



**Meeting of Board of Trustees – 6:30 P.M.**

**July 5, 2017**

**City of Montgomery  
10101 Montgomery Road  
Montgomery, Ohio 45242  
Council Chambers**

**A G E N D A**

- 1. Call to Order**
- 2. Minutes – May 24, 2017 Meeting of the Board of Trustees**
- 3. New Business**
  - a. Historical Grant Application for the Wooley-Kelsch House
- 4. Old Business**
- 5. Other Business**
- 6. Adjournment**

June 30, 2017

TO: Wayne S. Davis, City Manager

FROM: Tracy Roblero, Community Development Director *JMR*

SUBJECT: Historic preservation matching grant for the Wooley-Kelsch House

**Request**

It is requested that the Montgomery Community Improvement Corporation consider a request for a historic preservation matching grant from Thomas Hattersley to repair the original wood shutters and replace hardware for the shutters on the Wooley-Kelsch House located at 7967 Cooper Road.

**Financial Impact**

The financial impact will be \$2,943.20 which is fifty percent of the total quote.

**Background**

The Wooley-Kelsch House was built in 1890. The house is located on a large lot and sits back quite a distance from Cooper Road. The two-story frame home is notable for its beveled wood siding, tall slender 2 x 2 double hung windows with louvered shutters, decorative brackets and the one-story front entrance with a rounded top front door covered by similarly rounded hood. The current owner, Thomas and Sharon Hattersley, are long time owners of the home and have taken great care to preserve original materials and the look of the Landmark. The applicant applied for a Certificate of Approval to keep the original shutters and make repairs while repainting them the same green color. The applicant is proposing to install new hardware as the existing hardware is mostly missing and no match is available. The applicant is proposing shutter dogs which give the appearance of hand wrought shutter dog.

**Landmarks Consideration**

The Landmarks Commission met on June 14 to review this application. After reviewing the application, the Landmarks Commission voted to unanimously to approve the application as submitted. The Commission recommended that the shutters on the addition be removed or replaced with new shutters that are proportioned as if they would cover the entire window opening if closed as stated in the Zoning Code; however, the Commission did not make this a condition upon approval. After consideration, Mr. Hattersley has decided to replace the shutters with new custom shutters that will be proportioned appropriately for the window.

**Staff Recommendation**

Staff supports the action of the Landmarks Commission and recommends approval of the historic preservation matching grant to Thomas Hattersley to make repairs to the existing shutters, install new shutters for the addition and to replace the hardware for the Wooley-Kelsch House located at 7967 Cooper Road in the amount of \$2,943.20.

**CITY OF MONTGOMERY  
LANDMARKS COMMISSION**

**Application for Certificate of Approval: 7967 Cooper Road  
Wooley-Kelsch Landmark  
June 8, 2017**

**Applicant:** Thomas Hattersley  
7967 Cooper Rd.  
Montgomery, Ohio 45242

**Property Owner:** Same as above

**Nature of Request:**

Applicant is requesting approval to repair the original shutters and replace hardware for the shutters. The applicant is proposing shutter dogs to provide support for the shutters. The existing wood shutters are believed to be original to the building and are painted. The applicant is proposing to re-paint the shutters in the existing green color.

**Zoning:**

This Landmark is located in the 'A' Residential District and is located within the Heritage Overlay District. Changes in the exterior color, texture or material to a Landmark must be approved by the Landmarks Commission. Chapter 151.1405 (c)(3) states that "shutters shall be constructed of wood and be proportioned as if they would cover the entire window opening if closed. They shall be operable or mounted on hinges".

**Staff Findings:**

1. The Landmark is located on a large lot and sits back quite a distance from Cooper Road.
2. The two-story frame home is notable for its beveled wood siding, tall slender 2 x 2 double hung windows with louvered shutters, decorative brackets and the one-story front entrance with a rounded top front door covered by similarly rounded hood.
3. The applicant is proposing to keep what is believed to be the original shutters and make repairs while repainting them the same green color.
4. The applicant is proposing to install new hardware as the existing hardware is mostly missing and no match is available. The applicant is proposing shutter dogs which give the appearance of hand wrought shutter dog.
5. The applicant is also applying for a historic preservation matching grant to help cover the cost of the work.

