

Agenda
September 14, 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 a roof replacement of Wooley-Hattersley Carriage House at 7967 Cooper Road.
6. Staff Report
7. Council Report
8. Approval of Minutes - August 10th, 2022
9. Other
10. Adjournment

Landmarks Commission

Application for Certificate of Approval Roof Material Wooley-Hattersley Carriage House 7967 Cooper Road

September 8, 2022

APPLICANT: Thomas J. and Sharon S. Hattersley
7967 Cooper Road
Montgomery, Ohio 45242

PROPERTY OWNER: Same as above

Nature of Request:

Applicant is requesting approval to replace an asphalt shingled roof with a new metal standing seam roof on the Wooley-Hattersley Carriage House (accessory structure) located at 7967 Cooper Road.

Zoning:

The property is zoned 'A' - Single Family Residential. The property is located within the Heritage District and is a Landmark building. The design criteria are guided by the Heritage District Design Guidelines. Changes in the exterior color, texture, or material to a Landmark must be approved by the Landmarks Commission. Chapter 151.1405 (d)(4) states that slate, copper, wood, or standing seam metal roofs are preferred.

Staff Findings:

1. The current roof is an asphalt shingle in a grey color.
2. The carriage house resembles an English or three-bay barn and the construction dates to approximately the 1850's.

3. The style of the structure results in a roof with significant visibility of the roof material making the appearance of the roof material an important feature of the look of the Landmark.
4. The Landmark sits back off the street, so it is not highly visible from Cooper Road.
5. The asphalt shingle is not true to the historical character of the structure. As detailed in the 2020 Historic and Architectural Assessment, it appears that at one time the structure originally had a wood shingle roof.
6. The proposed color of the roof is Acrylic Galvalume which the applicant has stated the intent is to provide for a strong corrosion resistance.
7. The applicant is also applying for a historic preservation matching grant to help cover the added cost of a metal roof.
8. A standing seam metal roof will provide a secure covering and is more in line with construction of the time period.

Staff Comments:

The original roofing material was most likely a wooden roof based on the past landmark assessment. However, a metal roof is consistent from a historical period of the carriage house construction. Should the Landmarks Commission be in support of the application, Staff would recommend the conditions entail discussion regarding the proposed color and the material sample, which will be provided at the meeting.



CITY OF

MONTGOMERY

A CHARMING PAST. A GLOWING FUTURE.

APPLICATION FORM

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

Project Address (Location): 7967 Cooper Road, the Wooley-Hattersley Carriage House

Project Name (if applicable): 7967 Cooper Road, the Wooley-Hattersley Carriage House

Auditors Parcel Number: 603-0004-0043-00

Gross Acres: 1.157 Lots/Units n/a Commercial Square Footage n/a

Additional Information: _____

PROPERTY OWNER(S) Hattersley Contact Tom Hattersley

Address 7967 Cooper Road Phone: (513) 259-5402

City Montgomery State Ohio Zip 45242-7330

E-mail address thomasjhattersley@gmail.com

APPLICANT same Contact _____

Address _____ Phone: _____

City _____ State _____ Zip _____

E-mail address _____

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 *Thomas J. Hattersley*

FOR DEPARTMENT USE ONLY

Print Name Thomas J. Hattersley

Date 25 August 2022

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



Landmark Commission Application for Certificate of Approval

Owner Name: Thomas J. & Sharon S. Hattersley

Address: 7967 Cooper Road, the Wooley-Hattersley Carriage House

Owner Phone Number: (513) 259-5402

Business Name (if applicable): _____

Business Owner & Phone Number: _____

Landmark Building: Yes No

Heritage District: Yes No

Proposed Work:

Remove existing asphalt roofing. Install a metal, standing seam roofing.

The color will be Galvalume, a common hue developed to look like a

historical metal roof. (go to www.metalexteriorsroofing.com>METAL

PANELS>Standing Seam Metal>Color Chart, See Acrylic Galvalume.)

The under lying wood roof will remain intact. The metal will be 26 gauge.

