

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, AUGUST 18, 2008

3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Senhauser, Young, Kreider, Spraul-Schmidt, Raser, Wallace and Fisher, present. Members Jones, Chatterjee was absent

MINUTES

The Board unanimously approved the minutes July 21, 2008 (motion by Spraul-Schmidt, second by Jones).

Mr. Senhauser took a minute to explain the rules for the proceedings.

CERTIFICATE OF APPROPRIATENESS, 1801 RACE STREET, FINDLAY MARKET HOUSE

Staff member Adrienne Cowden presented a report on a proposal to install Solar Voltaic Array panels on the roof of the Findlay Market House, located at 1801 Race Street in the Over-the-Rhine Historic District. Ms. Cowden explained the Findlay Market House is a contributing building to the Over-the-Rhine (OTR) Historic District as well as being listed in the National Register of Historic Places.

She discussed the contents of the detailed packet of information submitted with the proposal by Mr. Robert J. Pickford of the Corporation for Findlay Market. Ms. Cowden also discussed the support of the project by the Over-the-Rhine community including the OTR Foundation and the Cincinnati Preservation Association. She then handed out a letter of support from Jennifer LeMasters an OTR business owner who also lives in the Historic District.

Ms Cowden reported that Mr. Joel Koopman, Director of Facilities Maintenance for the City, had reviewed the proposal and felt the structural system of the Market House roof would support the weight of the new solar panels.

Ms. Cowden said that since there were no specific guidelines for solar panel installation in the established district guidelines, she evaluated the proposal using the basic guidelines for new features and changes to the district. She reported the panels would be visible to the south side of the Market and explained her concerns regarding the impact the reflective glass panels may have on the area. Ms. Cowden affirmed the material of the existing roof would be more reflective than the proposed panel as the panels are treated with a non-reflective coating. She said the solar panels would contribute to the long-term viability of the market and recommended that the Board approve the project.

Mr. Senhauser asked for public participation.

Margo Warmiski, CPA feels it is an excellent idea and does not compromise the historical character of the neighborhood.

Julie Fay serves on the Over-the-Rhine Council and said the Council was in favor of the project.

Mr. Raser asked if the yellow lines on the plan were guidelines. Mr. Pickford explained the yellow lines were under the panels.

Mr. Senhauser commented on the high quality of the presentation.

BOARD ACTION

The Board voted unanimously (motion by Spraul-Schmidt, second by Jones) to follow staff recommendations and approve a Certificate of Appropriateness for the installation of the proposed solar voltair array on the Findlay Market House at 1801 Race Street as shown in the attached materials finding that the proposal meets the Over-the-Rhine Historic District Conservation Guidelines.

CERTIFICATE OF APPROPRIATENESS, 529 TUSCULUM AVENUE, COLUMBIA TUSULUM HISTORIC DISTRICT

Staff member Caroline Kellam presented a report on a request to remove a pair of double hung windows and replace them with a bay window on the first floor of the front elevation of 529 Tusculum Avenue located in the Columbia Tusculum Historic District. She discussed the fact that even though the building was built in the 1970's is considered a contributing resource and the guidelines do apply. Ms. Kellam described the details of the proposal, the appearance of the bay window, the new wood panels above and below the window and the hip roof shape of the bay projecting from the house. She stated the hip roof would be covered in a shingle to match the main roof of the house and the new wood trim would match the existing wood trim on the house.

Ms Kellam directed the board to her report to view drawings of the proposed bay window. She reported staff found the Board has previously approved bay window proposals in the district and directed the board to view pictures of one such case at 516 Tusculum.

Ms. Spraul-Schmidt then asked if the project at 516 Tusculum was built as approved. Ms Kellam responded that it was.

Mr. Raiser asked about the panels at the top of the window. Mrs. Eleanor Fusco replied that her husband wanted the same window built as the one at 516 Tusculum. They are hoping to have enough room to keep the panels on the top.

Mr. Senhauser commented the panels are an important feature. He said a metal roof would allow the profile to be lower. She has every intention in keeping the panels and would make them smaller if need be.

(Mr. Ben Young abstained)

BOARD ACTION

The Board voted unanimously (motion by Raser, second by Wallace) to accept staff recommendations to approve a Certificate of Appropriateness for the construction of a bay window addition on the front elevation of 529 Tusculum Avenue.

HILLSIDE REVIEW 432-434 LIBERTY HILL, PROSPECT HILL HISTORIC DISTRICT

Staff member Adrienne Cowden presented a report on a proposal to build two new residential single-family homes on vacant lots at 432 and 434 Liberty Hill in the Prospect Hill Historic District. Ms. Cowden stated the Board has reviewed and approved several different proposals for this

property. She said that site conditions and related cost caused the owner to redesign the project to a two family residence, which will front on Liberty Street.

