

**Agenda**  
**October 11, 2023**  
**6:00 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: Permanent Signage for Gilded Indigo Snider House 7789 Cooper Road
6. Staff Report
7. Council Report
8. Approval of Minutes – September 9, 2023
9. Other
10. Adjournment



## STAFF REPORT

### Landmarks Commission

**Application for Certificate of Approval  
Permanent Signage for Gilded Indigo  
Snider House  
7789 Cooper Road**

**October 11, 2023**

**APPLICANT:** Gilded Indigo  
Matt Lamping  
8000 Happiness Way  
West Chester, Ohio 45069

**PROPERTY OWNER:** Mariemont Center Partnership  
2324 Madison Road  
Cincinnati, Ohio 45208

#### **Nature of Request:**

The applicant is requesting approval of a new wall sign on the south building elevation and a freestanding sign on the western portion of the property adjacent to Cooper Road.

#### **Zoning:**

The building located at 7789 Cooper Road is a Landmark building, the Snider House, and zoned 'OM' Outer Old Montgomery. The property is located within the Heritage District and the design of the permanent signage is guided by the Heritage District Design Guidelines. Per Section 151.3008 each business is permitted up to 1.5 square feet of signage per linear foot of frontage with a cap at 60 square feet and each business is entitled to three signs.

#### **Staff Findings:**

1. The applicant is proposing a 2.25 square foot sign to be mounted on the south elevation of the building.



2. The applicant is proposing a 5 square foot sign to be hung on a free-standing post on the north side of the property adjacent to Cooper Road.
3. The signs are proposed to be direct print on aluminum composite material.
4. The signs are compliant with 4 colors.
5. The wall sign is proposed to be non-illuminated.
6. The sign has no more than three lines of letters and is in compliance with Chapter 151.14. The corporate logo is being utilized with the appropriateness to be determined by the Commission in accordance with 151.1405(G)(4).
7. The freestanding sign has no more four three lines of letters and is in compliance with Chapter 151.14.
8. The freestanding/yard arm sign maximum height is 5 feet in height or less. The application indicates a sign that is 5 feet 1 inch.
9. The proposed square footage of the signs are in compliance with Chapter 151.30.
10. The location of the wall sign is in compliance with the regulations of the Zoning Code.

**Staff Comments:**

The design of the sign is simple and appropriate for the building. The colors and materials are in compliance with the regulations and the proposed square footage of the signs is in compliance with Chapter 151.30 and Chapter 151.14 of the Zoning Code. Should the Landmarks Commission be in support of the application, Staff would recommend the following conditions:

- The finish be a satin or matte.
- The freestanding/yard arm sign maximum height is 5 feet in height or less and shall be reduced by a minimum of 1 inch in height.

# PERMANENT SIGN ZONING APPLICATION

City of Montgomery  
10101 Montgomery Road  
Montgomery, Ohio 45242  
Phone: 513 891-2424  
FAX: 513 891-2498



Application No. \_\_\_\_\_

Permit No. \_\_\_\_\_

In addition to this form, for an application to be considered complete, the applicant must submit 3 sets of plans including a site plan showing the location of the sign with relationship to the right-of-way and building, detail on how the sign will be mounted and a colored rendering including message. Applications should be submitted to the Building Department at 10101 Montgomery Road.

Address for proposed sign: 7789 Cooper Road Heritage District  Yes  No

Owner Name: David Thurner / Mariemont Ctr. Partnership Landmark  Yes  No

Address: 2324 Madison Road / Ste 2 Zip: 45209 Phone: (513) -221-5050

Contractor Name: Cincinnati Custom Signs Contact Person: Twyla Heinlein

Address: 417 Northland Blvd Zip: 45240 Phone: (513) -322-2559

Email Address: Theinlein@cincicustomsigns.com

This sign will be used for:  Office  Retail  Single Occupant Bldg.  Multi Tenant Bldg.

Type of Sign:  Wall  Projecting  Ground  Other: \_\_\_\_\_

Dimensions of Proposed Sign: 30 x 24 ground Cost: \$1514.80  
18 x 18 wall

Sides: (Please Check One)  1 sided  2 sided

Total square footage of sign: 5 s.f. Height from grade: 2-3 Feet  
8.25

Dimensions of Existing Signs for this Business: Length \_\_\_\_\_ Height \_\_\_\_\_ Total square footage N/A

Building or Tenant Space Frontage: 37.5 Linear Feet

Illumination (Please check one):  Externally Illuminated  Internally Illuminated  No Illumination

NOTE: If sign is to be illuminated, an electrical permit will be required

Colors (Please Specify):  
Background Purple Border(s) White

Letters, Numbers etc. White Other \_\_\_\_\_

Message on Sign: Gilded Indigo 7789 (Ground)

By signing this application, I acknowledge that I am authorized by the owner to make this application. I have received a written summary of the City of Montgomery's sign regulations. I agree to conform to all applicable laws of the City.

Applicant's Signature: Matt Samp Date: 9/10/2023

## To be filled out by the Building Department only

Permit Fee: \$ \_\_\_\_\_ Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

Planning Commission Action: \_\_\_\_\_

Staff Comments: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_



Double Sided Non-Illuminated Hanging Sign on Existing Post to be installed permanently into ground

INV-11387  
SCOPE



CLIENT

Gilded Indigo

ADDRESS

7789 Cooper Road,  
Montgomery, OH 45242

Page 1 of 5

REVISIONS:

