

AGENDA



Historic Preservation and Planning Commission Meeting 6:00 PM Wednesday, June 26, 2024

Loveland City Hall
120 W. Loveland Avenue
Loveland, OH 45140

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Review of Approval of Minutes

1. Historic Preservation and Planning Commission (HPPC) Meeting Minutes - May 21, 2024

V. Open Forum

VI. New Business

1. Preliminary Review - Railroad Avenue - Residential Development

VII. Old Business

VIII. Communications

IX. Adjournment

Meeting Minutes
Historic Preservation and Planning Committee
May 21, 2024
Loveland City Hall – Council Chambers

HPPC Committee members: Randy Campion, Mary Ann Lynn, Wade Morey, Dale Horan and Dan Peterson

City Managers: City Manager Dave Kennedy and Assistant City Manager Chris Wojnicz

I. Call To Order

At 6:03pm, Randy Campion called the meeting to order.

II. Pledge of Allegiance

Mr. Campion led the Pledge of Allegiance.

III. Roll Call

Dan Peterson called Roll. Members present: Randy Campion, Mary Ann Lynn, Wade Morey and Dan Peterson. A motion to excuse Dale Horan's absence was made by Ms Lynn, seconded by Mr. Morey and unanimously passed.

IV. Review and Approval of Minutes

Reference meeting minutes from the (date) HPPC meeting: Motion to approve by Ms. Lynn and seconded by Mr. Morey. The motion passed unanimously.

V. Open Forum

No one signed up to speak during the open forum.

VI. New Business

COA 2024-4, regarding a mural at 127 North Karl Brown Way. Mr's. Randy Quisenberry and Scott Clark represented the proposing party, The Fraternal Order of Eagles (FOE). The proposed mural will be on the south wall of the FOE building, facing W. Loveland Ave. The artist is Danny Babcock who also produced the existing murals at Cappy's Taproom and Bottle Shop, at 309 W. Loveland Ave. The mural is bike trail and Little Miami River focused and will include the words "Fraternal Order of Eagles". The scale of the mural will be 20 ft high by 50 ft wide using mostly earth tone colors of brown and green. Mr. Peterson questioned the size of the words on the mural, and Ms. Lynn asked the committee if because of the words the mural should be considered a sign. After discussion it was agreed that we should consider it a mural, not a sign. The artist will take 2-3 weeks to complete, weather permitting. Mr. Peterson also asked about ongoing maintenance of the mural and was informed that it will include special material to "seal" the paint, with a lifetime estimate of 10 years before it would require

touchup work. Mr. Morey made a motion to approve COA 2024-4, seconded by Ms. Lynn and passed unanimously.

COA 2024-5, regarding a hanging sign and a wall sign/mural at 113 S. Karl Brown Way. There are two businesses involved; Bike Trail Books and The Split Leaf Co that are sharing retail space. Ms. Brooke DeSantis was present to represent the businesses proposal.

Hanging Sign – The proposed sign will be 18 inches in height for the Bike Trail Books portion and 12 inches in height for the Split Leaf Co. portion. These two pieces are attached by about 4 inches of black chain, for a total height size of 34 inches. The material is HDU board which appears like wood but has a 10x life and won't crack, rot or peel. The businesses will use a professional sign maker to carve the sign and will utilize white, black and gold coloring. This sign will be hung from an overhang in front of the entryway. This is similar to other retail hanging signs in DT Loveland.

Wall Mural/Sign - This would be painted on the front corner of the building next to a storefront window. The proposal is for a 5 ft high by 3 ft wide painting using the color gold. It will feature a frog on a bicycle and state "Books & House Plants for Adults and Children with an arrow pointing to the store entryway. The artist is Kim Wannamaker of Wannamaker Art.

The first question to arise was whether the committee should consider the wall art to be a mural or a sign. After discussion it was determined that the committee would consider it a sign. To do the wall painting the businesses will need a variance from the city. Mr. Kennedy remarked that he would help them with the process. Mr. Morey asked about the lowest point of the hanging sign and if it would be a hazard to people entering the store. Ms. DeSantis wasn't sure of the height but thought there was a 12 ft clearance. That would leave more than a 9 ft clearance. Mr. Kennedy mentioned that zoning would have to approve the height and space for safety reasons. Mr. Champion commented that the committee can approve the signage and let zoning handle the rest. With no more questions, Ms Lynn made a motion to approve COA-2024-5. It was seconded by Mr. Peterson and passed unanimously.

VII. Old Business

No Old Business

VIII. Adjournment

Motion to adjourn was made by Mr. Morey, seconded by Ms. Lynn and unanimously passed.

Submitted By Dan Peterson, Secretary

Approved by:



City of Loveland Historic Preservation and Planning Commission Memorandum

DATE: June 26, 2024

TO: Committee Members

FROM: David Kennedy
City Manager

SUBJECT: Preliminary Review - Railroad Avenue - Residential Development

Background

This memorandum accompanies preliminary renderings for a six-unit, residential development to be located on Railroad Avenue, with three (3) units facing Railroad and three (3) facing First Street.