Date: 25 August 2022

Owner's Signature: *Thomas J. Hattersley*



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 7967 Cooper Road, 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 *Thomas J. Hattersley*

Print Name Thomas J. Hattersley

Date 25 August 2022

Landmarks Commission Members:

John Durham

Jane Garfield

Brett Macht

Stephen Schmidlin

Larry Schwartz

Kevin Smith

Carol Cottrill

Wooley-Hattersley Carriage House c. 1890

Posted on October 19, 2020



This Carriage House is sited on the same property as the Wooley-Kelsch House, a designated landmark located at 7967 Cooper Road. The Carriage House dates to the 1890's. It resembles an English or a three-bay barn, but it likely was not used for agricultural purposes, but as a Carriage House. As a Carriage House it has a center aisle, room for a carriage on one side and horse stalls on the other side under a hayloft. There are several elements of constructions consistent with the mid to late 1800's when the property first appears on the records in Hamilton County, Ohio.

These elements are (1) mortise-and-tenon framing, (2) circular-sawn lumber, and (3) board-and-batten siding with molded battens. The Carriage House has been caringly restored by Thomas and Sharon Hattersley in 2020-2021 to showcase the Carriage House as a part of the City's heritage.

METAL EXTERIORS

CUSTOM METAL ROOFING AND SIDING

WeatherXL™

Color Selections



Brilliant White 29/26



Alamo White 29/26



Ash Gray 29/26



Light Stone 29/26



Taupe 29/26



Dark Green 29/26



Rustic Red 29/26



Dark Red 29/26



Burgundy 29/26



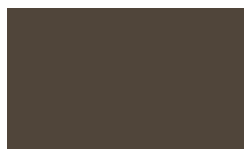
Gallery Blue 29/26



Tan 29/26



Brown 29/26



Burnished Slate 29/26



Pewter Gray 29/26



Charcoal 29/26



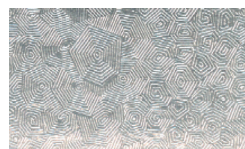
Matte Black 29/26



Metallic Copper 26



Brilliant White Liner 29



Acrylic Galvalume 29/26



Acrylic Galvanized 29



Brilliant White Textured 26



Alamo White Textured 26



Ash Gray Textured 29/26



Light Stone Textured 26



Taupe Textured 29/26



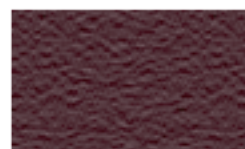
Buckskin Textured 26



Dark Green Textured 29/26



Rustic Red Textured 29/26



Burgundy Textured 29/26



Gallery Blue Textured 29/26



Silver Sage Textured 26



Dark Brown Textured 29/26



Burnished Slate Tex. 29/26



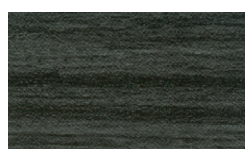
Charcoal Textured 29/26



Matte Black Textured 29/26



Rose Wood Print 26



Weathered Wood Print 26



Western Rust Print 26

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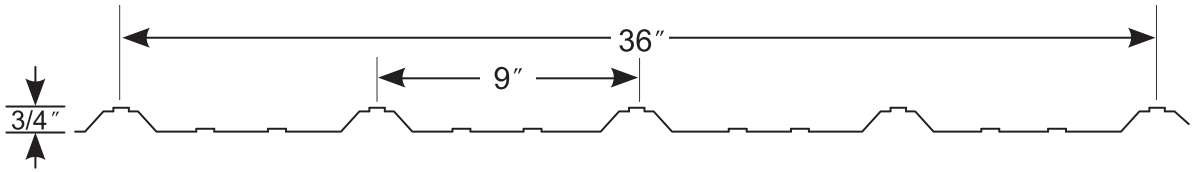
Colors shown may vary from actual paint.
Textured colors may vary between orders

29 = 29 Gauge 26 = 26 Gauge
Always check availability on 26 Gauge

PARALLEL RIB

Parallel Rib panel is a premium steel roofing system. It's a low profile metal panel, making it an excellent choice in both roofing and siding applications. It brings the value, quality, and durability of premium steel roofing, all at an affordable price.

