

Agenda
April 13, 2022
7:00 P.M.

1. Call to Order
2. Roll Call
3. Guests and Residents
4. Old Business
5. New Business
 - a. Application for Certificate of Approval: Architecture, building materials and colors for an Attached Single-Family Structure at 7960 Remington Road.
6. Staff Report
7. Council Report
8. Approval of Minutes - March 9th, 2022
9. Other
10. Adjournment

Landmarks Commission

Application for Certificate of Approval Architecture, Building Materials and Colors for an Attached Single-Family Structure 7960 Remington Road

April 13th, 2022

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 attached 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, single family-attached and multi-family homes and 'cluster' developments are permitted uses within the district. The 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 Planning Commission approved the General Development Plan on January 18, 2022 with the following conditions:
 - a) Verification that the front yard impervious surface coverage is under 35% be provided and approved by Staff
 - b) The side-yard setback be approved by the Board of Zoning Appeals or be brought into compliance with the Code
 - c) Building architecture, materials and colors be approved by the Landmarks Commission
- 2) The Board of Zoning Appeals approved three variances for the project on February 22, 2022. The variances included internal zero foot side-yard setback variances due to the units being landminiums and twenty five foot side-yard eastern setback when 30 is required.
- 3) If approved by the Landmarks Commission, the applicant will seek Final Development Plan Approval from the Planning Commission to complete the approval process.

Staff Findings:

1. The applicant is proposing to demolish the existing single-family structure and construct a new two story, two unit attached single-family townhouse style (landminium) structure.
2. The site is currently two parcels, which will require consolidation for development. 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 applicant has provided a layout for two townhomes with first floor enclosed two car parking garages attached on the north side of structure for each unit.

4. The proposed building height is in conformance with Section 151.1405(A)(1) in that the height is approximately 22' as measured from the grade line to the gutter. The maximum height to the peak of the roof is approximately 29' (eastern unit).
5. The designer has worked to keep the horizontal and vertical dimensions in proportion along the front elevation with slight height, porch, color, and window variations to differentiate between the two attached units. While the building is long due to the dimensions of the lot, the designer has broken up the horizontal dimension along the east and west elevations with the use of windows, and changes in siding orientation and in the setback of the façade.
6. The roof structure is a gabled roof as required by Section 151.1405(B). The applicant is proposing two different roof materials, a standing seam metal roof on the eastern unit and dimensional shingles on the western home. The standing seam metal roof is a proposed color of Rustic Red. The dimensional shingle is proposed to be Onyx Black. The roof materials/colors would need a determination of compliance with the Heritage District Design Guidelines.
7. The windows are a mix of six-over-six and two-over-two with an emphasis on the vertical versus the horizontal. Some of the windows on the front elevation(s) also include transom windows.
8. The applicant is proposing Pella double hung windows in white on the western unit and ebony on the east unit. The windows would be aluminum clad wood windows with simulated divided light, which is permitted in new construction within the Heritage District.
9. The front doors are proposed to be wooden with various glassed panes with glazing and transoms. The west unit is proposed as black with the east unit as a wood tone. The garage doors are made of steel with a composite overlay and each bay has a separate door as required by the Code on the east townhome with a color black. The applicant is proposing a single white garage door on the west townhome.
10. The applicant is debating between Hardie Board and LP Smartside for the siding. Both materials are in compliance with the Heritage District Design Guidelines and have been previously approved. The applicant is proposing that the material be in a Dusty Yellow on the west townhome and white on the east unit.

11. The fireplace is proposed to be Brick Tec/General Shale thin brick in an English Pub Red color.
12. The applicant is proposing a yet to be determined style of gaslight for the front porches/entry lighting. Sconce lighting is anticipated on either side of the garage doors with the color not given. The applicant anticipates utilizing LED bulbs matched to the color temperature of an incandescent light.
13. The widow's walk and porch railing material has not been identified. Per 151.1405(h)(4) the structure shall be of a natural material with vinyl prohibited.
14. 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 a new attached single-family home on a lot that is currently utilized as a single family home at 7960 Remington Road. The subject property was previously discussed with Planning Commission concerning the proper classification as the zoning code designates both single-family attached and two-family residential with similar definitions but different setback and lot requirements. The Planning Commission determined that the appropriate classification should be Single-Family Attached. This classification requires larger side yard setbacks of 30 feet versus 10 feet, if considered a two-family structure. While a minimal side yard variance will be required to allow the structure, Staff believes the larger setback (30' vs. 10') is beneficial to the adjacent neighbors, especially the property to the east which appears to have been constructed on/near the adjacent property line. This designation also forces a tighter building envelope which results in a two-story structure that aesthetically meets the vision of vertically oriented structures leading into the historic downtown. As a single family-attached, the structure can be located 15 feet closer in the front yard, at a 35 feet setback, which Staff believes is beneficial from the perspective to allow the property to be vertically framed closer to the right of way like other downtown buildings.

The proposed structure has the feel of a 19th Century two-story home. The homes in the direct vicinity of the proposed house are very eclectic in style, ranging from cape cods and ranches, traditional two-story homes, and multi-family units. Staff believes that the applicant has put a lot of thought and effort into the design of the proposed home to ensure that it is consistent with the Heritage District Design Guidelines and appropriate for the District while still

providing the modern conveniences that are desired by today's market. The building materials and colors are in keeping with the approved type for District; however, Staff believes discussion should be had regarding the color mix and materials and for the roof as the two proposed roof choices (standing seam and asphalt) provide for a visual separation of the attached units. Staff believes that the architect has done a good job of breaking up the long horizontal expansions on the east and west elevation with windows and the associated roof decks.

Overall, Staff believes the proposed house is an enhancement to the area in keeping with the eclectic, charming character of the neighborhood by utilizing a 19th century feel, which is appropriate for the city. Generally, the building massing, building materials and colors are in compliance with the Heritage District Design Guidelines with Staff recommending discussion regarding the western garage door, the overall color palette and the use of two different roofing materials. Should the Landmarks Commission be in support of the application, Staff would recommend the following conditions:

- Paint shall be a satin or matte finish;
- Final railing material to be approved by Staff;
- Final siding material to be approved by Staff; and,
- Final light fixtures to be approved by Staff



APPLICATION FORM

Meeting (Circle): Board of Zoning Appeals Planning Commission **Landmarks**
Commission

Project Address (Location): 7960 Remington Rd. Montgomery Ohio 45242

Project Name (if applicable): n/a

Auditors Parcel Number: 603-0002-0040-00 & 603-0002-0016-00

Gross Acres: .083+ .460= .543 Lots/Units 2 Commercial Square Footage 1,864 existing house

Additional Information: Construct 2 Townhomes-attached on the lot currently zoned D-3 multi-family (currently there is a single family home)

PROPERTY OWNER(S) Jim Sykes and Ann Henry Contact Ann Henry

Address 7960 Remington Rd. Phone: 513.706.6268 cell Ann

City Montgomery State Oh Zip 45242

E-mail address annhenryyy@gmail.com

APPLICANT Jim Sykes and Ann Henry Contact Ann Henry

Address 7960 Remington Rd Phone: 513.706.6268

City Montgomery State Oh Zip 45242

E-mail address annhenryyy@gmail.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature

ONLY   FOR DEPARTMENT USE

Print Name

Jim Sykes and Ann Henry

Date 04.13.2022

Meeting Date:
Total Fee:
Date Received:
Received By:

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

Re: Landmarks Commission meeting, City of Montgomery, Ohio

Date: April 13, 2022

To: Landmarks Commission Members

We are the current property owners of 7960 Remington Rd. We have lived there since April 2001. We have watched the transformation of Remington Rd. over the past 15 years with the many tear downs and new construction. The new single-family homes and townhomes both contribute positively to our community.