**Staff Recommendation:**

Staff believes that this is a good project that maintains the original shutters and will preserve the look of the Landmark by replacing the hardware with shutter dogs that are consistent with the age of the home. Therefore, Staff is in support of this application as well as the application for the Historic Preservation Matching Grant.



## APPLICATION FORM

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

Project Address (Location): 7967 Cooper Road

Project Name (if applicable): Shutter Reconditioning

Auditors Parcel Number: 603-0004-0043-00

Gross Acres: apx 2.5 Lots/Units 5 Commercial Square Footage n/a

Additional Information: \_\_\_\_\_

PROPERTY OWNER(S) <u>Hattersley</u>	Contact <u>Tom Hattersley</u>
Address <u>7967 Cooper Road</u>	Phone: <u>513 984 6335</u>
City <u>Montgomery</u>	State <u>Ohio</u> Zip <u>5242-7330</u>
E-mail address <u>that@cinci.rr.com</u>	

APPLICANT <u>same as owner</u>	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*

Print Name Thomas J. Hattersley

Date 31 May 2017

**FOR DEPARTMENT USE ONLY**

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



Providing superior services with integrity.  
Partnering with you to build a great community!

Landmark Commission  
Application for Certificate of Approval

Owner Name: Thomas J. & Sharon S. Hattersley

Address: 7967 Cooper Road

Owner Phone Number: 513 259 5402

Business Name (if applicable): 513 841 0888

Business Owner & Phone Number: \_\_\_\_\_

Landmark Building: Yes  No

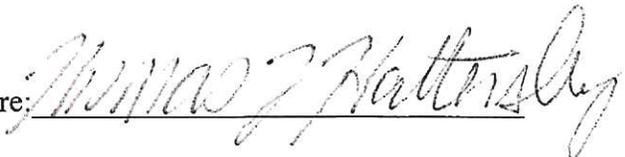
Heritage District: Yes  No

Proposed Work:

shutter reconditioning

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 31 May 2017

Owner's Signature: 

## Tracy Roblero

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**From:** Tom Hattersley <tom.hattersley@pathwayguidance.com>  
**Sent:** Monday, June 26, 2017 5:26 PM  
**To:** Tracy Roblero  
**Subject:** Re: Historic Preservation Matching Grant: Revised Estimate

Tracy, There are three parts to the shutter reconditioning: 1. reconditioning existing shutters, 2. purchasing one pair of custom shutters for the double windows discussed with the Landmark Commission (plus painting and installing inset hinges), and 3. hardware costs.

### 1. Reconditioning existing shutters

#### PROPOSAL

5/14/17

To: Tom Hattersley  
7967 Cooper Road  
Montgomery, OH. 45242

From: M.D.Burkart  
34 Oil Street. [md\\_burkart@yahoo.com](mailto:md_burkart@yahoo.com)  
Tiffin, OH. 44883. 419-618-9635

For: window shutter reconditioning at residence...

Proposed Work: remove and prep (scrape, patch, prime)  
34 louvre shutter panels. Top coat and reinstall with  
necessary hardware.

All Labor & Materials:	4,760.00
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Total:	\$4,760.00

### 2. Purchasing one pair of custom shutters

[www.exteriorsolutions.com](http://www.exteriorsolutions.com)

Traditional Wood Open Louver Shutters w/ Full Louver

- Material: Sapele Mahogany
- Width: 23 inches
- Height: 47 inches
- Height Inch Fraction: 00"
- Finish: Primed

\$514.39/ pair

3.