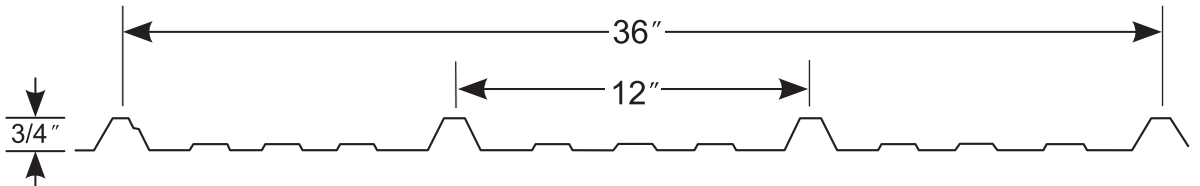
Available in
29 GA & 26 GA



ELITE RIB

Our Elite Rib panel was custom designed by our experts to bring a combination of visual beauty, style, and affordability. With a 12" on center rib, it gives the look and feel of standing seam roofing but keeps your cost down.

Available in
29 GA & 26 GA



METAL-LOC 1.5

Metal-Loc 1.5 panel is the ultimate choice for a beautiful, long-lasting standing seam roof. These stylish and durable panels are perfect for residential, agricultural, and commercial roofing. Metal-Loc 1.5 features a Snap Lock design with a hidden clip fastener system.

Available in
26 GA

(24 GA in select
colors also
available upon
request)

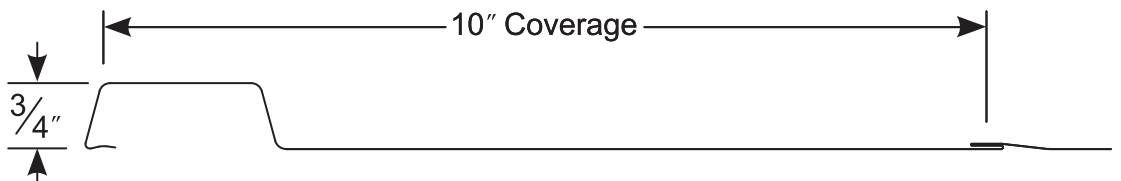


METAL BATTEN

Vertical Steel Siding

Metal Batten siding panel is the essence of old-style wood with new-age technology. With its bold 3/4" x 2" batten and 10" coverage, it creates a realistic look of wood board & batten siding without the hassle of painting maintenance. With custom lengths from 3' to 20', board and batten metal siding creates a seamless look with less waste than vinyl.

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textured paint only



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

August 10, 2022

<u>PRESENT</u>		
<u>GUESTS & RESIDENTS</u>		<u>STAFF</u>
Tim Mangan 7919 Cooper Road, 45242	Tony Pishotti, owner MPH Brewing 7880 Remington Rd., 45242	Kevin Chesar Community Development Director
		Karen Bouldin, Secretary
		<u>ALL COMMISSION MEMBERS PRESENT</u>
		Larry Schwartz, Chairman
		Carole Cottril
		John Durham
		Jane Garfield
		Brett Macht
		Steve Schmidlin
		Kevin Smith
		<u>CONSULTANTS PRESENT</u>
		John Grier, John Grier Architects
		Beth Sullebarger, Sullebarger Assoc.

7
8
9

Call to Order

10 Chairman Schwartz called the meeting to order at 7:00 p.m.

11
12 Chairman Schwartz wanted to include two items to tonight’s agenda:

- 13 1) Landmark’s Annual Report to City Council.
- 14
- 15 2) An application for a fence at 7919 Cooper Road, Montgomery, OH 45242.
- 16 Mr. Chesar explained that this application came in last Friday, and asked if the members had
- 17 any issues with reviewing a second case this evening. There were none.
- 18

19 All in attendance introduced themselves.

20
21 **PRESENT:** *Mr. Schmidlin, Ms. Garfield, Mr. Durham, Mr. Smith, Mr. Macht,*

22 *Ms. Cottril, Chairman Schwartz* (7)

23 **ABSENT:** (0)

24
25 *All members were present.*

26
27 **Guests and Residents**

28 Chairman Schwartz asked if there were any guests or residents who wished to speak about items

29 that were not on the agenda. There were none.

Landmarks Commission Meeting

August 10, 2022

30
31 Chairman Schwartz reviewed the process for this evening’s meeting, stating that after Mr. Chesar
32 reviews the Staff Report, the Commission will ask any questions of Staff. Then the applicant will
33 speak, and again Commissioners will ask questions of the applicant. After that, we will open the
34 floor to all guests and residents who wish to speak. After the guests and residents have spoken, the
35 meeting will be closed to the public, and the remaining time will be spent on discussion between the
36 Commission, the consultants and the applicant. There will be no more comments or questions taken
37 from the public. Then, finally, the Landmarks Commission will decide to table, approve or deny
38 the application. He asked if there were any comments or questions from anyone about this process.
39 There were none.

