

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, April 25, 2005

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: Bloomfield, Chatterjee, Raser, Senhauser, Spraul-Schmidt and Wallace present. Absent: Kirk, and Sullebarger.

MINUTES

The Board unanimously approved the minutes of the Monday, March 28, 2005 meeting (motion by Raser, second by Wallace).

CERTIFICATE OF APPROPRIATENESS & ZONING VARIANCES FOR GATEWAY GARAGE – 10 EAST CENTRAL PARKWAY, OVER-THE-RHINE, HISTORIC DISTRICT

Staff member Adrienne Cowden presented a report on a Certificate of Appropriateness for nine signs on the Gateway Garage at 10 East Central Parkway. On March 8, 2004, the Historic Conservation Board approved a COA for the construction of the garage with the condition that signage, artwork, lighting, and landscaping be submitted to the Historic Conservation Office for review and approval prior to construction.

On April 7, 2005, the Urban Design Review Board reviewed and approved the sign package. Ms. Laura Martin, City of Cincinnati Department of Transportation and Engineering, is requesting along with a COA, Zoning Variances to install the nine signs based on the requirements in the Zoning Code §1411-35 Parking Signs in parking lots and garages. The two "Gateway Garage" signs and the projecting "PARK" sign need Zoning Variances for their height above grade and their size. The projecting "P" sign on the E. Central Parkway elevation requires a Zoning Variance for its size.

Staff believes that granting the necessary Zoning Variances is acceptable in this instance. The signage is appropriately scaled for the building and will help to ensure the functionality and use of the garage for motorists.

Mr. Senhauser stated that the projecting (PARK) sign proposed for Jackson and Central Parkway was not needed since the garage is for private parking. He said he had no problem approving the Certificate of Appropriateness and Zoning Variances for the remaining signs. Mr. Kreider agreed and recalled that the developer had earlier pledged to provide community-oriented signage that would mark the entry to Over-the-Rhine and the Art Academy at the corner of Jackson Street. Mr. Raser motioned that the proposal be tabled until the developer and the City agreed on just how that commitment would be met. The motion received no second.

BOARD ACTION

The Board voted unanimously (motion by Kreider, second Bloomfield) with changes to take the followings actions:

1. Approve a Certificate of Appropriateness for the proposed signs over entry on Central Parkway and 12th Street.
2. Approve the necessary Zoning Variances to permit the proposed signage over vehicle entries on Central Parkway and 12th Street finding that such relief from the literal interpretation of the Cincinnati 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

- a. Is necessary and appropriate in the interest of historic conservation as not to adversely affect the historic architectural or aesthetic integrity of the district.
3. Disapprove Certificate of Appropriateness and Zoning Variance for projecting (PARK) sign proposed for the corner at Central Parkway and Jackson

OTHER BUSINESS

Mr. Raser suggested that the Board or City Council might want to formally oppose changes to the Historic Conservation Act now being considered by Congress. If enacted the proposed changes would limit the number of properties subject to Section 106 review and potentially reduce the present level of compliance for projects that affect historic properties. The Board agreed that Mr. Raser and Mr. Senhauser would compose a letter on behalf of the Board.

ADJOURN

As there were no other items for consideration by the Board, the meeting adjourned.

William L. Forwood
Urban Conservator

John C. Senhauser, Chairman

Date: _____