**3. Hardware costs (now confirmed, including shipping)**

Charleston Hardware Co.  
17 Soldier Lag Mounted Shutter Dogs, Black Powder Coated  
\$610.00

**TOTAL \$5,886.39**

Regards,

Tom

Thomas J. Hattersley, Partner  
Pathway Guidance LLC  
7565 Kenwood Road, Suite 203  
Cincinnati, Ohio 45236  
513 841 0888

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**From:** Tracy Roblero <troblero@ci.montgomery.oh.us>  
**Sent:** Thursday, June 22, 2017 9:08 AM  
**To:** Tom Hattersley  
**Subject:** Historic Preservation Matching Grant

Tom,

The Montgomery CIC has scheduled a meeting to discuss the matching grant to repair the shutters and replace the hardware. They have set a meeting date for Wednesday, July 5<sup>th</sup> at 6:30 p.m. Let me know if you can attend. If not, I can present the application to the CIC on your behalf and let you know the status on Thursday.

Thanks,

Tracy

Tracy Roblero

Community Development Director

City of Montgomery

Charleston Hardware Company

CharlestonHardware.com

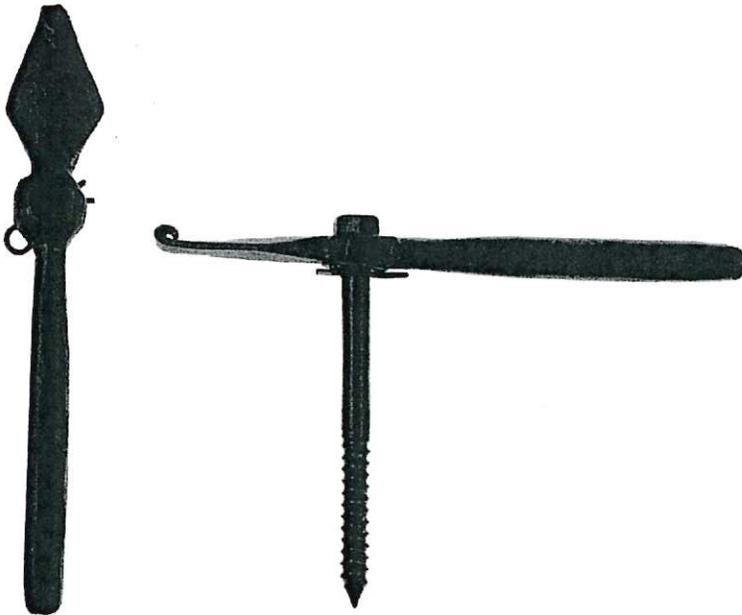
866 958 8626

## Solider Lag Mounted

Hand Wrought 7 1/4 inches

#4135.US693 Black Powder Coated

\$35.00 plus tax and shipping per pair for 17 pairs of shutters





Sagging



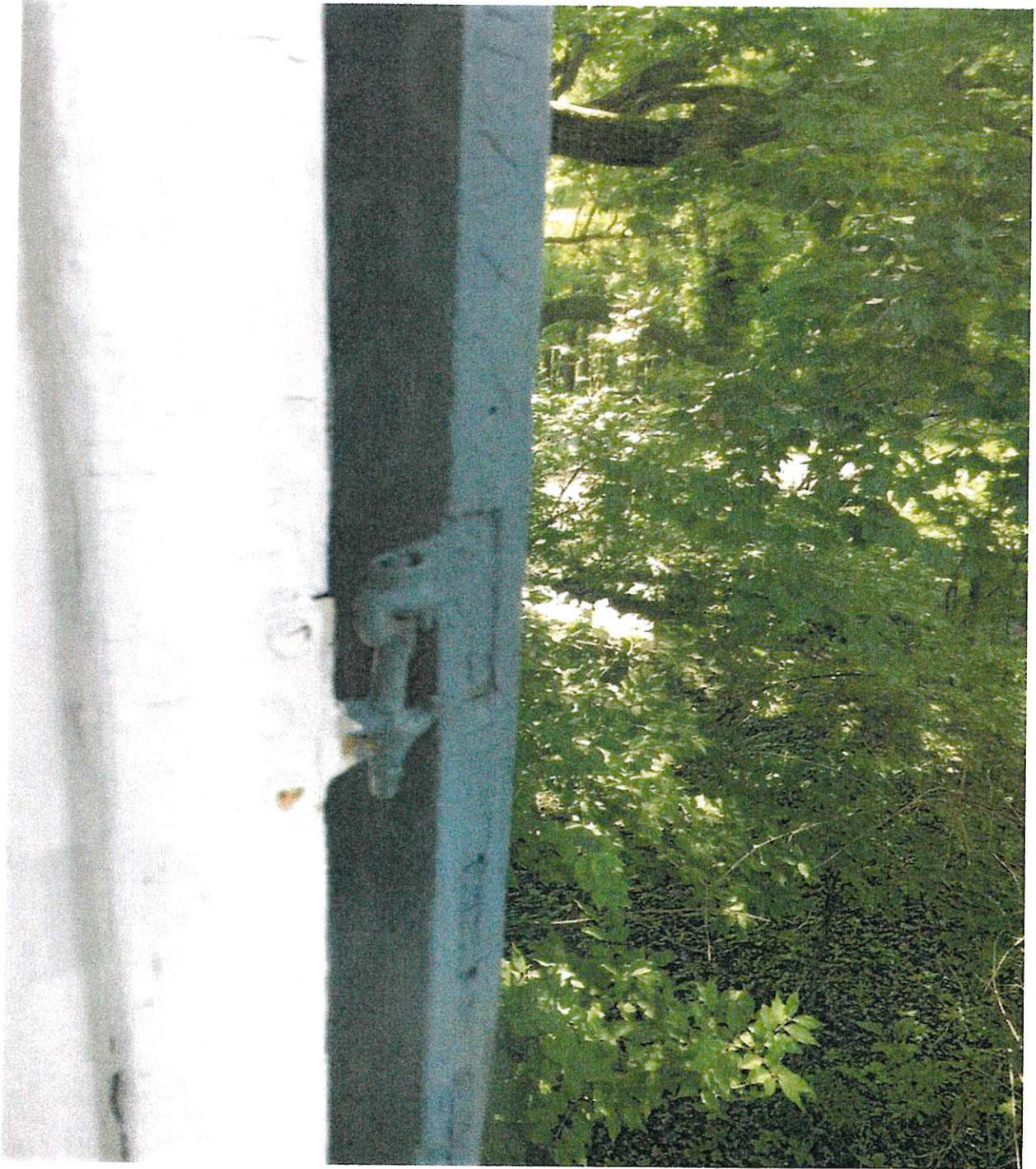
Hardware missing



Louvers in disorder