40
41 **New Business (1)**
42 *Application for Certificate of Approval for Architecture, Building Materials and Colors for two*
43 *Accessory Uses at MPH Brewing located at 7880 Remington Road.*
44

45 **Staff Report**

46 Mr. Chesar reviewed the Staff Report dated August 4, 2022, “Application for Certificate of
47 Approval for an Accessory Structure/Shed at MPH Brewing, 7880 Remington Road, Montgomery,
48 OH 45242.” Mr. Chesar also pointed out that the applicant was here tonight, to answer any
49 questions.

50
51 Mr. Chesar showed photos on the wide screen for all to see, to provide more understanding of the
52 Staff Report. He noted that this case has evolved since the writing of this report; that the applicant
53 felt the sizes of the two originally proposed sheds were too small because they would not
54 accommodate the delivery of their grain.

55
56 Staff explained that the grain is delivered on a 4-foot pallet, and the door was only 4 feet wide, so
57 the applicant is now requesting larger sheds, of the same exact design. They are requesting one
58 6’x12’ shed (which will have double doors), and one 6’x8’ shed. Mr. Chesar had slides to show
59 these sheds to the Commission and guests. In total, the overall square footage for both sheds
60 combined, was 120 square feet.

61
62 Mr. Chesar noted that the parking lot is defined as rear, based on the code. This property has 2 front
63 yards, since they are on the corner lot of Remington Road and Main Street. He explained that per
64 code, you are not permitted to have any accessory structures in the front yard. Also, accessory uses
65 such as sheds are not permitted to adversely impact parking, nor can it impact the storm drain. This
66 limits the available space for location of the sheds. As such, only one area approximately 6 feet
67 wide by 22 feet long is available for the accessory uses to locate.

68
69 Mr. Chesar showed photos on the wide screen of the current large metal storage container that is
70 currently on site and will be removed if approvals are granted for the new sheds. He noted that the
71 container was meant to be a temporary solution that was extended due to the pandemic and that the
72 City has been working with them to reach a new solution. Additionally, the applicant will also need
73 to go before the Planning Commission for approval of the location.
74

Landmarks Commission Meeting

August 10, 2022

75 Mr. Chesar noted that Mr. Grier and Ms. Sullebarger had provided comments on the initial
76 proposed sheds and suggested that they may want to elaborate on this new proposal.

77
78 Ms. Sullebarger stated that in the first design, the doors were on the gable wall, and asked if the
79 doors on the new sheds would now be located to the alternate side. Mr. Chesar confirmed that
80 gable sidewalls will butt against each other to keep the roof plane the same. He stated the doors
81 would be facing the interior of the lot, not facing the street. Ms. Sullebarger was in favor of the
82 location and design.

83
84 Chairman Schwartz suggested that if they pushed it back, it might work better. He was concerned
85 that if they were delivering the pallets, and there was a car parked in front of it, it could be
86 problematic. Mr. Chesar stated that the applicant can speak to delivery times and concerns but
87 noted that they could not push it back towards Main Street (per code) because it was considered the
88 front yard. Mr. Chesar showed the property lines and yards on the wide screen.

89
90 Ms. Sullebarger stated that if the owners planned their delivery times, then there would not be an
91 issue with parking.

92
93 Mr. Grier suggested that the owner park in the spot that is right near the shed. He was satisfied with
94 this proposal, because it didn't take up more parking, and it matched the architecture, colors and
95 trim of the building and roof pitch.

96
97 Chairman Schwartz asked if the applicant would like to speak.

98
99 **Tony Pishotti, MPH Brewing, 7880 Remington Rd., 45242** stated that he was a resident of
100 Montgomery and business owner. He explained that they opened their doors about two years ago,
101 and ultimately grew out of the space. They had looked at things as they were going through the
102 design of their original rebuild of Pomodori's and they could not come up with a way to brew and
103 have a restaurant and have the amount of refrigeration, without expanding the building – which
104 meant removing parking spots. Accordingly, he indicated he was present to find a solution to allow
105 additional storage. He discussed possible consideration for future changes to the building.

