

Architectural Design Review Board
Tuesday, March 15, 2016
4:30 p.m.

Planning Commission	At-Large		Council	Chamber of Commerce	Rossville
VACANT	Steve Beckman <input checked="" type="checkbox"/>	Armand Bloch	Robert Brown <input checked="" type="checkbox"/>	Madam Chair Mary Pat Essman <input checked="" type="checkbox"/>	Pauline Fairbanks
Tom Alf <input checked="" type="checkbox"/>				Rob Weigel	Jane Jacobs <input checked="" type="checkbox"/>
SID	Dayton Lane	Architect	German Village	Historic Hamilton	
Larry Fiehrer	Dan Graham <input checked="" type="checkbox"/>	Todd Palechek <input checked="" type="checkbox"/>	Debbie Ripperger <input checked="" type="checkbox"/>	Karen Whalen <input checked="" type="checkbox"/>	
Rick Demmel <input checked="" type="checkbox"/>	Thomas O'Neill		Ann Brown	Shi O'Neill	

Staff: Ed Wilson, City of Hamilton; Heather Hodges, City of Hamilton; Kim Kirsch, City of Hamilton

Guests: Mike Dingeldein, Lisa Hoffman, Ian MacKenzie-Thurley, Jenn Acus-Smith, Daryl Gunnarson, Jacob Stone, Liz Hayden

The meeting was called to order by Madam Chair Essman, Madam Chair, at 4:30 pm.

I. Roll Call:

Mr. Beckman, Mr. Brown, Mr. Demmel, Madam Chair Essman, Mr. Graham, Mr. Palechek, Ms. Ripperger, and Ms. Whalen were present. Ms. Jacobs arrived at 4:31, and Mr. Alf arrived at 4:32.

II. Swearing in of Those Providing Testimony to the Board:

Members of the audience wishing to speak were sworn in by Ms. Kathy Dudley, Assistant Law Director.

III. Approval of Meeting Minutes – Written Summary and Audio Recording for these dates:

January 5, 2016 – Motion to Accept by Ms. Ripperger, 2nd by Mr. Brown
January 19, 2016 – Motion to Accept by Ms. Ripperger, 2nd by Mr. Brown

With all “ayes”, the Motions pass and the Minutes are accepted.

IV. Properties Seeking COA:

1. AGENDA ITEM #1 - 120 South Second Street – Signage

Introduction

The Applicant, Tommy Reed, Atlantic Sign Company, on behalf of owner Alexander Wolfram, has submitted a Certificate of Appropriateness Application for the property of 120 South Second Street. The proposal involves new Signage for the structure.

Background

This proposal of signage is part of the continued work and establishment of the Miami Manor Renovation project, several items of which received ADRB review and approval in late 2015. The new signage is for identification and contact purposes of the managing body for the Miami Manor.

State of Ohio Historic Designation

The property at 120 South Second Street is part of the State of Ohio Historic Inventory.

Proposal

- Removal of the existing sign at the North Elevation of the structure.
 - Existing sign: Polymetal Red and White in color, 146 square feet in size
 - Existing verbiage: “Managed by MTB Management”
- Erection of a New sign at the North Elevation of the structure.
 - Pre-Finished Polymetal Panels
 - Color is Black and White (Primarily White Font with Black Background)
 - Measures 117 inches in Height and 180.5 inches in Width.
 - Black Vinyl graphics installed onto existing single face wall sign.

- New verbiage: “Managed by Loftis Group”

The Applicant, Ms. Lisa Hoffman, was present. She said that they are proposing the update to change to show the new owners and to change the color. Mr. Graham asked if the square footage of the new sign was the same as the old sign, and she said that it was. Mr. Graham verified with Mr. Wilson that the square footage falls within the guidelines.

There was a Motion to close the testimony by Mr. Brown, 2nd by Mr. Demmel. With all “ayes, the Motion is passed.

Mr. Graham made a Motion to approve the signage as presented. With a 2nd by Mr. Palechek and all “ayes”, the Motion passes and the request is approved.

Item for 29 South “D” Street was moved to the end of the agenda as the Applicant was not present.

2. AGENDA ITEM #2 - 9-11 South C Street – DEMOLITION

Introduction

The Applicant, Hamilton CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 9-11 South C Street. The proposal involves the Demolition of the Structure.

Background

The Applicant submitted detailed information to justify the proposed demolition. The submitted items included photography and an in-depth structural analysis of the building by a Structural Engineer of Pinnacle Engineering, Inc. They are both provided as Applicant evidence to the expense of rehabilitation as an alternative and justification for demolition. Summarily, the structure shows signs of extended and underlying damage from multiple sources, justifying the proposal for demolition. The Applicant did provide photos.

Requirements for Demolition

1126.60 CERTIFICATE OF APPROPRIATENESS - DEMOLITION:

In the event an application for a Certificate of Appropriateness includes demolition of any property in the Architectural Conservation/Historic District the applicant shall be required to submit evidence to the Architectural Design Review Board indicating that at least ONE of the following conditions prevail:

- A. That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District (or)
- B. That the property proposed for demolition contains no features of architectural and/or historical significance; or
- C. That there is no reasonable economic use for the property as it exists or as it might be rehabilitated, that there is no feasible means or prudent alternative to demolition

State of Ohio Historic Designation

The property at 9-11 South C Street is part of the State of Ohio Historic Inventory.

Proposal

- Demolition of the Structure located on 9-11 South C Street

The applicant, Mike Dingeldein, was present. He said that had Pinnacle Engineering do a study of the building. The major issue with the building is the middle (1st floor). It's failing its attachment to the exterior, which is causing the porch to lean out, and the back of the building to bow out. He then went over some of the other issues that the study found. He said that with everything that was found, it would not be economically feasible to keep it.

Mr. Graham verified with Mr. Dingeldein the plan for the ground with regard to grass seed. He said that the plan is to put gravel down and have it paved. Mr. Dingeldein also stated that he would be happy to their demolition contractor save any pieces or parts of the building that were deemed valuable and provide a way to have those distributed to anyone interested in them.

Mr. Graham asked if the structure had any fireplaces or stained glass, and Mr. Dingeldein responded that it has neither.

