



**COMMUNITY IMPROVEMENT CORPORATION AGENDA**

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

AGENDA  
December 18, 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 – September 4, 2024
4. New Business
  - a. Historic preservation matching grant for 7816 Cooper Road
  - b. Historic preservation matching grant for 7786 Cooper Road
5. Old Business
6. Other Business
7. Adjournment

December 13, 2024

TO: Brian K. Riblet, City Manager  
FROM: Tracy Henao, Assistant City Manager *JMH*  
Cc: Kevin Chesar, Community Development Director  
SUBJECT: Historic preservation matching grant for 7816 Cooper Road

### **Request**

It is requested that the Montgomery Community Improvement Corporation (CIC) consider an application for a historic preservation matching grant from 9393 Shelly Lane LLC for exterior renovations to the building at 7816 Cooper Road.

### **Financial Impact**

The financial impact would be \$15,000.00 for the eligible exterior modifications. The total quote for the work, including window repair, exterior restoration, door restoration and roof replacement is \$37,236.34.

### **Background**

The building at 7816 Cooper Road, Former Village Hall, is a Landmark building and located in the Heritage District. The building was originally constructed in 1925 to serve as Village Hall and the Police Department for the small village of 500 people using fines collected during prohibition. This building is a Colonial Revival style, with elements of Greek design. The brick is wire cut, which was a relatively new process when the building was constructed. The bars from the holding cell from the Police Department can still be seen on the back of the building. The building was in use by the City until 1970, when current City Hall was constructed. It was then sold for commercial purposes and has been the home of several businesses since that time.

Most recently, the property has been purchased by 9393 Shelly Lane LLC and the owner is making significant interior and exterior improvements to use the building as a specialty cocktail bar with outdoor seating. The exterior renovations to the building include a new metal roof, painting, as well as window and door repair. The owner will also be adding a patio off the back of the building for outdoor seating, including the addition of a firepit. The Landmarks Commission approved the modifications to the building and the site in July of this year.

### **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 the applicant's willingness to make improvements to the building and believes that the applicant is to be commended for going out of their way to save the original windows and put a metal roof onto the building. Staff is in support of the historic preservation matching grant to 9393 Shelly Lane LLC for exterior renovations for former Village Hall located at 7816 Cooper Road in the amount of \$15,000.00.



CITY OF

# MONTGOMERY

A CHARMING PAST. A GLOWING FUTURE.

## Montgomery Community Improvement Corporation

### Application for Historic Preservation Matching Grant

Applicant: Eric Hines & Mike Wentz (9393 Shelly Lane LLC)  
Address: 7816 Cooper Road, Montgomery, OH 45242  
Phone: 513-720-2453  
Email: ehinescalj@gmail.com, mike@wentzdesign.com

Property Owner: Eric Hines & Mike Wentz (9393 Shelly Lane LLC)  
Address: 7816 Cooper Rd, Montgomery, OH 45242  
Phone: 513-720-2453  
Email: ehinescalj@gmail.com

Is the building a ☒ Landmark Building ☐ Contributing Structure

Brief description of proposed work: Window repair, trim repair, door replacements, HW floors, roof replacement, shutters

Company performing work: Eric Pedersen

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 reimbursed basis.

Settler  
Signature of Applicant

11/15/24  
Date

7816 Cooper Road  
former Village Hall





7816

## 7810 COOPER ROAD – RESTORATION YEAR TO DATE TOTALS

Restoration Overview The project entailed a meticulous exterior and interior restoration of a century-old historic landmark, focusing on the architectural trim, flooring and windows. The scope of work included the following key activities:

WINDOWS:        \$11,785.00

### SCOPE OF WORK:

Removal: Each window was carefully removed to avoid any damage to the surrounding structure.

Paint Stripping: Old paint was meticulously stripped from the window frames to prepare them for refinishing.

Sanding and Priming: The stripped window frames were sanded down and primed to ensure a smooth surface for the new paint.

Painting: All windows received a fresh coat of paint, revitalizing their appearance and providing protection against the elements.

Re-glazing: The glass panes were re-glazed into the sashes, ensuring a secure fit and improved insulation.

Sash Cord Replacement: The sash cords, which are essential for the proper functioning of the weighted windows, were completely replaced.

Sash Pulleys: The sash pulleys were removed, cleaned, and reinstalled to ensure smooth operation.

New Hardware: All pulls and cam locks were replaced with solid brass hardware.

...This comprehensive restoration not only restored the aesthetic appeal of the windows but also ensured their operational functionality and extended their lifespan for years to come.

## OXBODY

Eric Pedersen · 6551 Apache Circle · Cincinnati, OH 45243 · (772) 563-3416

# OXBODY

EXTERIOR RESTORATION:    \$10,693.00

SCOPE OF WORK:

Removal of Old Paint and Caulking: Carefully stripped away layers of old paint and caulking that had accumulated over the decades.

Repair Trim and Soffit: Repaired damaged trim and soffit sections to restore their structural integrity and original aesthetic.

Sand, Prime, and Repaint: Sanded the surfaces to create a smooth finish, followed by priming to ensure paint adhesion, and concluded with a fresh coat of paint to enhance the building's appearance and protect the trim.

FLOORING RESTORATION:    \$2,735.00

SCOPE OF WORK:

Scope of work involved removing two layers of existing flooring to expose the original wood beneath. Once exposed, the flooring was sanded to achieve an even and smooth finish, restoring its natural beauty and integrity.

## OXBODY

Eric Pedersen · 6551 Apache Circle · Cincinnati, OH 45243 · (772) 563-3416

# OXBODY

FRONT AND REAR DOOR RESTORATION: \$3,600.00 - \$4,200.00

Estimated cost to repair and replace, paint, add proper door stop and weatherstripping, re-hang.

## OXBODY

Eric Pedersen • 6551 Apache Circle • Cincinnati, OH 45243 • (772) 563-3416

11/22/2024



**Skyline Roofing & Exteriors**  
3607 Church Street  
Newtown, OH 45244  
Phone: (513) 898-9000

**Company Representative**  
Jennifer Kavensky  
Phone: (513) 387-9745  
jkavensky@cruzacruzdevelopment.com

**Eric Pedersen**  
7816 Cooper Road  
Montgomery, OH 45242  
(772) 563-3416

Job: Eric Pedersen

### Install new dark bronze standing seam roof system on home

- Install perimeter protection to protect property and landscaping
- Remove the existing shingles down to the wood decking
- Prepare and re-secure any loose decking to achieve a smooth secure substrate (repair any holes where vents were located)
- Install epilay underlayment over the balance of the wood decking
- Install new pre-painted metal edging along the gutter line
- Install new pre-painted rake trim along all rake edges
- Install new Standing Seam 24 gauge metal panels with (CeramaStar 1050) 40 yr paint finish
- Install new Deklite pipe flashings over all pipes
- Install new pre-painted base and counter flashing metal on the chimneys
- Install new pre-painted sidewall flashing metal at all roof/sidewall areas
- Install Cor-A-Vent vented ridge cap
- Run a high powered nail magnet
- Remove all debris from gutters and refasten as necessary
- Paint roof stacks with high quality rust inhibiting paint
- Clean up and haul away all trash to a registered landfill
- A final inspection will be performed to ensure roof installation meets manufacturers specifications
- Skyline Roofing 20 year Workmanship Warranty

TOTAL

\$10,558.34

Customer Signature

Date

Customer Signature

Date





Landmark Commission Application for Certificate of Approval

Owner Name: MARIA VERSLUIS

Address: 3535 S. OCEAN DRIVE HOLLYWOOD, FL 33019

Owner Phone Number: \_\_\_\_\_

Business Name (if applicable): BUILDING CURRENTLY VACANT

Business Owner & Phone Number: \_\_\_\_\_

Landmark Building: Yes ☒ No ☐

Heritage District: Yes ☒ No ☐

Proposed Work:

NO PROPOSED ARCHITECTURAL CHANGES TO BUILDING, HOWEVER  
A NEW STANDING SEAM METAL ROOF IS PROPOSED AS WELL  
AS ~~A~~ NEW PAINT AT EXISTING PAINTED SURFACES. THE  
EXISTING ASPHALT PARKING AREA CHANGES TO BRICK PAVED  
COURTYARD, LEAVING (2) PARKING SPACES WHERE 4 WERE  
PREVIOUSLY. (1) SHALL BE A DEDICATED HANDICAP SPACE

Date: JUNE 25, 2024

Owner's Signature: \_\_\_\_\_



### CONSENT OF OWNER(S) TO INSPECT PREMISES

To: City of Montgomery Landmarks Commission and Staff  
City Hall  
10101 Montgomery Road  
Montgomery, Ohio 45242

Re: Review Subject Site

Dear Members and Staff:

As owner(s) of the property located at 7816 Cooper Rd  
we hereby grant permission to Members of the Landmarks Commission,  
Consultants to the Landmarks Commission and City of Montgomery Staff to enter  
the property for visual inspection of the exterior premises. The purpose of said  
inspection is to review the existing conditions of the subject site as they relate to  
the application as filed to the Landmarks Commission.

