

**MINUTES OF A MEETING OF THE
FORT THOMAS DESIGN REVIEW BOARD
HELD AT THE FORT THOMAS CITY BUILDING
ON THURSDAY, AUGUST 24, 2023
6:00 P.M.**

PRESENT: Jeffrey Sackenheim, Chair
Mark Thurnauer, Vice Chair
Barry Petracco
Pat Hagerty, Secretary

ABSENT:

ALSO PRESENT: Kevin Barbian, General Services Director
Cheri Scherpenberg, G.S. Administrative Assistant

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

MINUTES – July 27, 2023. A motion was made by Mark Thurnauer and seconded by Barry Petracco to approve the minutes as submitted. All ayes approved.

NEW BUSINESS:

1 Alexander Circle

Brady & Carson Jolly, Applicants/Owners
Jolly Enterprises
Addition & Alterations

Kevin Barbian read a memo about applicable code sections and design guidelines created by the Building Inspector Mr. Mark Stewart for 1 Alexander Circle. Mr. Barbian also mentioned the concern for the visibility from the left side of the home as well as the consideration of future adjustment requests from properties that will have full exposure.

Please reference the memo below:

DESCRIPTION OF REQUEST

The applicant is requesting to remove the existing attached two car garage with an open deck above and construct a larger two car garage with a partially covered deck above, a one car garage with living space above connected to the other garage by an open deck, a sun deck, a covered cabana attached to the one car garage, and installing a hot tub and an in-ground pool. The entire proposed project will be constructed to the rear of the existing residence, but the two garages and decks will be visible from Alexander Circle.

RELEVANT ZONING CODE PROVISIONS:

Alexander Circle Architectural Guidelines for New Construction considerations:

Preservation Principle #1: NEW ADDITIONS, EXTERIOR ALTERATIONS, OR RELATED NEW CONSTRUCTION SHALL NOT OBSCURE OR DESTROY HISTORIC MATERIALS, FEATURES, AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE THE PROPERTY.

- a. Additions shall be placed on rear elevations and be limited in size and scale in relationship to the historic building so as to not alter one's perception of the historic building from the public right-of-way.
- b. New buildings shall not be constructed in open spaces that are important to the overall design and setting of the site.

Preservation Principle #2: NEW ADDITIONS AND ADJACENT OR RELATED NEW CONSTRUCTION SHALL BE COMPLETED IN SUCH A MANNER THAT, IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WOULD BE UNIMPAIRED.

Preservation Principle #3: ADDITIONS AND NEW CONSTRUCTION SHALL BE DIFFERENTIATED FROM THE OLD AND SHALL BE COMPATIBLE WITH THE HISTORIC MATERIALS, FEATURES, SIZE, SCALE AND PROPORTION. LAND MASSING TO PROTECT THE INTEGRITY OF THE PROPERTY AND ITS ENVIRONMENT.

- a. Additions and new construction within the neighborhood shall be designed in a manner that makes it clear what is historic and what is new.
- b. Additions and new construction shall be compatible with the historic buildings in terms of mass, materials, relationship of solids to voids, and color.
- c. All detached garages shall maintain the architectural character of the home.
 - i. Exterior materials shall be compatible with the exterior materials of the house, i.e. matching brick or wood siding.
 - ii. Roofs may be gabled with asphalt shingles matching the house. With a minimum roof slope of 8:12 or shed roof with metal standing seam roof with a minimum roof slope of 6:12.

Preservation Principle #4: NEW AND REPLACEMENT GUTTERS AND DOWNSPOUTS SHALL MATCH EXISTING GUTTERS AS CLOSELY AS POSSIBLE.

- a. Downspouts shall match the shape, size and location of the original.
- b. Exposed gutters and downspouts, unless made of copper, should be painted the same color as the trim,
 - i. To prevent the paint from flaking and peeling within a short period of time, galvanized metal gutters and downspouts should be coated with a galvanized steel primer before applying the finish coats of paint.

Brady & Carson Jolly were in attendance to address the Board. They informed the board that they have an architect with Enzweiler & Associates working with them on the plans for the proposed addition and alterations. Mr. Jolly relayed that the historical aspects of the building are very important to him and that the designers are working to make the addition and alterations flow with the home.

Design Review Board members requested additional information to review for consideration of approval. Materials with physical sample boards, roofing, stone, paint color, strategy, window profiles, exterior lighting, accurate massing, and multiple perspectives by way of the addition from the street, are requested for the next meeting. Obtaining letters of support from neighboring properties was also suggested

Pat Hagerty mentioned there are stipulations of design reviews for the front and rear of the properties in Alexander Circle to make sure that anything added or changed is historically sensitive in design included with the purchase agreement from the Government.

With modest discussion, a motion was made by Mark Thurnauer and seconded by Barry Petracco to table the discussion for the approval of a Certificate of Appropriateness until details like more accurate massing, perspectives that would be representative of the street view and head on approach and materials are provided for review. The Certificate of Appropriateness application for an addition & alterations was tabled. Motion carried 4-0.

Members of the audience in attendance to address the Board:

Melanie Powers, who resides at 13 Pearson St. was in attendance representing a newly formed group called Friends of Tower Park. She said the primary focus of the group is preservation of the environment as well as the history of Tower Park. Melanie Powers discussed the memorandum of agreement that has explicit language for the purchase agreement of the homes on Alexander Circle from the Government. She also talked about the proposed Historic Overlay in the Zoning Code Update and made a request to the Board that no decisions be made on requests for alterations to homes in these areas until the overlay is determined.

Peggy Maggio, who resides at 37 S. Shaw Ln. was in attendance to inform the Board of the availability of Beth Johnson of the Cincinnati Preservation Association to give a presentation to the DRB.

Adjournment

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