

**Architectural Design Review Board
Tuesday, July 19, 2016
4:30 p.m.**

Planning Commission	At-Large		Council	Chamber of Commerce	Rossville
Tom Alf <input checked="" type="checkbox"/>	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 <input checked="" type="checkbox"/>
Joshua Smith				Rob Weigel	Jane Jacobs
SID	Dayton Lane	Architect	German Village	Historic Hamilton	
Larry Fiehrer <input checked="" type="checkbox"/>	Dan Graham	Todd Palechek	Debbie Ripperger <input checked="" type="checkbox"/>	Karen Whalen <input checked="" type="checkbox"/>	
Rick Demmel	Thomas O'Neill		Ann Brown	Shi O'Neill	

Staff: Mr. Ed Wilson, Ms. Heather Hodges, Ms. Kim Kirsch, and Ms. Kathy Dudley.

Guests: Mr. Taylor Welch, Mr. Steven Gebhart, and Mr. Doug Campbell.

The meeting was called to order by Madam Chair Essman at 4:30 p.m.

I. Roll Call

Mr. Beckman, Mr. Brown, Madam Chair Essman, Ms. Fairbanks, Mr. Fiehrer, Ms. Ripperger, and Ms. Whalen. Mr. Alf arrived at 4:32 p.m.

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

Ms. Dudley swore in the audience members wishing to speak.

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

May 3, 2016 – Motion to approve by Mr. Fiehrer, 2nd by Mr. Beckman. With a roll call vote of 5-0-2 (abstain by Ms. Ripperger & Ms. Whalen), the Motion passes and the minutes are approved.

** Mr. Alf arrived

May 17, 2016 – Motion to approve by Mr. Brown, 2nd by Ms. Ripperger. With a roll call vote of 7-0-1 (abstain by Mr. Fiehrer), the Motion passes and the minutes are approved.

June 7, 2016 – Motion to approve by Ms. Ripperger, 2nd by Ms. Whalen. With a roll call vote of 5-0-3 (abstain by Mr. Beckman, Madam Chair Essman and Ms. Fairbanks), the Motion passes and the minutes are approved.

IV. Properties Seeking COA - Old Business - None

V. Properties Seeking COA - New Business

Agenda Item # 1 - 334 High Street (Central Building Inventory) – Storefront

Mr. Wilson gave a summation of the Staff report, including the proposal of work to be done.

Introduction:

The Applicant, CDA - Community Design Alliance, has submitted a Certificate of Appropriateness Application for the property of 334 High Street, the former Ohio Lunch. The proposal involves replacing the existing storefront with a new glass storefront, removal of the awning, and upper window restoration.

The subject property of 334 High Street is part of the Central Area Building Inventory and is Zoned "DT-1" Downtown Core, Form-Based Zoning.

State of Ohio Historic Designation

This property of 334 High Street is part of the State of Ohio Historic Inventory; however, the reference information is incomplete.

Proposal:

- Installation of new Storefront to mimic existing, with a new top row.

Storefront

- New storefront to mimic existing
- Storefront has three (3) panels measuring 77" x 69"

Awing Removal

- Awning to be removed – as noted in the COA Application.

Doors – for storefront

- New 3' wide door to replace existing door
 - Existing is 3'6" wide
- Door will have Sidelight to fit opening of 64" x 86"

Windows – for storefront

- New top row of windows at 275" x 52"
- Lower windows to be replaced in three sections to match existing
- Windows at top of existing storefront to be divided into four sections (vertically) to match the existing below.

- All metal to be 2" x 4", in a dark bronze color.

Mr. Taylor Welch, designer, was present. He said that they plan on replacing the store front as is, without the awning.

After a brief discussion between the Board and Mr. Welch, including his plans for the top sections of windows, the sidelight, and verification of what type of business will be going in there, Mr. Alf made a Motion to close the Public Hearing. With a 2nd by Mr. Brown and all "ayes", the Motion passes and the Public Hearing was closed.

Mr. Fiehrer made a Motion to approve the request as presented. With a 2nd by Ms. Whalen and all "ayes" to a roll call vote, the Motion passes with a vote of 8-0-0, and the request was approved.