Property Owner(s) Signature

Print Name

Maria Versluis

Date

6/29/24

Landmarks Commission Members:

John Durham

Jane Garfield

Brett Macht

Stephen Schmidlin

Larry Schwartz

Susan Berger

Carol Cottrell



Landmarks Commission

Application for Certificate of Approval  
Architecture, Building Materials, and Colors  
for a Commercial Structure and Associated Patio  
7816 Cooper Road

July 10th, 2024

**APPLICANT:** Mike Wentz and Eric Hines  
7213 Remington Road  
Montgomery, Ohio 45242

**PROPERTY OWNER:** Maria Versluis  
355 S Ocean Drive  
Unit 1901  
Hollywood, Florida 33019

Vicinity Map:



**Nature of Request:**

The applicant is requesting a Certificate of Approval for colors and construction of an outdoor seating area for the former Village Hall which is also a Landmark Structure.

**Zoning:**

The property is zoned 'OM' – Outer Old Montgomery. The applicant intends on opening a Bourbon Bar and it is a permitted use within the district. The Landmark property is also located in the Heritage District and as such the building design is subject to review by the Landmarks Commission.

**Background:**

- 1) The structure has served as various office and retail uses and is currently vacant. The building has been for sale at various times over the past few years and most recently Eric Hines and Mike Wentz have expressed interest in purchasing the building to convert it to a bourbon bar. Members will recall that they also recently came before the Commission to purchase and convert the adjacent former Don's Auto at 9393 Shelly Lane into an office and art studio space.
- 2) If approved by the Landmarks Commission, the applicant will need to seek a variance from the Board of Zoning Appeals regarding a reduction of parking spaces as only 4 spaces currently exist and with the proposed outdoor seating area only approximately 1 space of area to remain but proposed a tandem use for potentially an employee and another as a handicap space. Additionally, the fence and pergola may encroach into the front yard and if approved by Landmarks Commission, associated variances will need to be sought from the Board of Zoning Appeals.

**Staff Findings:****Former Village Hall Structure**

1. The applicant is proposing to remodel the interior of the existing commercial structure as well as paint the exterior and add a metal roof. They also plan to construct an outdoor seating area at grade with pavers. The area has been determined to not be an outdoor dining area as a restaurant use for the tavern/bar is not intended.
2. The site is currently one parcel, and the property is 0.075 acres.
3. The structure is approximately 600 square feet and will be remodeled for the bourbon bar use.



4. The roof is gabled roof as required by Section 151.1405(B). The applicant is proposing a standing seam metal roof in a medium gray color. Section 151.1405(D)(4) indicates preference to standing seam metal roofs.
5. The windows are unique at 12 over 12 and are proposed to be painted black as well as surrounding trim. The shutters are proposed to be painted Kendal Charcoal.
6. The front door is proposed be painted a lightened Chelsea Gray and the existing side door to be Kendal Charcoal.
7. The existing trim and crown are proposed to be painted Kendal Charcoal.
8. The applicant is proposing to paint the parged concrete exposed foundation Kendal Charcoal.
9. The existing light fixtures are to remain but would like to potentially install gas lanterns if budgeting permits.
10. The wrought iron railing is proposed to be scraped and repainted black.
11. A freestanding signage location has been identified in the front landscaping area but has yet to be designed for Landmarks Commission/staff approval.

#### **Outdoor Patio/Seating Area**

12. Per Section 151.1405 (F) Street furniture, including tables, benches, chairs, sidewalk enclosures and waste containers shall be of a traditional design and shall be complementary to the surrounding buildings streetscape and/or other street furniture in the area.

Wrought iron, wood, and aluminum or powder coated steel which gives the appearance of wrought iron are preferred for street furniture. Fiberglass, recycled plastic, galvanized steel, and concrete products are prohibited. Synthetic teak, synthetic/resin wicker, virgin resin poly lumber and polypropylene resin may be considered by the Landmarks Commission on a case-by-case basis. Black PVC is a permitted material for movable sidewalk enclosures if approved by the Landmarks Commission.

Colors for tables, benches and chairs shall be muted and use an earth tone consistent with the natural material. Furniture shall be one color, except that furniture made in different materials may have a different color for each material used.

13. The applicant is proposing a new stone planter along the Shelly Lane frontage to match the existing planter at the front of the building along Cooper Road.
14. A six-foot medium brown stained cedar fence is proposed in the rear along western and northern sides of the site.
15. Exterior string lights – black with incandescent soft white color bulbs are intended above the outdoor area.
16. A 9-foot rough sewn cedar trellis stained medium brown is proposed along the northern edge of the site. aluminum material with a final design not identified. Per 151.1405(h)(4) the structure shall be of a natural material with vinyl prohibited.
17. Red brick pavers are intended in the patio area and outdoor furniture will be wrought iron or have the look of wrought iron. The fire pit will be moveable and natural unfinished iron with surrounding chairs intended to be stained in a natural color.
18. The waste containers are hidden in compliance with regulations.
19. All proposed building materials and 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 to refresh an existing landmark building on a lot that was that has been vacant and appears challenged to find a successful use due to the small size of the structure at 7816 Cooper Road. They are asking for approval for this application to meet a deadline regarding an option to purchase. A parking variance will be required as well as front yard variances for the fence and trellis to allow the potential change of use and upgraded patio area. Staff believes that due to the past precedent of the use public parking nearby, the approval by the Board of Zoning Appeals has merit especially when considering that the Board of Zoning Appeals recently approved a parking variance for the adjacent building Landmarks Commission recently approved for the future Wentz Design and Art Studio proposed by the same applicants.

The buildings in the direct vicinity of the proposed house are very eclectic in style, ranging from the forthcoming remodel of the former Don's Auto, and a ranch style Kromhultz jewelers to the modernized Olyer Hines building. Staff believes that the applicant has put a lot of thought and effort into the colors of the Landmark Structure



as well as the design of the proposed patio area commercial building to ensure that it is consistent with the Heritage District Design Guidelines and appropriate for the District while still providing a modern upgrade. While the building materials and colors are in keeping with the approved types for District, staff would like to have a further discussion regarding colors of the foundation and windows in the context of the historical accuracy of the building. For reference, I have included various pictures of the building that were recently discovered when Century 21 rehabilitated the structure in 1976 as well as pictures from later uses with the dates unknown.