Given this current state of development, we believe that our home would be considered a tear down by whomever purchased the property should we decide to sell. We have decided to develop the property ourselves. We have been working with Kevin Chesar on details and requirements to build 2 townhomes on our existing single family home lot, zoned D-3; multi family. In addition, our property is in the Heritage Overlay District.

We both have experience in the design and construction industry: Jim is a retired footing contractor who owned his own contracting business for 25 years. Ann is the current owner, along with her 2 partners, of W⁵ Design+Architecture, a woman owned design and architecture firm formed in 2013. She has 30+ years in the commercial design industry.

Ann has developed plans and drawings for the construction of 1 building with 2 total dwellings, on the site, with a similar aesthetic and size to the current townhomes to the west of 7960 Remington along Remington and Main streets. In the single building: there would be 1 townhome at the west side of the property and 1 townhome at the east side of the property.

We believe the design fits into the aesthetic the commission is looking for, for buildings constructed in the Heritage District. And also that this development would be an enhancement to the community by creating additional residences in the pedestrian urban zone of downtown Montgomery and generate more property tax for the city.

Thank for your consideration and we look forward to discussing all your issues and concerns at the upcoming Landmarks Commission meeting.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is for Jim Sykes, written in a cursive style. The signature on the right is for Ann Henry, also in a cursive style.

Jim Sykes and Ann Henry



EXTERIOR MATERIALS—West Townhome			
ITEM	MANUFACTURER	TYPE	COLOR
Roofing	Owens Corning	Oak Ridge Dimensional Shingle	Onyx Black
Windows	Pella	Architect Series metal clad aluminum/wood	White
Siding	Hardie or LP Smartside	Horizontal Lap Siding	PPG 1209-3 Dusty Yellow
Front Door		Solid wood w/glazing & transom	Black
Garage Door	Clopay	Canyon Ridge Series Steel w/ composite overlay	White

EXTERIOR MATERIALS—East Townhome			
ITEM	MANUFACTURER	TYPE	COLOR
Roofing	ABC Roofing	Imperial Rib 9" Metal Ribbed	Rustic Red
Windows	Pella	Architect Series metal clad aluminum/wood	Ebony
Siding Horizontal	Hardie or LP Smartside	Horizontal Lap Siding	White
Siding Vertical	Hardie or LP Smartside	Vertical Board & Batten Siding	White
Front Door		Solid wood w/glazing & transom	Stained dark wood tone
Garage Door	Clopay	Canyon Ridge Series Steel w/ composite overlay	Black
Chimney	Brick Tec/General Shale	Thin Brick	English Pub (red)



SIDING - Pale Yellow

SIDING - White



EXTERIOR ELEVATIONS-Preliminary
SCALE: 3/16" = 1'-0"

REMINGTON - Double Townhomes

7960 Remington Rd.
Cincinnati OH 45242

Date: 04.05.22

Rev:

Option No.



W5 DESIGN LLC
515 Wyoming Ave.
Cincinnati, Ohio 45215
513.376.0968



East Townhome
EXTERIOR ELEVATION - East
SCALE: 1/4" = 1'-0"

02



East & West Townhomes
EXTERIOR ELEVATION - North @ Garages
SCALE: 1/4" = 1'-0"

03



East & West Townhomes
EXTERIOR ELEVATION - South @ Street
SCALE: 1/4" = 1'-0"

01

PROJECT TEAM

CLIENT

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Date	Description
00.00.00	00.00.00	Original Issue date
00.00.00	xxxxxx	xxxxxx

Project Status i.e
SCHEMATIC
DESIGN

JOB NUMBER:	###.##
FILE:	FILE
SCALE:	1/4" = 1'-0"
DATE:	Apr. 5, 2022

EXTERIOR
ELEVATIONS

A1.5

PROJECT TEAM

CLIENT

SEAL

PRELIMINARY
NO FOR
CONSTRUCTION

No.	Date	Description
00.00.00	00.00.00	Original Issue date
00.00.00	xxxxxx	xxxxxx

Project Status i.e
**SCHEMATIC
DESIGN**

JOB NUMBER: ###.##
FILE: FILE
SCALE: 1/4" = 1'-0"
DATE: Mar. 22, 2022

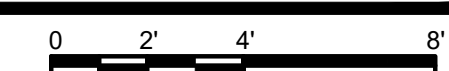
EXTERIOR
ELEVATIONS

A1.7



West Townhome
EXTERIOR ELEVATION - West
SCALE: 1/4" = 1'-0"

