



COMMUNITY IMPROVEMENT CORPORATION AGENDA

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

AGENDA
September 4, 2024
City of Montgomery
10101 Montgomery Road
City Hall

Meeting of Board of Trustees – 5:45 P.M.

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

August 30, 2024

TO: Brian K. Riblet, City Manager

FROM: Tracy Henao, Assistant City Manager 

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 quote provided for the structural repair is \$11,042.68. The property owner received a grant for exterior repairs to the home from the CIC in April of this year in the amount of \$9,608.50. If the maximum award of \$15,000 is granted for the project, an additional \$5,391.50 could be awarded.

Background

At the CIC meeting on April 3, 2024, it was determined that the structure at 7960 Remington Road could be considered a contributing structure due to the age of the building and the fact that the structure is believed to be constructed by the son of Dr. Jed Blackerby, a prominent person in the early history of the city. As such, the property owner was granted funds for exterior modifications to the structure as part of an overall remodel and small addition. During the remodel and addition, several structural issues were found in the existing foundation as described in the letter from the applicant's structural engineer. These repairs have been made and the applicant is requesting an additional \$5,391.50 to bring the total grant amount to \$15,000 for the project. Structural repairs to an existing Landmark or contributing property are qualifiable expenses.

Staff Comments

Staff believes that the structural repairs to the building were necessary to preserve the structure and the work is a qualifiable expense for the matching grant. 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. Therefore, Staff is in support of the historic preservation matching grant to Ann Henry and Jim Sykes for structural repairs for the building at 7960 Remington Road in the amount of \$5,391.50.



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 X Contributing Structure In Heritage District
circa 1927

Brief description of proposed work: _____

Structural remedies to foundation walls - See attached letter from structural engineer Total

Cost of Construction Structural Remedies = \$10,642.68 (see attached receipts)

Total Structural Engineering Fees = \$400.00 (see attached receipt)

TOTAL FOR STRUCTURAL GRANT = \$11,042.68

Company performing work: R&K Construction, Hudepohl Engineering, Henry Contractors, Jacob

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 competitive basis.

Date _____



HUDEPOHL ENGINEERING, LLC

Structural Engineering Consultants

June 6, 2024

Tracy Henao
Assistant City Manager
City Manager, Montgomery, Ohio
10101 Montgomery Road
Montgomery, Ohio 45242

RE: Historic District Grant – 7960 Remington Road – Structural Repairs (Project No. 24019)

Dear Ms. Henao,

At the request of Ann Henry, I've summarized the structural improvements/repairs currently being made to the residence at 7960 Reminton Road. They are outlined below:

1. At the east facing façade, the ground has been excavated to expose the existing foundation wall. This wall is unfilled concrete block and has been subject to hydrostatic pressure causing inward movement and cracks. This wall is currently being waterproofed and 2 layers of drain tile installed to direct groundwater away and reduce the lateral pressure.
2. In the basement, one of the existing steel wall braces is being replaced due to deterioration.
3. At the north and east facing foundation walls, the ground has been excavated to expose the existing foundation wall as part of the addition. This wall is unfilled concrete block and has been subjected to hydrostatic pressure causing inward movement and cracks. These walls are now interior walls as part of the new basement, thereby relieving the lateral pressure.
4. At the east side of the house, the ground surface is being regraded to create a swale directing water away from the foundations.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Hudepohl Engineering, LLC