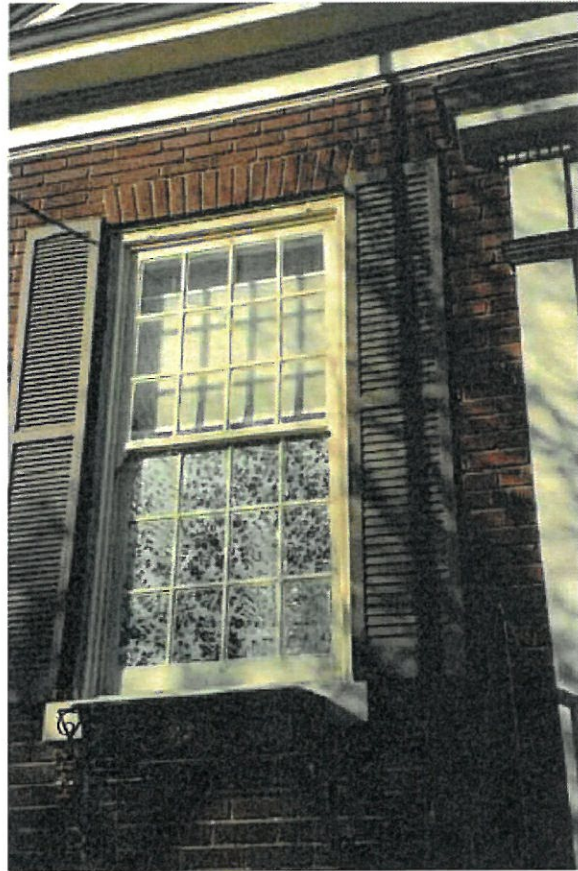
Overall, it is Staff's opinion that the proposed rehabilitation and use of the structure as a boutique bourbon bar and associated patio will be an enhancement to the area in keeping with the eclectic, charming character of the business neighborhood. Should the Landmarks Commission be in support of the application, Staff would recommend the following conditions:

- A determination regarding the colors of the windows and foundation.
- All signage will be required to meet appropriate size and building code requirements with future approval necessary by the Landmarks Commission.
- All external string lighting elements emulate an incandescent bulb in form and color.
- If gas lighting is proposed, final staff approval of the fixture will be given by staff.
- All building paint shall be a satin or matte finish on the body.
- Semi-gloss paint shall be on windows and trim.
- Updated dimensions be provided regarding the size of parking spaces to ensure compliance with parking standards as well as ADA standards.
- Any minor site (patio/parking areas) changes or fencing modifications be approved by staff due to variance approvals or other site changes.

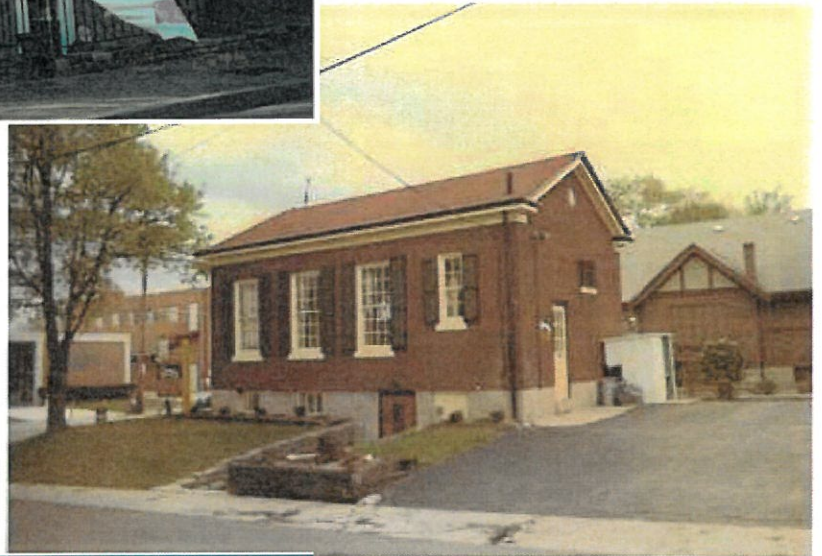
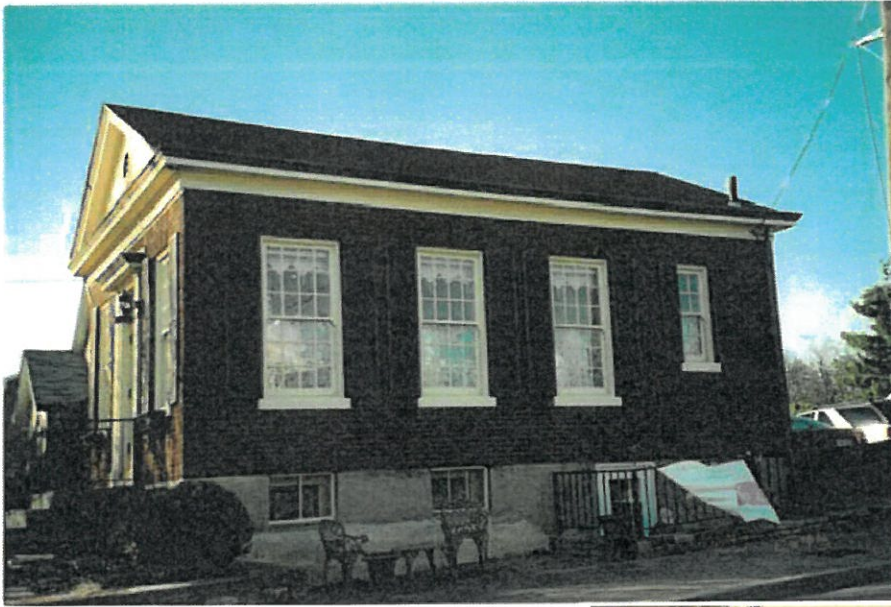
The following pictures from the past are included:













7816 COOPER ROAD



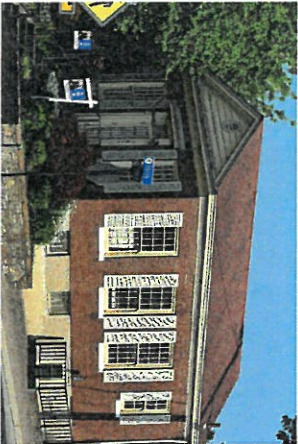
PROPOSED COLOR PALETTE

SCALE: NTS



EXISTING CONDITIONS

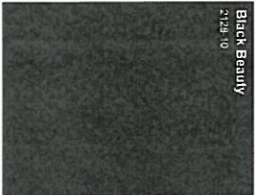
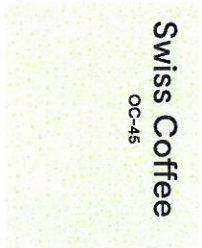
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EXTERIOR MATERIALS			
ITEM	MANUFACTURER	TYPE	COLOR
ROOFING (ASPH/FLT)	TBD	24 GAUGE FLAT FLASHING SEAM METAL, 18" X 36" FLASHING	MEDIUM GRAY
EXISTING CLAUSTRAL	-	-	PAINTED BLACK
EXISTING WINDOWS	-	-	PAINTED BLACK BEAUTY 2123-10
EXISTING FRONT DOOR	-	-	PAINTED BLACK BEAUTY 2123-10
EXISTING SIDE DOOR	-	-	PAINTED KENDAL CHARCOAL, HC-186
EXISTING SHUTTERS	-	-	PAINTED KENDAL CHARCOAL, HC-186
EXISTING PAINTED CONC.	-	-	PAINTED KENDAL CHARCOAL, HC-186
EXISTING TRIM & CROWN	-	-	PAINTED SWISS COFFEE CC-45

PROPOSED COLOR PALETTE

SCALE: NTS



JULY 9, 2024

3A

PAINTED SWISS COTTAGE CC-45

EX. TRIM & CROWN  
TO REMAIN - SCRAPE  
REPAIR CRACKS  
COFFEE CC-45

EX. DOUBLE HUNG  
WINDOWS TO REMAIN -  
SCRAPE REPAIR CRACKS  
BLACK BEAUTY - 2152-10177

STANDING SEAM  
METAL ROOF -  
REPAIR CRACKS  
CHARCOAL HC - 168

EX. SHUTTERS TO  
REMAIN, CLEAN &  
PAINT KENDALL  
CHARCOAL HC - 168

EX. BRICK TO  
REMAIN

EX. WROUGHT IRON RAILING TO  
REMAIN - SCRAPE & REPAIR BLACK  
EX. DOOR TO REMAIN - SCRAPE  
& REPAIR KENDALL CHARCOAL  
HC - 168

EX. CONC. SILL - REPAIR  
PAINT SWISS COFFEE  
CC-45

EX. STEEL  
WINDOW - SCRAPE  
& REPAIR, TYP.  
CC-45

EX. STONE  
PLANTER  
CONC. TO REMAIN

EX. WROUGHT IRON RAILING TO  
REMAIN - SCRAPE  
& REPAIR BLACK

NEW STONE PLANTER  
TO MATCH EXISTING

8" TALL CEDAR  
PRIVACY FENCE -  
STAINED MEDIUM  
BROWN

ROUGH SAWN  
CEDAR TRELLIS -  
STAINED MEDIUM  
BROWN

EXTERIOR STRING LIGHTS -  
BLACK - LED BULBS W/  
INCANDESCENT SOFT WHITE  
COLOR BULBS

EX. WROUGHT IRON RAILING TO  
REMAIN - SCRAPE  
& REPAIR BLACK

EX. LIGHT ENTIRE TO REMAIN - MAY CONSIDER OAKS LANTERNS IF BUDGET ALLOWS

EX. SIDING TO REMAIN - SCRAPE AND REPAINT SWISS COFFEE OAKS

EX. TRIM & CROWN TO REMAIN - SCRAPE & REPAINT SWISS COFFEE OAKS

EX. DOUBLE HUNG WINDOWS TO REMAIN, SCRAPE & REPAINT BLACK BEAUTY - 212B-10 TYP.

