

Landmarks Commission
April 25, 2018
Meeting Minutes

The Chairman called the meeting to order at 5:45PM. The following members were present: Mr. David Miller, Mr. Jim Jackson, Mr. Pete McGory, Chairman Michael Zuilhof, Mr. Conor Whelan, Mr. Joe Galea, and Ms. Nikki Lloyd. Ms. Casey Sparks and Mr. Greg Voltz and represented the Planning Department; Mr. Justin Harris represented the Law Department; and Debi Eversole, Clerk from the Community Development Department. There were 7 voting members present.

Chairman Zuilhof stated that at the Monday, April 23, 2018 City Commission meeting, the following new members have been appointed to the Landmarks Commission: Mr. Tim Berkey, Mr. Allen Griffiths and Mr. Jon Lawrence. The following members have been relieved of their duties as Landmark Commissioners: Mr. Conor Whelan, Mr. Pete McGory, Mr. Jim Jackson and Mr. David Miller. Mr. Harris stated that it was never intended that the Planning Commissioners would remain on the Landmark Commission, as the State of Ohio had recommended that the Landmarks Commission be a separate body of commissioners. The next meeting of the Landmarks Commission will include the following members: Mr. Tim Berkey, Mr. Allen Griffiths, Mr. Jon Lawrence, Mr. Mike Zuilhof, Mr. Joe Galea and Ms. Nikki Lloyd. There is a vacancy for the 7th commission member.

Mr. Miller moved to take from the table the application for exterior alterations to 403 E. Adams Street. Mr. McGory seconded the motion. The motion carried with a unanimous vote.

Ms. Sparks presented that Rush Sloan House had submitted an application for exterior alterations to the building at **403 E. Adams Street**. The application includes exterior renovations including:

1. Windows
2. Doors - Wooden doors to the exterior entrances
3. Front Entrances & Deck - railing and concrete stairs along the porch entrance. Deck within the rear yard.
4. Fencing - 6' wrought iron fencing with decorative features

The applicant has provided further details indicating that the deck and the veranda will be of a concrete material similar to the previous structures that were there. The applicant also provided a site plan indicating where the 6' wrought iron fence will be located. A 2' variance needs to be requested for the proposed fence in the side and front yard.

The applicant had provided images indicating the windows that are proposed to be replaced. The applicant requested all wood windows with the exterior of the wooden sash covered in white painted aluminum. Heritage Building Restoration Consultants did have some information on their website regarding the previous alterations.

Staff is recommending approval of the proposed alterations. Staff would recommend that all the 1st and 2nd floor windows along Adams and Franklin Street be full wood windows. The 3rd floor and interior facing windows could be wood windows with aluminum cladding.

Mr. Galea stated that in the prior meeting, it was discussed that a porch on Franklin would be rehabbed. Would that still be subject to approval or is that considered ok to go. Chairman Zuilhof stated that provided pictures of the project for point of reference to the applicant.

Mr. Chris Wiedle, stepped to the podium and stated that the porch on Franklin Street is concrete in nature and the posts are original in nature. He stated that he recovered original porch posts during deconstruction. The back quadrant of the house, far northeast corner was 2 shed roofs inside of a shed wall. When purchased, there was a 112 roof put over top of the 2 porches but the porches were not removed. When the applicant removed the porches, he found original porch posts. He duplicated these posts used on the Franklin Street porch. This addition is keeping with what the original posts and deco was on the porch. The veranda and east porch are based on the 1903 picture. The original application referenced composite but the applicant would like to see concrete post beam and poured concrete deck. The original railing will be duplicated upon approval with the Building Department. There will be a stone wall installed 3' out from the veranda perimeter, filled with soil to assist in meeting the height requirements of the railings. The house is on the National Registry and according to the State of Ohio, the applicant does not have to conform to the 4" spacing required on new construction. This will allow for a low railing which imitates the previous railing on the veranda.

