

**MINUTES OF A MEETING OF THE
FORT THOMAS DESIGN REVIEW BOARD
HELD AT THE FORT THOMAS COMMUNITY CENTER
ON THURSDAY, FEBRUARY 23, 2023
6:00 P.M.**

PRESENT: Jeffrey Sackenheim, Chair
Mark Thurnauer, Vice Chair
Barb Thomas
Lori Wendling
Barry Petracco
Pat Hagerty, Secretary

ABSENT:

ALSO PRESENT: Kevin Barbian, General Services Director
Sam Shelton, City Administrative Assistant
Cheri Scherpenberg, G.S. Administrative Assistant
Tim Schneider, City of Ft. Thomas Attorney

Jeffrey Sackenheim presided and called the meeting to order at 6:00 P.M.

MINUTES – December 22, 2022. A motion was made by Pat Haggerty and second by Barb Thomas to approve the minutes as submitted. All ayes approved.

Meeting Dates & Times for 2023

A motion was made by Barry Petracco and seconded by Lori Wendling to approve the dates and times for the Design Review Board meetings to continue to be on the fourth Thursday of each month at 6:00pm in 2023. Motion carried 6-0.

2023 Election of Officers

A motion was made by Lori Wendling and seconded by Barb Thomas to approve the continuation of current positions of Design Review Board officers. Motion carried 6-0.

Jeffery Sackenheim inquired about the number of members on the Design Review Board and the current requirements.

Mr. Barbian explained that there has been some discrepancy in the language and updates to the language are being proposed. Mr. Barbian stated that there have been references to five members as well as a mention of seven members on the DRB. Kevin Barbian said the city is consulting with Tim Schneider to determine the number of members. Mr. Barbian noted that they would seek to either add a member or see if a current member is ready to resign.

Lori Wendling spoke and informed the board that she would be willing to step-off of the Design Review Board if the number of members is determined to be five.

CONTINUED BUSINESS

25 N. Fort Thomas Avenue
Lily Acree, Drawing Dept.-Applicant
NAP Ft. Thomas, LLC.-Owner
Addition & Improvement to Building Façade

Mr. Barbian reminded the audience of new meeting procedures and requested that those who sign in to speak wait for the designated time to address the board.

Tim Schneider noted that this case is referenced as continued business as the applicant has been in front of this board before, however this is a different and new application process.

Ron Novak an owner and architect with Drawing Dept. was in attendance to address the board. Mr. Novak informed the board that they have been working on the restaurant renovation at 25 N. Ft. Thomas Ave. Mr. Novak said they have been there a couple of times and have made some modifications to their application seeking a Certificate of Appropriateness. Mr. Novak relayed that he is here to introduce the changes they are proposing. Ron Novak said he has branding information to present and that the restaurateur is in attendance to speak about the importance of the project and how they arrived at the branding, colors and assets. Mr. Novak told the board the paint they are suggesting is a warm gray color called Shitake by Sherwin-Williams and provided images for review. Ron Novak said there are scars on the building from the removal of ATMs they they would like to mask by painting the building.

Mr. Novak pointed out things to note with this elevation are divided light windows that they feel are more appropriate for this building in keeping the existing doors with the front façade and the existing mainstream openings and how they currently feel.

Last, Mr. Novak talked about the proposal of a ground mounted, internally lit sign that will refrain from disrupting the architecture of the building.

Tony Cafeo, restaurateur and owner of Incline Public House, Jefferson Social, Press, Billy Yanks and more was in attendance representing Cafeo Hospitality. Mr. Cafeo stated Cafeo Hospitality is the group that is trying to put a restaurant in 25 N. Ft. Thomas Ave. Tony Cafeo said when discussing the building they thought it would be beneficial to paint the building to help differentiate it from what it currently is. Mr. Cafeo relayed that they have partnered with the Drawing Department, which he feels is one of the best design firms for restaurants in Cincinnati. Mr. Cafeo said that the Drawing Department confirmed that painting the building and presenting a new clean look would be best for the business and provide the best chance at success.

Jeffrey Sackenheim asked if the trim, dentil moulding, box gutter surround and dormers would all be painted the same.

Mr. Novak replied that is correct, that they would like it to be monochromatic with the rest of the building.

Jeffrey Sackenheim read aloud three emails that were submitted to the board for consideration and clarified some inaccuracies that were stated in reference to Design guidelines.