01



PRELIMINARY
NO FOR
CONSTRUCTION

No.	Date	Description
00.00.00	Original Issue Date	
00.00.00	xxxxxx	

PROJECT STATUS
Project Status i.e
SCHEMATIC
DESIGN

JOB NUMBER: ###.##

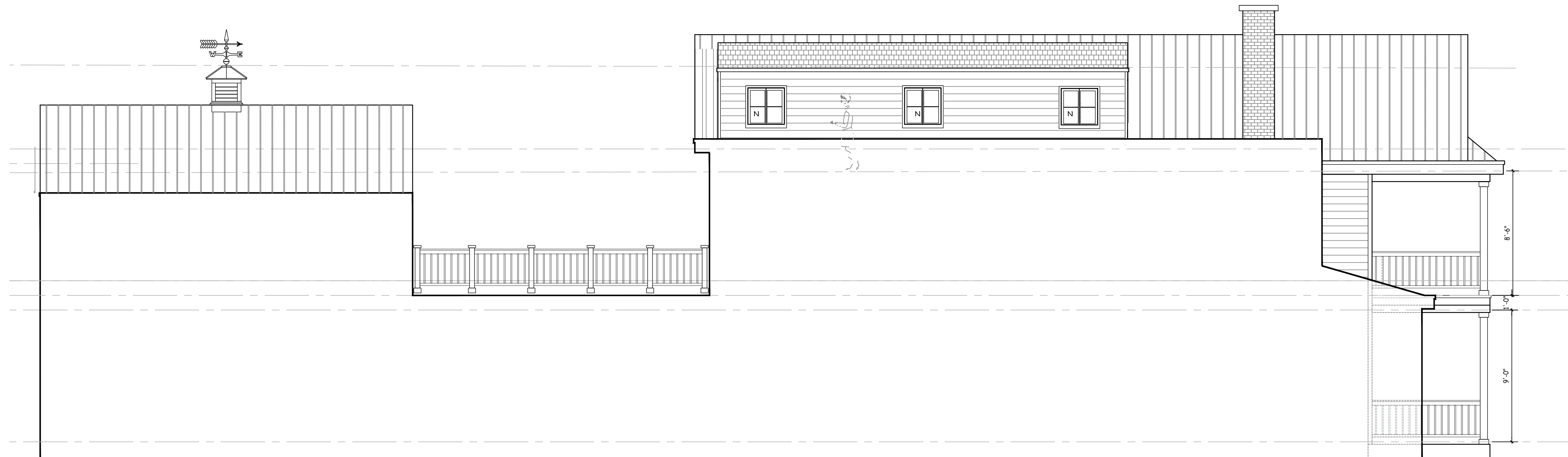
FILE: FILE

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

DATE: Mar. 22, 2022

DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A1.6



East Townhome
EXTERIOR ELEVATION - West

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

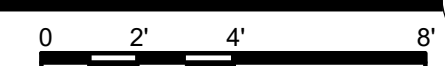


02

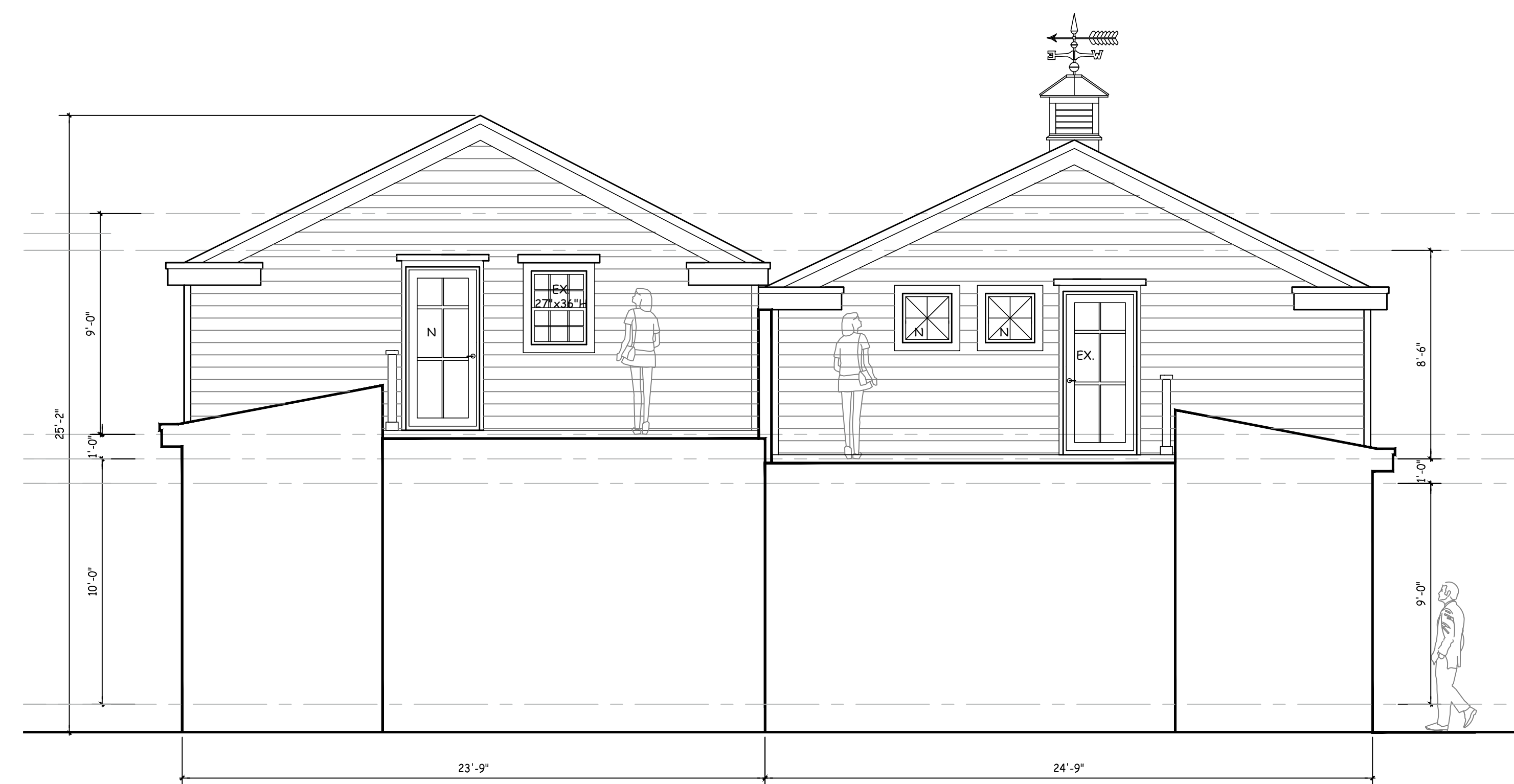


East & West Townhomes
EXTERIOR ELEVATION - South @ Roof Deck

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



03



East & West Townhomes
EXTERIOR ELEVATION - North @ Roof Deck

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



01

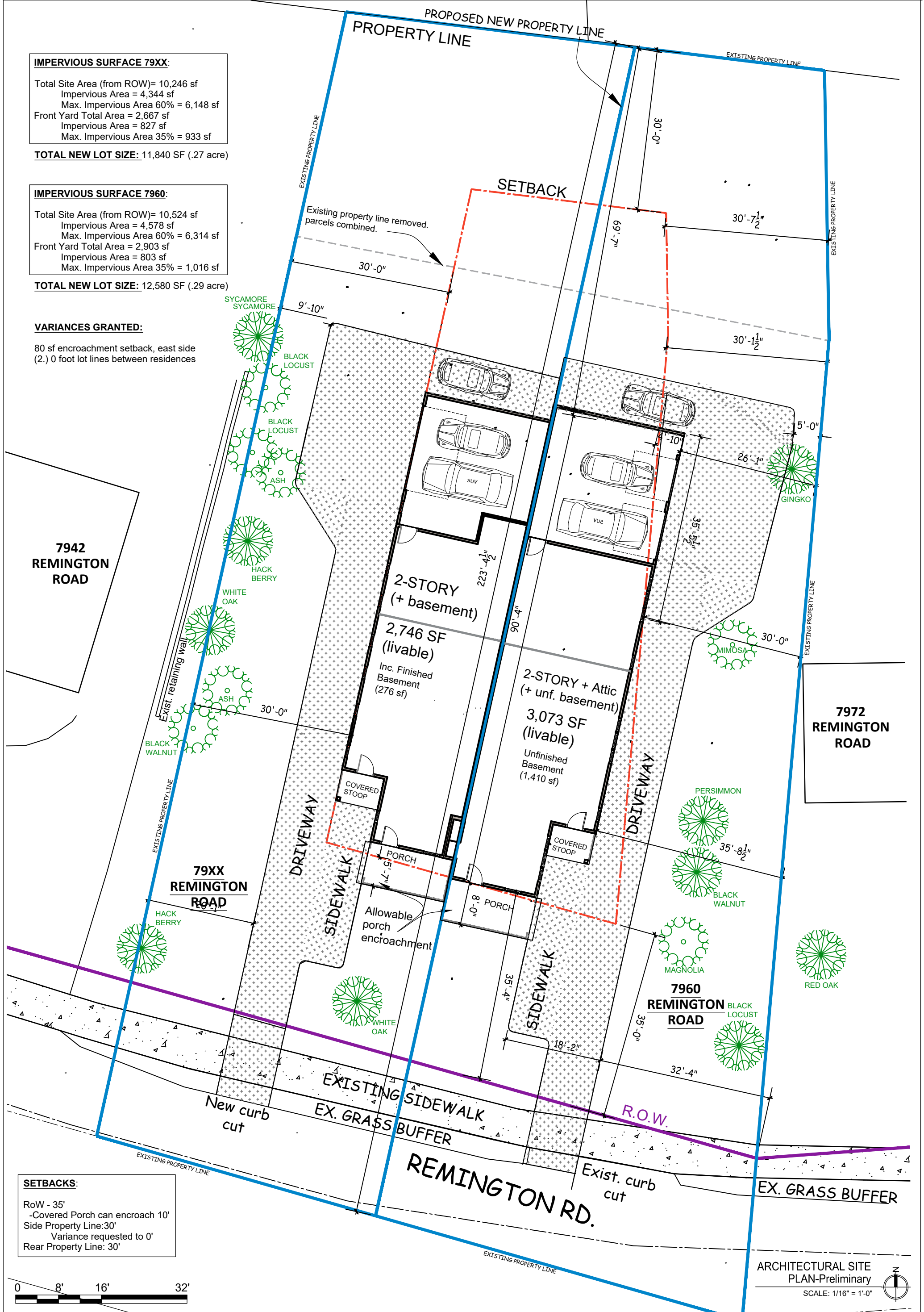
IMPERVIOUS SURFACE 79XX:
 Total Site Area (from ROW)= 10,246 sf
 Impervious Area = 4,344 sf
 Max. Impervious Area 60% = 6,148 sf
 Front Yard Total Area = 2,667 sf
 Impervious Area = 827 sf
 Max. Impervious Area 35% = 933 sf