DATE

9/5/2023

PROJECT MANAGER

*Jayla D. Hamlin*

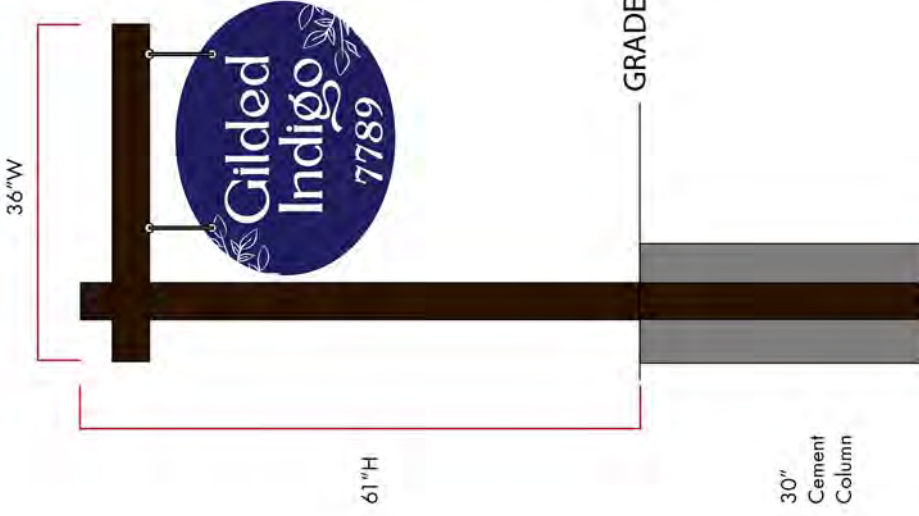
DATE:

9/5/2023



Double Sided Non-Illuminated Hanging Sign on Existing Post to be installed permanently into ground

INV-11387  
SCOPE



30"W x 24"H  
6mm ACM  
Printed Graphics  
Hanging from  
Wooden Post  
36"W x 61"H  
with 5"Chain.  
Direct Burried  
30" Below Grade.

Total SQFT: 5



CLIENT  
**Gilded Indigo**

ADDRESS  
**7789 Cooper Road,  
Montgomery, OH 45242**

PROJECT MANAGER  
*Lyngha D. Hamilton*

DATE  
9/5/2023

REVISIONS:

DATE  
9/5/2023

Page 2 of 5



# Non-Illuminated Wall Sign

INV-11387  
SCOPE

EXISTING



PROPOSED



**CINCINNATI  
CUSTOM SIGNS**  
A Tradition of Quality and Service  
417 Northland Blvd. Cincinnati, OH 45240  
513.322.2559 www.cincinnati-custom-signs.com

CLIENT

Gilded Indigo

ADDRESS

7789 Cooper Road,  
Montgomery, OH 45242

PROJECT MANAGER

*Jayla D. Hamilton*

DATE

9/5/2023

REVISIONS:

Page 3 of 5

DATE:

9/5/2023



Non-Illuminated Wall Sign

INV-11387  
SCOPE

18"W



18"H

18"W x 18"H  
3mm ACM  
Printed Graphics  
Mounted to existing wood disk  
Mounted to wood siding  
With (4) 1/4" Deck Screws

Total SQFT: 2.25



CLIENT  
Gilded Indigo

ADDRESS  
7789 Cooper Road,  
Montgomery, OH 45242

Page 4 of 5

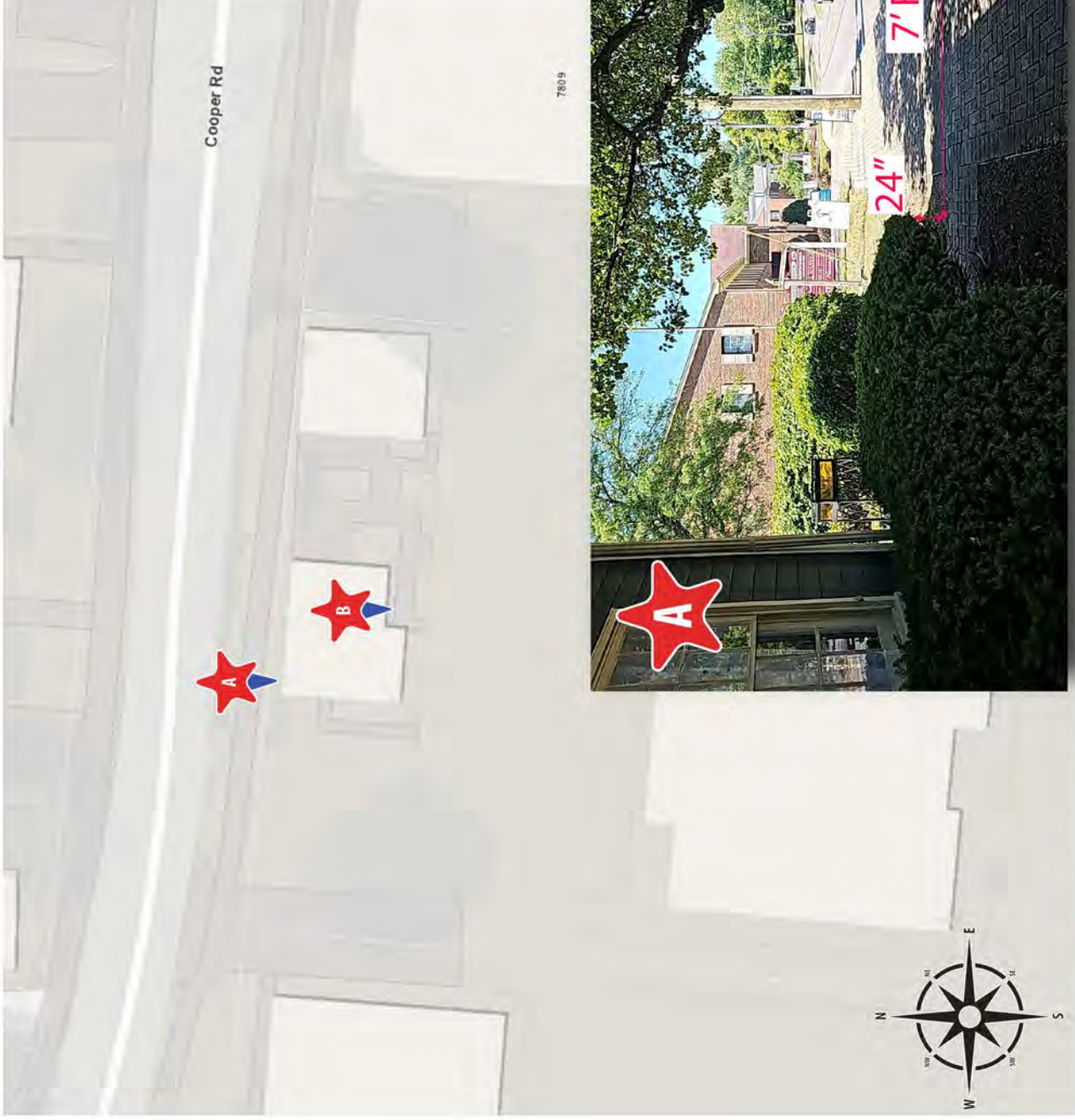
PROJECT MANAGER  
*Jayla D. Hembler*

DATE  
9/5/2023

REVISIONS:

