

**MINUTES OF A MEETING OF THE
FORT THOMAS DESIGN REVIEW BOARD
HELD AT THE FORT THOMAS CITY BUILDING
ON MONDAY, OCTOBER 30, 2023
6:00 P.M.**

PRESENT: Jeffrey Sackenheim, Chair
Barry Petracco
Pat Hagerty, Secretary
Benjamin Novosel

ABSENT: Mark Thurnauer, Vice Chair

ALSO PRESENT: Kevin Barbian, General Service Director
Sam Shelton, City Administrative Assistant
Cheri Scherpenberg, G.S. Administrative Assistant

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

MINUTES – September 28, 2023. A motion was made by Barry Petracco and seconded by Pat Hagerty to approve the minutes as submitted. All ayes approved.

NEW BUSINESS:

25 N. Ft. Thomas Avenue
Quarter Group, LLC, Applicant/Owner
Exterior Improvements, Landscape, Signage,
Retaining Wall, Trolley Stop

Chris Manning, landscape architect with Human Nature was in attendance to give a presentation on design strategy and intent to the Board. Mr. Manning informed the Design Review Board that the proposed name of the restaurant came from an important piece of Fort Thomas history. The Green Line was a trolley that went through the area contributing to the town having three separate business districts. Mr. Manning stated the goal of the business is to create a gathering place for families. The architect said there will be three zones. The main focus will be the front yard created to have an upper garden with a seat wall varying in height from 18 to 24in. and a lower turf area with moveable furniture and yard games. The additional zones include a back yard area with seating and a shade tree as well as the upper garden around the patio that has a fireplace and flowering trees. There will be a uni-lock monolithic charcoal gray product used around the landscape to tie in to the slate roof. A small rendition of a green line trolley stop with wooden benches is also being proposed. Mr. Manning said the brick and roof would match the building and the posts would match the pergolas creating a sense of cohesion of the overall composition. There is also a consideration of interpretive signage for the trolley stop that would complement the inside of the restaurant. Chris Manning also said they are requesting approval for the concept of signage. He stated they are considering a main entry sign to connect the two pergolas and display the green line logo. The material would be wood to match the pergolas and color would be green

to match the front door. He said the rear would have a few modest signs at eye level with the name and hours of operations.

Board members asked about lighting, trolley stop location and rear dining. Mr. Manning clarified that the back edge of the trolley stop would be flush with the sidewalk and would not overlap. He stated that rear dining was not part of his program. Chris Manning addressed lighting and said there may be string lights on the pergolas, led strips of soft lighting in the cap along the wall and a light in the ceiling of the trolley stop.

With minimal discussion, a motion was made by Barry Petracco and seconded by Pat Hagerty to approve a Certificate of Appropriateness application for proposed exterior improvements, landscaping, signage, a retaining/seating wall and a trolley stop as submitted. The Certificate of Appropriateness application for exterior improvements, landscaping, signage, a retaining/seating wall, and a trolley stop was approved. Motion carried 4-0.

Motion Amended to say: Lighting modifications beyond the low level landscape lighting at the wall cap and lighting inside the trolley stop would need to come back before the Design Review Board. All Ayes Approved

Note: Given how complete and detailed the presentation was, the Board mentioned that members would feel comfortable with staff approvals of minor changes due to things like fabrication availability, etc.

CONTINUED BUSINESS:

10 Alexander Circle

Cincinnati Pergola, LLC. Applicant
Darek & Abbey Sanford, Owners
Pergola

Ben Kessen, an owner at Cincinnati Pergola was in attendance to address the Board. The gentleman stated that the home owners have a space above the garage where they would like to add a pergola to provide shade, lowering the temperature and creating a cooler space. He said the pergola would be automated, powder coated aluminum with an internal gutter system that will tie into the existing gutter on the garage and have low level can lighting underneath. The representative stated the color would be black with black louvers to match the railings that are already there and have smooth framework that matches the trim on the house. Mr. Kessen, owner of Cincinnati Pergola mentioned he also owns Cincinnati Landscaping and offered to plant a tree to help minimize visibility.

Darek and Abbey Sanford, owners of the home were in attendance to address the Board. Mrs. Sanford shared that they were able to measure the temperature of the cement surface above the garage. She stated that the temperature registered at 106 degrees prior to the peak of the summer and that she feels a pergola would be minimalistic, open and help with the temperature for her family to utilize the space.

Conversation ensued about visibility, compatible materials, ornamentation and detail of the infill build in the historic area and reference to the Alexander Circle Architectural Guidelines beginning on page 23, and preservation principal number 3, as well as the Secretary of the Interiors Standard's for the treatment of Historic Properties on page 26.

With modest discussion, a motion was made by Pat Hagerty and seconded by Benjamin Novosel to approve a Certificate of Appropriateness for a pergola as submitted. The Certificate of Appropriateness application for a pergola was approved. Motion carried 4-0.

Members of the audience in attendance to address the Board:

Rick Greiwe, who resides at 9355 Holly Hill, Cincinnati, OH, 45243 asked about lighting, trash containment, elevation and bike racks.

Joan Ferris, who resides at 66 Burney Ln., expressed appreciation for the name chosen for the restaurant at 25 N. Ft. Thomas Ave as well as the renderings shown.

Peggy Maggio, who resides at 37 S. Shaw Ln., requested information about the guidelines that apply to the application at 10 Alexander Circle as well as input from a historic consultant to help analyze and make the request compatible.

Hilary Landwehr, who resides at 47 Woodland Pl., drew attention to the future consideration of additional applications for modifications to garages.

Adjournment

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