There was a Motion to close testimony by Mr. Graham, with a 2nd by Mr. Palechek. With all "ayes" except Mr. Demmel (has to abstain voting on any CORE item, as he is the Chair of the CORE Board) the testimony was closed.

Ms. Whalen made the comment that once again it is so sad to see a property that is so architecturally interesting come before them because the owners neglected it so badly that it isn't salvageable. She said that it's a shame that they can't get people to take care of the properties, and that this is what ultimately happens and they lose a really attractive building on a street where it could be very interesting.

Mr. Brown said that he likes the idea that the CORE fund is going to try to save any type of architectural design and that when the Health Department tears it down, the Board really doesn't have many options there.

Ms. Jacobs said that she has been in the building and she would concur that there's not much left in it.

Mr. Palechek made a Motion to approve the Request for Demolition. With a 2nd by Mr. Beckman and all "ayes" except Mr. Demmel (Abstain), the Motion passes and the request is approved.

3. AGENDA ITEM #3 - 139 Main Street – Painting of Façade

Introduction

The Applicant, The CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 139 Main Street. The proposal involves painting of the façade (storefront and trim).

Background

This property was before the ADRB on December 15, 2015 and a Certificate of Appropriateness was issued for replacement of Main Street storefront as presented. Additionally, the proposal noted a future application for paint color review; this is the submitted proposal that item.

State of Ohio Historic Designation

The property at 139 Main Street is part of the State of Ohio Historic Inventory.

Proposal

The applicant has proposed painting of the storefront façade.

- Per the applicant, the storefront façade will be painted:
 - Sherwin Williams Whole Wheat, SW 6121 (lighter shade)
 - Sherwin Williams Superior Bronze, SW 6152 (darker shade)
- Shutters will be restored on Main Street façade and not on C Street façade.

The Applicant, Mr. Dingeldein, was present. He said that one thing they have found interesting is that there is a lot of sandstone and limestone in the Main Street Buildings, but they are in very different veins, or different colors. On this building, the color is almost truly a sandstone color like the old city building (20 High Street). Their intent is to take that sandstone color as their main trim color

and going to a different shade in that family for the trim, putting all of the shutters back to the correct size and condition on the front and getting rid of the shutters on the side.

Mr. Brown asked Mr. Dingeldein if there has been any interest in this building, and he replied that there has been some interest by an interior tenant working on financing now for fitting out the inside, but the CORE Fund will finish the outside.

There was a Motion to close testimony by Mr. Palechek, with a 2nd by Mr. Brown. With all “ayes” except Mr. Demmel (Abstain) the testimony was closed.

Mr. Palechek said that he thinks it looks great so far, and Mr. Dingeldein thanked him.

Mr. Beckman made a Motion to approve the Request. With a 2nd by Ms. Ripperger and all “ayes” except Mr. Demmel (Abstain), the Motion passes and the request is approved.

4. AGENDA ITEM #4 - 310-312 Main Street – Painting of Façade

Introduction

The Applicant, The CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 310-312 Main Street. The proposal involves painting of the façade (gable accent and trim).

The subject property of 310-312 Main Street is located in the Rossville Historic District and is Zoned MS-1 Main Street Core Form Based Zoning District.

Background

This property was before the ADRB on June 16, 2015 and a Certificate of Appropriateness was issued for painting of trim, columns, decorative details and the entire body of the structure.

Proposal

The applicant has proposed painting of the storefront façade.

- Per the applicant, the façade of the structure will be painted:
 - Sherwin Williams “Ivoire”, SW 6127 (Trim Color)
 - Sherwin Williams “Chamois”, SW 6131 (Gable Accent Color)

Mr. Dingeldein said that the building is a Frederick G. Mueller Design, as are several other houses in the Rossville Historic District, and Mr. Mueller was partial to this trim color and didn't use accent colors. The CORE Fund is proposing the

use of the trim color in deference to him. They are going a little darker on the back trim color to help it stand out a little.

Mr. Brown asked if someone has started power washing that building, and Mr. Dingeldein replied that the CORE staff is currently cleaning it up and making repairs to the soffits. Mr. Brown then asked him if the building is sound, and he replied that it is very sound and very nice quality. Ms. Jacobs asked about the front windows, and he responded that there are new vinyl windows on just the porch front, the rest are original. She asked if it would be possible to have those in either wood or composite to match the others, and he said they would have to be remade to match, they are not standard size. He said he can try to paint the outside trim to match, but he's not sure how the vinyl will take the paint.

There was a Motion to close testimony by Mr. Brown, with a 2nd by Mr. Palechek. With all "ayes" except Mr. Demmel (Abstain) the testimony was closed.

Mr. Beckman asked if whoever replaced the windows with vinyl went through the ADRB, and Mr. Wilson replied that he's not sure, he would have to check through the records. Mr. Dingeldein said that the placement of the vinyl windows probably predates the inclusion of Main Street into the Rossville district.

Mr. Graham asked for clarification on what is being painted. Mr. Dingeldein said the proposal is for the colors listed above for the trim and gable accents all the way around the house.

With no other discussion by the Board, Mr. Graham made a Motion to approve the paints colors as presented for the entire structure, not just the façade. With a 2nd by Mr. Alf and all "ayes" except Mr. Demmel (Abstain), the Motion passes and the request is approved.

Madam Chair Essman verified with Mr. Wilson that the Introduction was written by him, and it's not what the CORE Fund submitted directly.

5. AGENDA ITEM #5 - 16 North D Street – Painting of Façade

Introduction

The Applicant, The CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 16 North D Street. The proposal involves painting of the façade (trim and roof).

Background

This property was before the ADRB on December 1, 2015 and a Certificate of Appropriateness was issued for removal of paint from body of the structure, painting of the trim, gutters & columns in Sherwin Williams French Roast (SW 6069) and removal of the shutters.

State of Ohio Historic Designation

The property at 16 North D Street is part of the State of Ohio Historic Inventory.