Agenda Item # 2 – 135 Main Street (Rossville) – Storefront

Introduction:

The Applicant, Hamilton CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 135 Main Street. The proposal involves replacing the existing storefront with a completely new storefront.

The subject property of 135 Main Street is part of the Rossville Historic District and is Zoned "MS-1" Main Street Core, Form-Based Zoning.

State of Ohio Historic Designation

This property of 135 Main Street is not part of the State of Ohio Historic Inventory.

Proposal:

- Installation of new storefront for the structure

Reframing and Clad with Exterior Sheathing

- Metal-Stud Framed Columns
- Metal-Stud Framed Cornice
- Metal-Stud Framed Soffit
 - All clad in sheathing and Fypon trim – Majority of façade is to be painted Annie Sloan, "Old Violet" (Grey-Blue). Sample provided to the Board by the owner of the store, Mr. Doug Campbell.
- Stone Base of Columns is "Grey"
- Store's Name and Trim is "White"

Windows

- New storefront windows framed with wood mullions

Doors

- Steel door with glass insert – Painted
- Paint color – Annie Sloan, "Graphite" (Charcoal). Sample provided to the Board by the owner of the store, Mr. Doug Campbell.

Lights for storefront facade

- Four 10" Gooseneck Lights
 - Installed at the top central frame for illumination (of signage/future signage)
 - Paint color - Annie Sloan, "Graphite" (Charcoal). Sample provided to the Board by the owner of the store, Mr. Doug Campbell.
- Stone Veneer below storefront windows is "Assorted Grays."

Mr. Campbell also showed the Board a picture of the manufactured stone (façade) that they are planning on using on the bottom, under the windows. He says they have used a similar stone at their store near Indian Hill, and that it will be all light and dark grays in color.

A Plan Diagram depicting the storefront and building elevation profiles was included in the Board Packet as an Exhibit Attachment item.

Mr. Fiehrer asked Mr. Campbell if he has any plans for the side wall, and he answered that. He said that he would be interested in working with the City on the possibility of putting a mural on that wall. Mr. Beckman asked if the Board was deciding anything on the side wall at this time, and Madam Chair Essman said that they are not, as it wasn't presented.

Mr. Campbell added that they are a small family owned business, do all of the work themselves, and are excited about becoming a part of the Hamilton Community.

Mr. Brown made a Motion to close the Public Hearing. With a 2nd by Ms. Whalen and all "ayes", the Motion passes and the Public Hearing was closed.

Ms. Whalen made a Motion to approve the request as presented. With a 2nd by Ms. Fairbanks and all "ayes" to a roll call vote, the Motion passes with a vote of 8-0-0, and the request was approved.

VI. Other New Business

Mural Guidelines – Background and Purpose Statements - DRAFT

Ms. Essman advised the Board that what was presented to them was a draft for their review. She asked that the Board review it and get back together at a future meeting. She said that she is looking for feedback on the general guidelines for the setting first, and then more specific guidelines after that.

Ms. Fairbanks said that Mr. Wilson did a great job gathering the research material, thanked him, and then gave a summary of some of the things that were included. She said that Madam Chair Essman did a great job putting together their mission statement. She stated that the part of the statement that is in red was just something added at the last minute, it's not that way for any other reason.

Ms. Whalen asked what happens after the Board does their part. Madam Chair Essman suggested that they (the small group) then flush out the details, and then take it before City Council (which was verified by Ms. Dudley).

It was discussed between the Board that there are going to be several members not available for the August 2 meeting, so it was decided that it will be put on the agenda for the August 16 meeting.

VII. Miscellaneous/Discussion/On the Radar

- Property Inquiries:
 - 240 Ross Avenue (*Rossville*) – Flat Roof - Like-for-Like COA

VIII. Adjourn

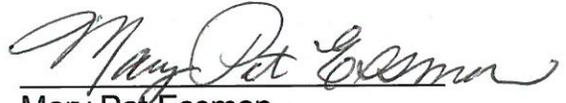
With nothing further, Mr. Alf made a Motion to Adjourn, with a 2nd by Mr. Beckman.

Submitted by:

Chair:



Ed Wilson
Secretary, ADRB



Mary Pat Essman
Madam Chair, ADRB

