



Historical Review Commission

October 14, 2021

Regular Meeting

Minutes

4:00 PM

CALL TO ORDER

Attendee Name	Title	Status
Matthew T. Starr	Mayor, Chairman	Present
Austin Swallow	Member	Excused
Robert Drews	Member	Excused
Jeffrey Scott Ulery	Member	Excused
Richard Dzik	Safety-Service Director	Present
Eric Diehl	Alt. Member	Excused
Todd Hawkins	Alt. Member	Excused
Sibley Poland	Member	Present
Lacey Filkins	Member	Present

Others in attendance: City Engineer, Brian Ball; City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Bryan Donaldson; Melissa Donaldson; Mike Hillier; Chip McConville

MINUTES APPROVAL

- Historical Review Commission - Regular Meeting - Jun 10, 2021 4:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Sibley Poland, Member
SECONDER:	Lacey Filkins, Member
AYES:	Starr, Dzik, Poland, Filkins
EXCUSED:	Swallow, Drews, Ulery, Diehl, Hawkins

HRC-ITEM NUMBERS

- 2021-HRC-24: 406 E Gambier ST - Carriage-Style Detached Garage

Development Services Manager, Lacie Blankenhorn introduced the request for a Certificate of Appropriateness to the Board: 2021-HRC-24, 406 E Gambier ST, Carriage Style Detached Garage. Bryan and Melissa Donaldson seek a Certificate of Appropriateness to build a 30' x 24' carriage-style detached garage behind their home at 406 E Gambier ST. They purchased the property, formerly 507 E Ohio AVE, combined the properties into 1, and razed the structure to make way for a garage. They plan for the garage to have a combination of stone and Hardie board siding with a shingled roof. See accompanying documents for details. Melissa Donaldson & Bryan Donaldson (sworn in) explained Melissa has lived at 406 E Gambier ST since 2007. They bought the property behind theirs with the ultimate goal to potentially have a garage without losing

much of their yard. Both properties, individually did not meet current Code requirements. An 1870 map showed the two lots were once 1. The Ohio Avenue home required structural work so it was decided to raze it. Their existing home is not original to the street. It is unknown what the original house looked like. The 1870 map showed a barn style garage on the property similar to others still in the neighborhood. Using that they worked with a contractor to design a garage to meet their needs. Their house has dormers so those were incorporated into the garage design. The house is stone and stucco. They sought a comparable style stone look for the garage. They have compared samples to the actual stone on the home and found it very similar. Their home has white casings so they decided on white Hardie board siding for the garage to pull that in. Hardie board was selected because of the look of it and they thought it looked more like wood than vinyl. The shingle roof color will be weathered wood to complement their slate house roof with flecks of brown and green. Due to prices, they decided against a steel roof.

Mr. Dzik asked Mrs. Blankenhorn if the proposed garage has to go through any other approval process. She said it is going through the Board of Zoning Appeals for a height variance next week. Mr. Dzik added there are some restrictions on the use of the second story.

Ms. Poland asked the applicants if they preferred the vertical or horizontal Hardie board. The Donaldson’s explained their extensive research and travel in determining a design. They like both. The vertical board and batten gives it a more barn like appearance. The cost is the same for Hardie board vertical or horizontal.

Mike Hillier (sworn in) voiced his support of the Donaldson’s request, stating it will definitely be an improvement over what was there. He hopes the Board will work with them. He questioned if 507 is in the Historical District.

Mrs. Blankenhorn said it was not, but when the lots were joined it took on the regulations of the Gambier ST property.

There was no written or other communication about the case through the Development Services Manager. The City Engineer did not have any concerns with the proposal.

Ms. Poland made motion to approve the 3 options submitted for the proposed garage.

Mr. Dzik added there is often concern over losing a home when there is a housing issue in a community, but equally concerning is keeping a community aesthetically pleasing. He supports the request and thinks it will improve the aesthetics of the area.