Proposal

The applicant has proposed painting of the façade as follows:

- Trim of the Structure
 - Per the applicant, paint all trim work in “Versatile Gray” (Sherwin Williams SW 6072)
- Roof of the Structure
 - The roof of the structure will be repainted to match the existing color
- Shutters
 - Per the applicant, paint shutters in Terra Brun (Sherwin Williams SW 6048) on Main Street façade only.

Mr. Dingeldein said that the building at 16 North “D” and 244 Main Street will get the same treatments, they are twin buildings. He said that they are trying to come off of the limestone color. The lintels and window trim will all be in the Versatile Gray. All the shutters on the Main Street façade will be the Terra Brun color.

Madam Chair Essman asked if this application was combined with the one for 244 Main, and he replied that the buildings were built together in the 1860’s and they go together, so they are asking that they be kept as twins in terms of their treatments.

She asked the Board if they had any questions or comments about the paint color being proposed for 16 North D. Ms. Whalen replied that she wishes that they had a better example to see. She asked Mr. Dingeldein to describe the Terra Brun color to her, and he said it’s Terra Cotta (as in flower pot color). He said that all the window trim will match the stone lintels and they will be painted because they are in bad condition. There will be a stone color for the window trim and stone lintels and a natural brick color, and then the Terra Cotta shutters on the Main Street façade.

Staff then got out a book from Sherwin Williams with paint colors and found the Versatile Gray colors for Ms. Whalen and the Board to see. Ms. Whalen and Mr. Dingeldein had a discussion about the placement of the shutters (all the way up) and the window (not all the way up). Mr. Dingeldein said that it had been a transom piece of glass in the past. With assistance from Mr. Dingeldein, the colors were located and passed to members of the Board to see.

There was a Motion to close testimony by Mr. Beckman, with a 2nd by Mr. Alf. With all “ayes” except Mr. Demmel (Abstain) the testimony was closed.

With no other discussion by the Board, Mr. Palechek made a Motion to approve the colors as presented for the entire structure, and the windows to be changed to restore the transom. With a 2nd by Ms. Whalen and all “ayes” except Mr. Demmel (Abstain), the Motion passes and the request is approved.

6. AGENDA ITEM #6 - 244 Main Street – Painting of Façade

Introduction

The Applicant, The CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 244 Main Street. The proposal involves painting of the façade (trim, shutters and roof).

Background

This property was before the ADRB on December 1, 2015 and a Certificate of Appropriateness was issued for removal of paint from body of structure, painting of the trim, shutters, gutters & columns in Sherwin Williams “French Roast” (SW 6069) and installation of appropriate sized shutters on the Main Street and D Street building facades.

State of Ohio Historic Designation

The property at 244 Main Street is part of the State of Ohio Historic Inventory.

Proposal

The applicant has proposed painting of the façade.

- Trim of the Structure
 - Per the applicant, paint all trim work in “Versatile Gray” (Sherwin Williams SW 6072)
- Shutters on the Structure
 - Per the applicant, paint all shutters in “Terra Brun” (Sherwin Williams SW 6048)

- Roof of the Structure
 - The roof of the structure will be repainted to match the existing color

Ms. Whalen and Mr. Dingeldein had a brief discussion about the color of the door.

There was a Motion to close testimony by Mr. Palechek, with a 2nd by Mr. Graham. With all “ayes” except Mr. Demmel (Abstain) the testimony was closed.

With no other discussion by the Board, Ms. Whalen made a Motion to approve the colors for painting the façade as presented, with the addition of the original doorway being placed back and painted Terra Brun. With a 2nd by Ms. Ripperger and all “ayes” except Mr. Demmel (Abstain), the Motion passes and the request is approved.

7. AGENDA ITEM #7 - 244 Main Street – Mural Painting

Introduction

The Applicant, Jennifer Acus-Smith, for Fitton Center, has submitted a Certificate of Appropriateness Application for the property of 244 Main Street. The proposal involves the painting of a mural on the structure.

Background

This is part of the StreetSpark program for painting of murals on notable buildings in Hamilton. The submitted proposal is part of a simple set of proposed murals for historic buildings.

State of Ohio Historic Designation

The property of 244 Main Street is part of the State of Ohio Historic Inventory, referenced as BUT-441-9.

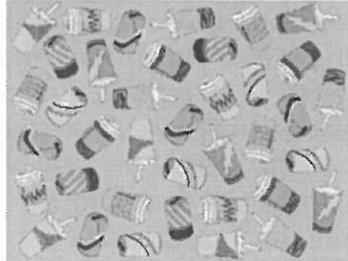
Proposal

Propose painting a mural on the subject property of 244 Main Street.

- Location: Mural will be painted on the Brick Wall, Eastern Elevation of the Structure.
 - Per the Applicant submitted diagram, this encompasses the whole brick surface.
 - Area measures:
 - 35 feet in Width;
 - 21.5 feet in Height (to the edge of roof);
 - 27.5 feet in Height (to the peak, chimney)

- NOVAColor will be used for the paint of the mural
 - Acrylic-based paint
- Two (2) coats of NOVAColor Varnish will be applied to protect the surface.

Mr. Wilson showed a slide depicting the mural as presented by the Applicant, which covers the entire side of the building at 244 Main Street.



Further Items

The murals are considered Works of Art, and thus do not pertain to any existing signage regulations.

Mr. Ian Mackenzie-Thurley from the Fitton Center spoke about Streetspark. He gave history, background, and goals for Streetspark and spoke about how the project came to be. He also spoke about the selection process of the murals to be painted on three (3) structures in Hamilton, and those who made the entries.

Ms. Jenn-Acus Smith gave the roles of Administrators of Streetspark committee. She said that the committee members were the only ones to see specifics of the applicants with regard to name, etc. They were only presented as designs to the Committee.

She gave feedback from the committee on the design for 244 Main Street; "Fun", "Whimsical Design", "It used fresh vibrant colors", "It was very eye catching", "It would stand out and become a destination site in Hamilton". She said that they

felt that the overall pattern worked really well with the existing window. The building could also potentially have other doors and windows added to it, so they felt that an overall pattern would work a little bit better with those things than other designs.