Steven R. Hudepohl, P.E.
Structural Engineer

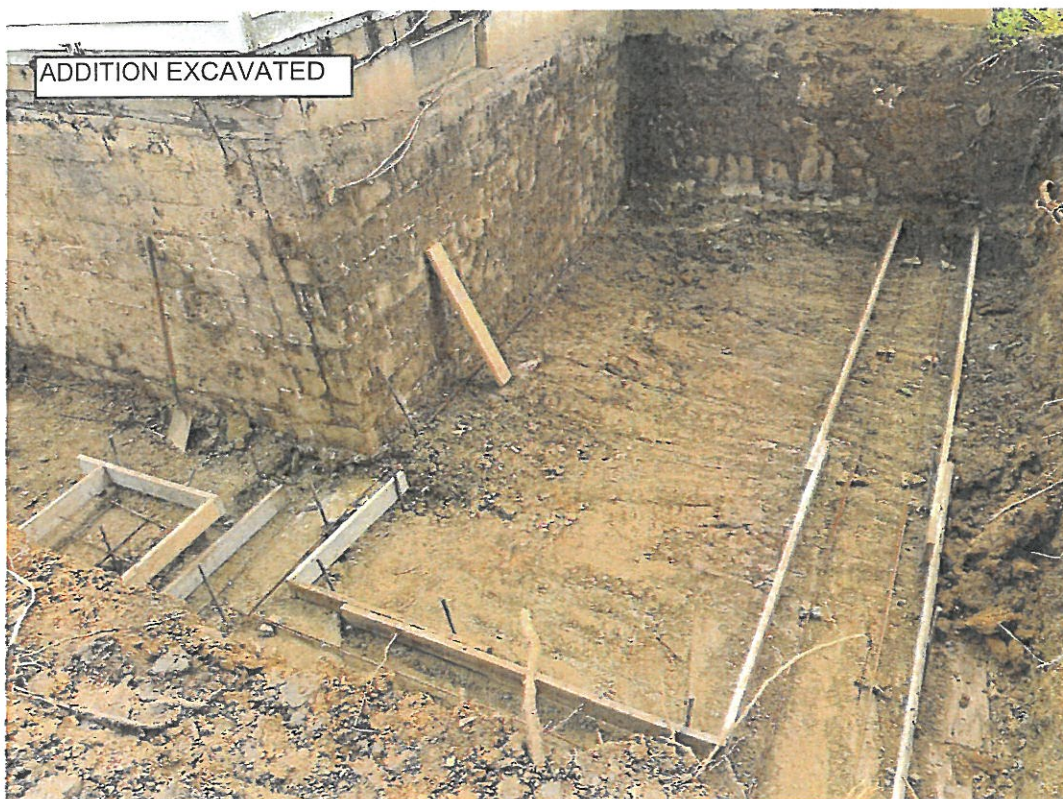
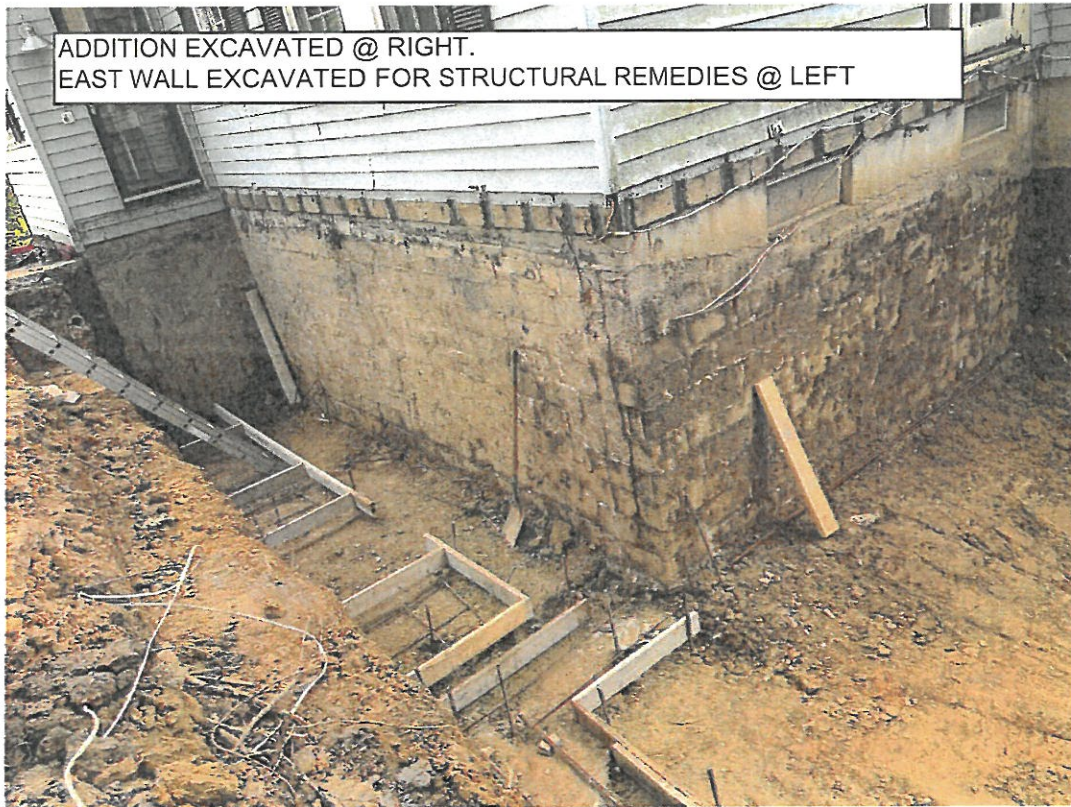