106
107 Ms. Cottril asked what the floor was made from, in a shed like this; she was just curious.

108 Mr. Pishotti stated that it was not a slab, it was plywood.

109
110 Mr. Macht asked if there had been no front yard restriction, would they still need more storage. Mr.
111 Pishotti confirmed. Mr. Macht asked what would happen, if the shed were to go into the front yard.

112
113 Mr. Chesar stated that they could apply for a variance from the Board of Zoning Appeals (BZA).
114 Because Mr. Chesar had been to the site, and obtained measurements, for this application,
115 Mr. Pishotti asked Mr. Chesar approximately how much additional space it would encroach, if they
116 did push it back. Mr. Chesar stated that he did not measure the additional space, but he felt it might
117 be 4-6 feet, at least. He stated that they could go before BZA to request a larger structure, but it
118 would be evaluated on the merits, and the hardships / unique situation. Mr. Chesar pointed out that
119 once you start getting into over 120 square feet for accessory structures, they require a building
120 permit. A building permit also has fire wall ratings that are associated with structures being

Landmarks Commission Meeting

August 10, 2022

121 separated from other structures. As they have applied for now, both structures are looked at,
122 independently. Mr. Chesar stated that this is a complicated situation, and he is happy to work with
123 him about a variance, but Mr. Pishotti may need to get an architect involved.

124
125 Mr. Pishotti stated that they love the topography of this property in the front, but not anywhere else
126 around the building. It is a very challenging piece of property to manage.

127
128 Mr. Smith stated that he drives by there all of the time and has never noticed the metal storage
129 container there.

130
131 Mr. Grier addressed the issue of making it larger -- he thought that trying to work a 4'x4' pallet
132 inside of a 6' wide building, was not easy, unless you were right in front of the door. He asked if
133 the main building had a sprinkler system, maybe it could touch the existing building and then be
134 part of the existing building. Mr. Pishotti stated it did not.
135 Mr. Grier stated if it were a separate building, you would need 20 feet of separation; but if you put
136 concrete block on the end of the wall or made the end wall of your building fire-rated dry-wall, it
137 could be 10 feet away, and that would be a fire-rated wall. Then, you would be able to move it into
138 the blacktop (that is not used for a parking space anyway). This might be a much more efficient
139 building, which looked like an attached garage, rather than 2 sheds. From a building code
140 standpoint, he suggested this option. Mr. Schmidlin pointed out that this would cost much more,
141 also.

142
143 Chairman Schwartz stated that the design of the sheds met the code, it was simple, unobtrusive, and
144 made practical sense. He asked about the deliveries. Mr. Pishotti stated that they were not open
145 during the day, Monday through Friday, and that is when their deliveries come, so this was not an
146 issue. Chairman Schwartz suggested that they use the extra space in the front to get more parking.
147 He felt they had done a great job of utilizing what they had to work with. He liked the colors and
148 was in favor of this application.

149
150 Mr. Pishotti stated that they were looking to get one or two additional parking spots.

151
152 There were no more questions from the Commission.

153
154 ***Mr. Macht moved to approve the application submitted by Jim Christmann to allow for two***
155 ***accessory uses at MPH Brewing, 7880 Remington Road, Montgomery, OH 45242,***
156 ***based upon the information provided by the applicant dated June 17, 2022 and supplemented on***
157 ***August 10, 2022.***

158
159 ***This approval is based upon the findings that the application substantially conforms to***
160 ***Section 151.1405 "Design Review Criteria" items:***

161
162 ***(c) Design Review Criterion #3 WINDOWS, DOORS:***
163 ***Ensure the rhythm and character of windows and doors are appropriate to the***
164 ***District, the era and the architecture of the building.***

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

Landmarks Commission Meeting

August 10, 2022

166 *Ensure the use of construction materials appropriate to the District, the era and the*
167 *architecture of the building.*
168 *(e) Design Review Criterion #5 COLORS: Use paint colors appropriate to the District.*
169 *(h) Design Review Criterion #8 ACCESSORY STRUCTURES:*
170 *Ensure that accessory structures enhance, yet be subordinate to the primary structure*
171 *in size, scale, and architectural detail.*

172
173 *of the current Montgomery Zoning Code.*

174
175 *As detailed in the Staff Report to Landmarks Commission dated August 4, 2022 and the input*
176 *from Landmark Consultants, John R. Grier, and Beth Sullebarger.*

