

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

**MONDAY, JANUARY 22, 2007**

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

The Historic Conservation Board met at 3:02 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Senhauser, Spraul-Schmidt, Chatterjee, Sullebarger and Wallace present. Absent: Kreider, Bloomfield, Raser

### **CERTIFICATE OF APPROPRIATENESS, 2306 GRANDVIEW AVENUE, UPLANDS HISTORIC DISTRICT**

The applicant, Janet Self, confirmed for Ms. Spraul-Schmidt that she had objected to the creation of the historic district several years ago, but indicated that she had not found the process difficult. Ms. Spraul-Schmidt commented that the creation of a historic district was often beneficial to the residents and commended the applicant for working through the process.

### **BOARD ACTION**

The Board voted unanimously (motion by Sullebarger, second by Spraul-Schmidt) to approve a Certificate of Appropriateness for the proposed porch and pergola as shown in the drawings finding that the work met the Uplands Historic District conservation guidelines with the condition that final plans and specifications shall be submitted to the Urban Conservator for review and approval prior to construction.

### **PRELIMINARY DESIGN REVIEW, GRANT STREET, BETWEEN ELM STREET AND CENTRAL PARKWAY, OVER-THE-RHINE HISTORIC DISTRICT**

Staff member Adrienne Cowden gave a brief overview of the proposed project and stated that Darrick Dansby of 3CDC and Steve Haber and Michael Moose of Glaserworks were present and prepared to present the proposal.

Mr. Dansby presented a brief overview of parking in Over-the-Rhine. He stated that safe and convenient parking is becoming difficult to find for the increasingly older Music Hall patrons. He said the proposed parking structure would address those needs and would be privately funded.

Mr. Haber stated that Glaserworks had presented their conceptual design at public meetings. He reviewed the design process and stated that he felt the design was a good start and would add vitality to the street.

Mr. Moose stated that the proposal was early in the design phase and that he was interested in feedback from the Board members. Mr. Moose presented a powerpoint of the proposal for which he provided informative comments.

Mr. Chatterjee asked why transparent materials were used rather than ones that would blend with surrounding structures. He added that sometimes the mystery of activity creates interest. In response, Mr. Moose stated that he saw no way to create a blended design and felt that transparency was cleaner and clearer. He added that he hoped to achieve an "outdoor living room" effect.

Ms. Sullebarger stated that she was pleased that the Pipefitters' building was being saved and that garage entrances were placed on Central Parkway. She said she liked the potential relationship of the plaza and atrium space with the park. She stated that the open second floor corridor worked well and that she liked the way that the circulation of people was visible from the street. Ms. Sullebarger did have some concerns about the Washington Park façade. She felt the garage should be no taller than Music Hall. She indicated that the impact of the garage on Memorial Hall should be taken into

account. The project as proposed would preclude any additions to the rear of Memorial Hall theatre as well as other possibly uses (such as a restaurant) which have been discussed in the past.

Mr. Senhauser stated that he was concerned about how the design engages the strong civic presence of Music Hall and Memorial Hall. He indicated that Music Hall and Memorial Hall have important ceremonial entrances with staircases and/or plazas, and that there is a certain formal progression when one approaches these buildings that enhances their civic nature. This progression will be disrupted if people approach the buildings from the garage connector rather than through the main entrance.

Mr. Senhauser asked if it was possible to detach the garage from Music Hall and to create a corridor that mirrored 13<sup>th</sup> Street on the opposite side of Washington Park. Mr. Moose responded that Glaserworks had not investigated this option, and that they did not have any alternative design strategies.

Mr. Dansby stated that the perception of safety and accessibility must be addressed. He added that the design would create a welcoming place for people to gather. Mr. Senhauser stated that he agreed with Mr. Dansby's goals however, the garage would have to be used daily to be financially feasible. Mr. Moose responded that the School for Creative and Performing Arts would use over 200 spaces daily. He also said that people going to Washington Park might use the garage as well.

Mr. Chatterjee stated that he would like to see a master plan for Washington Park. He stated that he was concerned that the circulation was moving away from the park and off of Elm Street. Ms. Wallace added that she would also like to see something that shows the big picture and that the current presentation was segmented.

Ms. Spraul-Schmidt stated that the design could cause a "fishbowl" form of separation between people on the inside and outside. Mr. Moose responded that he felt the transparency of the building would do the opposite and would draw people inside.

Bruce Goetzman, architect and member of the Advisory Board of the Cincinnati Preservation Association, stated that his main concerns were the redevelopment of Washington Park, the need for parking, and the creation of consistent patronage of Music Hall. He suggested that Glaserworks present a more detailed three-dimensional model of its design to provide interested parties with a clearer concept of the project.

Stacy Woolley, professional musician, life-long City resident and member of the Symphony Orchestra stated that he felt there had been a lack of inclusiveness in the design process. He suggested including a full-service restaurant with the project and urged the designers to reach out and include additional interested parties in the process. He stated that the design did not achieve an eclectic mix with the neighborhood. In response to Ms. Sullebarger's question, Mr. Wooley stated that a boutique hotel or a restaurant would be options that would fill the space and serve patrons. He explained that people come to Music Hall and Memorial Hall for the programs and are used to walking a short distance.

Ken Jones, architect and co-president of the Over-the-Rhine Foundation, said he supported the concept of a garage, but wanted to ensure that the needs of the community were met. He stated that he felt a study should be done to determine parking needs. He stated that with two such important buildings ample time and study should be given to the project.

Mr. Dansby stated that 3CDC had held public forums and made presentations to a variety of community groups. Ms. Spraul-Schmidt stated that it seemed that particular constituencies would like to be more formally included in the process, beyond simply attending public meetings.

Mr. Senhauser stated that the Board could form a sub-committee to work with 3CDC and Glaserworks during the design process. He stated that the team effort had worked well in the past. Mr. Dansby stated that he was open and anxious to develop the community and anchor core arts.



**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: \_\_\_\_\_