DATE  
9/5/2023





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**Property Owner Signatures Required - 7789 Cooper Road**

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Wed, Sep 13, 2023 at 11:08 AM

**Matt Lamping** <mattlamping@gmail.com>  
To: Jennifer Kelley <jkelleycincyprop@gmail.com>

Hi Jennifer -

Would you kindly assist with signatures on the attached documents? We have an estimate for a sign company to make a hanging sign for the tripod and a wall mounted sign for our business. The signs will fall within the guidelines of the landmarks & zoning commission for the city of Montgomery.




Please let me know if you have questions. Would you mind to return these in the next couple of business days? I'd like to submit these along with the sign proposal (see attached) to the City of Montgomery as soon as possible

Thank you,

Matt Lamping  
513-258-4490

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**3 attachments**

-  **Certificate of Approval Application.pdf**  
269K
-  **Consent of Ownerr to inspect property.pdf**  
138K
-  **New Sign Application - Cinci Custom Signs.pdf**  
2479K



CITY OF

# MONTGOMERY

A CHARMING PAST. A GLOWING FUTURE.

## Landmark Commission Application for Certificate of Approval

David Thurner / Mariemont Center Partnership

Owner Name: \_\_\_\_\_

Address: 2324 Madison Road, Suite 2 Cincinnati, Ohio 45209  
\_\_\_\_\_

Owner Phone Number: 513-322-2559  
\_\_\_\_\_

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

Business Owner & Phone Number: Matt & Carrie Lamping, 513-258-4490  
\_\_\_\_\_

Landmark Building: Yes  No

Heritage District: Yes  No

### Proposed Work:

Cincinnati Custome Signs to develop an exterior yard ground sign and an exterior wall mounted sign for the

Gilded Indigo Boutique located at 7789 Cooper Road.

Date: 09/13/2023  
\_\_\_\_\_

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 7729 Coogan 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 David W Thurner

Date 9/14/23

Landmarks Commission Members:

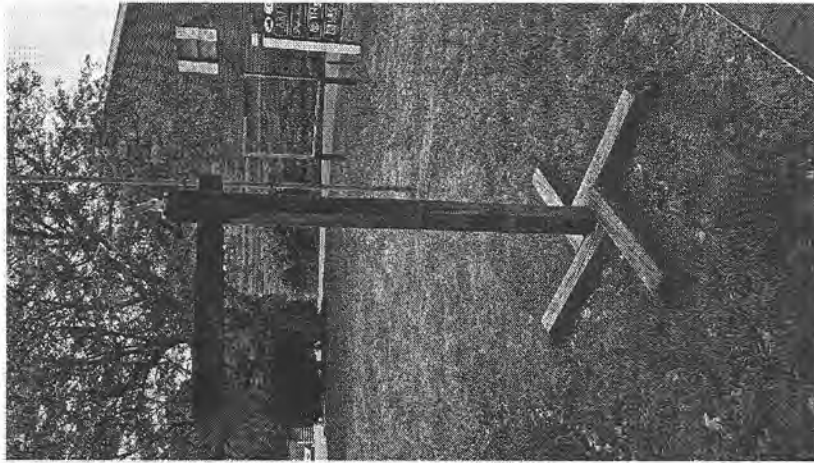
John Durham  
Jane Garfield  
Brett Macht  
Stephen Schmidlin  
Larry Schwartz  
Kevin Smith  
Carol Cottrill



# Double Sided Non-Illuminated Hanging Sign on Existing Posts

INV-11387  
SCOPE

EXISTING



PROPOSED



Existing  
Post and base  
to be secured in ground  
by Gilded Indigo



CLIENT

Gilded Indigo

ADDRESS

7789 Cooper Road,  
Montgomery, OH 45242

PROJECT MANAGER

*Jayla D. Hamilton*

DATE

9/5/2023

REVISIONS:

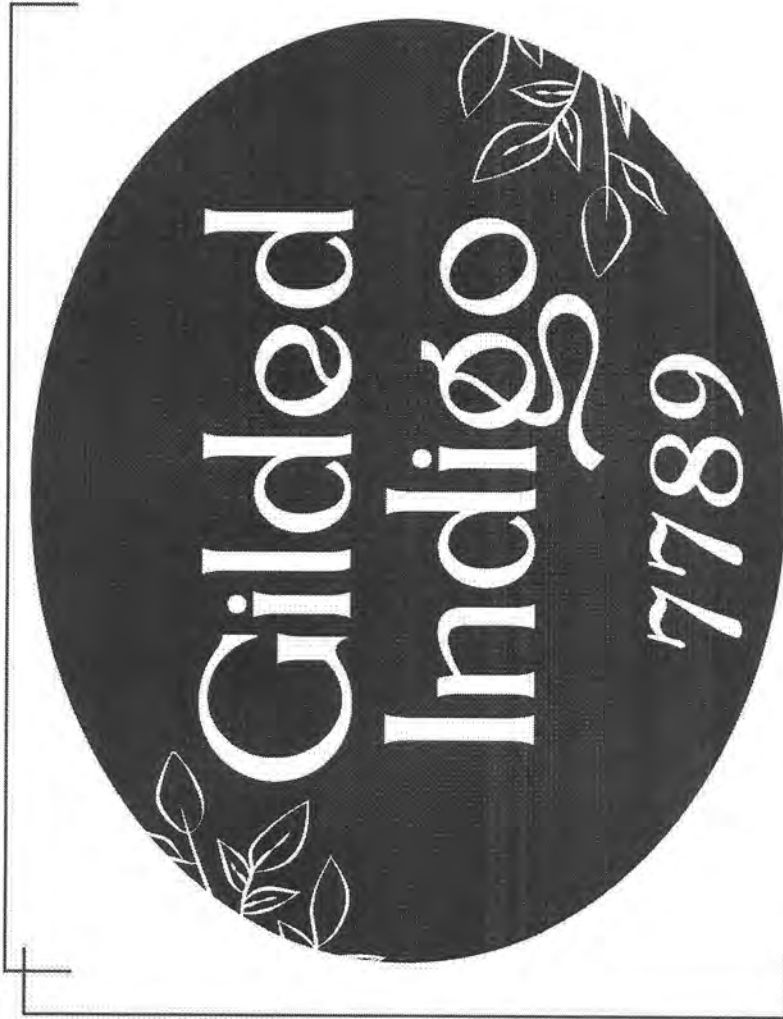
DATE:  
9/5/2023



Double Sided Non-Illuminated Hanging Sign on Existing Posts

INV-11387  
SCOPE

30"W



24"H

30"W x 24"H  
6mm ACM

Printed Graphics

Hanging from existing post  
with 1" Eye Bolts  
and (2) 1" Carabiners.

Total SQFT: 5



CLIENT

Gilded Indigo

ADDRESS

7789 Cooper Road,  
Montgomery, OH 45242

DATE

9/5/2023

REVISIONS:

DATE:

9/5/2023

PROJECT MANAGER

*Jayla D. Hamilton*

Page 2 of 5



# Single Sided Non-Illuminated Wall Sign

INV-11387  
SCOPE

EXISTING



PROPOSED



A Tradition of Quality and Service  
417 Northland Blvd. Cincinnati, OH 45240  
513.322.2559 www.cincicustomsigns.com

CLIENT  
**Gilded Indigo**

ADDRESS  
**7789 Cooper Road,  
Montgomery, OH 45242**

PROJECT MANAGER  
*Jayla D. Hendlin*

DATE  
**9/5/2023**

REVISIONS:

DATE:

9/5/2023



Single Sided Non-Illuminated Wall Sign

INV-11387  
SCOPE

18"W



18"H

18"W x 18"H

3mm ACM

Printed Graphics

Mounted to existing wood disk

Mounted to wood siding

With (4) 1/4" DeckScrews

Total SQFT: 2.25



A Tradition of Quality and Service  
417 Northland Blvd., Cincinnati, OH 45240  
513.322.2559 www.cincicustomsigns.com

CLIENT

Gilded Indigo

ADDRESS

7789 Cooper Road,  
Montgomery, OH 45242

PROJECT MANAGER

*Jayla D. Hamilton*

DATE

9/5/2023

REVISIONS:

Page 4 of 5

DATE: 9/5/2023



**INV-11387  
SITE MAP**



DATE: 9/5/2023

REVISIONS:

DATE: 9/5/2023

PROJECT MANAGER

*Jayla D. Holliman*

ADDRESS

7789 Cooper Road,  
Montgomery, OH 45242

CLIENT

Gilded Indigo



A Tradition of Quality and Service  
417 Northland Blvd, Cincinnati, OH 45240  
513.322.2559 www.cincustomsigns.com

## CITY OF MONTGOMERY BUILDING/ZONING PERMIT APPLICATION

FOR INFORMATION CALL:  
 NATIONAL INSPECTION CORPORATION 888-433-4642  
 CITY OF MONTGOMERY 513-891-2424

(CHECK ONE) RESIDENTIAL \_\_\_\_\_ COMMERCIAL  (Electronic copies preferred, email to communitydevelopment@montgomeryohio.gov)

SITE ADDRESS 1789 Cooper Road TENANT Gilded Indigo

PROJECT DESCRIPTION: Wall sign + ground mounted sign

PLEASE PRINT	NAME	STREET ADDRESS	CITY, STATE, ZIP	PHONE NUMBER & EMAIL
PROPERTY OWNER	<u>Marionmont Ctr Partnership</u>	<u>2324 madison Road Ste. 2</u>	<u>Cincinnati, OH 45209</u>	<u>513-221-5050</u> <u>jkellycincyprop@gmail.com</u>
APPLICANT	<u>Matt Lamping</u>	<u>8000 Happiness Way</u>	<u>West Chester, OH 45389</u>	<u>mattlamping@gmail.com</u>
CONTRACTOR	<u>Cincinnati Custom Signs</u>	<u>417 Northland Blvd.</u>	<u>Cincinnati, OH 45240</u>	<u>513-322-2559</u> <u>+heinlein@cinci</u> <u>customsigns.com</u>
ARCHITECT				

**REVIEW REQUESTED: CHECK ALL THAT APPLY**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> New Construction              | <input type="checkbox"/> Gas Line           | <input type="checkbox"/> Pool (Above Ground)      |
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fire Alarm         | <input type="checkbox"/> Pool Removal (In Ground) |
| <input type="checkbox"/> Alteration/Remodel            | <input type="checkbox"/> Fire Suppression   | <input type="checkbox"/> Roof Replacement         |
| <input type="checkbox"/> Deck                          | <input type="checkbox"/> Hood Suppression   | <input type="checkbox"/> Other _____              |
| <input type="checkbox"/> Shed                          | <input type="checkbox"/> Change of Use      |   |
| <input type="checkbox"/> HVAC                          | <input checked="" type="checkbox"/> Signage |   |
| <input type="checkbox"/> Electrical                    | <input type="checkbox"/> Pool (In Ground)   |   |
| <input type="checkbox"/> Electrical Service Size _____ | Line Drawing Required over 400 AMP          |   |

Is this property located in a Floodplain? YES/  NO

Total square footage of construction area 1.25 (2 signs) (required) Estimated project cost \$1514,80 (required)