177
178 *This approval is contingent upon the following modifications:*

- 179 *1) Paint colors shall match those of the primary building.*
- 180 *2) Trim colors shall be white.*
- 181 *3) Door panels shall be white or dark gray.*
- 182 *4) Paint shall be satin or matte.*
- 183 *5) Trim shall be satin or semi-gloss.*
- 184 *6) Shingles shall match primary building or have a dark color.*

185
186 *This approval is further contingent upon the following being submitted to, and approved by this*
187 *Commission prior to installation:*

- 188 *1) Shingle selection and color to be approved by Staff.*

189
190 *Mr. Schmidlin seconded the motion.*

191
192 *The roll was called and showed the following vote:*

193
194 *AYE: Ms. Cottril, Mr. Schmidlin, Ms. Garfield, Mr. Durham, Mr. Smith, Mr. Macht,*
195 *Chairman Schwartz* (7)
196 *NAY:* (0)
197 *ABSENT:* (0)
198 *ABSTAINED:* (0)
199

200 *This motion is approved.*

201
202 **New Business (2)**

203 *Application for Certificate of Approval for a black aluminum fence to be added to select portions*
204 *of the side and rear yard at 7919 Cooper Road, Montgomery, OH 45242.*

205
206 **Staff Report**

207 Mr. Chesar stated that we had received this application last Friday, after the packets had already
208 been sent to the Commission. He felt that in the interest of time, that we hear this application today,
209 instead of waiting another month.

210

Landmarks Commission Meeting

August 10, 2022

211 Chairman Schwartz asked if the homeowner was the one who submitted the application.
212 Mr. Chesar confirmed, noting that he was in attendance this evening.

213
214 As there was no written Staff Report, Mr. Chesar showed items on the wide screen, and delivered it
215 verbally.

216
217 The request is for a black ornamental aluminum fence at 7919 Cooper Road, Montgomery,
218 OH 45242. It is a landmark building – the Patmore Lumley House. Section 150.1206
219 states that for listed landmarks, any change to a listed landmark, including fences, is subject
220 to Landmarks Commission’s approval.

221
222 The yards areas of the ‘A’ Residential District, permit fences in the side and rear yard.
223 There is a distinction with the district where this home is located: there is a height
224 limitation, and it does allow for wrought iron fences of 4 feet to be in the front yard, in the
225 Heritage District – but that does not necessarily pertain to this application today. The fence
226 shall not exceed 6.25 feet in height above the natural grade and may be located in any part of
227 the side or rear yard.

228
229 Regarding 151.1405 Design Review Criteria, Item #6: Street Furnishings, while not directly
230 related to fences, Mr. Chesar wanted to point out that black powder-coated ornamental
231 aluminum fence, demonstrating that, in the past, Landmarks has approved these in various
232 yards throughout the District. This section states that powder-coated steel is allowed, with
233 the appearance of wrought iron.

234
235 Regarding Design Review Criteria Item #4: Arbors, Trellis, Fences and Other Accessory
236 Structures. These shall be of a natural material. If they are made of wood, they shall be
237 painted or stained, not clear. They shall be designed to be compatible with the era of the
238 building. Vinyl is prohibited, but other materials may be considered, if appropriate. This is
239 where Mr. Chesar believes, in the past, that black aluminum fencing has fallen under this
240 condition, and been approved by Landmarks.

241
242 Mr. Chesar gave past precedent information pertaining to this application, where the house
243 adjacent to this property (at 7913 Cooper Road), in 2017, had a 4-foot-tall black aluminum
244 fence that was approved by Landmarks. Mr. Chesar showed photos of the home and the
245 current fencing that Tim Mangan, the property owner wants to replace.

246
247 Chairman Schwartz asked if the applicant wished to speak.

248
249 **Tim Mangan, 7919 Cooper Road, 45242** stated that they will not replace all of the fencing, just
250 some of it in the area in the back -- to keep their dogs. He stated that there was a split rail wooden
251 fence with wire mesh in the front that didn’t tie into anything to keep completely enclosed. He
252 spoke to the photos on the screen, and showed the parts that they would replace, to keep the dogs on
253 that side of the property.