EX. SHUTTERS TO REMAIN, CLEAN & PAINT REMOVAL CHARCOAL, HC - 180 TYP.

EX. CONC. SILL - REPAINT SWISS COFFEE OAKS

EX. WROUGHT IRON RAILING TO REMAIN - SCRAPE & REPAINT BLACK SWISS COFFEE OAKS

EX. STONE WALL

EX. DOOR & TRIM TO REMAIN - SCRAPE & REPAINT CHERRY LEA GRAY HC-193-LIGHTEN 75%

EX. CONC. STAIRS TO REMAIN.

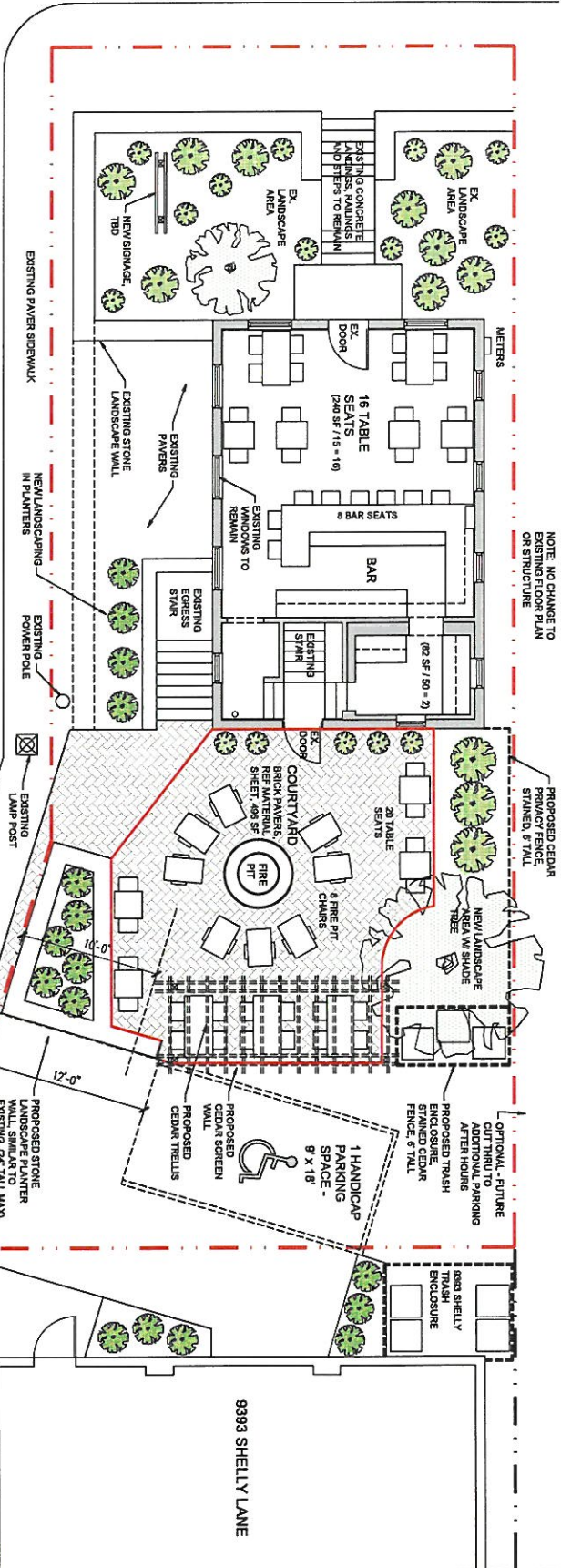
JULY 9, 2024



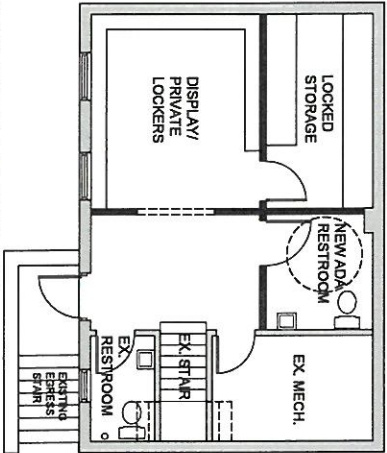
COOPER ROAD

# 7816 COOPER ROAD

NOTE: NO CHANGE TO EXISTING FLOOR PLAN OR STRUCTURE



SITE PLAN - FIRST FLOOR PLAN - COURTYARD PLAN  
SCALE: 1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

- DRAWING NOTES:
1. FIREPIT SHALL BE NON-PERMANENT, MOVEABLE
  2. OUTDOOR FURNITURE WILL BE WROUGHT IRON AT  
NATURAL UNFINISHED IRON
  3. NEW STONE PLANTER SHALL TRY TO MATCH  
EXISTING STONE LANDSCAPE WALL AS CLOSE AS  
POSSIBLE
  4. SEE PAGE 3 FOR PAINT COLOR DETAIL



7618 Cooper Road

Consultant Report

Montgomery Zoning Code

Heritage District Regulations

Chapter 151.14 Criterion #5 Colors: use paint colors appropriate to the district.

The City is fortunate to have owners, architects and developers who strive to sustain and repurpose our landmarks and other significant buildings in the district, thank you. This application allows this original Village Hall Building build in 1925 to continue to service the city with a business use which will add to the vitality of the Heritage District.

I attach here a copy of Design review criteria #5 colors. I realize the selected gray color chips are on the chart of historic colors. Repainting buildings in the district may include these colors but they must be selected to compliment the Landmark in order to create an appropriate appearance that relates to the districts and other Landmarks.

The districts original guideline document contained photographs of all landmarks and other relevant buildings. I have included a copy of the Village Hall. That original review criterias examples of window trim and sash along with door trim are painted white or a very light color. Exceptions were 7919 Cooper had dark storm windows. Also 9464 & 66 Montgomery, photo attached, used very dark windows and muntins. Light colored curtains allowed the dark muntins or grills to be visible in front of them.

The applicants rendering depicts an attractive building with reflecting glass however as noted above there was only one example where very dark colors were used for window trim and sash. Is it possible the inspiration pictures were recently painted to follow the current trend for black or very dark windows Included that example.

The applicant has earned the right to be proud of the amazing design the concrete garage next door turned out to be. That building had zero complimentary qualities. Now it does. This application for the Village Hall is modifying a valuable piece of classic architecture. I recommend this repurposed Historic Landmark remain as pictured within the original review criteria.

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 should 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.

**(e) Design Review Criterion #5 COLORS: Use paint colors appropriate to the District.**

Paint serves two purposes—esthetic enhancement and protection against deterioration. Paint colors shall relate to the style and period of the building and to the traditional character of the District. In general paint colors for buildings shall be muted rather than vivid.

In the early 19<sup>th</sup> century, white and light neutral colors were favored; then in the late 19<sup>th</sup> century colors darkened and palettes broadened, until the early 20<sup>th</sup> century brought a return to white and light colors. Greek Revival homes typically had white exteriors and dark green or black doors and shutters, while Victorian dwellings were enhanced by rich color treatments such as browns, olives,

blues, ochres, and grays with contrasting colors for trim and decorative details.