Ms. Cowden advised the Board that the project is in a hillside district and would require a hillside review as well as a Certificate of Appropriateness review, although only a small portion of the new development falls in the hillside district. Ms. Cowden outlined her concern that the front-loading garages approved by the Board in April 2007 might pose a problem for the City Transportation Department and conferred with Mr. Jack Martin for approval. He did approve the plan with a single curb cut.

Ms Cowden presented the designs for the new residences stating that they were identical to the April 2007 proposal except for a change in height from a three-story structure to a two-story structure. She stated concerns with the proportions and detailing of the second story, outlining the greater height at the second story than the first. Her concerns also included added sense of verticality at the second story with the transom windows above the double hung windows.

Ms. Spraul-Schmidt asked if the applicant brought copies of the drawings approved on April 7, 2007. The applicant responded the new drawings were the same except the third story presented in 2007 has been eliminated.

Mr. Senhauser questioned Ms. Cowden on the specifics of her comment that only a small portion of the new structure falls in the hillside district. Specifically he asked if any part of the structure is the hillside area and requires the project to meet hillside guidelines. She said CAGIS is inexact and it may be entirely outside the District. She said the zoning determination done previously stated that regardless of whether it is inside or outside the District it meets all the required setbacks.

Mr. Young questioned the report's recommendation to reduce the height of the structure. Ms. Cowden responded the reduction in height is actually a proportional change that would allow the new structure to be proportionally balanced at the first floor and second floor. Mr. Young felt the horizontal band needed to be higher to equal out the front façade. Ms. Cowden commented that staff felt the visual height of the second story needed to be decreased and added there was a concern the transoms make the building appear to be top heavy.

Mr. Butz discussed the interior of the home and said he could eliminate the transoms and make the windows larger. Mr. Senhauser said a seven-foot window would work and probably not cost any more. He said the trellis helps to layer the area above the garage. A discussion was held regarding the design and attachment of the trellis.

Ms Cowden recommended that final plans and specifications be submitted to the Urban Conservator for review and approval before construction. This attachment was discussed. Mr. Jones asked how the Trellis was attached.

BOARD ACTION

The Board voted unanimously (motion by Jones, second by Young) to approve a Certificate of Appropriateness for 432-434 Liberty Hill with the following conditions:

1. Remove the transoms above the second story windows.
2. Submit the final plans and specifications to the Urban Conservator for review and approval prior to construction.

PRELIMINARY DESIGN REVIEW, 1920 RACE STREET OVER-THE-RHINE HISTORIC DISTRICT

Staff Member Adrienne Cowden presented a preliminary design review for the renovation of 1920 Race Street, located in the Over-the-Rhine Historic District. Ms. Cowden explained that no Board action is required at this time. She stated the applicant is asking the Board to offer comments or suggestions as to the appropriateness of the preliminary designs.

Ms. Cowden outlined the project area detailing the architecture of the surrounding structures and at the project site. She explained the building has three different ages; 1926 Building, (Art Deco), 1931 Building, (Art Deco) and the Race Street loading docks and bays added in 1961 (non-contributing). She also outlined the details of the proposed changes by the Rookwood Pottery Company.

Mr. Christopher Rose spoke about the design and stated they were keeping the internal look and feel of previous Rookwood buildings.

Mr. Porter Robinson discussed renderings of the project. He said the intent is to reflect the Asian and American arts and crafts history of the company.

Mr. Senhauser asked about the materials. Mr. Robinson discussed the glass, terra cotta, and wood pergolas and said the roof garden will comply with green roof guidelines. Mr. Rose said the roof will be flooded with solar panels and that he wants to make the building self-sustaining. He said they are excited about this project and want to share their plans with the public but want to be sure they work with this Board and the guidelines to get their permission before going public.

Mr. Senhauser said it is important that the project meet the rehabilitation guidelines, but the Board does not control the developer's releasing project information to the public or press. He feels this is a spirited attempt to rehab this building but they need to work with the staff and the guidelines in order to make the case.

Mr. Rose discussed the adjoining property they own and stated they would like to acquire another building. He would like to leave the park, which they own. He believes they will have 100,000 to 200,000 visitors a year.

Mr. Harris suggested they show the adjacent buildings and lines in their renderings.

Mr. Senhauser commented the Board's review is independent of anything the owner does as far as promotion or publicity of the project. He said all the Board can do at this review is offer direction.

The history of the Asian influence and the company was discussed. Alternative looks for the loading docks were discussed in lieu of the fence.

Mr. Senhauser asked about parking. Mr. Rose said it is a problem and they will try to use existing space.

Mr. Senhauser thanked Mr. Rose for the presentation. Mr. Rose asked the Board to visit the site.

ADJOURN

As there were no other items to be considered by the Board, the meeting was adjourned at 4:40PM (motion by Wallace, second by Kreider).

Larry Harris
Interim Urban Conservator

John C. Senhauser, Chairman

Date: _____