The windows in the widows walk were replaced prior to the purchase of the property. They are painted a brindle color to match the color scheme. However, those 12 windows are the only windows painted that color and are not the original color of the windows. Original color of the windows was white. When looking into replacement windows, it was made clear to him that he had to retain as much square footage of glass as possible. For that reason, he discarded the idea of vinyl replacement windows. The first bid came in at over \$100,000 for the 3 floors. That bid was not accepted. He noted that there are a number of windows underneath the cornices that are painted white. They were windows with sashes and they were replaced with without sashes. This increased the number of light on the third floor and retained as much square footage of glass as possible. He stated that he will not be replacing the two windows in the front parlor. He stated that the window frames and sills are sound and only have to replace one window sill. He showed a replacement window that he used on the project that is wood clad interior and aluminum exterior. The window was under \$500.00. He referenced 2 replacement windows on the east of the house that have been installed and cost in excess of \$1,100.00 each. He stated that if he gets wood exterior, they cost double and also are one square foot less glass. Chairman Zuilhof stated that the standards do not require to add square footage, but to keep with the original scale of the original windows.

Mr. McGory stated that aluminum cladding would not be that noticeable. Looking at what has been done, the cap and base and sides of windows may be stone, a taupe color. What are the options of the aluminum cladding? Mr. Wiedle stated that none of the color options blend with the color of the building. He added that he is wrapping the exposed wood with sand/taupe color aluminum to blend in. The finished product will be the yellow wall, tan all the way around the window and white 2-3 inch bead to accentuate the window itself.

Mr. Miller stated that while the white aluminum cladding looks most like the original, if for some reason someone wanted another color, it is possible to paint the aluminum cladding. The

applicant stated that one would have to sand it, scuff it, scour it, etc. You would also have to maintain it afterwards.

The doors that are in the building are steel, the exterior doors are standard 6' 8" doors that have had filler put in above them. The doors from the front view will be 8' double doors. On the side of the house where the veranda is are the same 6' 8" steel doors. They will be replaced with 9' 3" doors. All exterior doors will be clad with sapele mahogany and stained mahogany red. At the back of the house (north side), there is one door that has no porch on it. There will be a steel 6 panel door to accommodate wheelchairs. There will be a wheelchair lift installed.

A 1903 photo showed a standard 30" wrought iron fence which is not to scale with this size of house. The applicant proposed a 6' wrought iron fence and will apply for a variance. It will not be a privacy fence and the plan shows every third post will have a low wattage lamp on top of it. The drawing shows a brick area for an unloading zone at the front of the house (Adams Street) and the applicant will request approval from the Engineering department to use the 6' wide boulevard area between the sidewalks and curb and put in a bricked unloading area.

There are 2 new windows on the third floor that are egress windows required by the Building code. The first is on the north side and one on the east side. They meet the minimum requirements for width and height but do not meet the minimum requirement for square inches so a variance was obtained.

Chairman Zuilhof asked if there were any wooden decks proposed? The applicant stated that concrete is proposed. Chairman Zuilhof stated that he was concerned with encasing the wood trim with aluminum. Aluminum is not part of the standard. He added that this process has a tendency to trap moisture rotting the wood behind it. He said that there is sound wood around a good portion of the windows. The applicant stated that the wood that is shown is the actual 2" lumber casing that is embedded into the masonry house. To replace it, you would have to remove the window, separate the 170 year wood from the masonry and put new wood in. Chairman Zuilhof stated that he was only pointing out that wood appeared sound and may be salvageable rather than wrapping them in aluminum. The applicant stated that there was only one sill in the house that was rotted and that had already been replaced. The only intention with the aluminum wrapping is to protect the existing wood.

Mr. Whelan stated that he understood that the standards don't want aluminum on the exterior but considering the time, money and effort that the applicant is putting into the property to retain the architectural details, he stated that it made sense to allow the aluminum on the exterior. Chairman Zuilhof stated that this commission is required to follow the standards within reason.

Mr. Miller stated that Mr. Whelan's point is not lost with him. He added that with the 4 members being replaced tonight is our last meeting. If we stand together, we have the potential to have this impact. That being originally I think there was some sub vent that the Landmarks Commission at some level needs to reflect the sensibilities of the community. Now, I also understand that there was some percentage of the Landmarks Commission that was to be reserved exclusively for those people who have special expertise in certain sensitivities in historic this and that. Common sense probably doesn't play into anything here but I'm

persuaded by the fact that the windows, will more closely from anybody from the street, or anything getting up to very close be indistinguishable from wood. It will last a lot longer, cost \$35,000 less, so as a final shot representing common sense or public opinion or the values of the community, I would like to make a motion that we approve the submitted application for exterior renovations. Mr. McGory seconded the motion. Chairman Zuilhof clarified that the motion was to approve the entire application. Mr. Miller stated for point of discussion.