ADDITION UNDER CONSTRUCTION



ADDITION UNDER CONSTRUCTION







EAST WALL BACKFILLED WITH
100% GRAVEL AND (2) LAYERS
DRAIN TILE (HIDDEN FROM VIEW)



Hudepohl Engineering, LLC

6163 Sugartree Court
Liberty Township, OH 45011
(513) 417-4300
srh@hudepohleng.com

Invoice

Date	Invoice #
5/31/2024	1848

Project
7960 Remington Road - Henry

Terms
Due on receipt

Bill To
W5 Design 515 Wyoming Avenue Cincinnati, Ohio 45215

Hours	Description	Rate	Amount
4	Site visits to view existing conditions. Structural design of framing for new addition. <div><u>GRANT</u> Structural Review and site visits for existing foundation = \$400</div>	200.00	800.00
Total			\$800.00

Henry Contractors, Inc
 4000 Kellogg Ave
 Cincinnati, OH 45226
 513-616-0850
 Heidlagecontractors@gmail.com

Invoice

Date	Invoice #
7/23/2024	2417
Project Address	
7960 Remington Rd	

Bill To
Ann Henry and Jim Sykes 7960 Remington Rd. Montgomery, Ohio 45242

Terms
30 Days

Item	Description	Qty	Rate	Amount
Services	Footer and Foundation as per bid		14,805.00	14,805.00
Services	Flatwork as per bid		3,780.00	3,780.00
Services	Draintile as per bid		6,400.00	6,400.00
	Total amount due as per original bid and estimate			
	24,,985.00			
Services	Additional costs over original bid		420.00	420.00
	Sono tubes for deck piers			
Services	Concrete		180.00	180.00
Services	20 additional machine Hours from full depth under porch area, excavating around existing fuel tank,pumping out waste fuel , and removing of fuel tank, moving concrete to driveway, and loading and hauling away of fuel totes. 20 X125.00		2,500.00	2,500.00
	<u>GRANT</u>			
	Portion of Footer and Foundation line item attributed to excavation of entire basement = \$6700			
	- Portion of \$6700 applied to structural remedy of north wall = \$3350			
	Portion of 20 Additional machine hours from full depth under porch area line item attributed to excavation = \$2000			
	- Portion of \$2000 applied to structural remedy of east wall = \$2000			
Total				\$28,085.00

5/29/2024

347

R&K Construction

Bill To

anne henry
7960 remington rd
montgomery oh

P.O. No.

Terms

Project

henry job

Quantity	Description	Rate	Amount
1	Cleanup & Restoration hauled off 600 gallons of used oil	600.00	600.00
	Cleanup & Restoration pump rental /delivery and labor to pump tank	500.00	500.00
	Cleanup & Restoration haul and prep tank for disposal	500.00	500.00
	Plumbinginstall two rows of drain tile and hook up sump pump	500.00	500.00
	Specialties drain tile and fitting ,sump pump plumbing parts/delivery	300.00	300.00
	Demo tear out old rotted floor and rebuild. install carriage bolt through house in luic of lag screws .	400.00	400.00
	Construction Draw partial draw off the next 10,000.00 dollar draw. 2500.00which will leave 7500.00 on seocnd draw .	2,500.00	2,500.00
<p><u>GRANT</u></p> <p>\$800</p> <p>Supplies for structural restoration of east foundation wall.</p>			
<p>Phone #</p> <p>513-305-8534</p>		Total	\$5,300.00

