

## **PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD**

**MONDAY, OCTOBER 6, 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, Jones, Spraul-Schmidt, Raser, Chatterjee, Fisher and Wallace present.

### **MINUTES**

The Board unanimously approved the minutes of August 18, 2008 as revised (motion by Spraul-Schmidt, second by Raser).

### **CERTIFICATE OF APPROPRIATENESS, 213 W. 15<sup>TH</sup> STREET, OVER-THE-RHINE HISTORIC DISTRICT**

Staff member Adrienne Cowden presented a report on a request to install a balcony on the second story of the rear (south) elevation of the building. She explained that the proposal was prepared by the Miami University Center for Community Engagement as part of a design/build studio.

Ms. Cowden summarized the proposal for the Board. She indicated that the balcony extended across a portion of the second story of the rear elevation. The floor beams extended across the remainder of the elevation and beyond the southern edge of the building to create a "pergola." The pergola was intended to filter sunlight that would otherwise shine directly into the kitchen. She described the structural system for the balcony deck; the deck's innermost beam would be bolted to and through the exterior brick wall; a system of 6" steel channels and cables would support the balcony from above. The balcony's outdoor space will have a wood deck and an open metal cable railing with a wood top rail. Ms. Cowden stated that all steel elements would be painted black or charcoal and the wood elements would have a natural finish. She stated that the balcony would be visible from W. 15<sup>th</sup> Street, but this was due in no small part to the vacant lots on either side of the building.

Assistant Professor John Blake and Alan Liebengood, the class's student spokesperson, were present to answer questions.

Mr. Raser asked about the trapezoidal window at the third floor of the structure and the apparent change in the shape of the roof at the southwest edge of the facade. Mr. Liebengood explained that the building had been altered and this was an existing condition. Ms. Cowden confirmed this statement, pointing out that the main façade had also been significantly modified.

Mr. Senhauser questioned the need for the extension of the pergola past the building line. Mr. Liebengood explained that the clients wanted only a small outdoor space. The pergola was both a function and aesthetic part of the design. It was included to create a small shaded area in the back yard and to shield sunlight from the kitchen. The pergola also continued the visual line across the rear elevation.

### **BOARD ACTION**

The Board voted unanimously (motion by Raser, second by Kreider) to approve a Certificate of Appropriateness for the proposed balconies as shown in the attached drawings with the condition that final plans and specifications shall be submitted to the Urban Conservator for review and approval prior to construction.

**ZONING VARIANCE, 501 E. 13<sup>th</sup> STREET, OVER-THE-RHINE HISTORIC DISTRICT**

Interim Urban Conservator Larry Harris presented a report on a request from parking requirements for a change of use boxing club at the first floor of the structure. Mr. Harris outlined the circumstances creating the need for a variance. He explained that Mr. Samuel Edmonds wishes to relocate his neighborhood based boxing club at the storefront commercial space at 501 E. 13<sup>th</sup> Street, which is located in the RM-0.7 zoning district. He added that the club use was a permitted use but constituted a change of use from the previous use at this location. The change of use required a zoning code review for parking for the club and concluded that 17 off-street parking spaces are required.

Mr. Harris stated that the applicant confirmed that the users of this club would be young men and women from the Over-the-Rhine neighborhood, although the club would be open to the public. He stated that from his research on the property he concluded that neither the first floor commercial space nor any of the eight residential units above have ever provided off-street parking for the users, and acknowledged that there was no evidence that variances had been requested or granted by the City. He added that off-street parking in the historic district is limited and the conservation guidelines restrict demolition of structure to create off-street parking for new development.

Mr. Harris reviewed for the Board the options available to the applicant and affirmed that the applicant could not meet the parking requirements to relocating the boxing club except through a variance granted by the Board. He added that the boxing club was a positive development for the neighborhood because it provided an alternative for at risk men and women who would otherwise potentially become involved in criminal activities.

Mr. Senhauser asked if the applicant was present to answer questions. Mr. Harris responded that he had informed the applicant of the board hearing date and expected him to attend. He added that two pre-hearings were held on September 25, 2008 and October 1, 2008 with no attendance at either.

Mr. Kreider commented that he lived in the area and state that the commercial space had been vacant for several years. He added that he has never known of off-street parking for the commercial space or the residential units above. He also asked how the applicant would use the space given the second story side entry stair that cut the front portion of the space off from the rear. Mr. Harris responded that the applicant did not provide plans showing how he would use the space but stated that no renovations would be required to convert to the boxing club use. Mr. Harris stated that the variance request did not come as part of a building permit application and that to use the space as a club, requires certification by the building inspector for the area before occupancy is allowed.

In response to the Board, Julia Carney, Law Department, indicated that it must make the necessary findings under the Zoning Code to approve the requested zoning variance and special exception.