- (1) The simpler the building design, the fewer colors should be used on it, with a maximum of three different colors on a building unless appropriate to the architecture of that era. The body of a building should be painted all one color. However, variations in paint color may be used to reduce the mass of a large building.
  - (2) The body and trim of the building shall be painted different, but complementary colors. However, for late 19<sup>th</sup> century buildings, trim may be painted the same color as the body in a lighter or darker shade.
  - (3) Select colors that complement a building's materials—whether brick, wood, or stone—as well as the colors of abutting buildings.
  - (4) The City maintains a color chart of historic colors that should be used as a guide in picking appropriate colors. For guidelines on colors for permanent and sandwich board signs, see Design Review Criteria #7.
  - (5) A flat or satin finish shall be used on the body, and semi-gloss on windows and trim.
- (f) Design Review Criterion #6 LANDSCAPE: Use landscape elements and street furniture appropriate to the District.**
- (1) Improvements in the public right of way shall conform to the City of Montgomery's Heritage District Streetscape Plan. Improvements shall also conform to City of Montgomery Ordinance #10, 2007 regarding street furniture and furnishings.
  - (2) The materials to be used for fences, non-structural walls, railings, and trellises are strictly limited to natural materials or



#4 Snider/Crain House 9464-66 Montgomery Road  
Built 1818

Height: 2 stories

Plan Shape: Rectangular

Roof: Gable

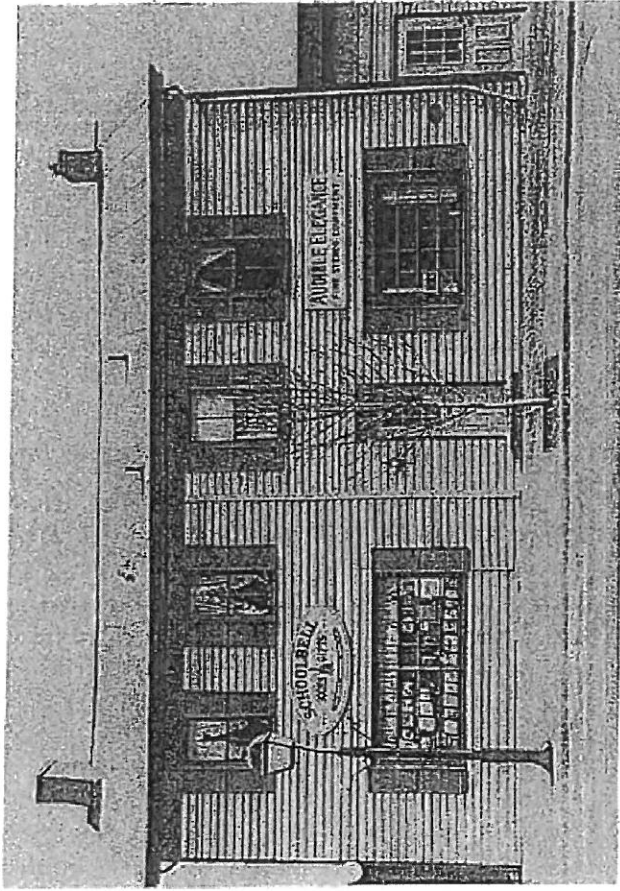
Cornice: Slight overhang with band on front

Entry: Main entry in front (also side entry)

Window and trim: Second floor, double hung two-over-two; first floor, small panes (shutters added later)

Door and trim: Panel doors with lights, narrow trim

Construction material: Wood siding



#15: Former Village Hall 7816 Cooper Road Built 1925

*Height:* 1 story

*Plan Shape:* Rectangle

*Roof:* Gable with pediment in front (atypical example)

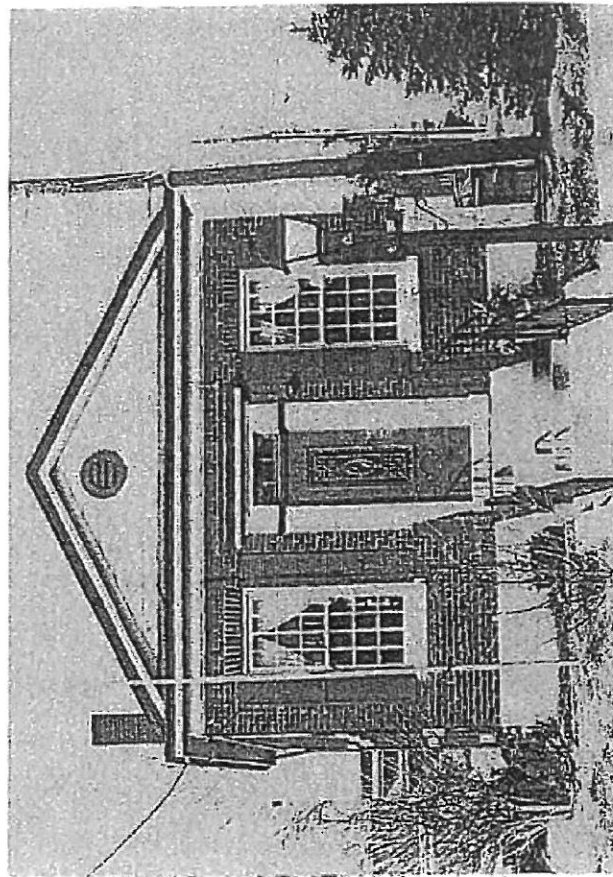
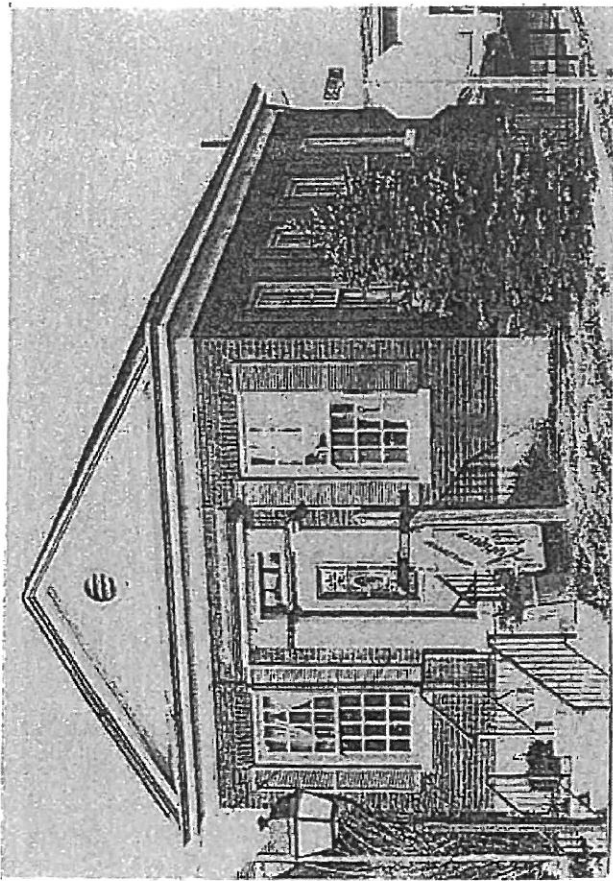
*Cornice:* White band

*Entry:* Entry in front, facing Main Street, steps up to landing, iron railing

*Window and trim:* Double hung, twelve-over-twelve, vertical brick pattern at top, lintel at bottom

*Door and trim:* Wood panel, bevelled stained glass, transom with lights, classic revival door surround

*Construction material:* Brick







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

June 28, 2024

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

RE: Report to the PLC on the proposed rehabilitation of 7816 Cooper Road

Dear Mr. Chesar,

This letter is to convey our comments on the proposed outdoor seating area to the building at 7816 Cooper Road based on Chapter 151.14, Design Review Criterion, and the proposed designs dated June 25th, 2024.

- Chapter 151.1405-H-3a: States that on-grade masonry and concrete patios are permissible, and porches are permitted if their design is compatible in style with the rest of the building and era. The new porch deck shall not be more than four feet above grade.
- Chapter 151.1405-H-4: States that arbors, trellises, fences, and other accessory structures shall be of a natural material and be designed in a compatible style with the building.
- Chapter 141.1405-D-4: States that slate, copper, wood or standing seam metal roofs are preferred.

The proposed addition of an outdoor seating area for the building at 7816 Cooper Road follows the guidelines above. The proposed brick paver patio, rough-hewn cedar trellis, and cedar screening fence are all compatible with the design of the existing landmarked building. The proposed standing seam metal roof is also in accordance with the design review criteria, as are the proposed colors of the foundation and window shutters.

Due to the proposed historically sympathetic nature of the rehabilitation, it is the opinion of Gray & Pape, Inc that the changes proposed to 7816 Cooper Road follow the guidelines set forth within 151.1405 Design Review Criteria.

