

**Architectural Design Review Board**  
**Tuesday, September 6, 2016**  
**4:32 p.m.**

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

Staff: Mr. Ed Wilson, Ms. Kathy Dudley (Assistant Law Director), and Ms. Kim Kirsch.

Guests: Taylor Welch

The meeting was called to order by Madam Chair Essman at 4:32 pm.

**I. Roll Call**

Mr. Alf, Mr. Bloch, Mr. Brown, Madam Chair Essman, Ms. Fairbanks, Mr. Fiehrer, Mr. O'Neill, Mr. Palechek, Ms. Brown, and Ms. Whalen.

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

There were no members of the audience to be sworn in.

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

- A. June 21, 2016 – Motion to Approve by Mr. Bloch, 2<sup>nd</sup> by Mr. Palechek. With a roll call vote of 8-0-2 (Abstain by Mr. O’Neill & Ms. Whalen), the Motion passes and the minutes are approved.
- B. July 5, 2016 – Ms. Whalen requested that a small change be made. With the note that said change would be made, Mr. Alf made a Motion to Approve. With a 2<sup>nd</sup> by Ms. Whalen and a roll call vote of 5-0-5 (Abstain by Mr. Brown, Ms. Fairbanks, Mr. Fiehrer, Mr. O’Neill, Ms. Brown), the Motion passes and the minutes are approved. Ms. Dudley confirmed that since there were only 7 at the meeting on the 5<sup>th</sup>, it is okay.
- C. July 19, 2016 – Motion to Approve by Mr. Fiehrer. With a 2<sup>nd</sup> by Mr. Brown and a roll call vote of 7-0-3 (Abstain by Mr. O’Neill, Mr. Palechek, Ms. Brown), the Motion passes and the minutes were approved.

**IV. Properties Seeking COA - Old Business - None**

**V. Properties Seeking COA - New Business**

**Agenda Item # 1 - 401 North Second Street (German Village) – Porch Work - Extensive**

**Introduction:**

The Applicant, Community Design Alliance, has submitted a Certificate of Appropriateness Application for the property of 401 N. Second Street. The proposal involves replacement of the current porch.

The subject property of 401 N. Second Street is part of the German Village and is Zoned “BPD”, Business Planned Development.

**Background:**

401 N. Second Street has been a subject of Certificate of Appropriateness applications and ADRB reviews in recent years. Numerous property improvements have been applied for and approved by the board, including changes in paint color. The current COA Application is another proposal in an ongoing series of property improvements for the structure.

## **State of Ohio Historic Designation**

The property at 401 N. Second Street is not part of the State of Ohio Historic Inventory.

Mr. Wilson gave a summation of the Staff report and showed photos of the property to the Board (including the proposal of work to be done).

Mr. Taylor Welch, Applicant for CDA, was present (but not sworn) and gave a few additional details about their proposed scope of work for the porch. He said that they are restoring it closer to what it was originally. Ms. Whalen asked if there were any photos of the original house in the archives, and Mr. Welch replied that there were not. Mr. Bloch added that he has seen the work that is being done on the inside, and it looks very nice. Ms. Fairbanks asked about the materials to be used for the steps and porch floor, and Mr. Welch replied that they will both be concrete. Mr. Brown asked about the type of wood that is being modified for the arches, and Mr. Welch answered him, with additional information being given by Mr. Palechek.

Mr. Bloch made a Motion to close the Public Hearing. With a 2<sup>nd</sup> by Mr. Alf and all "ayes, the Public Hearing was closed. Mr. Alf complimented Mr. Welch on the work that has been done.

Mr. Brown made a Motion to accept the requested COA as presented. With a 2<sup>nd</sup> by Mr. Bloch and a roll call vote of 10-0, the Motion passes and the COA is approved.

## **VI. Other New Business - Mural Guidelines – Background and Purpose Statements – DRAFT**

Ms. Essman spoke about the mural guidelines and proposal. She stated that what has been presented to the Board is just background information, it is not details, and that a committee would look at details next (ie: funds for upkeep, color samples, etc).