**COMMERCIAL ONLY:**

USE GROUP \_\_\_\_\_ CONSTRUCTION TYPE \_\_\_\_\_ OCCUPANT LOAD \_\_\_\_\_

All construction plans, specifications, site plans and other materials and information submitted with this application are incorporated into and made part of this application. Applicant acknowledges that the Owner has given Applicant the authority to apply for the building permit and agrees to complete the work in accordance with the terms of the permit and applicable Federal, State and local laws and regulations. It is the responsibility of the Applicant to verify and comply with property lines, easements, rights of way, plat covenants and restrictions of record affecting said property. Applicant will notify the Building Inspector upon start of construction, call for required inspections and not use or occupy the structure until a Certificate of Occupancy or Completion (full or conditional) has been issued by the City. An applicant may be held civilly and criminally liable for knowingly providing fraudulent or incomplete information in an attempt to secure a permit. **I certify that I have examined this application and all information in this application is true and correct.**

Applicant's Name (print): Matt Lamping Company: Gilded Indigo

Applicant's Signature: Matt Lamping Date: 9/17/2023

Email Address: Matt.lamping@gmail.com Phone: 513-258-4490

**FOR OFFICE USE ONLY**

Application Number(s): Building: \_\_\_\_\_ Zoning: \_\_\_\_\_

Conditions: \_\_\_\_\_ Fee: \_\_\_\_\_

Bonds: Right of Way \_\_\_\_\_ Soil and Erosion \_\_\_\_\_ Street Cleaning \_\_\_\_\_

Deposit: \$ \_\_\_\_\_ Received By: \_\_\_\_\_ Plans Sent to:  Building  Fire Department  Engineering  Zoning

**APPROVALS**

Building Department \_\_\_\_\_ Date \_\_\_\_\_ Zoning \_\_\_\_\_ Date \_\_\_\_\_

Fire Department \_\_\_\_\_ Date \_\_\_\_\_ Engineering \_\_\_\_\_ Date \_\_\_\_\_

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6

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

**September 13, 2023**

<u><b>PRESENT</b></u>		
<u><b>GUESTS &amp; RESIDENTS</b></u>		<u><b>STAFF</b></u>
		<b>Kevin Chesar Community Development Director</b>
		<b>Karen Bouldin, Secretary</b>
		<u><b>COMMISSION MEMBERS PRESENT</b></u>
		<b>Larry Schwartz, Chairman</b>
		<b>Carole Cottrill</b>
		<b>John Durham</b>
		<b>Jane Garfield</b>
		<b>Steve Schmidlin</b>
		<u><b>COMMISSION MEMBERS NOT PRESENT</b></u>
		<b>Brett Macht, Vice Chairman</b>
		<u><b>CONSULTANT NOT PRESENT</b></u>
		<b>John Grier, John Grier Architects</b>

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**Call to Order**

Chairman Schwartz called the meeting to order at 6:00 p.m.

Mr. Chesar reported that Beth Sullebarger, Sullebarger Associates has stepped down from her role as Historic Consultant for the Landmarks Commission for the past 15 years. He stated that the City plans to award a Certificate of Appreciation to Ms. Sullebarger, but they have not yet obtained a mutual date for her to appear before City Council. Mr. Chesar stated that he would inform the Commission when the date is finalized.

Staff noted that Ms. Sullebarger kindly recommended Gray & Pape, a company whom she had previously worked with. Mr. Chesar has contacted them, and there is an associate there who is considering the offer.

**Roll Call**

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

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

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

## **Landmarks Commission Meeting**

May September 13, 2023

### 30 **Guests and Residents**

31 As there were no guests or residents present, Chairman Schwartz asked if anyone on the  
32 Commission wished to speak about items that were not on the agenda. There were none.

33

### 34 **Old Business**

35 There was no old business to report.

36

### 37 **Discussion**

38 ***Selection of 2023 Landmark ornament.***

39

40 Mr. Chesar had provided members with the list of all of the Montgomery Landmarks. He explained  
41 that each year the Commission chose an ornament to be created in the likeness of one of the  
42 Landmarks, and the ornaments were sold during the holidays, and at other times throughout the  
43 year. Many residents collected them.

44

45 Chairman Schwartz stated that a couple of years ago, we based our choice on recognizing the  
46 Landmark owners who had invested or recently renovated. As such, he suggested the Wooley-  
47 Hattersley Carriage House, our newest landmark.

48

49 Mr. Durham recommended the Johnson-Murdough Building, leased to a real estate company.  
50 There was discussion about how much renovation the real estate company had done – new  
51 windows, the stairway and more. They also had opened their building for the Lanterns &  
52 Landmarks event, and let people tour through it.

53

54 All members agreed on the **Johnson-Murdough Building**, noting that next year they will choose  
55 The Wooley-Hattersley Carriage House as their ornament.

56

57 Ms. Garfield recalled the barn at The Tree of Life Church, discussed in the August, 2022  
58 Landmarks Meeting, and wondered how old that barn was. She noted that Gorman Heritage Farm  
59 had a barn that was built in 1835. She was interested to know who had the oldest barn in Hamilton  
60 County, and suggested that as a project for our new historical consultant.

61

### 62 **Montgomery Quarter Phase 2 Update**

63 Mr. Chesar provided an update on the Montgomery Quarter. He summarized the Planning  
64 Commission decisions made this summer, approved by City Council:

65

66 Regarding Phase 2, the developer has been successful in leasing much of the commercial and retail  
67 space. There may be a few more occupants announced in the near future.

68

69 Mr. Chesar noted that the city has been working through the city processes to approve the next  
70 Phase, and the General Development Plan has been approved. He explained to the Commission that  
71 some of this will come before the Landmarks Commission, for the architectural review. He didn't  
72 think this would happen until early next year.

73

74 He showed renderings / photos on the wide screen for all to see, to provide more understanding of  
75 the Montgomery Quarter. He noted that it was zoned Olde Montgomery Gateway (OMG).