TOTAL NEW LOT SIZE: 11,840 SF (.27 acre)

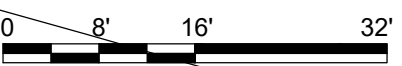
IMPERVIOUS SURFACE 7960:
 Total Site Area (from ROW)= 10,524 sf
 Impervious Area = 4,578 sf
 Max. Impervious Area 60% = 6,314 sf
 Front Yard Total Area = 2,903 sf
 Impervious Area = 803 sf
 Max. Impervious Area 35% = 1,016 sf

TOTAL NEW LOT SIZE: 12,580 SF (.29 acre)

VARIANCES GRANTED:
 80 sf encroachment setback, east side
 (2.) 0 foot lot lines between residences



SETBACKS:
 RoW - 35'
 -Covered Porch can encroach 10'
 Side Property Line: 30'
 Variance requested to 0'
 Rear Property Line: 30'

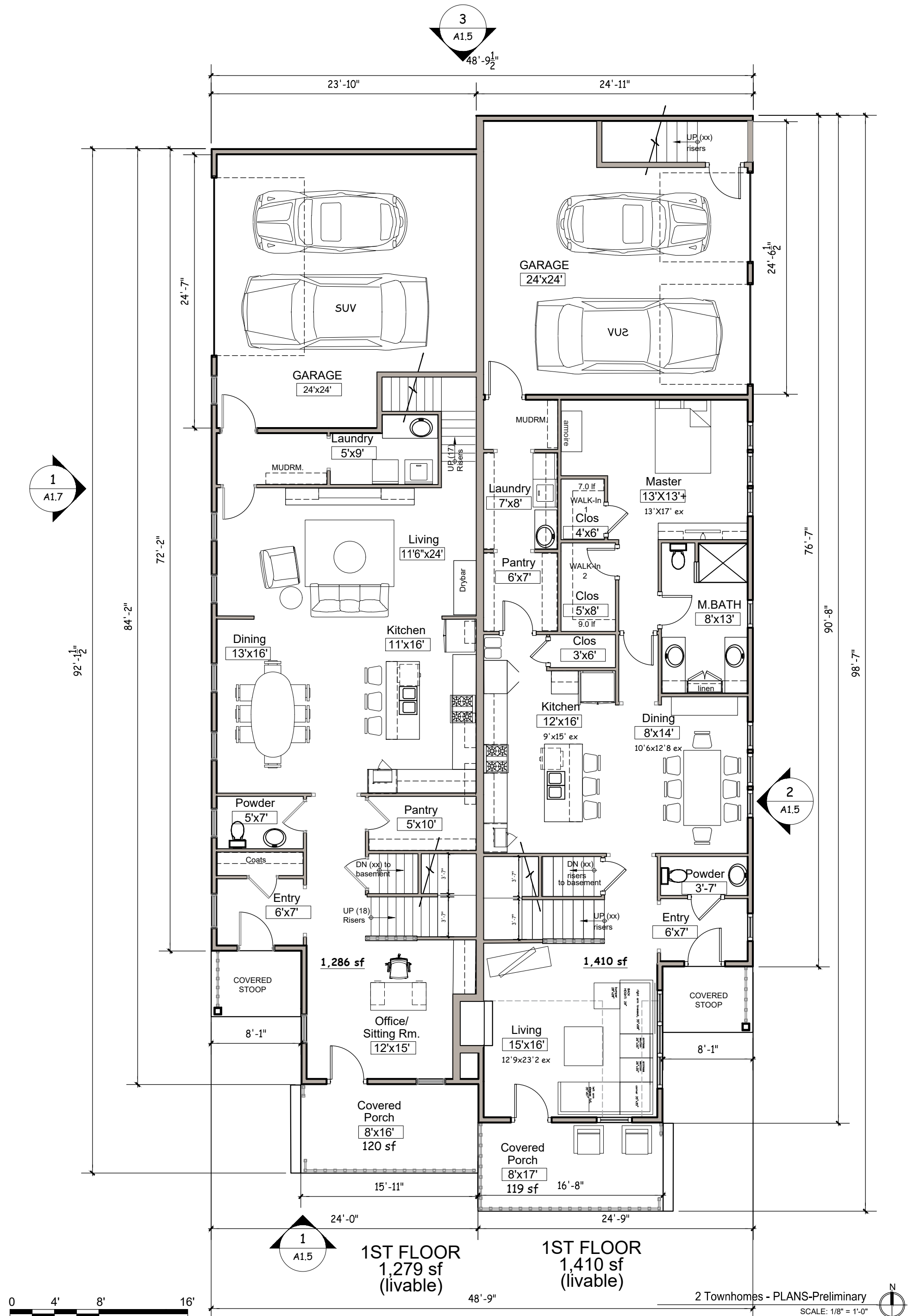


ARCHITECTURAL SITE
 PLAN-Preliminary
 SCALE: 1/16" = 1'-0"

ZONING:
D-3
 Historic District

Job Name:	Remington Row - Double Townhomes	Date:	03.22.22
Location:	7960 Remington Rd, Cinti OH 45242	Rev:	
Job Number:			
		Option No.	

W² DESIGN
 W² DESIGN LLC
 515 Wyoming Ave.
 Cincinnati, Ohio 45215
 513.376.0968



Job Name: Remington Double Townhomes
 Location: 7960 Remington Rd, Cinti OH 45242
 Job Number:

Date: 03.22.2022
 Rev:
 Option No.