RESULT:	ACCEPT [UNANIMOUS]
MOVER:	Sibley Poland, Member
SECONDER:	Lacey Filkins, Member
AYES:	Starr, Dzik, Poland, Filkins
EXCUSED:	Swallow, Drews, Ulery, Diehl, Hawkins

ADJOURN

Mrs. Filkins made a motion to adjourn. Ms. Poland seconded. Vote: AIF



Historical Review Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 10/14/21 4:00 PM
Dept: Historical Review Commission

SCHEDULED

Category: N/A
Prepared By: Lacie Blankenhorn
Initiator: Lacie Blankenhorn

HRC-ITEM NUMBER (ID # 3416)

DOC ID: 3416

2021-HRC-24: 406 E GAMBIER ST - CARRIAGE-STYLE DETACHED GARAGE

Bryan and Melissa Donaldson seek a Certificate of Appropriateness to build a 30' x 24' carriage-style detached garage behind their home at 406 E Gambier ST. They purchased the property, formerly 507 E Ohio AVE, combined the properties into 1, and razed the structure to make way for a garage. They plan for the garage to have a combination of stone and Hardie board siding with a shingled roof. See accompanying documents for details.

COMMENTS - Current Meeting:

Development Services Manager, Lacie Blankenhorn introduced the request for a Certificate of Appropriateness to the Board: 2021-HRC-24, 406 E Gambier ST, Carriage Style Detached Garage. Bryan and Melissa Donaldson seek a Certificate of Appropriateness to build a 30' x 24' carriage-style detached garage behind their home at 406 E Gambier ST. They purchased the property, formerly 507 E Ohio AVE, combined the properties into 1, and razed the structure to make way for a garage. They plan for the garage to have a combination of stone and Hardie board siding with a shingled roof. See accompanying documents for details.

Melissa Donaldson & Bryan Donaldson (sworn in) explained Melissa has lived at 406 E Gambier ST since 2007. They bought the property behind theirs with the ultimate goal to potentially have a garage without losing much of their yard. Both properties, individually did not meet current Code requirements. An 1870 map showed the two lots were once 1. The Ohio Avenue home required structural work so it was decided to raze it. Their existing home is not original to the street. It is unknown what the original house looked like. The 1870 map showed a barn style garage on the property similar to others still in the neighborhood. Using that they worked with a contractor to design a garage to meet their needs. Their house has dormers so those were incorporated into the garage design. The house is stone and stucco. They sought a comparable style stone look for the garage. They have compared samples to the actual stone on the home and found it very similar. Their home has white casings so they decided on white Hardie board siding for the garage to pull that in. Hardie board was selected because of the look of it and they thought it looked more like wood than vinyl. The shingle roof color will be weathered wood to complement their slate house roof with flecks of brown and green. Due to prices, they decided against a steel roof.

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RESULT:	ACCEPT [UNANIMOUS]
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SECONDER:	Lacey Filkins, Member
AYES:	Matthew T. Starr, Richard Dzik, Sibley Poland, Lacey Filkins
EXCUSED:	Swallow, Drews, Ulery, Diehl, Hawkins



City of Mount Vernon, Ohio
Historic Review Commission

Mount Vernon

Application for Certificate of Appropriateness

Applicant:

Name: Bryan and Melissa Donaldson
Address: 406 E. Gambier St.
Telephone: 740-504-5744 Fax: N/A

Site Information:

Address: 406 E. Gambier St.
Legal Description: Single Family Residence Eastern Addition
Parcel Number: 66-06652.000 Deed Volume and Page: _____
Parcel Number: 66-06693.000
Zoning District: R1
Owner: Bryan and Melissa Donaldson
Address: 406 E. Gambier St.

Project Description: Building a 30 x 24 sq. ft. Carriage-style detached garage. The plans are for the garage to have a combination of stone and Hardie board siding with a shingled roof.

Site plans, building elevations, renderings, and any other drawings, as well as the detailed narrative statements must be attached to this application.

A deposit of \$50.00 is required to be submitted at the time of filing. Applicant will be billed for any costs which exceed the deposit.