Wood rotted



Over-painted hinge, post does not seat properly in hole, locking mechanism does not actuate

These minutes are a draft of the proposed minutes from the Community Improvement Corporation. They do not represent the official record of proceedings until formally adopted by the Corporation. Formal adoption is noted by signature of the Secretary/Treasurer within the minutes.

**City of Montgomery  
Community Improvement Corporation  
Meeting of the Board of Trustee  
May 24, 2017**

**Present**

Wayne Davis, City Manager  
Terry Donnellon, Law Director  
Connie Gaylor, Clerk of Council  
Tracy Roblero, Community Development Director  
Paul Wright, Fire Chief  
Matthew Vanderhorst, Community and Information Services Director

**Board of Trustees Present**

Craig Margolis, President  
Chris Dobrozsi  
Lynda Roesch  
Gerri Harbison  
Ken Suer

**Board of Trustees Absent**

Mike Cappel  
Laith Alfaqih

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President Margolis called the meeting of the Trustees of the Community Improvement Corporation (CIC) to order at 6:15 p.m. at Montgomery City Hall.

**Minutes**

Mrs. Harbison moved to approve the minutes from the March 1, 2017 Annual Meeting of the Board of Trustee and Annual Meeting of the Members. Ms. Roesch seconded. The minutes were unanimously approved.

