, OH 45242*

**February 14, 2024**

<u><b>PRESENT</b></u>		
<u><b>GUESTS &amp; RESIDENTS</b></u>		<u><b>STAFF</b></u>
<b>Ray Baker</b>	<b>Ken Suer Councilman Montgomery City Council</b>	<b>Kevin Chesar Community Development Director</b>
		<u><b>COMMISSION MEMBERS PRESENT</b></u>
<b>Mary</b>	<b>Another man</b>	<b>Larry Schwartz, Chairman</b>
		<b>Carole Cottrill</b>
<b>Ann Henry &amp; Jim Sykes 7960 Remington Rd., 45242</b>		<b>John Durham</b>
		<b>Jane Garfield</b>
		<b>Brett Macht, Vice Chairman</b>
		<u><b>COMMISSION MEMBERS NOT PRESENT</b></u>
		<b>Steve Schmidlin</b>
		<u><b>CONSULTANTS NOT PRESENT</b></u>
		<b>Wes Cunningham, Gray &amp; Pape, Inc.</b>
		<b>John Grier, John Grier Architects</b>

The Landmarks Commission convened at 6:00 p.m. and Mr. Chesar announced the Election of Officers.

**Election of Officers**

Ms. Garfield moved to nominate Mr. Schwartz as Chairman for a period of one (1) year, beginning February 1, 2024.

Ms. Cottrill seconded the motion.

No other nominations were brought to the floor.

Mr. Durham moved to close nominations. Mr. Macht seconded.

The Commission unanimously approved the motion to close all nominations.

The Commission unanimously approved Mr. Schwartz as Chairman.

Ms. Garfield nominated Mr. Macht as Vice Chairman for a period of one (1) year, beginning February 1, 2024.

Mr. Durham seconded the motion.

No other nominations were brought to the floor.

Mr. Durham moved to close nominations. Mr. Macht seconded.

The Commission unanimously approved the motion to close all nominations.

The Commission unanimously approved Mr. Macht as Vice-Chairman.

**Call to Order**

Chairman Schwartz called the meeting to order at 6:03 p.m. He reminded all guests and residents to sign in, and please turn off all cell phones.

**Landmarks Commission Meeting**

February 14, 2024

**Roll Call**

*The roll was called and showed the following responses / attendance:*

**PRESENT:** Ms. Garfield, Mr. Durham, Mr. Macht, Ms. Cottrill, Chairman Schwartz (5)

**ABSENT:** Mr. Schmidlin (1)

**Guests and Residents**

Chairman Schwartz asked if there were any guests or residents who wished to speak about items that were not on the agenda. There were none.

Chairman Schwartz reviewed the process for this evening's meeting, stating that after Mr. Chesar reviews the Staff Report, the Commission will ask any questions of Staff. Then the applicant will speak, and again Commissioners will ask questions of the applicant. After that, we will open the floor to all guests and residents who wish to speak. After the guests and residents have spoken, the meeting will be closed to public comment, and the remaining time will be spent on discussion between the Commission, the consultants, and the applicant. There will be no more comments or questions taken from the public. Then, finally, the Landmarks Commission will decide to table, approve or deny the application. He asked if there were any comments or questions from anyone about this process. There were none.

**Old Business**

There was no old business to report.

**New Business**

*Application for Certificate of Approval for architecture, building materials, and colors for additions to a single-family structure at 7960 Remington Road.*

**Staff Report**

Mr. Chesar reviewed the Staff Report dated February 9, 2024, "Application for Certificate of Approval for architecture, building materials, and colors for additions to a single-family structure at 7960 Remington Road."

Mr. Chesar indicated that there had been no calls or emails received regarding this application.

He showed drawings on the wide screen for all to see, to provide more understanding of the Staff Report.

Staff referred to the two consultant reports, which were included in the Commissions' packets. He noted that the applicant also had copies of these reports. Staff summarized the February 9, 2024, report from Wes Cunningham of Gray & Pape, Inc., noting that they had reviewed the Code, and their final recommendation was:

"the proposed addition to the house at 7960 Remington Road follows the rest of the building in form, massing and design. As the proposed addition copies the design of an existing portion of the building, the design is sympathetic to the historic nature of the house. Due to



**Landmarks Commission Meeting**

February 14, 2024

the proposed historically sympathetic nature of the addition, it is the opinion of Gray & Pape, Inc., that the changes proposed follow the guidelines set forth within 151.1405 Design Review Criteria.”