She then gave a bit of information on the artist, and her vision, that contains in part "his design came about as I consider the importance of recycling. Once we see potential in throw away objects, we develop a new appreciation for them. We see their beauty. These are recyclables. They are bright and cheerful; they dance joyfully across the pink field, challenging the viewer not to smile".

Mr. Beckman said that he is all in favor of the murals. He asked if and when they vote, are they voting for the scheme or the murals? Madam Chair Essman replied that the Board is voting on this particular mural on this particular building, colors as is. The building itself will look a little different because they just voted for different colors on that building.

Mr. Graham asked if there was any consideration given to a more historically appropriate mural for the age of the building (1850 bldg). Ms. Acus-Smith replied that when they presented the application, they gave specifics about the building (age, previously a carriage house). She added, however, that they stipulated that the decisions for the designs were up to the artists, so they could choose to go a historical route, or they could choose to go a different route. The committee felt that it was important to respect the vision and creativity of the artist.

Mr. Dingeldein said that he would also like to add a comment that he thinks there are two schools of thought: (1) if the mural is too much like the building, it takes away from the bldg. If it has its own identity and presence, it doesn't have to compete with the building. (2) If it has to stand on its own, it needs to be bright, stand out, and make a statement, which it certainly does. He said that it has to be separate and distant and different from the building and look like it was built in our present time. He also added that there is going to be pedestrian plaza about 3' off the sidewalk with steps, so there will be people sitting between the buildings. The mural would be on a wall facing east, so it's going to have bright sun in the morning, but not at night. His last statement was that, in his opinion, it should be about the murals and not about the buildings unless it's literally doing damage to the building.

Mr. Graham asked what the expected life of the paints with the finishes. Ms. Acus-Smith replied that the paint that they are using is what Artworks in Cincinnati use for all of its murals. It's highly recommended, acrylic based paint, won't fade, and the plan is to seal it with 2 coats of varnish from the same company. If there is any damage to it (graffiti or heavy dirt buildup), it's easy to clean. It won't damage the paint, and they can re-varnish if they need to.

Mr. Brown asked if they were going to pre-coat the brick. He said that the building was power-sprayed back in the winter and he's concerned about peeling or flaking. She said that they are working with the CORE Fund to prime the surface and have it smooth before they paint.

Mr. Jacob Stone, Resident Services and City's liaison to Streetspark spoke. He praised Ms. Acus-Smith for her work and time that she put into the project. He said that the committee spent approximately three hours deciding which murals to pick as the winners. He also said that he believes that there is a place in every mural's budget for ongoing maintenance.

Mr. Graham asked Mr. Wilson for any citizen comment on the murals. He said he received 2 comments, and it was comparison of the colors and style of the murals vs. the historic colors in the historic district and historic nature of the buildings. Ms. Whalen asked how the murals would have been seen prior to the meeting, and Mr. Wilson replied that he saw them through the ADRB agenda.

Ms. Ripperger asked if the window would be painted over, and the answer was that it would not.

Ms. Liz Hayden was the next audience member to speak. She also is a City of Hamilton employee and part of the committee that developed the program. She is speaking in support of the mural and says that it fulfilled many of the objectives that the committee was seeking to achieve. She said that the group was tasked with promoting the arts identity in the community and supporting artists and creating artist opportunities because they want artists to live and work here. She said that they didn't want to just do historical murals and they wanted to be open minded. She said that she was not on the committee that selected the murals, and that she feels that the original intent of the program is being achieved through the three murals that are being presented.

Madam Chair Essman asked how long they expect the murals to be up. Ms. Acus-Smith replied that the intention is to have different murals painted every year, but not necessarily to paint over the murals that are already there. She said that it's a possibility that it could be done, but they haven't determined a specific time. Madam Chair Essman asked if they envision the same murals being up 15 years from now, and she replied that the paint lasts quite a long time, and Mr. Dingeldein added that 8-10 years is not unusual for the paint to last.

There was a Motion to close testimony by Mr. Palechek, with a 2nd by Ms. Whalen. With all "ayes" except Mr. Demmel (Abstain) the testimony was closed.

Mr. Beckman asked if it's going to be known as "The Pink Building". Madam Chair Essman replied that it could be. He was asked if that is a problem for him,

and he replied that he had hoped that the murals would have more significance than "The Pink Building."

Ms. Whalen said as a representative of Historic Hamilton, she shared the proposals with as many people as she could get to. She said that they weren't crazy about a mural on the side of that particular building, but they would consider it if it had a different theme than pink and drink cups. She added that as a citizen, she travels Main Street daily, and she doesn't feel that she would enjoy seeing it or feel like it's something that she wants to pass by every day. She then made reference to a previous comment by Ms. Acus-Smith about the murals in Cincinnati, and she said that she feels that she likes them all, and would prefer to see something more appropriate to the Rossville neighborhood or businesses that are there or hoping to be there.

Mr. Alf said that he agrees with Ms. Whalen. He thinks is tremendous project and the ADRB Board needs to support it. However, he feels that this particular one will hurt the image of the entire project. He said that he thinks that people are going to laugh at the color of it and that while it doesn't have to be historical; it needs to be toned down. He added that he agrees with Ms. Whalen that it needs to fit in the architect of that entire part of the community and that mural certainly doesn't.

Ms. Jacobs said that she loves the other murals, and loves the ideal of it being unexpected, but she really doesn't love this one. She said that it reminds her of litter. She said that in her opinion, it missed the mark.

Mr. Graham said that loves the concept of Street spark, and was excited to see what was going to be brought to the Board. This mural wasn't what he expected, but after hearing testimony on it, he thinks it might work. He added that it's just paint after all, and it can always be changed.

Mr. Palechek said that agrees with Mr. Dingeldein that it's an art piece. He added that he doesn't think that it needs to conform to the building's architectural style. It's a public space and could very well be a piece of art that's not on the building but right besides the building, he does agree that it needs to stand apart, and he likes it.

Mr. Brown said that he's going to put his trust in the artists and the committee.

Madam Chair Essman asked Mr. Wilson what happens if the ADRB Board turns down the application. He said that they can't paint the mural on the building, and they can appeal to the Board of Zoning Appeals. He was asked if they could come back to the ADRB with another option.