Ms. Lloyd clarified that the \$35,000 is the difference between replacing all of the windows with wood vs aluminum cladding. And added that Staff's recommendation is that 2 sides of the house are wood and 2 sides of the house be aluminum clad. Ms. Sparks stated that anything facing a right-of-way on the 1st and 2nd floor would be recommended to be all wood windows. The interior facing windows and 3rd floor windows would be aluminum clad windows. Ms. Lloyd asked the applicant the percentage of the windows that are facing the right of way on the 1st and 2nd floors. The applicant stated that on the Adams Street side there are 5 windows being replaced on the 1st and 2nd floors. Chairman Zuilhof stated that since the windows in the widow's walk are painted wood, is the intent to repaint them? The applicant replied that they are painted in a contrasting color and that will remain the same. The applicant added that there are 21 windows on the Franklin Street side of the building. Ms. Lloyd stated that there would still be a \$20,000 cost associated with the Staff's recommendation rather than the motion on the floor. It is important to keep the integrity of the house, however, there has been technology realized since then and the less maintenance in the next 20, 30 or 40 years is the better chance that the home will remain looking historic for years to come.

Mr. Whelan was concerned with different windows on different areas of the home. The concern is that if different manufacturers are used, the windows may not look exactly the same. He felt that a consistency would probably be more important than preserving a couple of wood windows.

Mr. Miller stated that he was very impressed with the proposed restoration. The concern that he had with the application was the addressed replacement of the proposed wooden deck with the cement beams and poured floor. To him that is more of the Italian veranda kind of thing that he would picture as being appropriate. The 1901 photo that showed that sort of condition. I'm not sure if the 6' fence is an issue for anybody, but the fact that you can see through it, he is impressed with the applicant's attention to detail and this would be a marvelous addition to that street and to our historic history.

Chairman Zuilhof stated that it is a myth that clad windows last longer. The surface may hold up better, and a painted surface is subject to weather and aluminum clad window could last longer. There is a serious problem with cladding both vinyl with vinyl and aluminum with trapping moisture and causing the wood to rot. The standards address this too. He stated that he is worried with the color scheme and stating that the applicant is not going to repaint this because it does not need it. He felt that this body was properly interested in colors and having mis-matched colors because it does not need paint would not be consistent with what we're supposed to be doing. He does worry about accelerating and damaging and cladding wood that doesn't need it and it might be better and cheaper to simply paint. It could last 10 – 20 years. That is only his opinion based on his personal experiences.

Chairman Zuilhof preferred to amend the motion to ask that the window paint scheme be consistent throughout and not simply leave mismatched window colors for convenience.

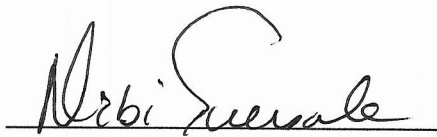
Mr. Miller asked if it was reasonable to conclude that given this man's historic sensitivity that there's a lot of money to be pumped into this thing and in due course it will come to pass that they will be white. He added that this was not the highest priority at this point. Chairman Zuilhof stated that it may not be the highest priority, but preserving the wood window trims and painting them rather than cladding them would be preferable.

The applicant stated that it is more expensive to clad the windows but the reason that he is doing it is that he is trying to preserve the integrity of the building. The wood that you are referring to is a 2" piece of wood that's being clad, caulked for the reason that the wood is 165 years old.

Mr. McGory moved to suspend debate and called the question. Ms. Lloyd seconded the motion. The motion carried with a unanimous vote.

The previous motion on the table was to approve the application. The motion carried with a 6/1 vote, Chairman Zuilhof voting against.

Mr. Galea moved to adjourn the meeting. Mr. Whelan seconded the motion. The meeting adjourned at 6:51PM.

A handwritten signature in black ink, appearing to read "Debi Eversole", written over a horizontal line.

Debi Eversole, Clerk

A handwritten signature in black ink, appearing to read "Michael Zuilhof", written over a horizontal line.

Michael Zuilhof, Chairman