Mr. Chesar stated that in their report, they did recognize the vinyl aspect.

Mr. Chesar read into the record Mr. Grier’s revised report dated February 12, 2024, which was delivered to all of the Commission via email, as well as to the applicant.

Chairman Schwartz did not feel it was clear as to what was being proposed, in terms of new materials. He asked if they would need to buy additional materials for the vinyl siding. Mr. Chesar deferred to the applicant; he believed the intent was to be able to salvage and re-use. Chairman Schwartz felt that the area to be salvaged was smaller than the addition.

Chairman Schwartz asked if the only new materials would include the shingles and adding the scallop.

Chairman Schwartz asked if the applicant wished to speak.

**Ann Henry, 7960 Remington Road., Montgomery, Ohio 45242** introduced herself, stating that she has a B.S. from the University of Cincinnati School of Architecture and Interior Design - DAAP, and this was her profession. She has her own design and architecture firm, W5 Design.

Her goal in designing this addition was to make it look like it was in 1927. She specializes in renovations, and typically does not do new construction. She felt that they needed to bookend the house with the gable-ends. She acknowledged that this house was a Cape Cod, which usually does not have that sort of form; but the house was not a true Cape Code because they typically do not have a shed dormer.

The reason for this renovation has resulted from many of the basic upgrades she has done internally, to make the house more livable and updated.

Ms. Henry also pointed out that this was actually the back of the home; and the front of the house is what defined a Cape Code. She noted that this has a central staircase right inside the front door, and that there is also a central fireplace. According to her research, this home was built during the revival period of Cape Cod homes, in the 1930s to the 1950s, where they enhanced it, and added non-traditional things. But she felt it was still a Cape Cod in its form and aesthetics, just not a 100% truly historic Cape Cod.

Ms. Henry stated that the plan was to use existing materials. The deck will come off. The shed dormer used to have new siding on it, but there had been damage to the front of the siding on the front of the house, so she had some left-over salvaged siding in the garage from that shed dormer that she had taken off. She believed that she would have all of the siding needed (from salvage). And the only siding that she doesn’t have is to fill in the gable-end. She can either take some siding off of the front, or from the back, because that same gable-end is on the back side of the house. She had talked with a contractor, who did not feel it was an issue to move the siding from one location

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123 to another. She has done this before – on the shed dormer, and it had worked just fine.  
124 She pointed out that it was vinyl scallop siding. At the time when the damage occurred, Ms. Henry  
125 was unaware that she was in the Historic District, and it didn't require a building permit to fix it.  
126 She came up with the color and design based on the shingles from the Universalist Church.

127  
128 Ms. Henry confirmed that the only new materials would be shingles and the scallop.

129  
130 Ms. Henry stated that this house has shingle siding on it, and if she did some of Mr. Grier's  
131 recommendations, the siding of a different material will never look exactly like the vinyl. The paint  
132 will never be the same color, and because vinyl and paint fade differently, it will never stay the  
133 same color. She was not in favor of having one small section of her home being of a different  
134 material than the rest. She explained that underneath the siding is actual wood-clapboard paneling,  
135 but it was in bad shape. She believes the siding is probably from the 1980s and feels that it is in  
136 relatively good shape.

137  
138 Chairman Schwartz pointed out a comment from Mr. Grier about an excess of design elements.  
139 Chairman Schwartz stated that he has not seen many Cape Cods that had two different types of  
140 second floor detail – the scallops on part of it, and then vertical siding. He asked about her thinking  
141 behind that. Ms. Henry stated that she had to fix the front of the house when the siding got ripped  
142 off and had to put something on the shed dormer. She had salvaged the other vinyl siding, and it  
143 couldn't be blue, because she would never get the same color of blue. It could have been white  
144 horizontal or white vertical, but this was her personal preference.

145  
146 Chairman Schwartz asked if the Commission had any questions for the applicant.

147  
148 Ms. Cottrill did not want to challenge a designer. She felt that Ms. Henry's rationale was well-  
149 founded.

150  
151 Ms. Henry referred to Mr. Grier's comment about taking the shutters off the double windows. She  
152 knew that the guidelines specified that the shutters be as wide as the windows. She was not sure if it  
153 was typical or not to have shutters on double windows, but she did not want to take them off  
154 because she was concerned that the siding would be faded behind them. She also liked the shutters.