Mr. Beckman said that the hopes that if it is denied, they would come back with another mural ideal, and Mr. Alf said that he agrees with that.

Madam Chair Essman said that what she is hearing is that the ADRB Board is in support of the murals in general, there is just a question of whether or not this is the right mural for this space. She said that it's hard, because everyone has their own personal opinions of it.

Mr. Graham said that while he may be one of the more conservative people on the Board, he's going to agree with Mr. Brown and put his faith in the committee and artists and take a chance on it.

Mr. Beckman then spoke about the murals in Franklin, Ohio, and said how nice they are.

Madam Chair Essman said that this is more about trying to spark art instead of going with the traditional this time, and get the discussion started.

Ms. Whalen said that she is all for the Streetspark program and thinks that it's interesting, she just prefers to see a different design on this particular building.

Madam Chair Essman said that she agrees with Ms. Whalen, but that this is the first mural, (and what do they want to the first one to be?).

Mr. Graham made a Motion to approve the mural as presented for 244 Main Street. With a 2nd by Mr. Palechek, a roll call vote was taken. With a count of 6-3 (1 abstain by Mr. Demmel), the Motion was denied.

** Mr. Palechek left the meeting at 5:30 p.m.

8. AGENDA ITEM #8 - 15 South D Street – Mural

Introduction

The Applicant, Jennifer Acus-Smith, for Fitton Center, has submitted a Certificate of Appropriateness Application for the property of 15 South D Street. The proposal involves the painting of a mural on the structure.

Background

This is part of the StreetSpark program for painting of murals on notable buildings in Hamilton.

State of Ohio Historic Designation

The property at 15 South D Street is not part of the State Historic Inventory.

Proposal

Propose painting a mural on the subject property of 15 South D Street.

- Per the Applicant, Location: Mural will be painted on a section of the exterior wall facing the True West parking lot.
 - (North Elevation of the structure)
- NOVAColor will be used for the paint of the mural
 - Acrylic-based paint
- Two (2) coats of NOVAColor Varnish will be applied to protect the surface.

Mr. Wilson then showed a picture of the proposed mural for 15 South “D” Street as proposed by the Applicant, as well as the proposed placement on the side of the building.



Ms. Acus-Smith gave the background of the Alexander Hamilton mural and why the committee chose it. She said that it's highly visible from Main Street. She told a bit about the artist, what the mural was based off, and why these particular colors were chosen. She added that there were some more historical murals presented to the committee, and that they feel that the more contemporary murals can be married with the more traditional buildings that they are on. Madam Chair Essman agreed with her.

Mr. Alf asked her why the committee chose the second mural for its location vs. the first building (which he felt would be a better fit). She replied that they left it up to the artist to choose what buildings they wanted their murals to go on.

Ms. Whalen said that she agrees that the first mural would have been better on the first building.

Mr. Brown asked Mr. Wilson if he could show the third mural, and could the ADRB Board change the location of the murals. Madam Chair Essman replied that it was brought in a certain way and they need to be respectful of the way it was presented, even if they don't agree with the committee.

Ms. Acus-Smith said they would take it under advisement and discuss it. Part of the issue is the window on the first building. There was a bit more discussion, but at the end, it was decided that it's the committee's decision.

Mr. Beckman asked if there was any thought given to putting a plaque up explaining the artists interpretation. Ms. Acus-Smith replied that there will be a printed piece that the nearby businesses, the Welcome Center and the Fitton Center will have with information about the artists, the process of selection, etc. She said that one of the goals of this was to open people's minds to different treatments of murals and artworks, and diversity of styles.

There was a Motion to close testimony by Mr. Brown, with a 2nd by Mr. Demmel. With all "ayes" the testimony was closed.

Ms. Jacobs said that she loves everything about this mural. Mr. Alf agrees with Ms. Jacobs, but that he also agrees that it might be better placed on the first building. Ms. Whalen said that she likes this one very much and that it blends something that is "Hamilton" but gives it a creative artistic vent.

Mr. Alf made a Motion to approve the mural as presented. With a 2nd by Ms. Ripperger and all "ayes", the Motion passes.

9. AGENDA ITEM #9 - 20 High Street – Mural Painting

Introduction

The Applicant, Jennifer Acus-Smith, for Fitton Center, has submitted a Certificate of Appropriateness Application for the property of 20 High Street. The proposal involves the painting of a mural on the structure.

Background

This is part of the StreetSpark program for painting of murals on notable buildings in Hamilton.

State of Ohio Historic Designation

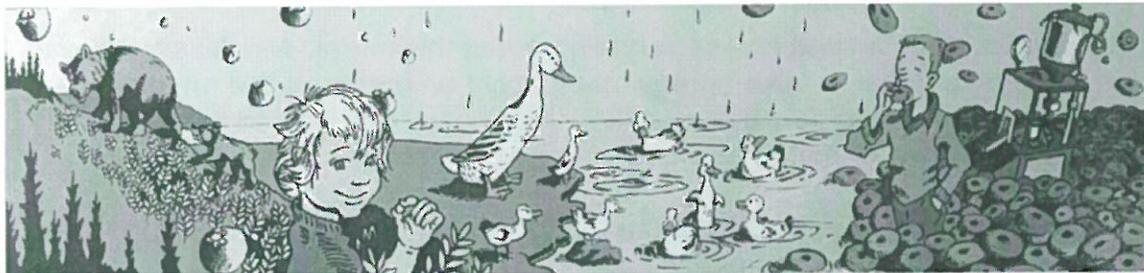
The property at 20 High Street is part of the State of Ohio Historic Inventory. Additionally, the property at 20 High Street is also part of the National Register as part of the Hamilton Historic Civic Center.

Proposal

Propose painting a mural on the subject property of 20 High Street.

- Per the Applicant, Location: Mural will be painted on a section of the 1960's addition of the structure.
 - (East Elevation of the structure)
 - Area Measures:
 - 16 feet in Height and 100 feet in length
- NOVAColor will be used for the paint of the mural
 - Acrylic-based paint
- Two (2) coats of NOVAColor Varnish will be applied to protect the surface.

Mr. Wilson then showed a picture of the proposed mural for 20 High Street as proposed by the Applicant, as well as the proposed placement on the side of the building.