## **Landmarks Commission Meeting**

May September 13, 2023

76 He pointed out the differences from the original plan of Phase 2, which had a mix of condos and  
77 mixed used buildings and other retail. Due to market changes (which he has seen happen in a lot of  
78 developments recently), the condo market has dropped out because they were not viable from the  
79 financial perspective. They have now moved to a new plan for 6 buildings: 4 multi-family  
80 buildings on the periphery, and they will be pushed back a little further from the residential.  
81 Parking will be in the rear, and there will be an entertainment / food facility in the middle with an  
82 underground parking garage. They are looking at a small, boutique grocery store, and some mixed-  
83 use office or retail, and possibly a potential for a hotel.

84

85 Chairman Schwartz asked about the condos in the Vintage Club. Mr. Chesar stated that they were  
86 not selling well according to the developer, their average sales have been about 5-6 condos/year.  
87 Ms. Garfield stated that they were almost all sold, they only had 3 left, as she had just been there  
88 over the weekend. Mr. Chesar stated that this past Monday, at the Planning Commission Meeting,  
89 the developer proposed an alternative to condos because of this financial challenge. They gave  
90 General Development Plan approval to change from the condos originally intended to be built on  
91 the south side to a new senior independent living facility, with 144 units.

92

93 Chairman Schwartz asked if there was any residential contemplation for Phase 2 of the  
94 Montgomery Quarter. Mr. Chesar stated no condos will be a part of the development, but a  
95 continuation of the apartments. Originally, they were approved for 148 units for Phase 1 and they  
96 are now going to put in 239 more units on Phase 2.

97

98 Mr. Schmidlin asked about the tax income changes from before to now. Mr. Chesar stated that  
99 from a TIF value aspect, the buildings that have come online, now value well over what was  
100 anticipated. Mr. Chesar stated that the hotel will break ground in the next week or so; he estimated  
101 it was initially valued at \$12 million, and it will come in at \$30 million. Mr. Chesar stated that  
102 Phase 1 is doing very well, and it is close to what was anticipated for the entire project.

103

104 From the Phase 2 perspective, the City realizes that there was the aspect of additional jobs; however  
105 the reality is that the office market is not what it was pre-pandemic; and it doesn't appear to be  
106 coming back, anytime soon. What we are seeing, from an economic development perspective, the  
107 people who are working are choosing to pay Montgomery taxes.

108

109 Mr. Chesar agreed that there are trade-offs with this change to apartments, but City Council is  
110 onboard with this concept; it has been approved. The multi-family buildings will come online first,  
111 with the thinking that the more people you have there, the more successful the retail, office and  
112 restaurant uses, and this will carry into the Historic Business District, as well.

113

114 Chairman Schwartz asked if there would be any amenities in these buildings. Mr. Chesar stated that  
115 they are looking into some open space for meeting rooms and a fitness center. This hasn't been  
116 flushed out yet, and they are also looking at active entertainment in the center area.

117

118 Chairman Schwartz was concerned to see so many apartments, and the decision to move from  
119 condos to apartments. He felt the townhouses that were built along Main Street may have been  
120 good choices. He was not impressed with the current apartment building that is in there now.

121

## **Landmarks Commission Meeting**

May September 13, 2023

122 Mr. Schmidlin pointed out that the price of construction has also increased significantly, which  
123 could have impacted these changes.

124

125 Mr. Chesar noted that for Phase 2, the intent is for the design of the 4 new apartment buildings to  
126 not mimic the first 2 buildings, and there will be some diversity in the style of each of those  
127 buildings. They will provide concepts to Landmarks when ready to proceed.

128

129 Chairman Schwartz suggested that the City conduct a survey to see if the people in the City really  
130 want this, rather than just doing it. He felt this was a bait and switch --the City had presented what  
131 it would be like, and then they wind up doing something different. By the time people realize it,  
132 there is nothing you can do about it.

133

134 Mr. Chesar agreed with Mr. Schmidlin's comments, noting that the hotel construction costs are now  
135 over double the original.

136

137 Because this was a change to the overall original concept, Mr. Chesar wanted this Commission to  
138 be brought up-to-date. He stated that the designs will probably come in early next year.

139

140 Mr. Schmidlin asked about the restaurant extension in Phase 1, Kitchen Social. Mr. Chesar stated  
141 that was part of an outdoor dining that is being installed now. He noted that the materials will  
142 match with the rest of the buildings in that section.

143

144 Chairman Schwartz did not recall those buildings coming before Landmarks. Mr. Chesar stated that  
145 the outdoor dining project was approved administratively, internally, based on the Code  
146 requirements. Chairman Schwartz thought it substantially changed the look.

147

148 Chairman Schwartz felt that the City was being short-sighted by the current economic conditions --  
149 we are going to do what we can do. When he looked at the Vintage Club residential, it took 15  
150 years to build that out. He did not think that the City necessarily had to act immediately; to have a  
151 plan that gets implemented just because of high interest rates now which will not allow you to  
152 finance things the same way, so this is what we can do. He felt there was a choice; we could wait a  
153 couple of years and see if things change. It appears that the City is doing this just because this is all  
154 that is being offered by the developers right now.

155

156 Chairman Schwartz pointed out that there was not that much space to do this in Montgomery again;  
157 we only have one shot at it. He asked what people will think of this, 20 years from now, when they  
158 come in and look at this place and see a bunch of apartments that may be run down. It won't be a  
159 great answer to say that it was due to the interest rates at the time of the development.

160

161 Ms. Cottrill asked about the impact on traffic – for apartments versus condos. Mr. Chesar stated  
162 that Staff and the City Engineers looked at the traffic analysis provided, noting that there were peak  
163 times when people would be coming and going at the same times– the same situation as people with  
164 jobs in that area. The roundabout in that area is designed to handle that traffic.

165

166 Mr. Chesar showed the preliminary roadwork that will be hopefully constructed by the end of the  
167 year, and finished his presentation / update on Montgomery Quarter.

## **Landmarks Commission Meeting**

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168

169 Chairman Schwartz again suggested that the City conduct a survey to see if the people in the City  
170 really wanted this. Mr. Chesar stated that this has already been approved by Planning Commission  
171 and City Council, with the appropriate notifications and also public hearings.