155  
156 She felt that this proposal would save them money and kept items from going to the landfill.

157  
158 Mr. Macht was unclear about Mr. Grier's report but felt that he was suggesting not putting shutters  
159 on the addition. Ms. Henry showed the triple windows (on the wide screen) and noted that there  
160 would not be shutters on them. She explained that this configuration mimicked the front of the  
161 house, although there were shutters on the front porch, but she would not put them on the back.  
162 Overall, Mr. Macht liked the project, and felt it made perfect sense.

163  
164 Mr. Macht stated that if the Commission could approve the vinyl because it was existing, he would  
165 be in favor of this.

166  
167 Mr. Macht asked about the siding and the new gable – how did the Commission and Ms. Henry feel  
168 about taking vinyl from the front of house; versus taking it from the rear of the house and leaving



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the front (street-facing elevation), as is. He felt it would be best to leave the front as it was, only because the projected addition was clearly a distinctive form. Ms. Henry agreed with Mr. Macht's suggestion, noting that the street-facing side was actually the side of the house.

Mr. Durham felt it made sense and agreed with the others.

Ms. Garfield concurred with Mr. Macht to leave the street side historic, with the vertical siding. She liked the re-use of materials. It was not an issue for her, since she was using what was already there, as opposed to tearing something down and building new. She didn't feel that the Commission could question what was already there.

Chairman Schwartz liked the fact that Ms. Henry was maintaining the existing home instead of tearing it down. Ms. Henry thanked him and gave some history on the building. Chairman Schwartz noted that the guidelines prohibited the use of vinyl. He felt that this was a unique situation, since it was already there, and since she was re-using what she had.

He stated that he looked at the house today, and from the street, you could not tell whether the horizontal siding was vinyl or wood. He did agree with Mr. Grier, in that the scallops looked like 1950 or 1960s. Staff showed some Victorian scallops, suggested by Chairman Schwartz, who felt they might enhance the home a bit more. Ms. Henry admired them but deferred to her budget.

Chairman Schwartz explained the matching grant program to Ms. Henry, which was typically used for landmark buildings, to offset the cost of renovations. He suggested that she might want to investigate this with Staff.

Ms. Garfield asked Ms. Henry about the foundation. Ms. Henry stated that when they take off the porch, it will expose the foundation, and they are hopeful of fixing the problems. She is working with a structural engineer to fix it because it is a block foundation, and it is currently leaking.

Chairman Schwartz asked if there were any more questions from the Commission. There were none.

Chairman Schwartz asked if any guests or residents had comments. There were none.

*Mr. Macht moved to approve the application submitted by Jim Sykes and Ann Henry, for a Certificate of Approval for architecture, building materials, and colors for additions to a single-family structure at 7960 Remington Road, based upon the information dated January 16, 2024.*

*This approval is based upon the findings that the application substantially conforms to Section 151.1405 "Design Review Criteria" items:*

*(a) Design Review Criterion # 1 BUILDING HEIGHT, SHAPE, SCALE:*

*Ensure that building height, shape and scale are appropriate to the District, the era and the architecture of the building.*

*(b) Design Review Criterion # 2 ROOFLINE, CONTOUR, CORNICE:*

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- 214                    *Ensure that roofline, contour and cornice are appropriate to the District, the era and*  
215                    *the architecture of the building.*  
216            (c) *Design Review Criterion #3 WINDOWS, DOORS:*  
217                    *Ensure the rhythm and character of windows and doors are appropriate to the*  
218                    *District, the era and the architecture of the building.*  
219            (d) *Design Review Criterion #4 MATERIALS:*  
220                    *Ensure the use of construction materials appropriate to the District, the era and the*  
221                    *architecture of the building.*  
222            (e) *Design Review Criterion #5 COLORS: Use paint colors appropriate to the District.*  
223            (h) *Design Review Criterion #8 ACCESSORY STRUCTURES:*  
224                    *Ensure that accessory structures enhance, yet be subordinate to the primary structure*  
225                    *in size, scale, and architectural detail.*  
226            *of the current Montgomery Zoning Code.*