254
255 Chairman Schwartz stated that he did look at this property before the meeting, and took photos, and
256 he showed them to members. He stated that there are currently 3 competing fence designs between

Landmarks Commission Meeting

August 10, 2022

257 his fence, and his neighbor's fence. Because this matches the neighbors, he felt that going down to
258 2 was an improvement. Relative to the use of materials, it should be made of a natural material.
259 He noted that aluminum was the 3rd most common element on earth, scientifically speaking. He felt
260 the more overarching factor was not precedent, but how appropriate it was to the character of the
261 building, and he was in favor of this. Chairman Schwartz also pointed out that it wasn't very visible
262 from the street.

263
264 Mr. Grier and Ms. Sullebarger both agreed with Chairman Schwartz. All members also agreed.
265

266 Mr. Chesar wanted to state that this fence allowance permitted up to 6.2 feet in height, but he did
267 not believe that was Mr. Mangan's intention. Mr. Mangan stated he would put up a 4-foot fence, to
268 match the height of the neighbor.

269
270 *Mr. Smith moved to approve the application submitted by Tim Mangan, for Certificate of*
271 *Approval for a black aluminum fence to be added to select portions of the side and rear yard at*
272 *7919 Cooper Road, Montgomery, OH 45242, based upon the information provided by the*
273 *applicant dated July 25, 2022, and supplemented by Staff on August 10, 2022.*

274
275 *This approval is based upon the findings that the application substantially conforms to*
276 *Section 151.1405 "Design Review Criteria" items:*

277
278 *(d) Design Review Criterion #4 MATERIALS:*
279 *Ensure the use of construction materials appropriate to the District, the era and the*
280 *architecture of the building.*

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

282 *(h) Design Review Criterion #8 ACCESSORY STRUCTURES:*
283 *Ensure that accessory structures enhance, yet be subordinate to the primary structure*
284 *in size, scale, and architectural detail.*

285
286 *of the current Montgomery Zoning Code.*

287
288 *This approval is contingent upon the following modifications:*

289 *1) Paint color and finish shall match those of adjacent fence.*

290
291 *Ms. Garfield seconded the motion.*

292
293 *The roll was called and showed the following vote:*

294
295 *AYE: Mr. Macht, Ms. Cottril, Mr. Schmidlin, Ms. Garfield, Mr. Durham, Mr. Smith,*
296 *Chairman Schwartz*

(7)

297 *NAY:*

(0)

298 *ABSENT:*

(0)

299 *ABSTAINED:*

(0)

300
301 *This motion is approved.*

302

These Landmarks Commission Minutes are a draft. They do not represent the official record of proceedings until formally adopted by the Landmarks Commission. Formal adoption is noted by signature of the Clerk within the Minutes.

Landmarks Commission Meeting

August 10, 2022

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Landmarks Commission Meeting

August 10, 2022

Old Business

304
305 Chairman Schwartz stated that before Mark Stella left the Commission, he and John Grier presented
306 him with a nice lantern, with engraving on the bottom, “City of Montgomery Landmarks
307 Commission”.

308
309 Chairman Schwartz reviewed and handed his report out to members, of the annual update that he
310 recently presented to City Council. He noted that he had sent a note to Tracy Henao, Assistant City
311 Manager, asking her to consider purchasing plastic DORA cups with Landmark buildings on them.
312 When he mentioned the idea to City Council, most of the members liked the idea. Mr. Grier thanked
313 Chairman Schwartz for putting a well done report together.

314
315 Mr. Macht asked about their reaction to his historic pictures on utility boxes. Chairman Schwartz
316 stated that he had seen this idea in an historic town (Kelowna) in British Columbia. Everywhere
317 there was a trash receptacle or utility box, it was wrapped in photos, from the perspective of what it
318 used to look like, 200 years before. He thought it could very easily be done here, given all of the
319 historic photos we have in the Swaim House. This might be a good time to do it, as people start
320 occupying Montgomery Quarter and then walking around downtown, it would be great for them to
321 see what used to be. It could then be expanded everywhere in the City and possibly get business
322 owners to sponsor it.

323 Mr. Schmidlin didn’t feel it would be very expensive. Chairman Schwartz proposed just trying it on
324 one corner downtown. Mr. Durham suggested adding a QR code that would tie into our website.

