

**City of Springboro  
Architectural Review Board**

**AGENDA**

**Monday, December 13, 2021, 6:00 p.m.  
Council Chambers, Springboro City Building, 320 West Central Avenue**

**Call to Order**

**Approval of Minutes**—November 8, 2021 meeting

**Hearing of Applications for Certificate of Appropriateness, Historic Preservation  
District/Protected Properties Design Standards**

- 335 South Main Street, new roofing and siding
- 545 South Main Street, exterior paint scheme

**Other Business**

**Guest Comments**

**Adjournment**

## Notes for Monday, December 13, 2021 Architectural Review Board Meeting

### Hearing of Applications for Certificate of Appropriateness, Springboro Downtown Historic Preservation District/Protected Properties Design Standards

**505 South Main Street, new roof.** Certificate of Appropriateness Application request submitted by Heather Sukola, property and business owner, seeking approval to install replacement roofing on her property that houses her business, Heather's Café, located at 505 South Main Street in the Historic District. As indicated in the submitted materials, the current roofing is damaged and needs to be replaced. The current roof is brown-orange and the proposal is to install an Owens-Corning TruDefinition Onyx Black roofing.

City staff recommends the following conditions be placed on any approval of this application by the Architectural Review Board:

1. Applicant to contact the Architectural Review Board staff liaison (937-748-6183) to schedule an on-site inspection pending Architectural Review Board approval.
2. Certificate of Appropriateness expires six months after Architectural Review Board approval if not executed.

The property at 505 South Main Street (circa 1833, Thomas residence, Merritt grocery, third post office) is a contributing structure to the Downtown Historic Preservation District.

**535 South Main Street, approval for partial demolition of principal structure and its replacement, removal of chimney.** Certificate of Appropriateness request submitted by Todd and Andrea Burkart, DBA JC Sunshine Properties, LLC, seeking approval to make a number of changes to the property located at 535 South Main Street in the Historic District. This is a follow-up to the September 13th review at which time the Architectural Review Board reviewed the overall concept of the demolition and new construction proposed, and approved the removal of transite siding and its replacement with a siding of similar appearance, the proposed exterior paint scheme, and for the accessory structure installation of aluminum siding of two existing windows. This approval focuses on the following, some of which was discussed at the September 13th meeting:

1. Demolition of the rear section of the principal structure and its replacement. The request represents roughly one-half of the existing structure, the one-story portion of the structure.
2. Demolition of the chimney on the rear portion of the property.

Please refer to Design Standards for Preservation and Rehabilitation regarding the proposal's individual elements. Exterior Walls, pages 33-38, Chimneys and Flues, pages 42-43.

Please refer to Design Standards for New Construction, pages 72-82, regarding the proposed new construction.

City staff recommends the following conditions be placed on any approval of this application by the Architectural Review Board:

1. Provide a site plan, drawn to scale and dimensioned, showing the location of existing and proposed buildings on the site and relative to adjacent property lines.

2. Provide scaled and dimensioned elevations of the proposed construction.
3. Provide additional information on building details including but not limited to windows, doors, gutters and downspouts, and siding. This may be in the form of manufacturer's cut sheets and the like.
4. Applicant to contact the Architectural Review Board staff liaison (937-748-6183) to schedule an on-site inspection pending Architectural Review Board approval.
5. Certificate of Appropriateness expires six months after Architectural Review Board approval if not executed.

The property at 535 South Main Street (circa 1858-1867, Lindner property) is a contributing structure to the Downtown Historic Preservation District.

### **Other Business**

There is no other business to report.

The next Architectural Review Board meeting is scheduled for Monday, November 8, 2021 at 6:00 p.m. in Council Chambers in the City Building. The submission deadline for that meeting is Monday, November 1, 2021 at 4:30 p.m. The final meeting of 2021 is scheduled for Monday, December 13th (December 6th deadline).

Submitted by Dan Boron, AICP, Staff Liaison to Architectural Review Board, City of Springboro, and based on information provided as of Friday, October 8, 2021 at 2:00 p.m.