172

173 Ms. Garfield asked if anyone objected. Mr. Chesar did not think that anyone from City Council  
174 objected. Chairman Schwartz believed that 9 out of 10 residents were not even aware of this; he  
175 was very disappointed, and felt this was something that was just pushed through.

176

177 Mr. Chesar asked if anyone had any questions or comments, noting that he would take the  
178 Commission's comments back to Council.

179

180 Chairman Schwartz asked for clarification on the Kitchen Social outdoor dining. He thought that  
181 anytime a business proposed changes, such as this, it needed to come before Landmarks.  
182 He understood that Staff had stated it had been approved administratively, but asked why this did  
183 not come before Landmarks. Mr. Chesar stated that it was an administrative purview and he would  
184 look into it. Chairman Schwartz was confused, and wanted to know why this was different than  
185 previous applications.

186

187 Chairman Schwartz had a sense that Landmarks was not as involved as they should be, with regard  
188 to the Montgomery Quarter. His perception was that sometimes the Commission sees applications;  
189 and the cynic in him would say that if the Landmarks Commission would push back on something,  
190 the City doesn't let Landmarks see it. He didn't understand how this major change would not come  
191 before the Commission.

192

193 Mr. Schmidlin agreed.

194

195 Chairman Schwartz wanted to know what the ground rules were; if the City didn't want Landmarks  
196 looking at any of this, then just tell them.

197

198 Ms. Garfield was also very disappointed.

199

200 Chairman Schwartz stated that he had presented the Landmark Commission's Annual Report to  
201 City Council in late May, and wanted to review it. He gave copies of his report to the members of  
202 the Commission. He highlighted the recommendations he made to City Council:

203

- 204 1. Renew the City Historic Matching Grant. He felt there were many cases where the  
205 matching grant made the difference between the owner making the repairs versus not  
206 making them, and using the more expensive historic materials.

207 Chairman Schwartz suggested increasing the amount or the percentage.

208

209 Ms. Cottrill asked how this program has been publicized. Mr. Chesar stated that the City  
210 sends out letters to the property owners of the Landmark buildings that explains that they are  
211 eligible for this program. He noted that there is still money available this year and that last  
212 year, we did spend the entire allocation. Staff encouraged the Commission to let him know  
213 if they were aware of anyone interested in this program.

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214  
215 Mr. Durham added that usually when a Landmark owner comes in with an application, we  
216 advise them of the program, for example, the Carriage House.  
217

218 Ms. Cottrill asked if this Commission approved the grant. Staff confirmed that they did.  
219

220 2. Offer opportunity for Sycamore High School Students to create an app for our “ghost  
221 homes” – homes that are no longer standing. The user could walk up to a location and see  
222 what was there before, and compare to what is there now. He gave examples: the Tollgate  
223 House servant’s quarters that was torn down a few years ago, the drive-in, the service station  
224 on Montgomery and Cooper, and Chester’s Road House.  
225

226 3. Look at other possible historic locations to assign an historic plaque. Mr. Chesar stated that  
227 we have about \$3,000 in the budget for a plaque. Chairman Schwartz suggested the Salt  
228 Boxes on Cooper, or the Hopewell Montgomery Church.  
229

230 4. Christmas Ornament suggestion, and that has been determined tonight.  
231

232 5. For the DORA (Designated Outdoor Refreshment Area) program, have cups created with  
233 our historic buildings on them. He suggested a glass or a cooler, but also this could be a  
234 clear plastic cup. Put the Montgomery DORA logo on the front, and an historic building on  
235 the back – it could be a collector’s item. Ms. Garfield felt that plastic would be better, to  
236 prevent shattering if they were dropped.  
237

238 6. He re-engaged his idea of putting old photos on the outside of trash receptacles and utility  
239 boxes in the downtown district, showing pictures of what was there, prior to the current  
240 buildings. The Commission members were all in favor of this idea.  
241

242 Chairman Schwartz stated that he had a meeting with Mayor Margolis, who wanted to talk  
243 more with him about this item. Chairman Schwartz felt there was some traction for this  
244 particular recommendation. Chairman Schwartz suggested that we just try one, using the  
245 money budgeted for the plaque this year. Ms. Garfield suggested the Salt Box. Mr. Durham  
246 suggested Yost Tavern. They looked at the samples in their packet, and were all in favor of  
247 this idea (on page 6) – the electric box. Chairman Schwartz felt that since this was on Main  
248 Street, it might be harder for people to find / see, as it wasn’t much of a walking area.  
249 He was thinking of somewhere on Montgomery Road, perhaps the trash can across from  
250 Village Tavern. Mr. Schmidlin stated that we had all of these historic photos and content.  
251

252 Ms. Garfield asked Staff if this would be possible.  
253

254 Chairman Schwartz stated that he had seen this in a town in British Columbia, and it was  
255 interesting to observe people, because they would see that an Ace Hardware used to be the  
256 General Store, and then, they would be running down the street to find the next one.  
257



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258 Mr. Chesar showed some sample ideas on the wide screen, of possible other alternatives  
259 than wrapping a utility box that were used in Over-the Rhine, of having images on various  
260 buildings, showing the before across the street, on, or near a building.

261 He stated that additional funding has been proposed for the Landmarks Commission's  
262 budget, to be able to do this.

263  
264 Chairman Schwartz stated that Mayor Margolis gave him feedback, stating that he felt the  
265 photos on the trash receptacles would be too huge. Chairman Schwartz had told him this  
266 would not be an issue; Ms. Garfield agreed. Chairman Schwartz felt that the problem with  
267 putting photos on a building is that you couldn't view it from a distance, to see the old  
268 building as it stood in that place. Mr. Durham stated that it was good to see the perspective,  
269 when you are looking across the street, and have that view of the building; as opposed to a  
270 plaque on a building.

271  
272 There was more discussion about where to put these photos and how to do it. Suggestions  
273 of putting it across the street from the Chevy dealership, to see the drive-in. Also of having  
274 the photos printed on aluminum. Chairman Schwartz suggested placing a trash receptacle at  
275 the corner of Montgomery and Cooper to use it as a first example, to get feedback, and see if  
276 people wanted more. Mr. Schmidlin loved the ideas on page 8 of Chairman Schwartz's  
277 report.