PP
9/21

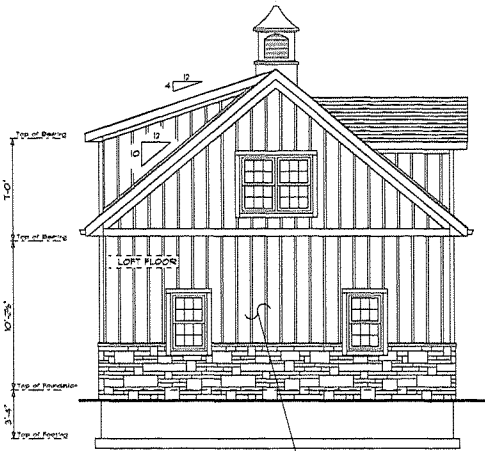
Applicant hereby certifies that the information submitted on this application and on any sketches, drawings or other documents required to be submitted with the application are true and exact.

Melissa Donaldson
Signature of Applicant
Bryan Donaldson

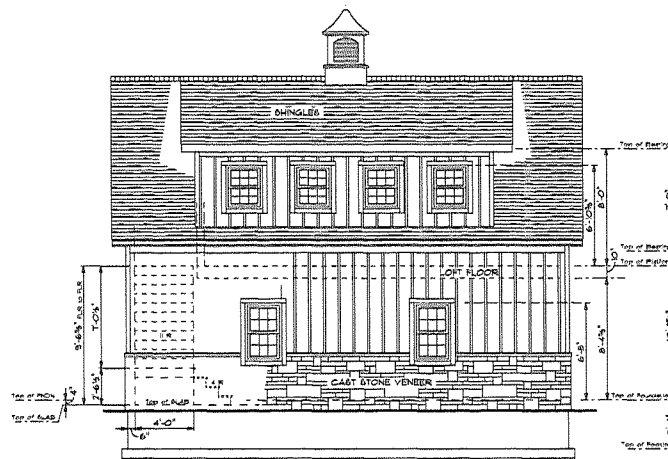
9/20/21
Date
9/20/21

FOR OFFICIAL USE ONLY

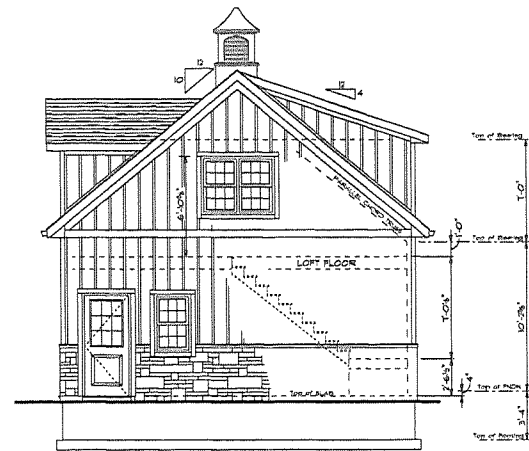
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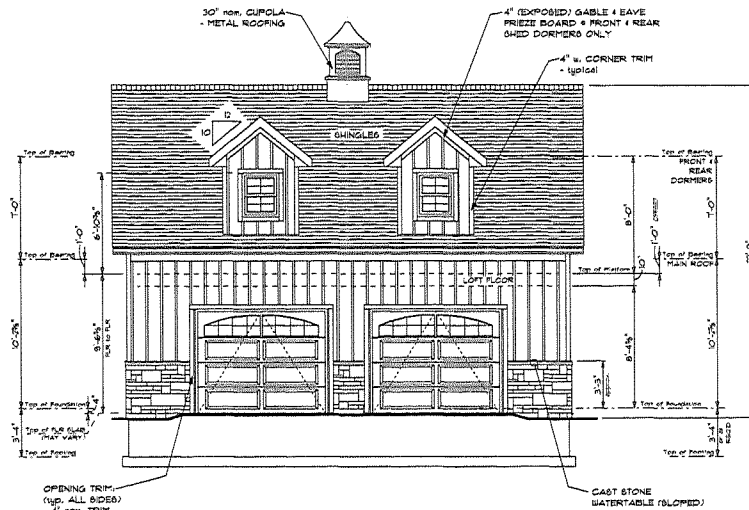
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SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

option 1 - Board and batten siding

SCALE: 1/4" = 1'-0"
0 4 8 12 16 20 24

A-1

PROJECT NAME: DONALDSON GARAGE
CLIENT: DONALDSON
DATE: 03/11/2021
PROJECT NO.: 2021-001
DATE: 03/11/2021
PROJECT NO.: 2021-001