Mr. Mackenzie-Thurley said that he would be presenting this one, as the artist chosen was Mr. Stephen Smith (Jenn's husband). He reiterated that it was a blind selection done by the committee and he was not aware who submitted what prior to the selection process being completed. Mr. Mackenzie-Thurley gave the background of Mr. Smith, as well as what the inspiration was for his rendering. He said that it pays homage to local writer and illustrator Mr. Robert McCloskey, and how the colors and design are represented. He said that the pocket park on the corner of Front and High displays a sculpture inspired by his book "Lentil". The mural would complement McCloskey's relationship to the building.

Madam Chair Essman asked if there any copyright issues with using the figures on the mural, and he said that they are in a conversation with the family to make sure.

Ms. Whalen asked how accurate the colors are on the screen to what is being proposed and he answered her. Mr. Brown said that he likes this one and it is a block away from Rivers Edge. Madam Chair Essman asked if there any other comments or questions for the Applicant. Madam Chair Essman asked Mr. Dingeldein if he had anything to add, and he said that the portion of the building that the mural is proposed for is an addition that was put on the original building and it is sandstone and it will have to be treated before the mural can be done. He thinks this location is genius.

Mr. Mackenzie-Thurley added that the committee is very aware of the position of this mural, and all of the factors that connects it to the city, as well as the delicate condition of the building that it is being applied to.

There was a Motion to close testimony by Ms. Whalen, with a 2nd by Mr. Alf. With all "ayes", the testimony was closed.

Mr. Alf said that he feels this is a perfect mural for this location. Ms. Whalen said that she feels that it reflects Hamilton, people that came from here, and things that happen and have to do with our city. She thinks it's a nice backdrop.

Mr. Beckman said that maybe it will make people go to the museum.

Ms. Ripperger made a Motion to approve the mural as presented. With a 2nd by Ms. Whalen and all "ayes, the Motion passes and mural is approved.

10. AGENDA ITEM #10 - 309 North Second Street – New Detached Garage

Introduction

The Applicant, Hamilton CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 309 North Second Street. The proposal involves the erection of a new garage on the structure.

State of Ohio Historic Designation

The property at 309 North Second Street is not part of the State Historic Inventory as could be ascertained.

Proposal

Propose construction of a new Garage at the rear of the property, behind the main structure of 309 North Second Street. Wood Stud Construction, with pre-engineered roof trusses.

- Measures: 40 Feet, 6 inches in width, and 24 Feet, 8 inches in depth
 - Height of 9 feet, 6 inches to the ridge of gable,
 - Gable peak of 8 feet, 3 inches
- Garage Door:
 - Steel Garage Door.
 - Measures: 16 Feet Wide by 7 Feet High
 - SW 7641 "Collonade Gray"
- Roof of Garage:
 - 3-Tab Fiberglass Shingles
 - Twilight Black in color
 - Manufacturer: Owens Corning
- Siding of Garage:
 - Hardiplank Fiber Cement Board Siding.
 - SW 0023 "Pewter Tankard"
- Gutters of Garage, and Gable Vent:
 - SW 7641 "Collonade Grey"
- Trim Paint is SW 7046 "Anonymous"

Mr. Dingeldein was present for the CORE Fund, and said that the garage is visible from the alley entrance off of Buckeye Street but not North Second Street. Ms. Whalen wasn't clear where the property is, and Mr. Dingeldein clarified it for her.

Mr. Brown asked if the colors are going to match, and Mr. Dingeldein replied that it will, as close as possible, and the gable slope is the same as the house. Mr.

Graham and Mr. Dingeldein then had a brief discussion about what type of shingles were going to be put on the garage, and if they would match the house.

Motion to close the testimony was made by Mr. Graham. With a 2nd by Mr. Alf, and all “ayes” except for Mr. Alf (abstained), the public testimony was closed.

Mr. Graham made a Motion to approve the request as presented, with the stipulation that the shingles are dimensional and will match the house. With a 2nd by Mr. Brown and all “ayes” except Mr. Demmel (abstain), the Motion passes.

11. AGENDA ITEM #11 - 425 South D Street – Exterior Work, Extensive

Introduction

The Applicant, Community Design Alliance, on behalf of the Owner, New Oaks Community, has submitted a Certificate of Appropriateness Application for the property of 425 South D Street. The proposal involves several projects of Exterior Work for the main structure of the property.

Background

This is part of the further continuation of exterior work for 425 South D Street. The property was previously reviewed and approved by the Architectural Design Review Board in August of 2015 for porch work. Part of the proposal is based upon the previously approved work.

State of Ohio Historic Designation

The property at 425 South D Street is part of the State of Ohio Historic Inventory.

Proposal

- Dormer: Expand the Dormer on back in order to accommodate a proposed door that measures 30 inch by 68 inch.
 - Height of Dormer will match peak of roof.
 - Re-clad All Dormers in Cedar Siding and Paint.
- Paint: White Paint will be utilized for proposed painting work.
 - Sherwin Williams – SW 7005, “Pure White”
 - Paint to occur on Cedar Siding and Shingles
- Siding: Propose the Re-Siding of the Dormers (Towers)
- Proposed Siding: Cedar Siding
 - Manufacturer: Real Cedar
 - 4 ½ inch Beveled proposed for the Dormer
 - 6 ½ inch Shingle Panels proposed for the Tower

- Roofing: Propose new roofing for portions of the structure
- Proposed: Match Existing, for the New Porch Roof and New Dormer Roof
 - Manufacturer: Owens Corning
- Door: Proposed for the Dormer
 - Existing Door is Wood – Measures: 26 inches, width; by 50 inches high
 - Proposed Door is Fiberglass – Measures: 30 inches, width by 68 inches high

Porch: For other porches as indicated in the submitted plan, change the posts spindles and railing to match the Front Porch. The Front Porch was approved under a previous COA by the ADRB.

The Applicant, Darryl Gunnarson, was in attendance. He said that at the current time, the dormers are vinyl and were put on the house before they bought it. They want to restore those with Cedar Shakes on the top.