**New Business**

**Historical Grant Application for the James Ayers House**

Ms. Roblero explained to the Trustees that the Landmarks Commission met on April 12 to review an application submitted by Joe Walker, KAZ Investments, LLC., for a historic preservation matching grant to add interior and exterior storm windows on the James-Ayers House located at 9423 Montgomery Road. She explained that the James-Ayers house was built in the early 1820's as a residence, the Ayers building looks today very much the same as when it was originally constructed. The house is simple in design, except for the decorative wood brackets in the eaves. There are two doors, one facing Montgomery Road, the other around the corner on the north elevation, which may have been added when the building switched from a residence to an office use. The original six over six windows remain in the front and the façade is dressed in wood shingles. The current owner, KAZ Investments, LLC., purchased the property in 2006 and moved Automated Systems Engineering into the building. The current owner renovated the interior of the building as well as the site, including the construction of new outbuilding and patio which is used for Walker Brothers Ice Cream.

Ms. Roblero explained that exterior storm windows would be added to the windows on the side and the rear of the building and has chosen interior storm windows on the front of the house to preserve the look of the Landmark building. She stated that the financial impact will be \$2,132.00, which is fifty percent of the total quote provided by Allied Window, Inc.

Ms. Roblero stated that the Landmarks Commission voted to unanimously to approve the application as submitted and that staff supports the action of the Landmarks Commission and recommends approval of the historic preservation matching grant to Joe Walker.

The Trustees discussed the request. Mrs. Harbison moved to accept staff's recommendation and approve the matching funds grant in the amount of \$2,132.00. Ms. Roesch seconded. The Trustees unanimously agreed.

These minutes are a draft of the proposed minutes from the Community Improvement Corporation. They do not represent the official record of proceedings until formally adopted by the Corporation. Formal adoption is noted by signature of the Secretary/Treasurer within the minutes.

Community Improvement Corporation Board of Trustees Minutes  
May 24, 2017  
Page 2.

**Historical Grant Application for the Cameron Feintheil House**

Ms. Roblero explained to the Trustees that the Landmarks Commission met on May 10 to review an application submitted by Kerry and Bradley Hull for a historic preservation matching grant to scrape, sand and re-paint the Cameron Feintheil House located at 7893 Cooper Road. She explained the Cameron-Feintheil house, as currently configured, dates to around 1892, when Isaac Cameron either remodeled the previous house or built an entirely new house. The Carriage House was built by Cameron to be used as a parsonage for the Methodist Church. The home was owned by the Feintheil family for many years before being purchased and renovated by Fred and Marty Miles in 2007. The current owners purchased the property in 2015 and have continued making improvements to the home and property. Currently, the base of the house is medium gray with an off white second color in the eaves and on the front bay window. The trim is white with a small yellow stripe around the edges, while the shutters and front door are a reddish-brown color. The proposal would lighten the gray base color and eliminate the second color in the eaves and around the bay window. She stated that the financial impact will be \$5,437.50, which is fifty percent of the total quote provided by CertaPro Painters.

Ms. Roblero stated that the Landmarks Commission voted to unanimously to approve the application as submitted and recommended using the Coventry Gray as the base color for the house. She stated that Staff supports the action of the Landmarks Commission and believes that the proposal is consistent with the intent of the Heritage District guidelines and is appropriate for the house. In regards to the application for the Historic Preservation Grant, the guidelines for the grant state that painting is an ineligible project cost unless it is approved by the CIC as part of a larger project. In this case, Staff believes that the proposal is changing the look of the Landmark building and the Carriage House to bring it into conformance with the Heritage District design guidelines and therefore, supports the approval of the historic preservation matching grant to Kerry and Bradley Hull.

Mr. Dobrozsi moved to accept staff's recommendation and approve the matching funds grant in the amount of \$5,437.50. Mrs. Harbison seconded. The Trustees unanimously agreed.

**Old Business**

There was no old business to discuss.

**Other Business**

President Margolis if there was any further business to discuss. There being none, he asked for a motion to adjourn.

Mr. Dobrozsi moved to adjourn. Ms. Roesch seconded. The meeting was adjourned at 6:25 p.m.

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Secretary/Treasurer

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Date