The proposed project encompasses two (2) parcels, one (1) a vacant parcel, and another with an existing single story residential structure.



The preliminary designs of the proposed development are attached for review. As recommended by our former preservation consultant, Ms. Sullebarger, preliminary review meetings, prior to the applicant submitting a formal COA application can be beneficial to both the HPPC and the developer. With that, the developers and the HPPC can discuss the project in an open format and offer suggestions before the project progresses further. For your reference, also attached are the “New Residential” sections from the Design Guidelines.

Attachments:

Preliminary Renderings Railroad Ave Residential Development
Design Guidelines - New Residential Development



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Loveland Apartments**

No.	Description	Date

Exterior Rendering

Project number	Project Number
Date	04/01/24
Drawn by	Author
Checked by	Checker

A
Scale



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No.	Description	Date

Exterior Rendering

Project number	Project Number	B
Date	04/01/24	
Drawn by	Author	
Checked by	Checker	
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No.	Description	Date

Exterior Rendering

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Drawn by	Author	
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Scale		



1st Street - Elevation
 SCALE: 3/16" = 1'-0"



Railroad Ave - Elevation
 SCALE: 3/16" = 1'-0"

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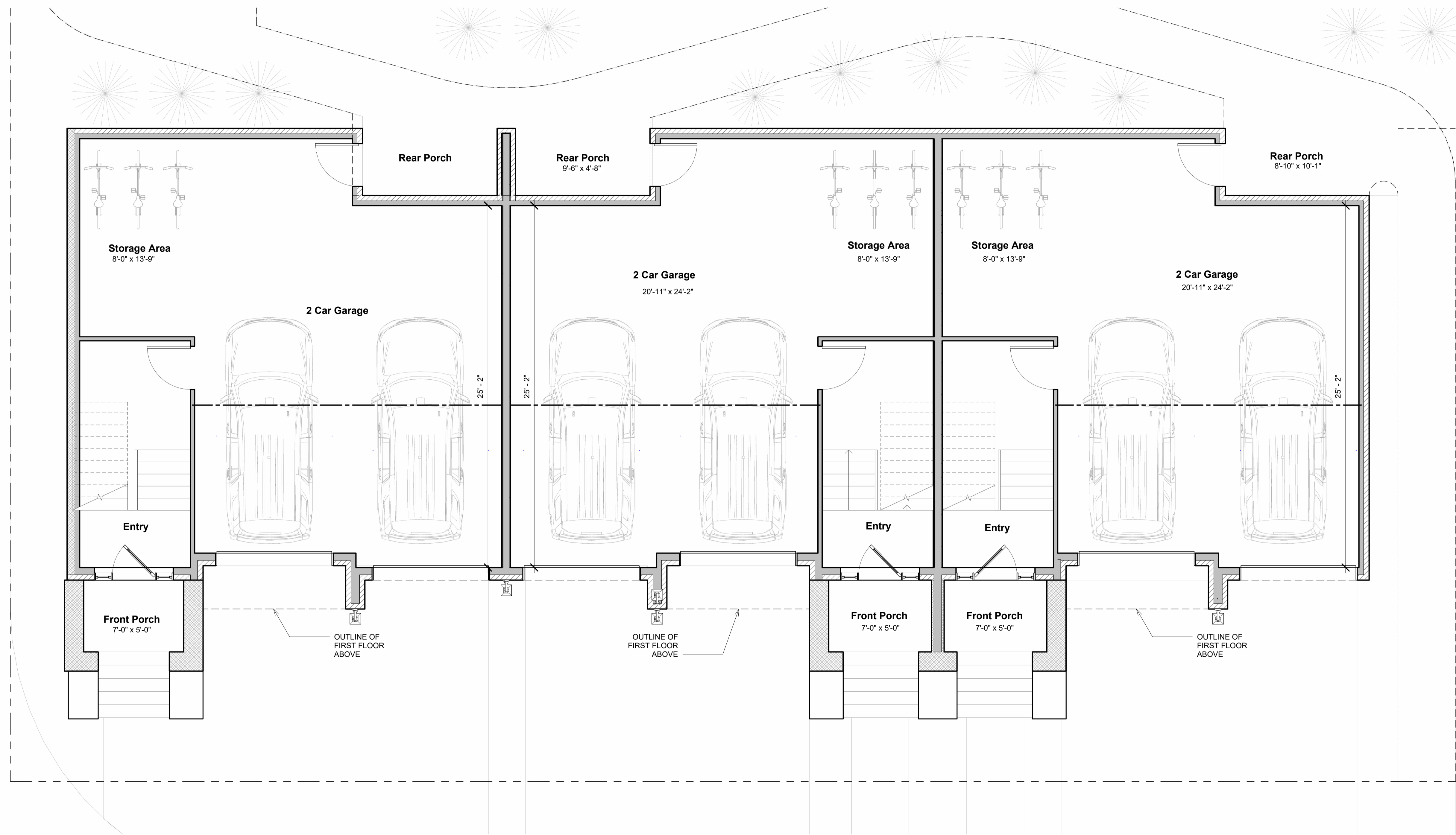
Builder
 Builder Address