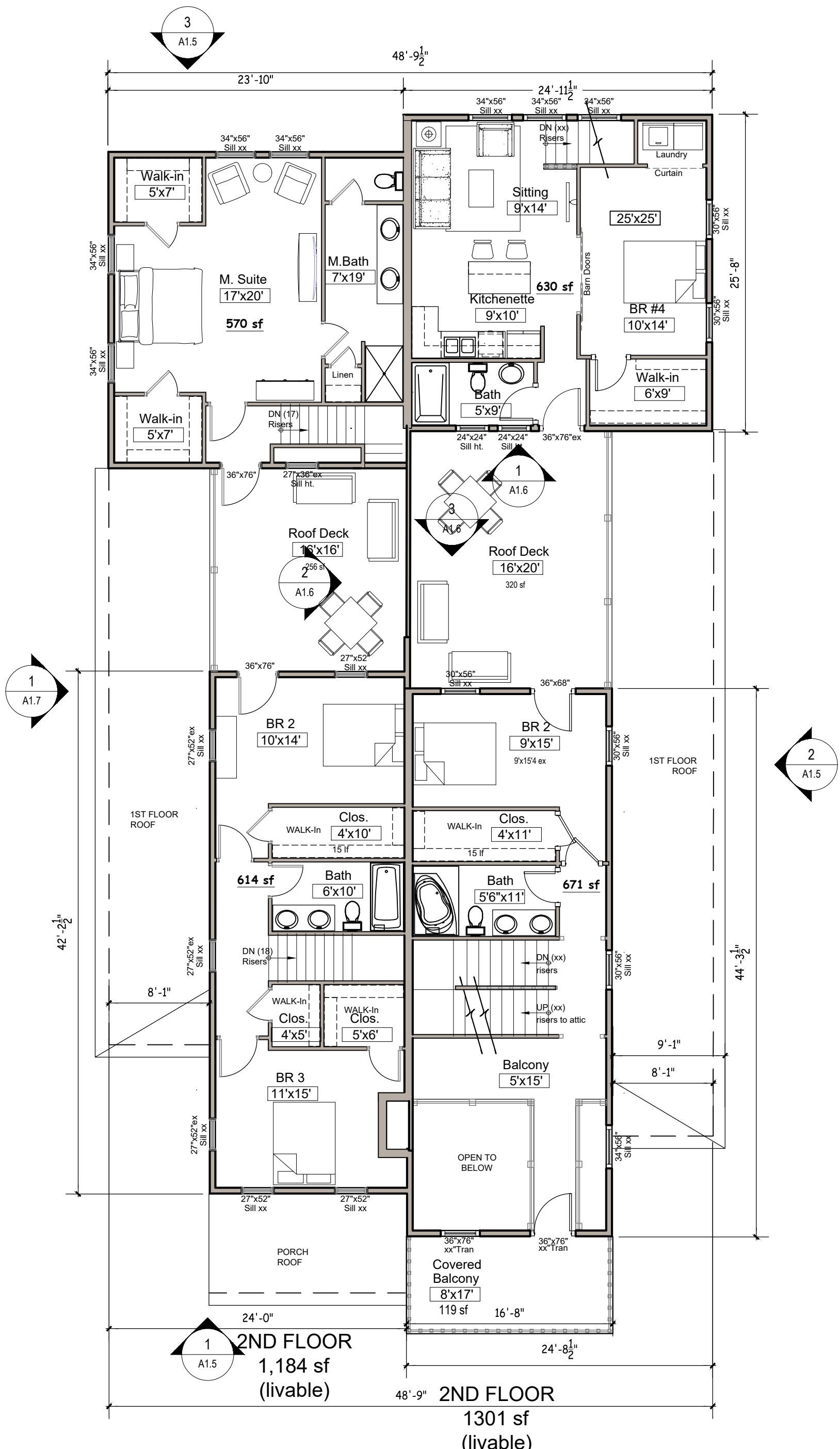


W5 DESIGN LLC
 515 Wyoming Ave.
 Cincinnati, Ohio 45215
 513.376.0968

2 Townhomes - PLANS-Preliminary
 SCALE: 1/8" = 1'-0"

1ST FLOOR
 1,279 sf
 (livable)

1ST FLOOR
 1,410 sf
 (livable)

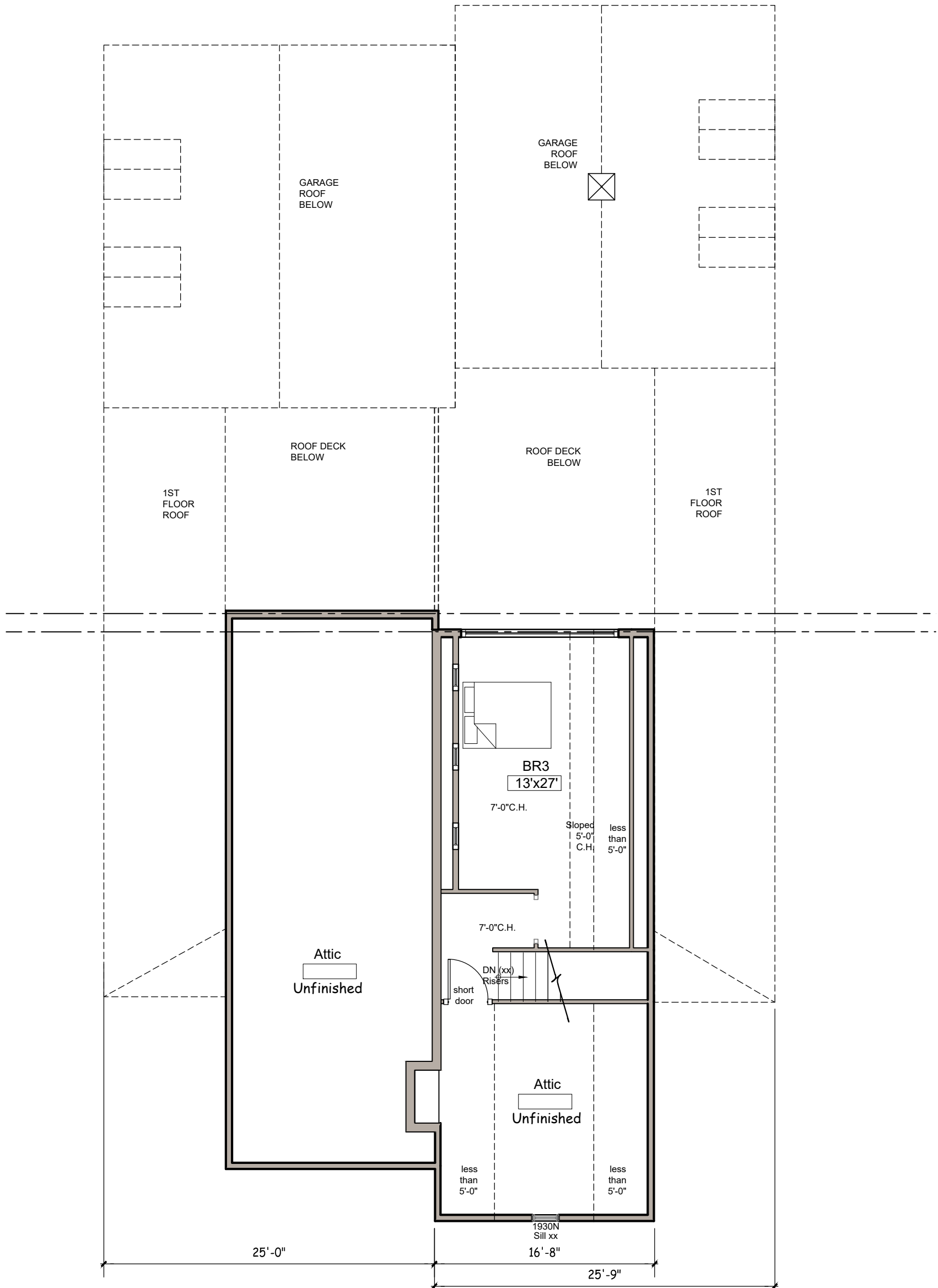


DOUBLE TOWNHOMES - PLANS-Preliminary
SCALE: 1/8" = 1'-0"

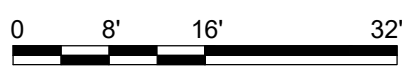
Job Name:	Remington 2 Townhomes	Date:	04.05.22
Location:	7960 Remington Rd, Cinti OH 45242	Rev:	
Job Number:			
		Option No.	