Sincerely,

Cooper Shields  
Architectural Historian II  
GRAY & PAPE, Inc

Atlanta • Cincinnati • Frederick • Houston • Indianapolis • Providence • Richmond

[www.graypape.com](http://www.graypape.com)



July 13, 2024

Mike Wentz and Eric Hines  
7213 Remington Road  
Montgomery, Ohio 45242

Subject: Architecture, Building Materials, Signage and Colors for a Commercial Structure at 7816 Cooper Road.

Dear Mr. Wentz and Mr. Hines,

On Wednesday, July 10, 2024, the Landmarks Commission met to consider a request for Architecture, Building Materials, Signage and Colors for remodeling and use of a Landmark Structure, known as the Former Village Hall, located at 7816 Cooper Road, Montgomery, Ohio 45242. Based on the information in the application and the information provided at the meeting, the Commission voted to approve the plans dated 7-9-2024, with the following conditions:

1. String lighting elements are to emulate an incandescent bulb in form and color
2. Building paint shall be matte or satin finish on the body
3. Window and trim paint shall be semi-gloss

This approval is further contingent upon the following being submitted to, and approved prior to installation:

1. Any new signage to be approved by Staff.
2. Any new lighting fixtures to be approved by Staff
3. Any new changes to patio or parking are to be approved by Landmarks Commission.

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, reading 'Kevin Chesar'. The signature is fluid and cursive, with the first name 'Kevin' and last name 'Chesar' clearly visible.

Kevin Chesar  
Community Development Director

**CITY OF MONTGOMERY**  
**LANDMARKS COMMISSION MEETING**  
*Safety Center, Mayor's Courtroom, 10150 Montgomery Road, Montgomery, OH 45242*

**July 10, 2024**

**PRESENT**

**GUESTS & RESIDENTS**

**Mike Wentz/Eric Hines**  
**7213 Remington Road, 45242**

**Amy Schigel**  
**Project Manager**  
**Wentz Design**  
**7813 Ted Gregory Lane**  
**Suite C**  
**Montgomery, OH 45242**

**STAFF**

**Kevin Chesar**  
**Community Development Director**

**Karen Bouldin, Secretary**

**Amy Smith, Community Development Specialist**

**ALL COMMISSION MEMBERS PRESENT**

**Larry Schwartz, Chairman**  
**Brett Macht, Vice Chairman**  
**Susan Berger**  
**Carole Cottrill**  
**John Durham**  
**Jane Garfield**  
**Steve Schmidlin**

**LANDMARKS CONSULTANTS PRESENT**

**John Grier, Areté Design**  
**Architectural Consultant**

**Call to Order**

Chairman Schwartz called the meeting to order at 6:00 p.m. He reminded all guests and residents to sign in, and to please turn off all cell phones.

Mr. Chesar introduced and welcomed Amy Smith, Community Development Specialist, who was attending the meeting for educational purposes, and for any possible future secretarial back-up.

**Roll Call**

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

**PRESENT:** *Mr. Macht, Ms. Berger, Ms. Cottrill, Mr. Durham, Ms. Garfield, Mr. Schmidlin,*  
*Chairman Schwartz* (7)

**ABSENT:** (0)

*All members were present.*



## **Landmarks Commission Meeting**

July 10, 2024

### **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**

Ms. Garfield stated that she had information for possible historical speakers – an item that was discussed at the June 2024 meeting.

Mr. Chesar thanked Ms. Garfield for her quick response, and noted that he would confer with Ms. Henao, and they would coordinate with Ms. Garfield regarding dates and times.

### **New Business**

*Application for Certificate of Approval for architecture, building materials, and colors for a commercial structure and associated patio at 7816 Cooper Road (former Village Hall Landmark structure). This also includes changes to parking, indoor seating and a new roof.*

### **Staff Report**

Mr. Chesar reviewed the Staff Report dated July 10, 2024, "Application for Certificate of Approval for Architecture, Building Materials, and Colors for a Commercial Structure and Associated Patio at 7816 Cooper Road (former Village Hall Landmark structure)."

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

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

Additional information since the report was written, regarding the variance that would need to seek Board of Zoning Appeals (BZA) approval. Mr. Chesar had talked with the applicants, and they have since updated the plans to comply with all requirements regarding the fence and pergola which will no longer require BZA approval. However, the reduction in parking proposed would still need to seek BZA approval.

Mr. Chesar asked for any questions, noting that the applicant was also in attendance to answer any questions.

Chairman Schwartz asked if people would enter from the back or the front.

## Landmarks Commission Meeting

July 10, 2024

**Eric Hines, 7213 Remington Road, Montgomery, OH 45242** stated that they can come in through the back, as it would be much easier, especially for anyone that is physically challenged, as there are 10 steps in the front.

Chairman Schwartz asked if there was a sidewalk, and Mr. Chesar confirmed.

Ms. Cottrill asked for more information about the shutters. Mr. Chesar stated that he was not aware that they were plastic/vinyl-based shutters. He stated that they had been there for many years. The Code requires wood or some type of composite material, but since these are currently on the structure, and there is no proposal to remove or replace them, they are considered a non-conforming use, essentially grandfathered-in. Mr. Chesar stated that it is permissible for the applicant to paint them.

Mr. Chesar informed the applicant of the Historic Matching Grant, and encouraged the applicant to use this aid, to replace the shutters (not paint), or replace the roof, as long as they mimic what is currently there.

Mr. Macht asked if the original building had shutters.

**Amy Schigel, Project Manager, Wentz Design, 7813 Ted Gregory Lane, Suite C, Montgomery, OH 45242** showed an older, not original photo, with shutters. Chairman Schwartz doubted that those shutters, from 1925, were plastic.

There were no more questions from the Commission.

Chairman Schwartz asked Mr. Grier for his comments.

Landmarks' Architectural Consultant, John Grier, Areté Design, read his report into the record. (which was in all the members' packets). It was his opinion that this building retains the light-painted shutters and trim (instead of the dark), and the gray foundation, which was typical of a classic government building. He felt that this should look like classic, civic architecture.

Because Mr. Shields was not in attendance, Mr. Chesar read the report dated June 28, 2024, into the record, from Cooper Shields, Gray & Pape, Inc., serving as Montgomery's Historian Consultant.

Mr. Chesar noted that these colors were permissible in the District. He also pointed out that the color appropriateness is ultimately to be determined by the Landmarks Commission.

Chairman Schwartz asked if the applicant wished to speak.

**Eric Hines, 7213 Remington Road, 45242** stated that Ms. Schigel had done quite a bit of research on this building. He appreciated Mr. Grier's comments. Mr. Hines indicated that this building was small and had not been occupied. He commented on the irony that this was built in 1925, and the funds were secured from prohibition funds, and the fact that they were turning it into a speakeasy seemed appropriate. They would like to use this to tell the story of the property. Mr. Hines stated that he spent a considerable amount of time in the library, property sales, and preservation.

## Landmarks Commission Meeting

July 10, 2024

They feel that by adding this, they will bring people back into the new part of Montgomery and combine it with the history of Montgomery.

Mr. Hines explained that the windows / shutters were so beat up, that white or light paint would bring out all of the abnormalities. He felt that having the dark panes helped it to look cleaner – they had been painted and repainted. He stated that they would like to secure the black windows, to hide some of the challenges.

Ms. Schigel agreed with Mr. Hines, noting that they want to keep this building beautiful, classic and welcoming. She felt that the black color of the windows also complemented the wrought iron rails and furniture.

She noted that she did a bit of work in Over-The-Rhine (OTR) and other historical areas of Cincinnati and there are some dark window sashes. She had found a photo of a building from the 1920s which had dark panes. She pointed out that OTR allows the dark color, although it is not as widely known or used in the Greek Revival period; but it was used a bit more in the urban settings.

Mr. Grier stated that his job as a consultant was to interpret the Montgomery Code; however, he personally loved the look of what they proposed.

Chairman Schwartz asked for the members' thinking on the foundation color of Charcoal Gray or Swiss Coffee. Most of the Commission members liked the lighter color (Swiss Coffee) better for the foundation color. There was more discussion.

Ms. Berger asked about the color under the plants on the windowsills. Ms. Schigel stated that the sills would match the pediments.

Ms. Cottrill was in favor of this proposal, as was Mr. Macht.

Mr. Durham liked either color for the foundation but preferred the lighter color. He liked the newer proposal with the whiter-looking triangle and the trim around the top.

