

Burton Village Council Public Hearing
Minutes
October 29, 2018

Visitors: Jennell Dahlhausen, Lisa Hernandez, James Wohlken, James Croup, Tim Holland, Cindy Boehnlein, Justin & Eve Ahrens, Vicky Spanos, Allison Weeks, Charles & Carlyne Weikart.

Mayor Hernandez called the meeting to order at 7 PM.

Roll Call:

Council: Ruth Spanos – Yes, Tom Blair – Yes, Nick Tromba – Yes, Bonnie Richards – Yes, Cory Brown - Yes, Charles Boehnlein – Yes.

Ahrens Appeal on Application 1018-18 – 14629 East Park Street

The Ahrens requested to install a metal roof at 14629 East Park Street and when the application went before the Historic District Architectural Review Board (HDARB) on August 20th, the application was approved conditionally if they installed a metal standing seam roof or asphalt shingles.

HDARB member, Mr. Croup, explained the request to Council and stated this property is in the middle of the Historic District Protective Area and is in the middle of town. He doesn't feel the metal roof will look good unless they install the standing seam. This type of roof is not permitted in Historic Districts unless it is being installed on a barn, accessory building or commercial building. Mr. Croup explained his background in historic work and referred to section 159.01(a(1)):

The purpose of this chapter is:

(a) To establish procedures whereby certain areas, places, sites, buildings, structures and objects shall be allowed the measure of protection afforded by a thorough study of alternatives to incompatible alterations or demolition before such acts are performed, so that the following objectives are reached:

(1) To maintain and enhance the distinctive character of historic buildings and historic areas in Burton;

Mr. Croup added that asphalt shingles are less expensive than a metal roof and last almost as long. The board would have no problem with the installation of a shingle roof because that is what is currently on the home. Mr. Croup stated he feels the Historic District is starting to look very nice due to the board's diligence.

The Ahrens explained their request and stated they lived in a Historic District in North Carolina, so they understand historical looks. They thought a metal roof would be attractive on this home when they purchased it and they are now being forced to move forward with replacing the roof due to leaks and animals getting in the house. They contacted several roofing companies and

Hershberger was the only company willing to provide a quote, due to the roof being unique and the age. The Ahrens son tested high for lead so they are trying to resolve those issues as well. The issues of the historic home have become a financial burden. Ms. Ahrens said they are trying to improve the home while trying to make financially responsible decisions. She added the only metal roof around the park with a standing seam is the one on Quintealia's building.

Mr. Croup said the type of roof they are going to install would have screws going up the seams, which isn't attractive in a Historic District.

HDARB member, Ms. Weeks, stated she understands the expenses associated with rehabbing a century home, as she ran into the same issue while working on her home in Burton Village. She explained the Ahrens purchased a home in a very prominent area of town and if the standards of the HDARB are not held, there is no reason for having one. Ms. Weeks expressed her concern with the risk of losing grant funding and our Historic Designation if the metal roof requested is permitted by Council. If the village loses its Historic Designation, it will take 15 years to get it back.

HDARB member, Mr. Wohlken, explained that every house is different and has its own different colors, style and materials. He explained the horizontal lines that would be installed with the standing seam roof are soothing, while the vertical lines wouldn't be as calming of a look for this home.

Zoning Inspector, Mr. Gruber, stated he doesn't understand why the type of roof the Ahrens are requesting is permitted in the district on garages, accessory building and commercial buildings but they can't install it on a home. He also added that he feels the roof is so high you won't be able to notice if they install a metal roof.

Mr. Holland, a Burton Township resident, said he is a Berkshire High School graduate and he is happy to see someone is finally living in the home and it is being maintained. He said the Ahrens are going to use a reputable company and the open seam roof is preferred, not required. Mr. Holland added he feels the Ahrens should be able to do what they want to their house since they are improving it.

Mr. Brown said he was told the Fire Department installed a metal roof and didn't apply for permits. Mr. Croup stated this was true and that Council fought them on it because they were required to go before the HDARB for approval. He added because this is a commercial building, the metal roof is permitted so he doesn't have a problem with the way it looks. The Ahrens were told they were approved to install asphalt shingles because they are currently on the home, or a standing seam roof if a metal roof is installed because this is permitted in Historic Districts on residential homes.