W5 DESIGN LLC
515 Wyoming Ave.
Cincinnati, Ohio 45215
513.376.0968



FINISHED ATTIC
362 sf
(Livable)

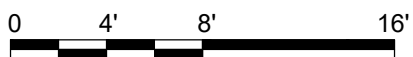
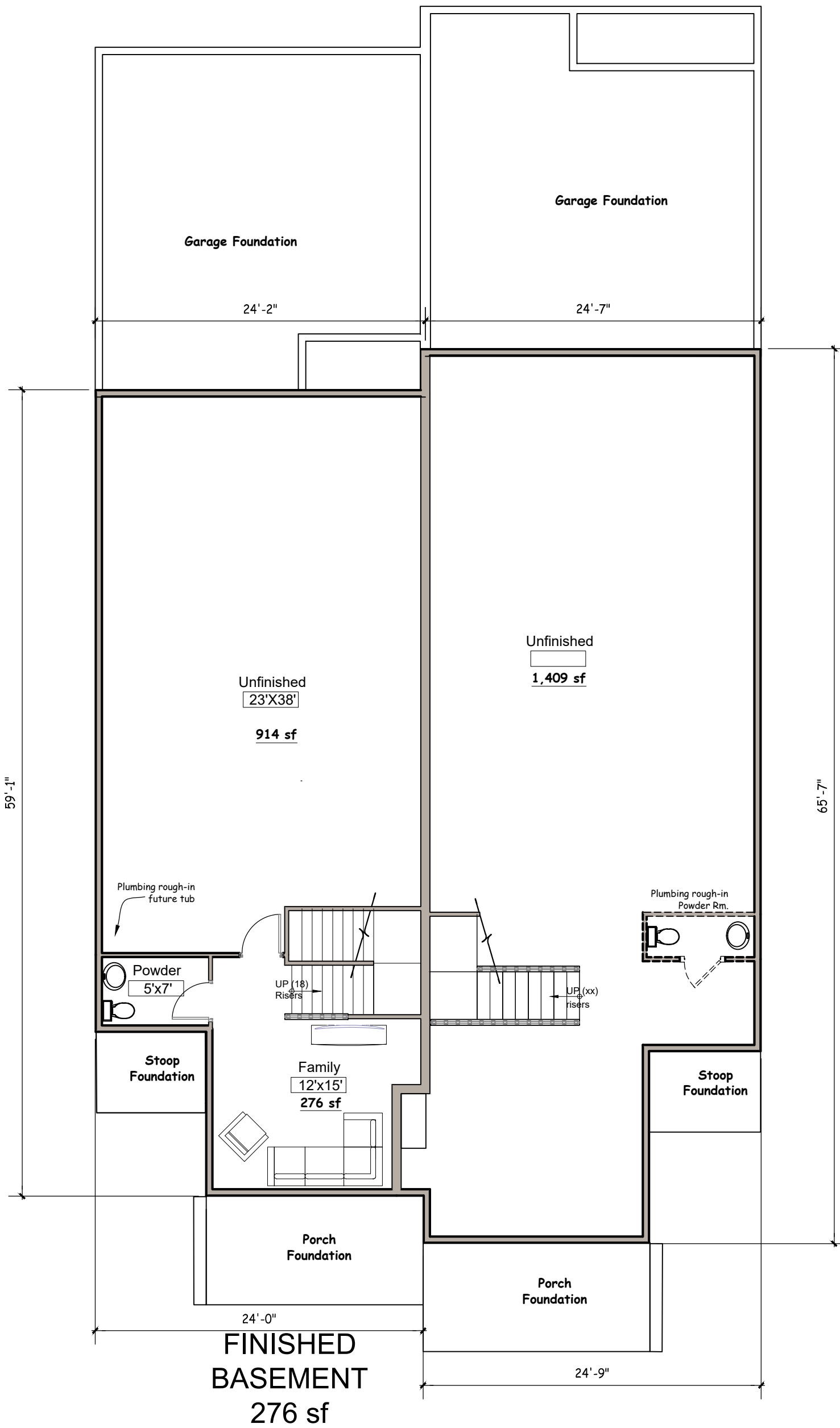


ATTIC PLAN-Preliminary
 SCALE: 1/8" = 1'-0" 

Job Name:	Remington - Double Townhomes	Date:	03.22.2022
Location:	7960 Remington Rd, Cinti OH 45242	Rev:	
Job Number:			
		Option No.	



W⁵ DESIGN LLC
 515 Wyoming Ave.
 Cincinnati, Ohio 45215
 513.376.0968



2 Townhomes - PLANS-Preliminary
SCALE: 1/8" = 1'-0"



Job Name: Remington Double Townhomes

Date: 03.22.2022

Location: 7960 Remington Rd, Cinti OH 45242

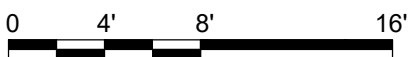
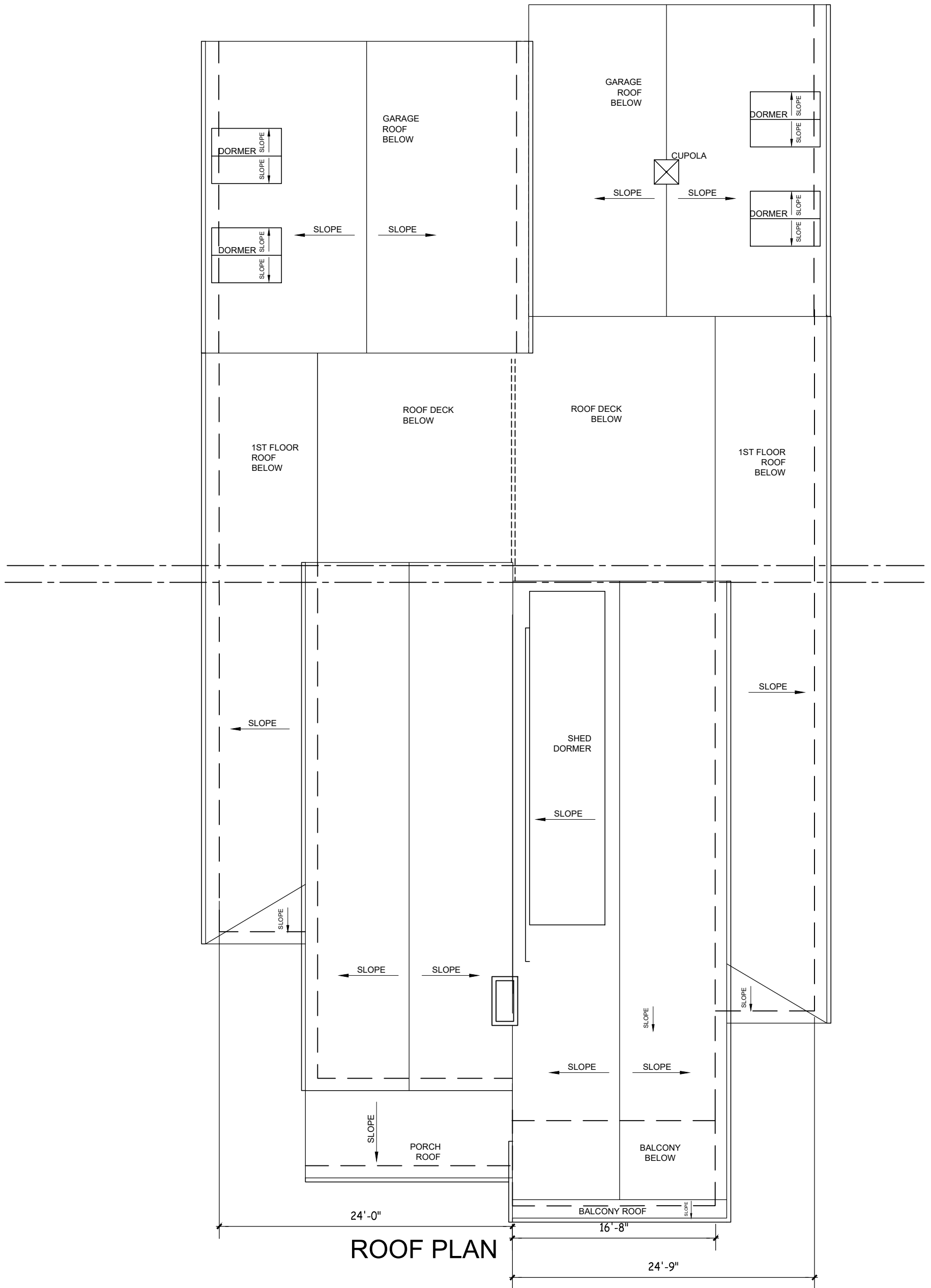
Rev: _____