With regard to the porch on the bottom, they want to restore it back to the original condition. The spindles will match what was previously approved by the Board for the front porch.

With regard to the upper, they want to put in a bigger door and make more access. They are proposing to make a bigger door into the 3rd floor, so they want to redesign the roof section. He said it's not visible from the front; it's actually not visible until you come up from the ladders, so it's not something that can be seen.

Ms. Whalen passed a picture of the Children's Home to the Board members from her Hamilton Ohio Historic Architecture and History book showing the side porch of the original property. Mr. Graham asked if the door in the dormer that they want to enlarge is needed to bring the building to current building code for fire escape and Mr. Gunnarson replied that it was.

With regard to the dormer on the back, Ms. Whalen wondered if the two windows could be put back in. Mr. Gunnarson replied that they are going to put a bathroom on the right side, so the window would have to be tinted, but they are happy to take a look at it. Mr. Dingeldein said that the dormer can only be seen from the roof, it's invisible from the ground. It's an inside dormer that faces the back of the original building. Mr. Gunnarson verified that it's on the 3rd floor of the building. Ms. Whalen said she knows, but she thinks it looks "very replaced" to her. Mr. Graham verified that it would be only be used as an emergency exit, and Mr. Gunnarson replied that he's correct. Mr. Brown verified with the Applicant where exactly the dormer was going to be, and that it cannot be seen from the street at all.

There was a Motion to close testimony regarding the dormer by Mr. Alf, with a 2nd by Mr. Beckman. With all "ayes", the testimony was closed.

Mr. Alf said that it looks great, and he's very happy with what they are doing to serve the young people.

Mr. Graham made a Motion to approve the dormer as presented. With a 2nd by Mr. Demmel and all "ayes", the Motion passes.

With regard to the Porch, Ms. Whalen said that what he is proposing doesn't look the same as the picture in her book. He looked at her picture and they had a brief discussion about it. There was then a discussion between Ms. Jacobs, Ms. Whalen, Mr. Graham, Mr. Gunnarson, and Mr. Dingeldein regarding the doors they are proposing, the railings, and the posts (instead of columns).

There was a Motion to close testimony regarding the porch by Mr. Graham, with a 2nd by Ms. Whalen. With all "ayes", the testimony was closed.

Mr. Graham made a Motion to approve the porch as presented. With a 2nd by Mr. Brown and all "ayes", the Motion passes.

With regard to the exterior work and dormers, the Applicant said that wherever there are dormers, it will be replaced with cedar and painted white. Around the top where the windows are, there will be Cedar Shakes. The rest of it will be just like it is now. All Cedar will be flat white and all trim will be a semi gloss white.

Ms. Whalen then asked about windows at the top and Mr. Gunnarson said that they are all rotten and they have to be rebuilt. They are thinking about putting some stained glass in will be submitting an application in the future to put stained glass in 4 of the 10 windows, and the rest will be open glass. That will be a new application in the future.

Mr. Graham verified that it will be cedar not siding on the dormers and Cedar Shakes on the tower with the arched windows.

There was a Motion to close testimony regarding the dormer by Mr. Alf, with a 2nd by Mr. Graham. With all "ayes", the testimony was closed.

Mr. Beckman made a Motion to approve the application as requested. With a 2nd by Mr. Alf and all "ayes", the Motion passes and the request is granted.

12. AGENDA ITEM #12 - 29 South D Street – Porch Railing as Metal, Install Rear Gutter

Introduction

The Applicant, Seven Mile Properties, has submitted a Certificate of Appropriateness Application for the property of 29 South D Street. The proposal involves Changing the Existing Porch Wood Railing to Metal. Additionally, the proposal includes the installation of a gutter at the rear of the structure.

Background

29 South D Street was brought to the attention of the Community Development Department in the fall of 2015, due to citizen concerns of work occurring without a COA, most notably the replacement of the existing porch railing at the structure. Staff confirmed a discrepancy between the current railing (black metal) and existing railing (wood spindle).

A Stop Work order was issued in response to the assessment. Thereafter, Ms. Kate Seo, contacted the Planning Division on behalf of Seven Mile Properties concerning the stop work. In conversation, it was claimed that the previous wood spindles were subject to vandalism.

Staff directed Ms. Seo and Seven Mile Properties to submit a COA Application for the ADRB review process, in order to clarify and rectify the situation; however, no application was received.

A subsequent Stop Work order was issued and posted due to the non-submittal of a COA Application and further citizen concerns of work occurring without a COA. More recently, the Applicant representative responded to the issued Stop Work efforts by Staff and afterward submitted a COA Application for review by the ADRB.

State of Ohio Historic Designation

The property at 29 South D Street is part of the State of Ohio Historic Inventory,

Proposal

- Porch Railing: Replacement of Existing Wood Spindle Railing of the Porch, with a new Black Metal Spindle Railing.
- Primary reason is due to vandalism of the wooden spindles.
- One of the broken spindles was submitted with the COA Application
 - The submitted spindle is unfinished, with no paint or discernible finishing. There are also light amounts of dirt and wear, indicating the spindle had been exposed to the elements for a notable time before being damaged.
 - Due to the spindle's state, it is possible to infer that vandalism could have occurred during an Applicant's restoration attempt.
 - The item is included as an Exhibit Attachment for reference.

- Gutters: Installation of gutter at the rear of the building.

- Per the Applicant, this is due to box gutters being enclosed years ago.

There was no applicant in attendance. Ms. Whalen verified with Mr. Wilson that the work was done without a COA. Mr. Wilson stated that the Applicant representative claimed that City Manager Joshua Smith suggested the metal spindles and as a result the work was performed.

Mr. Dingeldein said that the spindles are in the yards all the way up the street, especially in the City Manager's yard. He further stated that there is nothing historic about the spindles or the columns, so he wouldn't think that they were approved in the past. Mr. Dingeldein said that if there is not more than a 2' fall, there is no requirement for a railing. Ms. Whalen said that she thinks it looks very inappropriate.

Mr. Wilson stated that the Applicant told him that they are open to remedies from the Board, including painting the metal spindles white if that is recommended.