227  
228            *As detailed in the Staff Report to Landmarks Commission dated February 9, 2024 and the*  
229            *"Consultant Reports" to Landmarks Commission, revised date of February 12, 2024, by*  
230            *John R. Grier, the Landmarks Architectural Consultant and by Wes Cunningham, Gray & Pape,*  
231            *Inc., the Landmarks Historical Consultant, report dated February 9, 2024.*  
232

233            *This approval is contingent upon the following modifications:*

- 234            *1) Paint colors shall match existing colors and be of a matte or satin finish.*  
235            *2) Removed scallop siding shall be from the rear of the property.*  
236

237            *Ms. Garfield seconded the motion.*  
238

239            *The roll was called and showed the following vote:*  
240

241 <i>AYE: Ms. Garfield, Mr. Durham, Mr. Macht, Ms. Cottrill, Chairman Schwartz</i>	<i>(5)</i>
242 <i>NAY:</i>	<i>(0)</i>
243 <i>ABSENT: Mr. Schmidlin</i>	<i>(1)</i>
244 <i>ABSTAINED:</i>	<i>(0)</i>

245  
246            *This motion is approved.*  
247

248            Mr. Chesar referred to the Matching Grant Program. He noted that there were still funds available  
249            and suggested that if the Commission would like to assist Ms. Henry, he thought that they could  
250            make a recommendation to City Council (CIC), that an option for Ms. Henry would be to utilize  
251            Parkside Vinyl or Hardi Scallop Siding, if she chose to apply for the Matching Grant Program.  
252

253            Chairman Schwartz proposed that the Commission recommend this to City Council. The  
254            Commission unanimously agreed.  
255

256            Ms. Henry thanked the Commission for their help and suggestions.  
257



## **Landmarks Commission Meeting**

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### **Staff Update**

Mr. Chesar stated that he was looking into the History App and noted that we did not originally get the source code from Sycamore High School when this was created, and it may not be possible to ascertain now. He pointed out that the information was also available on the Montgomery website, as is, although he understood that the App offered more flexibility for use.

Chairman Schwartz stated that there is little difference from the content located on the website and on the App. Chairman Schwartz has some people who are looking into this and will be able to give an update to Staff, soon.

Chairman Schwartz gave some background, that the mobile App is no longer available on Android phones, and soon will not be available on Apple mobile phones. The problem is that we outsourced this App to Sycamore Highschool to create and didn't get the source code from them. The good news is that the individual recording of each landmark is still on Montgomery's website. He felt that we should be able to resurrect most of it, and then set it up so that it is maintainable, going forward.

In addition to bringing this App back, Chairman Schwartz felt there were some bugs that needed to be fixed, as well as items on the wish list to add, which included our latest landmark; and perhaps adding some "ghost" landmarks that no longer exist in the City. We could show them where they were and provide their history.

Staff noted that the Grover-Kjellenberg House at 10305 Montgomery Road continues to bring interest from possible owners, but no one is seriously interested. The realtors have relayed that there have been questions about possibly adding onto the home, and Staff has recommended that the most appropriate approach would be to come to the Landmarks Commission and conceptually speak about their proposed changes before the property was purchased. This would allow the possible buyer to receive feedback from this Commission before spending a lot of time and money on a detailed design/drawing that might not be appropriate for a landmark.

Chairman Schwartz stated that the (relatively newer) addition in the rear of the home was not compliant.

Staff stated that Ms. Henao was still working on organizing inventory obtained from the MHPA (Montgomery Historic Preservation Association), since the first of this year. Staff noted that the Swaim House has been repaired - deteriorated boards have been replaced - and now it needs to be painted. Many thanks to John Grier, who went out with Public Works personnel, and was able to identify which items were salvageable and those that were not.

### **Council Report**

Mr. Suer stated that for the first time ever, the last two City Council meetings have required no legislation (no resolutions or ordinances); we are in a very calm status. He assured the Commission that it will change.

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Regarding Montgomery Quarter, the Development Team is meeting with the City regarding Phase 2, with the first step being to install the roadways. Spring will bring more activity. Deeper Roots coffee shop will be opening next to Kitchen Social.

The recent Montgomery Citizens Leadership Academy (MCLA) class met at Unlimited Systems, one of the new business office locations in the Quarter. It is located right below the top floor, where Fifth Third's offices are. It is an impressive office, with great views of downtown Montgomery.