Job Number: _____

Option No. _____



W5 DESIGN LLC
515 Wyoming Ave.
Cincinnati, Ohio 45215
513.376.0968



2 Townhomes PLANS-Preliminary

SCALE: 1/8" = 1'-0"



Job Name: Remington Double Townhomes

Date: 03.22.2022

Location: 7960 Remington Rd, Cinti OH 45242

Rev: _____

Job Number: _____

Option No. _____



W⁵ DESIGN LLC
515 Wyoming Ave.
Cincinnati, Ohio 45215
513.376.0968

EXTERIOR MATERIALS—West Townhome			
ITEM	MANUFACTURER	TYPE	COLOR
Roofing	Owens Corning	Oak Ridge Dimensional Shingle	Onyx Black
Windows	Pella	Architect Series metal clad aluminum/wood	White
Siding	Hardie or LP Smartside	Horizontal Lap Siding	PPG 1209-3 Dusty Yellow
Front Door		Solid wood w/glazing & transom	Black
Garage Door	Clopay	Canyon Ridge Series Steel w/ composite overlay	White



Featured Color:
Onyx Black
 Pub. No. 10020668

EXTERIOR MATERIALS—East Townhome

ITEM	MANUFACTURER	TYPE	COLOR
Roofing	ABC Roofing	Imperial Rib 9" Metal Ribbed	Rustic Red
Windows	Pella	Architect Series metal clad aluminum/wood	Ebony
Siding Horizontal	Hardie or LP Smartside	Horizontal Lap Siding	White
Siding Vertical	Hardie or LP Smartside	Vertical Board & Batten Siding	White
Front Door		Solid wood w/glazing & transom	Stained dark wood tone
Garage Door	Clopay	Canyon Ridge Series Steel w/composite overlay	Black
Chimney	Brick Tec/General Shale	Thin Brick	English Pub (red)



1
2
3
4
5
6

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

March 9, 2022

<u>PRESENT</u>		
<u>GUESTS & RESIDENTS</u>		<u>STAFF</u>
Lee Ann Bissmeyer Vice Mayor Montgomery City Council	Ron Messer Council Member Montgomery City Council	Kevin Chesar Community Development Director
		Karen Bouldin, Secretary
Galina Logunova Rapid Title 9467 Montgomery Rd. 45242		<u>COMMISSION MEMBERS PRESENT</u> Carole Cottrill John Durham Jane Garfield Brett Macht, Vice Chairman Kevin Smith
		<u>COMMISSION MEMBERS NOT PRESENT</u> Larry Schwartz, Chairman
		<u>CONSULTANT PRESENT</u> John Grier, John Grier Architects

7
8

Election of Officers

10 Ms. Garfield moved to nominate Mr. Schwartz as Chairman for a period of one (1) year, beginning
11 February 1, 2022.
12 Mr. Durham seconded the motion.
13 No other nominations were brought to the floor.
14 Mr. Durham moved to close nominations. Ms. Garfield seconded.
15 The Commission unanimously approved the motion to close all nominations.
16 The Commission unanimously approved Mr. Schwartz as Chairman.
17
18 Ms. Garfield nominated Mr. Macht for Vice Chairman.
19 Mr. Smith seconded the motion.
20 No other nominations were brought to the floor.
21 Mr. Smith moved to close nominations. Ms. Garfield seconded.
22 The Commission unanimously approved the motion to close all nominations.
23 The Commission unanimously approved Mr. Macht as Vice-Chairman.
24
25 Vice Chairman Macht presented the Rules of Order and Procedure governing the Landmarks
26 Commission of the City of Montgomery, Ohio, originally adopted in March, 2002.
27 He asked all members if there was any discussion or changes. There were none.
28 Mr. Durham moved to affirm the Rules, as presented.
29 Ms. Garfield seconded.

Landmarks Commission Meeting

March 9, 2022

30 The Commission unanimously approved.

31

32 **Call to Order**

33 Vice Chairman Macht called the meeting to order at 7:03 p.m. He welcomed two new members:
34 Carole Cottrill and John Durham.

35

36 **Roll Call**

37

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

39

40 ***PRESENT: Mr. Durham, Ms. Garfield, Mr. Smith, Ms. Cottrill,***
41 ***Vice Chairman Macht*** (5)

42 ***ABSENT: Steve Schmidlin, Chairman Schwartz*** (2)

43

44 **Guests and Residents**

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

47

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

57

58 **Old Business**

59 There was no old business to report.

60

61 **New Business (1)**

62 ***Application for Certificate of Approval: Permanent Signage for Rapid Title located at the***
63 ***Crain-Conklin House, 9463 Montgomery Road.***

64

65 **Staff Report**

66 Mr. Chesar reviewed the Staff Report dated March 9, 2022, “Application for Certificate of
67 Approval for Permanent Signage for Rapid Title at Crain-Conklin House, 9463 Montgomery
68 Road.” Mr. Chesar noted that the application listed 9467 Montgomery Road as the address; he
69 explained that the building had two different addresses. Technically, this is the other side of the
70 building, and it is labeled as 9463. Rapid Title’s address is actually 9463 Montgomery Road.

71

72 Mr. Chesar showed various images on the wide screen for all to see, to provide more understanding
73 of the Staff Report. He asked for any questions, noting that the applicant was also in attendance to
74 answer any questions.

75

Landmarks Commission Meeting

March 9, 2022

76 Mr. Chesar noted that Mr. Grier's Consultant's Report was recently forwarded and is available at
77 each members area. He asked if Mr. Grier wished to discuss. Mr. Grier read the report to all.

78

79 Vice Chairman Macht asked if the applicant wished to speak.

80

81 **Galina Logunova, representing Rapid Title, 9467 Montgomery Road, Montgomery, OH**
82 **45242** stated that they appreciated all that Staff has done, and welcomed the Commission's
83 approval. Mr. Chesar stated that the applicant has been very responsive, in revising application to
84 meet the Code -- making sure that the sign size was appropriate, compared to the adjacent sign; and
85 in making sure it was the proper distance from the window sill above, and the door, below.

86

87 Mr. Grier noted that there is another sign on the side, when you are walking between their building
88 and the Universalist Church, so if someone is walking from the parking lot in the back, they are sure
89 of the applicant's location. Mr. Grier suggested that possibly the empty projecting signs on the
90 front of the structure could be utilized for address signage.

91

92 Ms. Garfield was in favor of Mr. Grier's suggestion to put the address on a projection sign.
93 She asked if that was compliant with the Code. She was not sure if it was permitted to have the
94 address on the building, as well as on a projecting sign, on the same face. Mr. Chesar stated that
95 they are permitted multiple signs, but he wanted to check -- because it was an address sign, not a
96 commercial sign.

97

98 Mr. Chesar pointed out that the owner of the Crain-Conklin House is planning to have additional
99 work on the building --the doors will be replaced with in-kind doors, and the addresses that are on
100 the doors may not even be placed back. It may make sense, if they are refreshing the building, to
101 utilize the projecting address sign as a possible option but it would need to be reviewed in the
102 context of the building. Ms. Garfield was in favor of this.

103

104 Ms. Logunova stated that many patrons have trouble finding them. She would like to put the
105 address on the building. Mr. Chesar stated that he would check to be sure if it met the Code. So as
106 not to hold up the applicant, he suggested that Landmarks could put a recommendation in the
107 motion, to allow the address sign, as approved by Staff. This would not require the address sign but
108 would give Staff the ability to approve it if it was compliant as well as desired by the building
109 owner. If Staff does not have the ability to approve, then it will need to come back before
110 Landmarks.