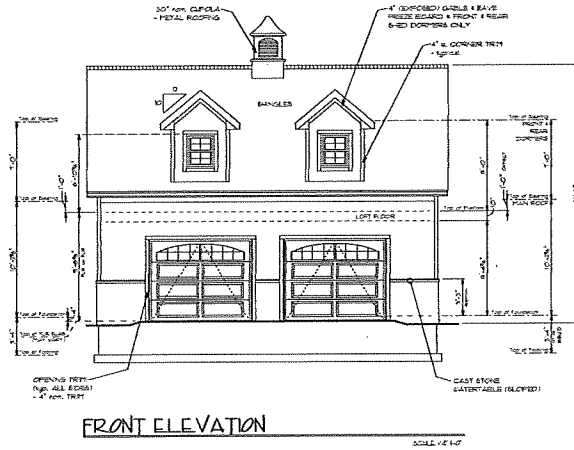
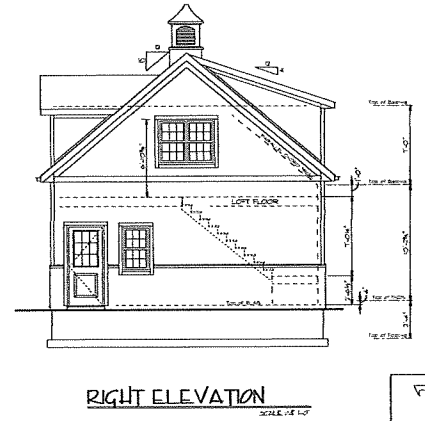
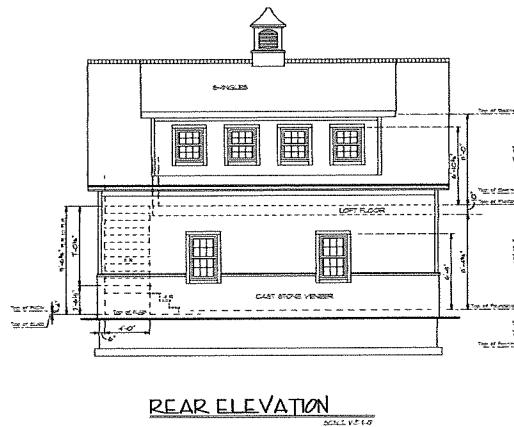
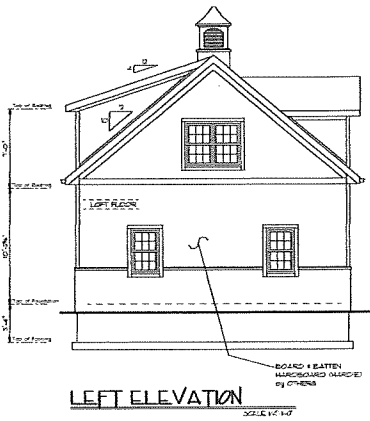
ARCHITECT: JUM STRUCTURES
ADDRESS: 3911 WOODBERRY CHIO 44134
PHONE: 440.444.4444

Attachment: 2021-HRC- Application Packet (3416 : 2021-Hrc-24)

Option 2 - Lapboard
(horizontal)
Siding

3.1.a

Option 3 - Combination
of both




 DONALDSON GARAGE
 CUSTOM BUILDERS
 Attachment: 2021-HRC- Application Packet (3416 : 2021-Hrc-24)

406 E. Gambier Street
Carriage Style
Detached Garage

- 3 feet high stacked stone along the bottom to match the exterior of our home
- James Hardie White Siding
- Weathered wood 3-dimensional shingles
- 5 foot dormers on the front
- Shed dormer along the backside
- Cupola



Inspiration Pictures



Attachment: 406 E. Gambier St. Carriage Style Detached Garage (3416 : 2021-Hrc-24)

GARAGE DETAILS



SIDING IDEAS:

OPTION 1:

BOARD AND BATTEN (VERTICAL)