325
326 Adding to this thought, Mr. Chesar stated that there is a lot of interest in public art. We are trying to
327 get a better understanding of what public art to place where. Currently, in the Code, art is exempted,
328 but we are concerned with what occurs where in the City, especially downtown. We are looking to
329 put together some parameters that could consider if the pictures would be possible.

330
331 Ms. Garfield spoke with Ann Henry, the applicant from our April 13 Landmarks meeting, for the
332 home at 7960 Remington Road. She asked Ms. Garfield to relay this information to the
333 Commission:

334 After the meeting, Ms. Henry thought about the fact that there was disappointment with the
335 thought of the house being torn down. She stated that they will rescue and use as many
336 artifacts as possible within the architecture, that they can, and reincorporate them into the
337 house.

338
339 Mr. Chesar stated that they are still in the process of getting their surveying done for Phase I of the
340 site conditions; she had anticipated going through their final approval by now, but it is taking longer
341 than expected.

Staff Update

344 Mr. Chesar gave updates on city-wide projects and events:

- 345
- 346 • Mr. Chesar stated that the Tree of Life Church was close to finishing their construction, and
347 they are now having some interest in the barn. He noted that the Pastor approached Staff to
348 discuss options, but nothing concrete came from it. He stated future understanding of
349 possible uses will be needed because it is a residential area. Based on the Religious and

Landmarks Commission Meeting

August 10, 2022

350 Institutional Land Use Act, there are certain uses that can occur. For example, under their
351 realm as a church they may host weddings there, but further not necessarily a wedding
352 reception.
353

354 Mr. Chesar would like to schedule a tour and invite Mr. Grier and Ms. Sullebarger to see the
355 barn and understand the condition of it.
356

357 Mr. Macht asked if Staff knew what their plans were for the buildings around the barn.
358 Mr. Chesar stated that the house was occupied. Staff discussed the house to the Pastor, as
359 well, for the Church to consider the buildings around the barn.
360

- 361 • Mr. Chesar stated that The Crain-Conklin House was re-utilizing the bricks to repair the
362 steps, with their funding from the Matching Historic Preservation Grant. They will also
363 have roof work done, and will replace the doors, with the same style of door.
364
- 365 • Staff was looking for money in the budget to paint the Swaim House. He explained that
366 vines were growing up behind the siding, 5 to 10 feet high. The siding is in such bad
367 condition, that it is crumbling. He stated that unless we are preserving the wood, the State
368 Preservation office would not contribute much. We could paint again, or remove and
369 replace with wood, or use some other kind of product that would look very similar. The
370 City wants to take a good look at this historic building, and gather information and costs on
371 possible options, and determine the most appropriate way to preserve the building.
372 Mr. Chesar talked of a thermal process where you can remove the paint and strip it but that
373 is potentially a very expensive and labor intense process. Mr. Smith gave advice about what
374 you might find if you take the wood off, because there may be a lot of deterioration.
375
- 376 • The Vintage Club is beginning construction for Building C; it is all speculative space.
377
- 378 • Mr. Chesar showed members the 3-D model of the proposed tower that may be placed in the
379 center of the roundabout.
380
- 381 • Montgomery Quarter: The restaurants wanted to be opened by June, but they are having
382 issues with the supply chain regarding appliances and interior finishes.
383
- 384 • Fifth Third Bank, the Wealth Management Group, is just about to open. The City was
385 originally planning a grand opening celebration for September, but it may get pushed to the
386 spring.
387
- 388 • Chairman Schwartz asked about feedback on Bastille Day. Mr. Chesar felt that the music
389 was good, and that the event was quite successful.
390

Council Report

391 There was no council report this evening.
392
393
394

Landmarks Commission Meeting

August 10, 2022

395 **Other**

396 Mr. Smith stated that the Crain-Eberhard Landmark on Remington Road was up for sale right now,
397 and at risk for tear-down. Chairman Schwartz stated that we needed to watch that because those
398 houses are on huge lots.

399

400 **Minutes**

401 Ms. Garfield moved to approve the minutes of April, 2022 as amended.

402 Mr. Schmidlin seconded the motion. The Commission unanimously approved the minutes.

403

404 **Adjournment**

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

406 The meeting adjourned at 8:25 p.m.

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Karen Bouldin, Clerk	Larry Schwartz, Chairman	Date
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413 /ksb

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