Invoice

Date	Invoice #
7/x24/2024	348

R&K Construction

Bill To
anne henry 7960 remington rd montgomery oh

P.O. No.	Terms	Project
henry job		

Quantity	Description	Rate	Amount
1	Materials extra for east wall-rental equipment, 30 tons gravel for back fill,labor Foundation additional excavation at east wall	\$3,729.46	\$3,729.46
		Total	\$3,729.46



PO BOX 865
ROSS, OH 45061
513-738-0084

Invoice 128590
5/22/2024

PAID
05/22/2024

Bill To

R & K CONSTRUCTION
2359 LAYCOCK CUTOFF RD
NEW RICHMOND OH 45157

Job Address

7960 REMINGTON RD
CINCINNATI OH 45242

P.O. No.	Due Date	Terms	Affid	Warranty	JOB #
	6/21/2024	Net 30		JCOTE20	2415331

Type of Service	Quantity	Rate	Amount
HYDRAGUARD WITH 3/4" FIBRDRI	184	0.00	0.00
JCOTE WITH 3/4" FIBRDRI	212	0.00	0.00
J-COTE WATERPROOFING MEMBRANE	20	0.00	0.00
HYDRAGUARD W/ 3/4" FIBRIDRI MINIMUM		850.00	850.00
MEMBRANE JOINTS - ADDITION - WARRANTY	1	150.00	150.00
FUEL SURCHARGE--DUE TO HIGH FUEL COSTS		13.22	13.22

GRANT

\$763.22

East wall water mitigation.

Thank you for your business.

Total \$1,013.22

Balance Due \$0.00

www.jacocincy.com





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 of the Board of Trustees
April 3, 2024

Present

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

Board of Trustees Present

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

The Montgomery Community Improvement Corporation (CIC) convened its Meeting of the Board of Trustees for April 3, 2024 at 5:30 p.m. at City Hall with President Margolis presiding.

Historic Preservation Matching Grant Application- 7960 Remington Road

Ms. Henao introduced the applicant and homeowner, Ms. Ann Henry.

Ms. Henao stated that 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. She explained that 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.

Ms. Henao provided background of the property explaining that 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 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.

Ms. Henao stated 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

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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.

In closing, Ms. Henao explained that 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.

Mr. Suer stated that while the property was not a designated landmark, he felt it should be considered a contributing structure as it is 97 years old. He stated that as a contributing structure it would enhance the look and historical significance of the property.

President Margolis stated that the property adds to the feel of an older farm house which was typical of the area. He stated that making it a contributing structure would support that look.

Mrs. Bissmeyer said that as an almost 100 year old property and that the owner is willing to invest in the property she was supportive of approving the grant application.

Mrs. Mills-Reynolds stated that she was on the Board of Zoning Appeals when the applicant submitted other plans to add on to the structure, which was beautiful, but she also loves the idea of preserving the property in its original structure. She thanked Ms. Henry for her commitment to preserving the property.

Mr. Dobrozsi asked Ms. Henry how long she has owned the property.

Ms. Henry replied that her family moved here in 2001 for the schools. She stated that she did not know it was in the historic district at the time but has learned so much about the history since then. She explained that the property was the last one in the Historic District, and she still has the original deed from 1927 that references it as part of the Miami Purchase.

Mr. Dobrozsi stated that he appreciates that Ms. Henry has delved into the history of the property. He stated that he did not feel the Trustees would be setting a precedent by approving a grant due to the significance of the property.

Mrs. Naiman stated that she echoes the sentiments of the Trustees and thanked Ms. Henry for coming in. She stated that she appreciates that the City shows the same dedication to maintaining the older homes as they do to the building of new homes.

Mr. Messer stated that he agrees with all the comments and thanked Ms. Henry for the improvements.

Mr. Suer made a motion to designate 7960 Remington Road as a contributing structure. Mrs. Bissmeyer seconded. The Trustees unanimously agreed.

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Mr. Messer made a motion to approve the \$9,608.50 grant for 7960 Remington Road. Mrs. Bissmeyer seconded. The Trustees unanimously agreed.

Minutes

Mr. Suer moved to approve the minutes from the February 7, 2024 Trustee meeting. Mr. Messer seconded. The minutes were unanimously approved.

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. Mrs. Naiman seconded. The meeting was adjourned at 5:44 p.m.

Secretary/Treasurer

Date