**BOARD ACTION**

The Board voted unanimously (motion by Kreider, second by Jones) to approve the requested Zoning Variance to permit the proposed development to have zero on-site parking spaces instead of the required 17 parking spaces finding that such relief from the literal interpretation of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property in the district or vicinity where the property is located and is necessary and appropriate in the interest historic conservation as not to adversely affect the historic architectural or aesthetic integrity of the district.

**CERTIFICATE OF APPROPRIATENESS AND ZONING VARIANCES, 1700-1702 VINE STREET, OVER-THE-RHINE HISTORIC DISTRICT**

Mr. Harris presented the report on the proposed renovation of 1700-1702 Vine Street. Mr. Harris explained that the 1700 Vine Street site contained three structures; a 4-story brick Italianate style mixed-use structure at Vine Street, built around the 1870s, a 3-1/2 story brick residential structure at Hamer Street built around 1870 and a 3-story wood frame residential addition between the two 1870s structures, built around the 1880s. He stated that the 1702 Vine Street site is a vacant lot.

Mr. Harris explained that the applicant, Steve Hampton Architects, LLC, is requesting a Certificate of Appropriateness for proposed work on the properties that included the renovation of the 1870 structures and the demolition of the 1880s addition. He stated that the applicant has satisfactorily documented that the 1880 structure was structurally failing and could not be conserved due to damage to the foundation resulting from inadequate drainage at a courtyard area that had eroded the footing under the 1880 addition. Mr. Harris added that the applicant proposes to construct a new one story addition to replace the frame addition at 1700 Vine Street and a new two car garage to be constructed at 1702 Vine Street.

Mr. Harris added that the applicant is requesting a variance from the parking requirement of the zoning district and a special exception to locate the new garage addition to the rear of 1702 Vine Street.

Mr. Jones questioned Mr. Harris as to whether he felt that the concrete block materials used at the south elevation a compatible material to the brick materials of the main structures. Mr. Harris explained that the south wall was not visible and did not impact the view of the structure because it was in an interior courtyard. Mr. Harris then invited the applicant, Steve Hampton to the front to address the Board for further explain the design and materials used for the addition and garage building. Mr. Kreider asked if there were two courtyards for the building. Mr. Hampton confirmed that there would be two courtyards but neither would have a view of the CMU wall of the addition. He explained that the CMU wall was on a zero lot line and would be up against the neighboring property. He also added that the wall could be parged to a smooth finish to match other walls in the area. He explained the reasons for the new door and window openings at the north elevation stating that three doors are for egress from the commercial space at the first floor and the window at the upper floor is for natural light to an interior stairwell.

Mr. Kreider asked if the replacement windows at the fourth floor of the Vine Street façade include the replacement of the boarded opening shown in the photos. Mr. Hampton explained that at some time in the past a fire destroyed the original unit but he intended to place in those opening a replacement units that would provide natural light to the fourth floor space.

Mr. Kreider then asked for an explanation of the garage façade cornice line that appears of the drawings. Mr. Hampton explained that the material represented in the drawing was not a cornice but the gutter profile between the side walls of the garage Vine Street façade. Mr. Young followed with a comment that he would prefer that the gutter and roof detail for the garage occur at the Hamer Street façade rather than the Vine Street façade to reflex the importance of the Vine Street façade as a front yard. He suggested flipping the two facades. Mr. Kreider agreed.

Mrs. Schmidt asked if the Vine Street façade was original or was at sometime the roof had been raised. Mr. Hampton could not determine if the roof had been raised but added that there was not obvious indication of the roof being altered.

Mr. Jones asked if the storefront was to be restored with clear glass throughout. Mr. Hampton stated that the plans are to restore the storefront back to the original condition with full glass panels.

Mr. Raser, in response to Mr. Hampton's admonishment that the development would be phased, asked staff if the applicant could receive the COA based on this presentation to the Board, and have each phase verifying for compliance with the Board ruling. Mr. Harris confirmed that could happen.

Julia Carney, Law Department, reminded the Board that it must make the necessary findings under the Zoning Code to approve the requested zoning variance and special exception.

**BOARD ACTION**

The Board voted unanimously (motion by Jones, second by Spraul-Schmidt) to take the following actions:

1. Approve a Certificate of Appropriateness for the proposed work as shown in the submitted drawings.
2. Approve the requested Zoning Variance to permit the proposed development to have 2 instead of the required 4 parking spaces and a Special Exception for the building placement as shown in the attached drawings finding that such relief from the literal interpretation of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property in the district or vicinity where the property is located and is necessary and appropriate in the interest historic conservation as not to adversely affect the historic architectural or aesthetic integrity of the district.

**ADJOURN**

As there were no other items to be considered by the Board, the meeting was adjourned at 5:05 P.M. (motion by Kreider, second by Raser).

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Larry Harris  
Interim Urban Conservator

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John C. Senhauser, Chairman

Date: \_\_\_\_\_