Chairman Schwartz asked if this class decided on their big project. Mr. Suer stated that they no longer continue this effort, like they did in the early years. The problem that was encountered was that, while the ideas came from the class, most of the work was done by Staff. One of the most successful projects was the Farmer's Market (Ms. Garfield's class). It has grown successfully and substantially.

PepsiCo is lined up to move in soon, towards the end of this month. Staff noted that their signage may be a bit late, as they project some big change, coming from corporate.

Kazue, located between Bru Burger and Livery, may be opening soon, specializing in ramen and sushi.

**Other**

Chairman Schwartz referred to the annual plaque that Landmarks typically creates to bring attention to a historical site; with money set aside in the budget for this. He noted that the last one (3 years ago) was Morgan's Raid, which took quite a bit more time and changes than expected. He asked if this was something we should investigate and if Staff could refresh us on which buildings had plaques, and those that we might consider. Staff agreed to do this.

Ms. Garfield asked if there was any update on The Barn. Staff stated that the challenge was that the Church did not hold this as a priority, but he would attempt contact to re-engage them again. He also noted that, from their last approved application, the Church has not complied with all the requirements, specifically landscaping.

**Minutes**

Mr. Durham moved to approve the minutes of January 10, 2024, as amended.

Mr. Macht seconded the motion. The Commission unanimously approved the minutes.

**Adjournment**

Ms. Garfield moved to adjourn. Mr. Durham seconded the motion.

The Commission unanimously approved.

The meeting adjourned at 7:00 p.m.

Karen Bouldin, Clerk

Larry Schwartz, Chairman

Date

/ksb



These minutes are a draft of the proposed minutes from the Community Improvement Corporation. They do not represent the official record of proceedings until formally adopted by the Corporation. Formal adoption is noted by signature of the Secretary/Treasurer within the minutes.

City of Montgomery  
Community Improvement Corporation Meeting  
Annual Meeting of the Members and Trustees  
February 7, 2024

**Present**

Brian Riblet, City Manager  
Terry Donnellon, Law Director  
Kevin Chesar, Community Dev. Dir.  
John Crowell, Police Chief  
Maura Gray, Finance Director  
Gary Heitkamp, Public Works Director  
Matthew Vanderhorst, Community & Information Serv. Director  
Paul Wright, Fire Chief  
Connie Gaylor, Clerk of Council  
Amy Frederick, Community and Engagement Coordinator

**Members Present**

Craig Margolis, President  
Sasha Naiman, Vice President  
Lee Ann Bissmeyer  
Chris Dobrozsi  
Ron Messer  
Ken Suer

**Members Absent**

Catherine Mills Reynolds

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The Montgomery Community Improvement Corporation (CIC) convened its Annual Meeting of the Members on February 7, 2024 at 5:45 p.m. at City Hall with President Messer presiding.

**Roll Call**

All members were present except for Mrs. Mills-Reynolds who was expected to be late due to a traffic delay.

**New Business**

Mr. Donnellon explained that this annual Meeting of the Members was an annual process to comply with the By-Laws of the Corporation to confirm the members of City Council as Trustees for the Corporation for the new year.

Mr. Messer moved that the following members be nominated and elected as trustees of the Community Improvement Corporation:

Chris Dobrozsi	Craig Margolis	Sasha Naiman	Ron Messer
Ken Suer	Catherine Mills-Reynolds	Lee Ann Bissmeyer	

Mr. Margolis seconded. The Members unanimously agreed.

President Messer moved to transition into the Meeting of Trustees. Mr. Margolis seconded. The Members unanimously agreed.

**Meeting of Trustees**

**Organization**

President Messer explained that each year the CIC is required to hold an election of officers according to its By-Laws. President Messer called for nominations of officers.

Mr. Messer moved to nominate Mr. Margolis as President, Mrs. Naiman as Vice President, and Mr. Dobrozsi as Secretary/Treasurer. Mr. Margolis seconded. The Trustees unanimously agreed,

The following Officers were nominated and unanimously elected:

President	Craig Margolis
Vice President	Sasha Naiman
Secretary/Treasurer	Chris Dobrozsi

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Minutes

Mr. Suer made a motion to approve the September 6, 2023 CIC Meeting of the Trustee minutes. Mr. Messer seconded. The Trustees unanimously agreed.