Jeffrey Sackenheim drew attention to a few of the design guidelines he feels are applicable to the request. He said the first one is on page 9 under general design guidelines identifying this property as a non-contributing building. He states that non-contributing structures should strive for enhancements that are compatible with the character of the district. The next guideline is on page 10, section 4.1 that states existing architectural features and elements that give buildings their character such as rooflines, porches, doors, windows, decorative piers, columns, brackets, cornices, decorative brickwork and tile should be preserved. The last guideline is on page 14, section 4.9 that reads color, texture and patterns of the masonry help define the character of a building and says that painting brick walls that have never been painted before is discouraged.

Barb Thomas mentioned that the guidelines were written in 2002.

Members from the audience to address the board:

Joan Farris who resides at 66 Burney Ln., relayed that she is sad to see guidelines that have words like should or maybe. Joan Farris also informed the board of a member of the Cincinnati Historic Preservation Association that will be giving a presentation in 3 weeks. Joan Farris also had questions about prior Certificates of Appropriateness, final votes and qualifications for board members.

Mayor Eric Haas, who resides at 42 Stardust Lane, expressed his gratitude to the Design Review Board members. Mayor Haas informed the board that he believes in not painting brick. The Mayor said with this unique property being a newer building, he does agree with the restaurateur that painting this brick would help with marketing and promotion for the property to succeed as a restaurant and not resemble a bank.

Shelley Hagerty, who resides at 49 W. Villa Pl., asked about a prior proposal to build on the site where the building is at 25 N. Ft. Thomas Ave. Mrs. Hagerty commented about how the building would have been torn down if the plan had continued with the way it was proposed originally.

Lori Wendling added an item for discussion and recommended that a letter from a past application where Jeff Hudepohl brought a letter from One Highland/Rick Greiwe where they agreed to certain terms like parapet walls to hide HVAC units and certain visibility issues, etc. She stated the applicant had agreed to those terms and feels that a copy of the letter should be attached to any motion.

Tom Fischer, Attorney representing the Quarter Group clarified that the restrictions mentioned by Lori Wendling are of record as part of the sale.

With no further discussion, Mr. Sackenheim asked the board if anyone would like to entertain a motion.

A motion was made by Pat Haggerty and seconded by Mark Thurnauer to accept the application and allow the building to be painted. Motion was denied. 3 Ayes and 3 Nays.

NEW BUSINESS: Grow Grant Applicants 2023

Sam Shelton provided an introduction of the grow grant application and clarified that the Design Review Board reviews design aspects and that the monetary approval does not fall under DRB purview.

143 N. Fort Thomas Avenue

Ashley Ramsey, Applicant
Springdale Title
New front doors

Dave Osburg, owner of the building located at 143 N. Ft. Thomas Ave. informed the board that the current doors are not mechanically functional or efficient and are in need of being replaced. The new doors will be the same color and style.

With minimal discussion, a motion was made by Barry Petracco and seconded by Pat Hagerty to approve the Certificate of Appropriateness. The Certificate of Appropriateness application for new doors was approved as submitted. Motion carried 6-0.

2517 Alexandria Pk.

Erich & Lori Wagner, Applicants/Owners
Hilltop Laundromat & Apartments LLC.
Replacement of a lintel & new windows

Erich and Lori Wagner, owners of the building located at 2517 Alexandria Pk. Informed the board that the laundromat originally opened in 1960. Mr. Wagner said there is a steel lintel above glass windows on the front of the building. He stated that currently there is a 15in. I beam supported by two posts on the ends with a steel plate holding up the brick. Mr. Wagner noted that the steel plate is rusting causing the weight to push down and is cracking one of the windows. The owner said that upon approval the lintel will be replaced and that new multi-pane windows will be installed.

With minimal discussion, a motion was made by Mark Thurnauer and seconded by Lori Wendling to approve the Certificate of Appropriateness. The Certificate of Appropriateness application for replacement of a lintel & new windows was approved as submitted. Motion carried 6-0.

654 Highland Avenue

Matt Mansfield, Applicant/Owner
Tower Homes
Paint & replacement of exterior light fixtures

Matt Mansfield, owner of the buildings located at 654 Highland Ave. informed the board that he recently purchased the plaza in January and noticed it was in need of cosmetic updates. Mr. Mansfield stated that they plan to replace rotten boards and paint the buildings that have previously been painted while leaving the brick as is. Mr. Mansfield said they would be using white paint as well as updating the light fixtures on the building.

With minimal discussion, a motion was made by Barb Thomas and seconded by Barry Petracco to approve the Certificate of Appropriateness. The Certificate of Appropriateness application for paint & replacement of exterior light fixtures was approved as submitted. Motion carried 6-0.

Adjournment

With no further business to address, a motion was made by Lori Wendling and seconded by Barry Petracco to adjourn the meeting at this time. All in favor.