Mr. Wilson showed the following draft of Background, Purpose, and notes for the Board in moving forward:

### **Background**

The City of Hamilton Architectural Design Review Board reviews applications for Certificates of Appropriateness for substantial alterations to properties in the City's designated historic areas or properties individually listed by Ordinance. Mural art is considered a substantial alteration requiring approval of the Architectural Design Review Board.

The Architectural Design Review Board supports the use of mural art in the historic areas. Mural art is widely considered one of the oldest methods of artistic expression. Murals bring art from the private to the public sphere, add visual and aesthetic value to neighborhoods and provide a medium to display the history, beliefs, and culture of a community. When appropriately executed, murals can enhance the character and reinforce the historic fabric of any of the City's historic areas.

### Purpose

The purpose of regulating mural art is to ensure the continued visual aesthetic of the historic district while allowing for compatible artistic and creative expression in appropriate locations and designs. The established review criteria provide guidance concerning the compatibility and appropriateness of the placement, massing scale and materials of mural art with minimal intrusion into the artistic expression and content of the work. The criteria are written keeping sensitivity to the neighborhoods and their buildings as a priority.

**NOTE 1:** Guidelines are just for guidance; they can be cited but have been followed with varying stringency depending on circumstances.

**NOTE 2:** The Mural Guideline would simply be added as a New Section in Policies & Guidelines at this stage – there is no need for review from Council or other board (based on 1988, 2005 and 2009 Policies & Guidelines actions).

Ms. Whalen and Madam Chair Essman had a discussion regarding what was actually being voted on at the meeting, what the next step would be, and who would be on the committee. Madam Chair Essman said that it would be made of people from the ADRB Board and Jenn-Acus Smith (from StreetSpark). The next step would be that the committee would meet and come up with the details, they would come back to the ADRB Board for approval, and then go to City Council (upon Staff request). Ms. Dudley said that staff is requesting it go to Council because it is a substantial amendment to procedures, and it is combined with StreetSpark.

Mr. Bloch asked Madam Chair Essman a question about the last sentence in the "Purpose" section of the draft, and she answered that.

Ms. Fairbanks made a Motion to adopt the Background & Purpose Statement. With a 2<sup>nd</sup> by Mr. Bloch and all "ayes", the Motion is passed and the Background & Purpose Statement is adopted.

Madam Chair Essman then asked for volunteers to work on the "Details" section with her. It was decided that Ms. Fairbanks, Mr. Bloch, Mrs. Shi O'Neill (per Mr. O'Neill), and Jenn Acus-Smith will be working with her on the next phase.

Madam Chair Essman said that she would advise Ian MacKenzie-Thurley of their project.

**VII. Miscellaneous/Discussion/On the Radar**

Property Inquiries Like-for-Like COA

- o 376 South D Street – Like-for-Like Repairs/Paint – COA Issued
- o 610 Dayton Street – Like-for-Like Porch Work – COA Issued
- o 320 Ross Avenue – Like-for-Like Porch Work – COA Issued
- o 302 Main Street – Like-for-Like/Emergency Roofing – COA Issued

**VIII. Adjourn**

Mr. Bloch made a Motion to adjourn. With a 2<sup>nd</sup> and all “ayes”, the Motion is approved and the meeting is adjourned.

Submitted by:

Chair:



Ed Wilson  
Secretary, ADRB



Mary Pat Essman  
Madam Chair, ADRB

A D R B  
**PLANNING COMMISSION MEETING**  
 City of Hamilton Council Chambers

MEETING DATE: 9/6/16

MEETING TIME: 4:30 PM

Please sign in and provide requested information. Thank you for your participation.

Name	Agency	Address	Phone	Email
Billy Fairbanks	ROSNILLE			
J.P. [unclear]	Historical Hamilton!			
Tom [unclear]				
[unclear]				
Taylor Welch				
Lynn Ouh	S.I.D			
Tom [unclear]	PLANNING			
Hub [unclear]	At Large			
MESSMAN	CHAMBER			
Tom [unclear]	Dayton Lane			