Ms. Schigel asked if they would be permitted to try both - with the light and dark colors, to see which one they liked better. Chairman Schwartz stated that Commission could put verbiage in the motion that would allow her to try each color, with final color selection to be approved by Staff.

Ms. Garfield asked if the lentil above the sill on the front door was the Swiss Coffee paint color.

Ms. Schigel confirmed that it was, noting that most of the lentils above doors were traditionally a limestone, or lighter color. She felt this color gave a nice contrast. Mr. Grier agreed.

Ms. Garfield stated that the black grid reminded her of the old 1920 and 1930 warehouses.

Mr. Schmidlin was in favor of this application and liked the Swiss Coffee color better.



## Landmarks Commission Meeting

July 10, 2024

Chairman Schwartz liked the colors; he felt that the black coloring gave the building a new statement. As far as the foundation, he believed that the color choices were within the Code, so it was up to the applicant, as to the choice.

Chairman Schwartz appreciated the seamed roof, noting that there were only about 2 or 3 buildings left in the city with seamed roofs. He pointed out that Yost Tavern was one of them, which has lasted a bit over 100 years. He felt that the metal seamed roof added a lot to the building.

Regarding the back entrance, Chairman Schwartz felt that some of the doors and windows needed a bit more than paint. He asked about repair work on the back door, as some of the wood was lifting off. Mr. Chesar showed photos to all on the wide screen. Chairman Schwartz stated that if the applicant chose to change out the shutters to wood, and repair the door, the matching grant would apply to those items. He stated that repairing windows fell under that category, but not replacement. He believed that the windows could be repaired.

There was discussion between Mr. Hines and the Commission about the windows and what might be wrong with them, (they might be nailed down) and how they could be repaired. Mr. Hines would like to have the windows functional and would look into the repair costs. Mr. Chesar stated that he was not sure what the maximum was for the matching grant – it may be \$15,000. He estimated that between the roof, door and window repairs, they could easily reach that figure.

Mr. Macht pointed out that the Code did not require that the windows be functional.

Chairman Schwartz stated that although they were plastic shutters, they were correctly proportional to the windows. Mr. Hines stated that one was warped. Chairman Schwartz stated that if he replaced them, he would need to use real wood or wood composite, to comply with the Code. He was not sure if the building originally had shutters. Mr. Grier stated they would have had shutters originally. Ms. Schigel agreed, and showed a photo with shutters, however, it had no date.

Chairman Schwartz noted that losing parking spaces was always painful – going from 4 spaces to 1; but the public parking down the street and the good sidewalk access to it was helpful. Mr. Hines stated that he had a conversation with a neighboring business with 18 spaces, and they may be able to work out a shared parking arrangement, after business hours.

Chairman Schwartz asked about the material for the tables and chairs. Ms. Schigel stated that it was powder coated aluminum, looking like wrought iron. Mr. Chesar stated that either of those two were acceptable, per the Code.

Ms. Garfield asked about the Adirondak seating - if it was cedar or composite or a resin.

Mr. Chesar checked and read from Section 151.1405 DESIGN REVIEW CRITERIA, (F) (3) *Design Review Criterion #6 STREET FURNISHINGS*.

“Wrought iron, wood, and aluminum or powder coated steel which gives the appearance of wrought iron are preferred for street furniture. Fiberglass, recycled plastic, galvanized steel, and concrete products are prohibited. Synthetic teak, synthetic/resin wicker, virgin resin poly lumber and polypropylene resin may be considered by the Landmarks Commission on

## Landmarks Commission Meeting

July 10, 2024

a case-by-case basis. Black PVC is a permitted material for movable sidewalk enclosures if approved by the Landmarks Commission.”

There was discussion among the Commission on how to craft the motion, and it was decided to put it in Staff's hands, for his approval.

There were no more comments or questions from the Commission.

*Mr. Schmidlin moved to approve the application submitted by Mike Wentz/Eric Hines, 7213 Remington Road, Montgomery, Ohio 45242 for a Certificate of Approval for architecture, building materials, and colors for a commercial structure and associated patio at 7816 Cooper Road (former Village Hall Landmark structure). This also includes changes to parking, outdoor seating and a new roof.*

*This is based upon the information dated June 25, 2024, submitted by Maria Versluis, property owner, residing at 3535 South Ocean Drive, Hollywood, FL 33019.*

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

- (d) Design Review Criterion #4 MATERIALS:  
Ensure the use of construction materials appropriate to the District, the era and the architecture of the building.*
- (e) Design Review Criterion #5 COLORS: Use paint colors appropriate to the District.*
- (f) Design Review Criterion #6 LANDSCAPE:  
Use landscape elements and street furniture appropriate to the District.*
- (h) Design Review Criterion #8 ACCESSORY STRUCTURES:  
Ensure that accessory structures enhance, yet be subordinate to the primary structure in size, scale, and architectural detail.  
of the current Montgomery Zoning Code.*

*As detailed in the Staff Report to Landmarks Commission dated July 3, 2024 and the updated Architectural Consultant Report to Landmarks Commission updated July 3, 2024 by John R. Grier, the Landmarks Architectural Consultant; and the Historical Consultant Report, dated June 28, 2024, by Cooper Shields, Gray & Pape, Inc., Landmarks Historical Consultant.*

*This approval is contingent upon the following modifications:*

- 1) String lighting elements are to emulate an incandescent bulb in form and color*
- 2) Building paint shall be matte or satin finish on the body*
- 3) Window and trim paint shall be semi-gloss*

*This approval is further contingent upon the following being submitted to, and approved prior to installation:*

- 1) Any new signage to be approved by Staff.*
- 2) Any new lighting fixtures to be approved by Staff*
- 3) Any new changes to patio or parking are to be approved by Landmarks Commission.*
- 4) Any minor site changes to patio/parking area is to be approved by Staff*

## Landmarks Commission Meeting

July 10, 2024

- 5) *Any changes to building colors to be approved by Staff*
- 6) *Furniture selections to be approved by Staff.*

*Mr. Macht seconded the motion.*

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

*AYE: Ms. Garfield, Mr. Durham, Mr. Macht, Ms. Berger, Ms. Cottrill, Mr. Schmidlin,  
Chairman Schwartz*

*(7)*

*NAY:*

*(0)*

*ABSENT:*

*(0)*

*ABSTAINED:*

*(0)*

*This motion is approved.*

The applicant and Ms. Schigel left at 7:00 pm.

### Staff Update

Mr. Chesar stated that Ms. Henao may attend our next meeting. He reported on numerous projects:

- The social media post “Throwback Thursday” is getting a lot of traction – which meets the goal of this action item.
- The City is still working on getting historical sign proposals for the Landmarks Buildings and we hope to discuss this at our next meeting. They are also looking into way-finding signs similar to those in the Montgomery Quarter area, to be placed further north on Montgomery in the Historic District, and through Shelley Lane parking.
- Ms. Henao is working with Kolar Design to put together some creative history briefs and appropriate public art to be placed at the corner of Shelley and Remington, as well as Parrot Alley.
- We are still planning for Vegas in the Village on September 5. Last year they received a grant, so this year may be a bit more modest.

Chairman Schwartz stated that Landmarks was represented at the July 4<sup>th</sup> Parade, and he tossed out lollipops from his 1956 Chevy, and played a lot of 1950s music. The parade finished about 2 minutes before the rain!

### Council Report

There was no council report this evening.

### Other

There was no other information to report.



## Landmarks Commission Meeting

July 10, 2024

### Minutes

Ms. Garfield moved to approve the minutes of June 12, 2024, as amended, from emails received from Landmarks Commission members.

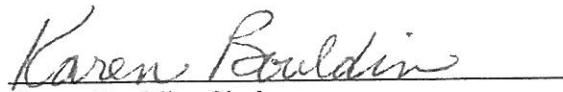
Mr. Durham seconded the motion. The Commission unanimously approved the minutes.

### Adjournment

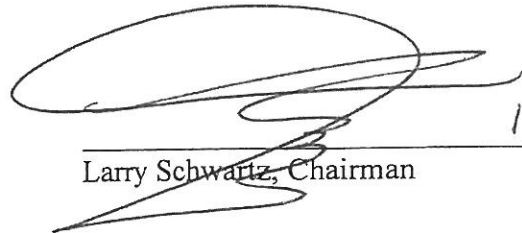
Mr. Macht moved to adjourn. Ms. Cottrill seconded the motion.