Mr. Brown asked Mr. Croup, with his historic restoration experience, if he has any issues finding contractors to install roofs on historic homes. Mr. Croup said there are many companies that will install roofs on any home.

Mr. Brown suggested the HDARB prepare a list of suggested guidelines since there isn't anything in writing to follow for property owners within the Historic District. Mr. Croup said the HDARB did prepare a list that was turned down by Council.

Ms. Boehnlein commended the Ahrens for maintaining their newly purchased property and said she finds it unconscionable that the HDARB can dictate what a property owner can do to improve their property. She added that continued grant funding for the village puts the burden on a select few people. Ms. Boehnlein provided the map of the Historic District boundaries for Councils review and stated there are many older homes in the village that aren't included in the Historic District.

The Mayor thanked the Ahrens for taking on the burden of living in a century home and noted an email sent to Yolita Rausche requesting information on what grant funding is available for residents of century homes that would like a metal roof as opposed to shingles. See the attached email. The Mayor also reviewed Ordinance 159.06 (i(1-5)):

The Review Board shall:

- (1) Act in an advisory role to other officials and departments of the Village concerning protection of local cultural resources;
- (2) Act as a liaison on behalf of the Village to individuals and organizations concerned with historic preservation;
- (3) Work toward the continuing education of citizens and business owners within the Village's jurisdiction regarding historic preservation issues and concerns;
- (4) Undertake additional responsibilities upon mutual written agreement between the Village and the State of Ohio Historic Preservation Office;
- (5) Conduct or encourage Review Board members to attend training/educational sessions at least one time per year or engage in in-depth consultation with the Ohio Historic Preservation Office concerning the work and functions of the Review Board and specific historic preservation issues. Barring extenuating circumstances, all Review Board members must attend a training/educational session at least one time per year.

Mr. Brown asked if there are grants available to residents. Mr. Croup stated they would have to obtain a historic plaque to receive grants. He added that Yolita Rausche may be able to direct the Ahrens in the right direction for grants available.

Mr. Ahrens stated he doesn't want to get a plaque for his home because that limits them even more for improvements. He said he is trying to do the right thing instead of installing the roof like the Fire Department, then asking for approval after the fact.

Mr. Tromba also thanked the Ahrens for maintaining their home and said he feels it is concerning what Ms. Boehnlein brought up about some historic homes not being in the Historic District, as well as allowing someone a few doors down from a home in the Historic District to do what they want but limiting property owners within the district. Mr. Tromba made the Ahrens aware that in his research on metal roofs, he noticed they are prone to leaking in a few years and they do tend to show rust spots.

The Ahrens stated they would like to schedule the work to be done in December, which is the soonest their contractor is able. The metal roof they have proposed and maintaining the wood soffits is going to be about \$35,000. The Ahrens said it has been difficult for them to maintain the leaks in the roof as well as try to keep the animals out. They were given a 25 year guarantee for shingles and a 50 year guarantee for a metal roof, and would like to do what is most cost effective for them.

Mr. Croup asked Council to support the HDARB decision and only allow the standing seam metal roof or allow for the replacement of shingles, which is currently on the home. He reminded Council of the risk of losing our Historic Designation if they move forward with permitting what they Ahrens have proposed. Mr. Croup said a standing seam metal roof is acceptable in any Historic District on a residential home.

Ms. Richards moved to allow the Ahrens to install the metal roof, as they requested, seconded by Mr. Boehnlein. Roll Call: Bonnie Richards – Yes, Charles Boehnlein – Yes, Ruth Spanos – No, Tom Blair – Yes, Nick Tromba – No, Cory Brown – Yes. Motion passed.

Mr. Croup and Mr. Wohlken said they both resigned from the HDARB effective immediately. Ms. Weeks said their resignations are a tremendous loss to the community and board.

Ms. Richards moved to adjourn, seconded by Mr. Boehnlein. By voice vote, the motion passed. Meeting adjourned at 8:20 PM.

Fiscal Officer

Mayor/President Pro Tem