Ms. Whalen said that she believes that three properties in that area had been owned by Jean Wolf and restored by Ann Antenen in the past, and they were "absolute showcases" when they were completed. In the past 8-10 years, they have really declined. She would like find some way to make them look more appropriate.

There was a discussion between Mr. Dingeldein and the Board about what would be a violation of code and appropriate as a historic property, and the fact that the Board has been standing strong on the guidelines for getting approval prior to doing work. The conclusion was that something only has to be "up to code" if it's being replaced, or that a rental property has to be maintained by the landlord according to code.

There was a motion to close testimony by Mr. Brown, with a 2nd by Mr. Graham. With all "ayes, the Motion passes.

Mr. Graham said that in his opinion, if there is more than a 2' fall, the railing should be spindles made of appropriate wood; if there is less than a 2' fall, there will be no railing, and keep historically appropriate columns. Mr. Brown said that spacing between spindles should be no more than 4" per code.

Madam Chair Essman clarified Mr. Graham's position that if there is less than a 2' fall, there doesn't need to be a railing. If there is more than 2', then the railing should be spindles made of appropriate wood.

Ms. Whalen made a Motion with the language as stated by Madam Chair Essman, with a 2nd by Ms. Ripperger. With all "ayes", the Motion passes and the request is approved.

With regard to the proposal of the gutter, Mr. Wilson stated that the Applicant had indicated that they would be at the meeting. They were not, and they didn't give any other information.

Mr. Demmel made a Motion to deny for lack of detail. With a 2nd by Mr. Alf and all "ayes", the Motion passes and the request is denied.

V. Miscellaneous/Discussion/On the Radar

The next ADRB meeting is 4/5/16. There is a recurring item on the agenda from 337 Ross Avenue due to the postponement that was agreed on by the Applicant and the Board.

Inquiries Received:

- 317 Park Avenue – Painting – Like-for-Like COA
- 23 North Sixth Street – Trim work – Like-for-Like COA
- 330 Main Street – Return Paint to Original – Like-for-Like COA
- 1306 Hanover Street – COA Application Received, roofing/gutters
- 1444 Maple Avenue – Historic Inventory inquiry
- 408 North D Street – Historic Inventory inquiry
- 665 Marcia Avenue – Historic Inventory inquiry
- 156 Washington Street – Historic Inventory inquiry
- 244 Main Street – Inquiry on Mural
- 323 Park Avenue – Inquiry on property
- General Inquiry for Ross Avenue property

Ms. Whalen asked Mr. Wilson if he would be able to mail the "General Inquiries" to the Board the day after the meeting, and he said that he would be willing to do that in the event they wanted to look at the properties.

Ms. Whalen then said that she had a property of concern about Louis Duemer Pattern Works with regard to the construction at South Hamilton Crossing. Ms. Dudley said that it's her understanding from the last thing she was told that the property will be built around the building, and that there will be a cul-de-sac around it.

Mr. Dingeldein also had a comment that the City of Hamilton has applied to the State Historic Preservation Office to have Downtown Hamilton declared a Historic Overlay, so any building owner in that overlay has gotten letters. There will be a hearing on April 1. That will include buildings such as the YMCA, Joffe's Furniture, and the Ringel's Furniture Building.

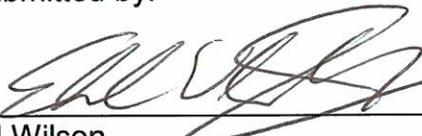
Mr. Dingeldein also said that he helped Mr. Wilks on his appeal for the property at 117 Village Street. He got him in contact with Sierra Environmental and they did samples on the original siding on the house and it is over 5% asbestos. Therefore, attaching new materials to it is necessary for encapsulation but also difficult because the work is hazardous. The lightweight siding that he put on the house is reasonable solution. He then asked the ADRB Board their wishes for proceeding, and Madam Chair Essman said that he can re-apply and give the information. He said that Mr. Wilks would like to write the application over from scratch and talk about the solution and pros and cons. Mr. Graham said that his opinion is that the Board has already ruled on the siding and his option is to go the Board of Zoning Appeals to have it over-ridden. Ms. Whalen said she believes there is a question on paint colors on the trim also. They discussed it with Ms. Dudley and she said that if there is some different application or different work, then they could come back to the ADRB, but if it is the same thing, then the standard is to go the BZA.

Ms. Jacobs, Madam Chair Essman and Mr. Wilson then had a brief discussion about what the Applicant for 29 South "D" Street would need to do with regard to their denial.

VI. Adjourn

Mr. Graham made a Motion to adjourn with a 2nd by Ms. Whalen

Submitted by:


Ed Wilson
Secretary, ADRB

Chair:


Ms. Mary Pat Essman
Madam Chair, ADRB

Acting Chair

SIGN IN SHEET - Architectural Design Review Board Meeting

DATE: 3/15/16				
MEMBERS	Please Initial or Check Off	Representing		
Mary Pat	Essman	Chamber	Primary	<i>[Signature]</i>
Rob	Weigel	Chamber	Alt	
Dan	Graham	Dayton-Lane	Primary	<i>[Signature]</i>
Thomas	O'Neill	Dayton-Lane	Alt	
Robert	Brown	Council	Primary	
Alf	Tom	Planning Commission	Primary	
Smith	Joshua	Planning Commission	Alt	
Pauline	Fairbanks	Rossville	Primary	
Jane	Jacobs	Rossville	Alt	
Debbie	Ripperger	German Village	Primary	
Ann	Brown	German Village	Alt	
Larry	Fiehrer	SID	Primary	
Rick	Demmel	SID	Alt	
Karen	Whalen	Historic Hamilton	Primary	
Shi	O'Neill	Historic Hamilton	Alt	
Todd	Palechek	Architect	Primary	
Armond	Bloch	At Large		
Beckman	Steve	At Large		
Guests	Please Sign In			
Mike Dingeldein		CDA		
Lisa Hoffman		Lettis / Mami Nancy		
IAN MAWENZIE-TURNER		FITTON Center / SUEET SPINE		
a JEM ALMS SMITH				
Daryl Gunnerson		The Father, House		
Jacob Stone		COH		
LIZ HAYDEN		COH		