The Commission unanimously approved.

The meeting adjourned at 7:10pm.

  
Karen Bouldin, Clerk

/ksb

  
Larry Schwartz, Chairman

11/13/24  
Date

December 13, 2024

TO: Brian K. Riblet, City Manager  
FROM: Tracy Henao, Assistant City Manager *JMH*  
Cc: Kevin Chesar, Community Development Director  
SUBJECT: Historic preservation matching grant for 7786 Cooper Road

### **Request**

It is requested that the Montgomery Community Improvement Corporation (CIC) consider an application for a historic preservation matching grant from Ruth Sproull for a new roof for the Taulman House at 7786 Cooper Road.

### **Financial Impact**

The financial impact would be \$4,930.00, which equates to 50% of the total quote of 9,860.00.

### **Background**

The building at 7786 Cooper Road, the Taulman House, is a Landmark building and located in the Heritage District. Based on historical documents, the house is associated with Joseph Taulman, the first postmaster and tax collector, and was constructed circa 1830. The original section of the building is a two story, two bay "I" house with a gable roof. At some point the original clapboard siding was covered with a cedar shingle, which remains. In the basement of the original structure, the joists are log timbers, which could suggest this section was constructed earlier than 1830. The owner is looking into having the logs dated to get a more accurate date of construction on the building.

There have been several additions added to the back of the house over time which relate to not only the growing needs of those who lived there, but also for business purposes. The building was used at one time as a beauty parlor, which was when the front entrance and two first floor front windows were removed and a single bay window installed with the entrance being moved to the east wall.

The current owner purchased the home in April of last year and has already made several improvements to the house, including repainting and landscaping. The owner is looking to put on a new roof in-line with the existing roof type, color and material.

A Certificate of Approval for the work was issued by the Community Development Director this month

**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 the applicant's willingness to make improvements to the building and care for one of the City's cherished Landmark buildings. Staff is in support of the historic preservation matching grant to Ruth Sproull for a replacement roof on the Taulman House located at 7786 Cooper Road in the amount of \$4,930.00.





**Montgomery Community Improvement Corporation**  
**Application for Historic Preservation Matching Grant**

Applicant:	Ruth Sproull
Address:	7786 Cooper Rd. 45242
Phone:	8023343438
Email:	gardener612@yahoo.com

Property Owner:	same as above
Address:	
Phone:	
Email:	

Is the building a ☒ Landmark Building ☐ Contributing Structure

Brief description of proposed work: Replace roof on main house, porch and shed with same material (Ply+wood)

CHI Roofing  
Company performing work: \_\_\_\_\_

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 reimbursed basis.

Ruth Sproull  
Signature of Applicant

12/11/2024  
Date



Landmark Commission Application for Certificate of Approval

Owner Name: Ruth Sproull

Address: 7786 Cooper Rd.

Owner Phone Number: 8023343438

Business Name (if applicable): \_\_\_\_\_

Business Owner & Phone Number: \_\_\_\_\_

Landmark Building: Yes ☒ No ☐

Heritage District: Yes ☐ No ☐

Proposed Work:

Replace roofing material with Owens Corning Driftwood Supreme on main house and shed and porches.

This is the same material that is currently on the house (per the previous owner-he has the invoices.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 12/12/24

Owner's Signature: Ruth Sproull

3535 Round Bottom Rd  
Cincinnati, OH 45244  
5137317663  
chiroofing1@gmail.com  
www.731ROOF.com



## Estimate

### ADDRESS

Ruth Sproull  
7786 Cooper Rd  
Cincinnati, OH 45242

### ESTIMATE #

DATE 12/06/2024  
EXPIRATION 01/06/2025  
DATE

### SALES REP

MR

ITEM	QUANTITY	RATE	AMOUNT
<b>Week starting 12/01/2024</b>			
<b>Roof Replacement</b>	1	9,860.00	9,860.00
Remove:			
-All roofing materials down to decking			
Replace:			
-Any rotten/damaged decking at a rate of \$60.00 per 4" x 8" sheet for 7/16 OSB			
Install:			
-Owens Corning Weather Guard Leak Barrier around perimeter of house, in valleys and around protrusions			
-Synthetic Felt			
-Pre-Painted metal valleys			
-Pre-Painted pipe collars			
-Aluminum gutter aprons			
-Owens Corning eave/rake starter strip			
-Owens Corning shingle over ridge vent			
-Owens Corning Duration Dimensional shingles. Color: Driftwood			
-Owens Corning hip and ridge			
AS NEEDED:			
-New 4"x 2" base flashing where needed			
-New 5" x 7" pre-painted step flashing where needed			
-New chimney flashing with galvanized metal			
-Flashing to be painted to match as close as possible to roof shingles			
-Caulk all, if any exposed nail heads			
-Roll property with magnets			
-Clean up and haul away all job related debris			
<b>Roofing Warranty</b>	1	0.00	0.00
Warranty			



ITEM	QUANTITY	RATE	AMOUNT
------	----------	------	--------

- A. Ten-year workmanship warranty on all work preformed  
 B. Full manufacturers warranty with any product installed.

**BUYERS RIGHT TO CANCEL**

We propose hereby to furnish labor and material in complete accordance with the above specifications for the contract price noted. QUOTE IS VALID FOR THIRTY DAYS. This offer may be withdrawn at any time prior to acceptance. Either party may cancel this transaction at anytime prior to midnight of the third business day after the date of signing this contract.

C.H.I's services shall be limited to those expressly set forth in this contract and C.H.I. shall have no other obligations or responsibilities for the project except as agreed to in writing or as provided in this agreement. Additional services may be provided on a labor and materials rate basis, but only upon written authorization by the CLIENT.

Payment to be made as follows: 100% upon completion. C.H.I. will invoice\_\_\_\_\_ for the amounts due for services rendered. Full payment for the amount invoiced is due upon receipt. If the invoice remains unpaid 30 days after the invoice date, any unpaid balance shall be subject to interest rate at 1.5% per month from the date of the invoice. In addition, CLIENT agrees to pay all costs incurred by C.H.I. for collection of unpaid amounts, including reasonable attorney fees and court costs.

**Credit Card Processing Fee**

\*\* All payments made with a credit card are subject to a 3% processing fee.

TOTAL

\$9,860.00

Accepted By

Accepted Date



## CERTIFICATE OF APPROVAL

Date: December 12, 2024  
Property Owner: Ruth Sproull  
Property Owner Address: 7786 Cooper Road  
Montgomery, Ohio 45242  
Business Name:  
Applicant Name: Same as Above  
Address of Property: Same as Above  
Is this property a listed Landmark? Yes  
Is the property in the Heritage District? Yes

### Proposed Work:

- Roof Replacement of a Landmark Structure with the same materials as previously utilized.

### Conditions:

- Colors and type are approved per application dated December 12, 2024.

Certificate Approved: Yes

Certificate Denied: \_\_\_\_\_

Kevin Cheser

Zoning Administrator

December 12, 2024

Date

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  
September 4, 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 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 September 4, 2024 at 5:45 p.m. at City Hall with President Margolis presiding.

Historic Preservation Matching Grant Application- 7960 Remington Road

Mr. Chesar introduced the applicant and homeowner, Ms. Ann Henry.

Mr. Chesar 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. He explained that the financial impact would be \$11,042.68 for structural repairs. Mr. Chesar explained that 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.

Mr. Chesar explained that 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.

In closing, Mr. Chesar explained that 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.

Mrs. Mills-Reynolds asked if the work was complete.

Mr. Chesar replied it was.

Mr. Suer stated that it was a definite plus for the City that the home is considered as a contributing structure and felt it was nice that the homeowners are making the effort to improve the home.



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.

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Mr. Margolis explained that he felt the older homes add texture and contrast to the newer homes in the community and thanked Ms. Henry for her commitment to preserving the home.

Ms. Henry thanked the Trustees for the grant program and for their support as the grant helps with things that happen unexpectedly.

Mrs. Bissmeyer made a motion to approve the grant request in the amount of \$5,391.50. Mrs. Naiman seconded.

The Trustees unanimously agreed.

#### **Minutes**

Mr. Dobrozsi moved to approve the minutes from the April 3, 2024 Trustee meeting. Mrs. Naiman seconded. The Trustees unanimously agreed.

#### **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 5:51 p.m.

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Secretary/Treasurer

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Date