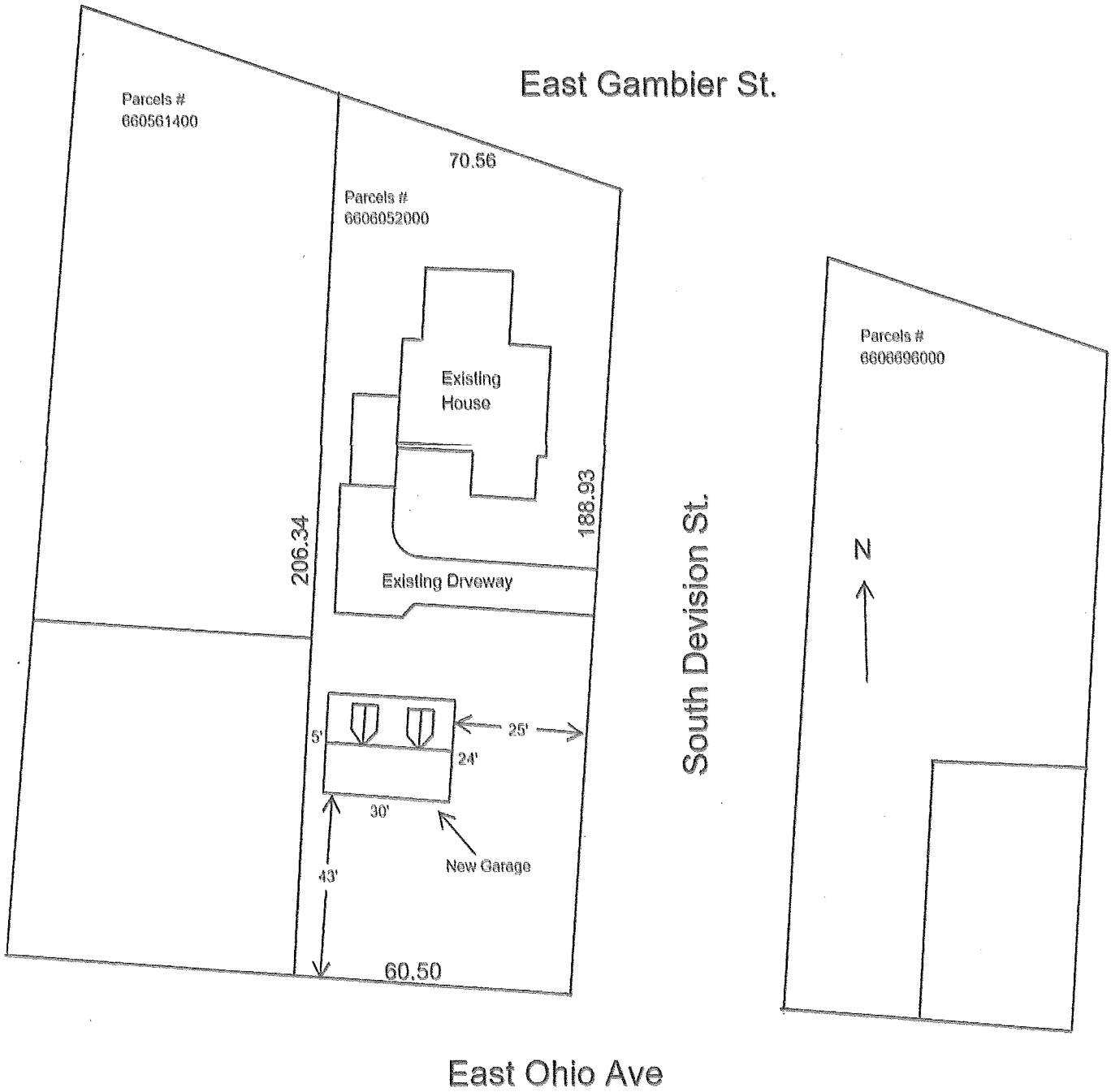
OPTION 2:

LAP BOARD (HORIZONTAL)

OPTION 3:

COMBINATION OF BOTH: LAP BOARD ON THE GARAGE DOOR SIDE AND BOARD AND BATTEN ON THE OTHER 3 SIDES

Bryan And Melissa Donaldson
406 Gambier St E
Mount Vernon, Ohio 43050



Attachment: Site Plan (3416 : 2021-Hrc-24)