New Business

Acceptance of Financial Statements

Ms. Gray reviewed the following 2023 financial statements and corporation tax return for the Montgomery Community Improvement Corporation:

- The Statement of Net Position reflects that the corporation had assets net of liabilities of \$59,848.34 as of December 31, 2023.
- The Statement of Financial Activities reflects Grants received of \$90,000, Interest Income of \$0, Grants awarded of \$5,242 and Professional Fees expensed in the amount of \$36,000 for the year ended December 31, 2023.
- The Statement of Cash Flow reflects the corporation decreased its cash position from \$2,123,757.45 to \$59,848.34 as the result of funds transferred to the City of Montgomery as directed in the October 2022 meeting of the entity and cash payments to grantees in the amount of \$23,314.11. Funds are in a demand deposit account at Fifth Third Bank.

Review of Corporation's Tax Return for 2023

Ms. Gray reviewed the 2023 CIC Tax Return and informed the Trustees that a 990 Corporation Tax Return will be filed prior to the due date.

Mr. Suer stated that the Tax Return was presented to the Financial Planning Committee at the February 5 meeting and was accepted by the Committee. Mr. Suer moved to accept the Financial Statements and the 990 Corporation Tax Return for 2023. Mr. Dobrozsi seconded. The Trustees unanimously accepted the Financial Statements and the 990 Corporation Tax Return for 2023.

Ohio Records Commission-Records Retention CIC RC-2 Form

Mr. Donnellon explained that as a statutory requirement by the State the CIC is required to have its own Records Retention Schedule. He explained that the RC-2 Form was reviewed and approved by the City's Records Commission and submitted to the State to be on record. He stated that it is asked that a motion be made on record by the CIC to adopt the schedule and to follow the City's Record Retention Policy.

Mr. Suer made a motion to accept the RC-2 schedule and to follow the City's existing retention policy. Vice President Naiman seconded. The Trustees unanimously agreed.

Historic Preservation Matching Grant Program

Mr. Chesar explained that in November of 2013, the Community Development Department proposed a Historic Matching Grant Program to assist owners of Landmark and contributing structures in the Heritage Overlay District with repairs and upgrades. The idea was received favorably by City Council and was approved by the CIC in February of 2014. Due to the success of the program in 2014, the Montgomery Community Improvement Corporation (CIC) reinstituted the grant program for calendar year 2017 through 2023. Since the inception of the



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program, the CIC has awarded a total of \$125,121.86 in grants to the property owners of 12 Landmarks and one contributing structure including, the Arstingstall-May House, Parrot-Smith House, the Pure Oil Gas Station, the Grover Kjellenberg House, the James Ayers House, the Cameron Feintheil House, the Crain-Eberhard House, the Jonathan Crain House, the Wooley-Kelsch House, the Crain Conklin House, the Wooley Hattersley Carriage House and the Country Arts Building.

Mr. Chesar add that if the program were reinstituted for 2024 and 2025, the maximum financial impact would be \$80,000 (\$40,000 per year) if eligible projects were applied for and approved. The proposed maximum grant amount is \$15,000 with a minimum grant amount of \$2,000 and a required 50% match by the applicant. Details on the program and eligibility are provided in the packet.

President Margolis asked if the program had been expanded to Commercial buildings or just historic.

Mr. Chesar replied that a commercial program was created but was not as successful as the historic home, so staff are not recommending it at this time. He stated that staff could look at that program again if the Trustees would like to pursue that program once again.

President Margolis asked if a property has been awarded a grant more than once.

Mr. Chesar replied he believes that the Wooley-Kelsch House and the Wooley-Hattersley Carriage House have both received grant funds. He explained they are two separate structures on the same property.

Mr. Riblet added that the City did create a Commercial Façade Grant as a one time grant during Covid to provide assistance to businesses that may have been impacted by lost revenue due to the pandemic. He stated that as Mr. Chesar stated, staff could look at that again.

Mrs. Bissmeyer made a motion to approve the program for the years 2024 and 2025. Vice President Naiman seconded. The Trustees unanimously agreed.

#### **Old Business**

There was no old business.

#### **Other Business**

President Margolis asked if there was any further business to discuss. There was none.

President Margolis asked for a motion to adjourn.

Mrs. Bissmeyer moved to adjourn. Vice President Naiman seconded.

The meeting was adjourned at 5:56 p.m.

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Secretary-Treasurer

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Date