278 Chairman Schwartz stated that HBK Wealth Management was previously a locksmith, and  
279 that they may even sponsor the printing.

280 Mr. Durham stated that you could put a QR (Quick Response) Code on it, so that it could  
281 access an app.

282  
283 Chairman Schwartz stated that he got some positive feedback from his meeting with Mayor  
284 Margolis, so he thought there was genuine interest from City Council.

285  
286 7. Yost Tavern. Chairman Schwartz stated that it has not been leased for 5+ years. He stated  
287 that a couple of months ago, Ms. Henaio had told him that the Chamber of Commerce was  
288 looking at it. He then called one of the Chamber associates, who said they were not  
289 interested. Ms. Garfield stated that the City of Hamilton had a Visitor's Center that was  
290 manned by volunteers, and was also tied into an arts promotion of art / sculptures throughout  
291 the city. She stated that we should talk to them to see how they do it.

292  
293 Chairman Schwartz gave an example on page 13 of his report for model scenarios of how to  
294 make this work as a Visitor's Center from 10am to 2pm on weekdays, and on weekends..  
295 Ms. Garfield felt that people from Twin Lakes would be prime candidates to volunteer.  
296 Ms. Cottrill suggested that students might also be interested. There was much discussion.

297  
298 Mr. Chesar informed all that currently, there is a temporary lease in process for Yost.  
299 He would keep the Visitor Center as an idea, if this lease did not come to fruition.  
300 Staff stated that they were still working with the Historical Society on how to promote their  
301 information / photos.

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Ms. Garfield asked how the City Council reacted to this idea for a Visitor’s Center. Chairman Schwartz stated that he thought Mayor Margolis and Lee Ann Bissmeyer liked it, but didn’t receive much reaction from the other members.

Chairman Schwartz felt there was an undercurrent in City Council, that this thing has become a headache, from reasons of “there is not enough staff, and we will never find volunteers”. He felt that if this was something we wanted to do, that the Commission should take it on, as far as lining up the volunteers. Then, we could go back to City Council with our plan, and see if they are in agreement with us. Even if we tried it for a year or two, and if it didn’t work – they could try to lease Yost Tavern out again. It couldn’t be any worse than having it vacant for all of these years.

Chairman Schwartz asked Staff if the City would allow them to do this. He felt this would be a gem for the City. Mr. Chesar stated that he believes that building is leased and would check on the status.

Chairman Schwartz stated that the sense he got from the mayor was that if Landmarks wanted to take this on, he would be supportive of that; albeit that is just one person on the Council.

Ms. Cottrill commended Chairman Schwartz on his well thought out ideas. Mr. Schmidlin was a big proponent of the photo wrappers on the receptable cans. He suggested we invest in a wrapper on a trash can on the corner of Montgomery and Cooper, and then get feedback from the residents. Mr. Chesar stated that he would discuss the matter internally.

Mr. Chesar stated that the recent event, Vegas in the Village, was very successful, and Montgomery Quarter was very active. He noted that they will be putting a glass enclosure around the fire pit, to prevent any mishaps.

Mr. Chesar asked if anyone wished to volunteer for the games at the Harvest Moon event coming up on Saturday, October 14. He understood that Ms. Garfield and Ms. Cottrill were not available, as they have assisted in the past, and that they would need volunteers for the old-time games. No commission members volunteered.

**Council Report**

There was no council report this evening.

**Other**

Ms. Cottrill asked about the signage at Bridals by Amanda, located next to the bar that is behind the fountain on Cooper. She stated that it looked like a plastic sign, from a distance. Mr. Chesar stated he would look into it. Mr. Schmidlin wondered why she did not leave her lights on, because it looked like showroom space.

**Landmarks Commission Meeting**

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347 **Minutes**

348 Regarding the May 10, 2023 Application for Certificate of Approval for construction of a new  
349 home at 7933 Cooper Road, Montgomery, OH 45242, Chairman Schwartz asked Mr. Chesar if the  
350 applicant ever brought sample paint colors of White-Wash and Peppercorn for the brick.  
351 Mr. Chesar stated that he did not, and that he would check on it.

352  
353 Mr. Schmidlin moved to approve the minutes of May 10, 2023 as amended.  
354 Ms. Garfield seconded the motion. The Commission unanimously approved the minutes.  
355

356 Regarding the June 8, 2023 Application for Certificate of Approval for Reconsideration of Window  
357 Conversion at 9854 Zig Zag Road (Crist House), Chairman Schwartz asked for the process of  
358 including their recommended changes to the Code. Mr. Chesar stated that the overall update takes  
359 about 9 -11months. He noted that this Commission did not need to do any more; it will be added  
360 when they do an overall Code update, as there are other items that will be included in it, as well.

361  
362 Chairman Schwartz asked what the Commission had considered for the Code change regarding  
363 front-facing garages, from the June 8, 2023 Application for Certificate of Approval: Construction of  
364 a New Home at 7933 Cooper Road. Mr. Chesar stated that the challenge for this particular  
365 application was that the lot was so narrow, amidst other issues. Mr. Durham noted that at some  
366 point, they were permitted to sell the lot behind them, so they could put a driveway against the  
367 house, which also attributed to the narrow lot. There was much discussion, and the members agreed  
368 that this was a very unique situation. Mr. Chesar stated that he would craft something to strengthen  
369 the current language in the Code, but allow some leeway, on a case-by-case basis.

370  
371 Mr. Schmidlin moved to approve the minutes of June 8, 2023 as written.  
372 Mr. Durham seconded the motion. The Commission unanimously approved the minutes.  
373

374 **Adjournment**

375 Ms. Durham moved to adjourn. Mr. Schmidlin seconded the motion.  
376 The Commission unanimously approved.  
377 The meeting adjourned at 7:30 p.m.

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Karen Bouldin, Clerk

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Date

\_\_\_\_\_  
Larry Schwartz, Chairman

\_\_\_\_\_  
Date

/ksb