111

112 Mr. Macht hesitated to add any unknown at this point and would prefer to have a future separate
113 discussion or approval if the address is desired.

114

115 Overall Vice Chairman Macht agreed with Mr. Grier's comments, and felt the sign was simple and
116 clean.

117

118 Ms. Garfield asked if there was any lighting or need for lighting. Mr. Chesar stated that there was
119 no lighting; and that there is ambient lighting the area from the streetlights. Mr. Garfield asked if
120 this was more of a daytime business, Monday through Friday. Ms. Logunova stated that they were

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121 flexible with their hours but didn't feel lighting was necessary. She asked if they were permitted to
122 have lighting. Ms. Garfield suggested a possible gooseneck light for their sign.

123

124 Vice Chairman Macht asked if there were any more comments from the Commission. There were
125 none.

126

127 Vice Chairman Macht asked if any guests or residents had comments. There were none.

128

129 *Ms. Garfield moved to approve the application submitted by Rapid Title, Inc., for a new wall sign*
130 *on the Crain-Conklin Landmark Building at 9463 Montgomery Road, based on the information*
131 *provided by the applicant dated January 26, 2022.*

132

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

135

136 *(d) Design Review Criterion #4 MATERIALS:*

137

Ensure the use of construction materials appropriate to the District, the era and the
138 *architecture of the building.*

139

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

141

142 *(g) Design Review Criterion #7 SIGNS: Use sign design appropriate to the District.*

143

144 *of the current Montgomery Zoning Code.*

145

146 *As detailed in the Staff Report to Landmarks Commission dated March 9, 2022 and the*
147 *"Consultant Report" to Landmarks Commission by John R. Grier, the Landmarks Consultant,*

148

149 *This approval is contingent upon the following modification:*

150

1) Paint shall have a matte or satin finish.

151

152 *Mr. Smith seconded the motion.*

153

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

155

156 *AYE: Mr. Durham, Ms. Garfield, Mr. Smith, Ms. Cottrill,*
157 *Vice Chairman Macht*

(5)

158

NAY:

(0)

159

ABSENT: Steve Schmidlin, Chairman Schwartz

(2)

160

ABSTAINED:

(0)

161

162 *This motion is approved.*

163

164 Ms. Logunova left the meeting at 7:30pm.

165

166 **Staff Update**

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167 Mr. Chesar reported on the following:

168

- 169 • The sign code amendments that Landmarks had previously reviewed at the December 2021
170 meeting, has gone before a City Council public hearing, and is on track to be adopted.
171 He recalled that there were concerns from this Commission about the lights; it was taken to
172 Planning Commission, and Staff also worked with Mr. Grier and Ms. Sullebarger to
173 determine what was most appropriate, for overall lighting within the City, as well as from a
174 color perspective. He noted that internally lit signs would have a maximum of 0.01 foot-
175 candles from the property line. Regarding the color range, he noted that 2300 Kelvin is the
176 color range of the Montgomery street lights; and Montgomery Quarter is proposing to stay
177 within 2700 Kelvin for all lighting. He explained that when they analyzed the light
178 spectrum, the Code was modified to limit that no internally illuminated signs shall exceed
179 4,000 Kelvin. Indicating that once you get past that point, it starts to change the glow to a
180 blue hue. This new regulation will help keep everything more uniform within the City.

181

182 From the maximum lumen level, there was also a concern with how bright signs can be
183 compared to anything else around it. In working with the sign experts and researching, the
184 Code regulations now recommend that no internally illuminated sign can exceed 0.3 foot
185 candles, over ambient light. This will ensure sure that none of the other signs are
186 overpowering.

187

188 We added language that logos are permitted to be internally illuminated, if appropriate to the
189 architecture, scale and massing of the building, as approved by Landmarks Commission.
190 Language was also added that logos should be in the context of being in the same line with
191 the rest of the sign.

192

193 Based on the concerns of Landmarks Commission, Planning Commission also reviewed, and
194 made recommendations to improve the code on with the Commission's suggestions. At this
195 point, it is still moving through the City Council process, through more readings.

196

197 Mr. Macht thanked Mr. Grier and Ms. Sullebarger for their extra efforts to champion the
198 effort with all of the lighting, on behalf of the Landmarks Commission.

199

200 Mr. Chesar also update the Commission on the following:

201

- 202 • Regarding Montgomery Quarter, construction is ongoing. Fifth Third Bank is anticipated to
203 occupy in June. Bru Burger Bar will potentially open around the same timeframe, with
204 Livery shortly after that time.

205

- 206 • Staff met internally to discuss the remainder of 2022, and are planning for Lanterns and
207 Landmarks, once again this fall.

208

- 209 • A refresh of the Crain-Conklin Landmark is potentially forthcoming. Susan Berger, owner,
210 has applied for the Historic Preservation Matching Grant. Her upgrades will not come
211 before Landmarks Commission because she simply wants to replace with like materials –

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212 the wooden doors, both front stoops, and clean up the handrail. She will also be repairing
213 the roof with shingles of the same color.

214
215 Mr. Chesar also explained that they were having issues with the bushes that were out front –
216 the roots had grown deeply into the foundation. Mr. Chesar showed a rendering to the
217 Commission. There was much discussion about replacing the front steps, possibly adding a
218 landing, or building a ramp. Due to the right-of-way, and the issue with the roots, it was
219 determined that simply replacing the steps was the best idea, possibly even re-using the
220 same bricks that are currently there. Mr. Grier liked the brick and concrete design. Mr.
221 Chesar stated that most people actually entered from the side entrance, where the other signs
222 were.

223
224 • Mr. Chesar handed out to all members, a list of all the Landmarks, so that the Commission
225 could choose one for the 2022 Landmark ornament. He noted that they might consider
226 someone who has recently improved their building.

227
228 There was various discussion about the possibilities. Ms. Garfield felt that if someone had
229 made extraordinary efforts to redeem and become a landmark, they should be rewarded. She
230 suggested the Jonathan-Crain House.

231
232 *Ms. Garfield made a motion that the 2022 Christmas ornament be modeled after the*
233 *Jonathan-Crain House.*

234
235 *Mr. Durham seconded.*

236
237 *The Commission unanimously approved.*

238
239 **Council Report**

240 Ms. Bissmeyer reiterated that City Council unanimously approved the proposed text amendments
241 for the sign code; and she told her peers that Landmarks had done hours of research and hard work
242 – which made it easy for them to approve.

243
244 Ms. Bissmeyer reported on the following:

- 245
246 • A Montgomery resident who lived on the corner of Zig Zag and Cooper received the Season
247 of Beauty Award.
248
249 • Council is moving forward on the sculpture for former mayor, Gerri Harbison.
250
251 • Regarding Montgomery Quarter: Council has gone through one reading toward the
252 approval of an excise lodging tax for the new hotel.
253
254 • Council approved a resolution authorizing a company to resurface some of Montgomery’s
255 streets.
256

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- 257 • The property on the corner of Pfeiffer and Deerfield has been razed, in preparation for the
258 roundabout. The next 2-3 months will be spent on utility work, and then the construction
259 will begin in July, with a goal to finish by December of 2022.
260

261 There were no questions from the Commission.
262

263 Mr. Messer stated that he was here to observe and thanked the Commission for their work.
264

265 **Other**

266 There was no other information to report.
267

268 **Minutes**

269 Mr. Garfield moved to approve the minutes of December 8, 2022, as amended.

270 Mr. Durham seconded the motion. The Commission unanimously approved the minutes.
271

272 **Adjournment**

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

274 The meeting adjourned at 7:50 p.m.
275
276
277
278
279
280

281 _____
Karen Bouldin, Clerk

Brett Macht, Vice Chairman

Date

282
283 /ksb
284