

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

**MONDAY, JANUARY 24, 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 Chatterjee, Kreider, Raser, Senhauser, Spraul-Schmidt, and Wallace present. Absent: Bloomfield, Kirk, and Sullebarger.

### **MINUTES**

The Board unanimously approved the minutes of the Monday, January 10, 2005 meeting (motion by Spraul-Schmidt, second by Raser).

### **CERTIFICATE OF APPROPRIATENESS, 400 PIKE STREET, LYTLE PARK PROTECTION AREA**

Mr. Kreider recused himself from the discussion of this item. Staff member Adrienne Cowden presented a report on a Certificate of Appropriateness (COA) for the A.H. Pugh Printing Company/R.L. Polk Company Building. The Board approved a COA in July 2004 to renovate the building into 109 residential condominiums. GBBN Architects is now requesting a COA for an exterior paint scheme. Staff recommended that with minor changes, the proposed two-color palette of buff and red would be appropriate for the Polk Building and the larger historic district.

#### **Mr. Chatterjee joined the meeting at 3:45 p.m.**

The Boards' main concern was (the random character of the pattern) selected for the south elevation. Mr. Senhauser stated that the pattern proposed for the north and east elevations possessed a continuity of design and underlying rationale lacking in the south elevation scheme. He felt that greater logic could be brought to the graphic expression to better integrate the four sides of the building. Mr. Chatterjee and Ms. Wallace concurred that the south elevation scheme could be improved.

Kevin Speece and Scott Kyle, representing GBBN Architects, were present to answer questions from the Board. In response to a question from Mr. Senhauser, Mr. Kyle confirmed his company's design team had met with focus groups and considered various schemes for the building. Mr. Speece explained that the team considered the building from various locations including from Columbia Parkway, Lytle Park, and Kentucky riverfront. The intent was to enliven and to break up the otherwise blank secondary elevations.

### **BOARD ACTION**

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

1. Accept the concept of painting the south elevation of the Polk Building in a two-color palette of buff and red.
2. Approve a Certificate of Appropriateness on the condition the south elevation paint scheme be approved by the Urban Conservator prior to issuing a Certificate of Appropriateness and a building permit.

### **CERTIFICATE OF APPROPRIATENESS, ZONING VARIANCES AND RECOMMENDATION ON A DEVELOPMENT PLAN FOR PD#7, 5870 BELMONT AVENUE, LAUREL COURT**

Staff member Caroline Kellam presented a staff report for a COA, Zoning Variances and recommendation on a development plan for PD #7 to reconstruct and expand an existing gravel parking lot, remove chain link fencing and construct new wrought iron fence and concrete

retaining wall along the rear property line. McCauley High School's occasional use of the lot and catered events the property owners have each year are the reasons the single-family residence has a need for a 49-car lot.

Larry and Judy Moyer, owners of 5870 Belmont Avenue, and their engineer, Stanley Cohen, were present to discuss their proposal and respond to questions from the Board.

Staff stated that with the exception of the choice of material for the parking lot the proposed site improvements are compatible with this historic property and that the zoning variances are necessary in the interest of historic conservation.

The Board offered suggestions regarding different types of material for the parking lot such as tar and chip or stamped asphalt or concrete. The owners commented that they would like to keep the parking lot as a dark asphalt surface.

### **BOARD ACTION**

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

1. Approve a Certificate of Appropriateness for the proposed site improvement including the construction of the expanded parking lot, new fence, retaining wall and additional proposed landscaping.
2. Approve Zoning Variances for the proposed work as follows:
  - a. Construction of a fence and a wall, which provides screening per Section 1425-27.
  - b. No required striping as per Section 1425-31A.
  - c. Construction of a parking lot without interior trees in accordance with the COA approval above as per Section 1425-29(a).

Finding that such relief from the literal implication 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 of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

3. Revised plans showing changes will be submitted to the Urban Conservator for final approval.
4. Recommend approval of the new development plan for PD#7 to the Cincinnati Planning Commission and direct the Urban Conservator to notify the Planning Commission of its decision.

### **PRELIMINARY DESIGN REVIEW, 151 W 4<sup>TH</sup> STREET, WEST FOURTH STREET HISTORIC DISTRICT**

Staff member Caroline Kellam presented a staff report on a Preliminary Design Review for 151 W. 4<sup>th</sup> Street. The type of work proposed for the building is replacing the existing storefront entrance and constructing a new angled storefront with a glass canopy at the entrance.

The Board needs to determine whether the new proposed design is appropriate and compatible for the building. Ms. Kellam said there is one other modern glass canopy on a building within the Fourth Street Historic District.

Project architects Helmut Kientz and L.T. Thorn were present to answer questions from the Board. In response to Mr. Raser, Mr. Kientz stated that the owner desired the building to stay lit in the evening to attract attention to the facade. The angled storefront served to protect the entrance as well as bring interest to the largely transparent facade. The interior flooring would

extend to the curb; all signage would be interior. The Board offered several suggestions to the architect regarding the design.

**BOARD ACTION**

No official Board action was required.

**CITY OF CINCINNATI HISTORIC INVENTORY – PHASE III PROJECT UPDATE**

Staff member Adrienne Cowden presented a report regarding the Phase III of the City of Cincinnati Historic Inventory update. Phase III of the update was begun in 2003 and completed in 2004. The survey area encompassed the Central Business District, Mt. Adams, East End, and California neighborhoods. To date 28 of Cincinnati's 52 neighborhoods have been evaluated.

The project results document the presence of numerous cultural resources in Cincinnati that lack the protection of either National Register or local designation. The project also pointed to gaps in the city's historic inventory including, but not limited to, neighborhood post offices, fire stations, Carnegie libraries, and cemeteries. A total of 113 individual resources and districts were documented as National Register listed, National Register eligible, or locally listed. The majority of eligible resources identified met Criterion C only but a percentage of the total was found to be eligible under Criterion A and/or B in addition to or exclusive of Criterion C. An additional 15 resources merited specific mention in the report for their broad "historic interest" or the necessity to conduct further research to evaluate better their National Register eligibility.

A total of 155 resources formally designated and/or recorded in the 1978 *Cincinnati Historic Inventory*, on an OHI form and/or with a Determination of Eligibility, were demolished in the survey area; this total included 4 National Register listed resources. The survey confirmed an additional three National Register listed resources located outside the survey area in Columbia Tusculum have been razed since their designation.

**BOARD ACTION**

No official Board action was required. However, staff recommended the Board consider the future local and/or National Register designation of the architecturally and culturally significant resources identified during the survey.

**OTHER BUSINESS**

Mr. Senhauser stated that he, Mr. Raser, and Mr. Forwood met with the developer and architect of the Gateway Condominiums at Vine and Central on two occasions to discuss the final construction drawings. There was some concern the final design did not fully comply with that approved by the Board. The developer agreed to have the architect resubmit drawings showing transoms above windows and doors and to reestablish the plaid scheme on all facades as originally proposed.

**ADJOURN**

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

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William L. Forwood  
Urban Conservator

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John C. Senhauser, Chairman

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