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 DRAWN BY: JLS DATE: 04/01/24

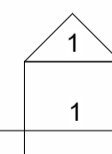
Addition For
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Sheet

1



1 00-Garage Plan
 2 SCALE: 1/4" = 1'-0"



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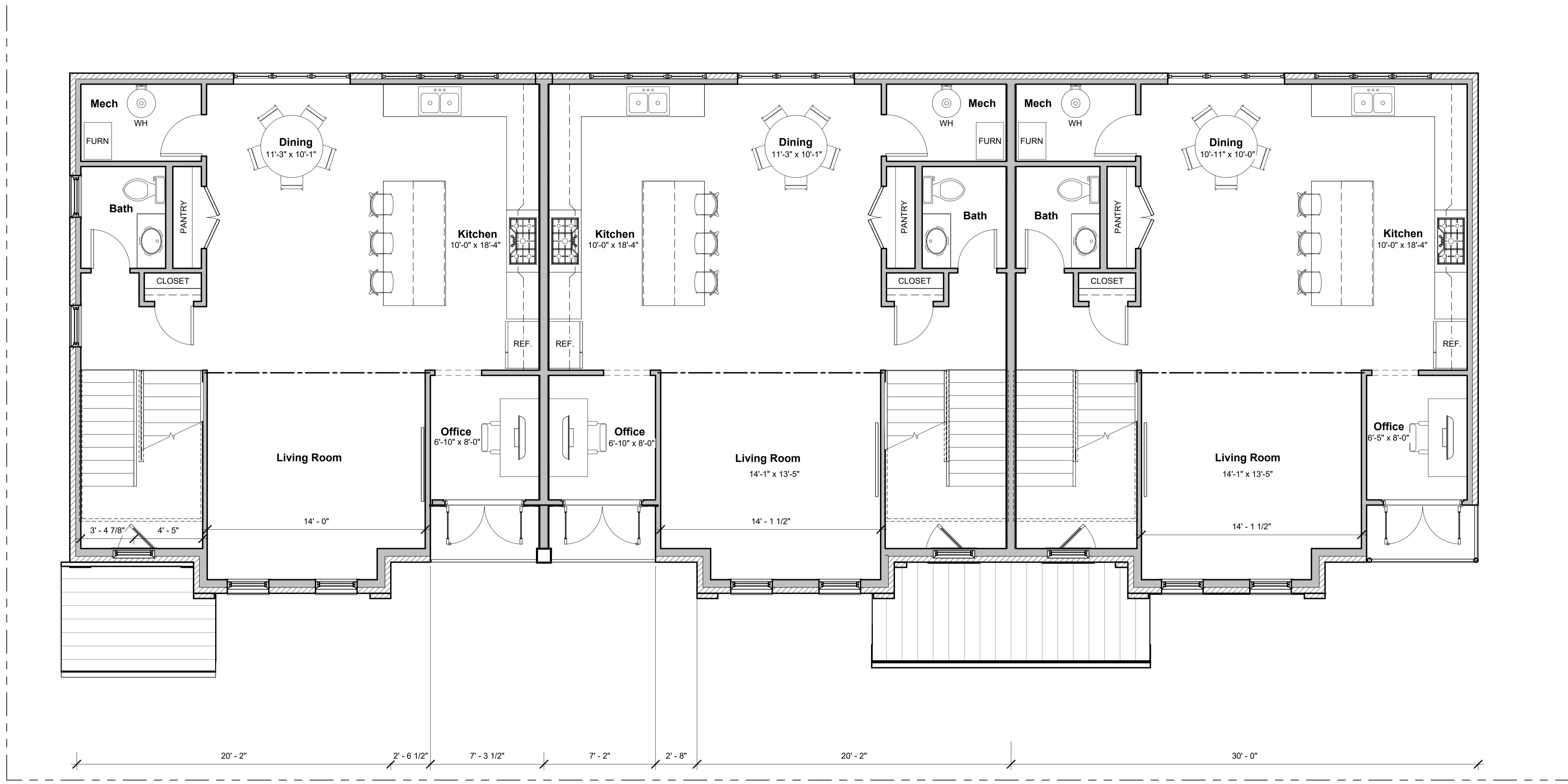
Classic Living Homes, LLC
 9383 Main Street, Montgomery, OH 45242 513-398-8047

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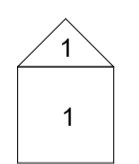
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First Floor Plan
 SCALE: 1/4" = 1'-0"



Sample Text

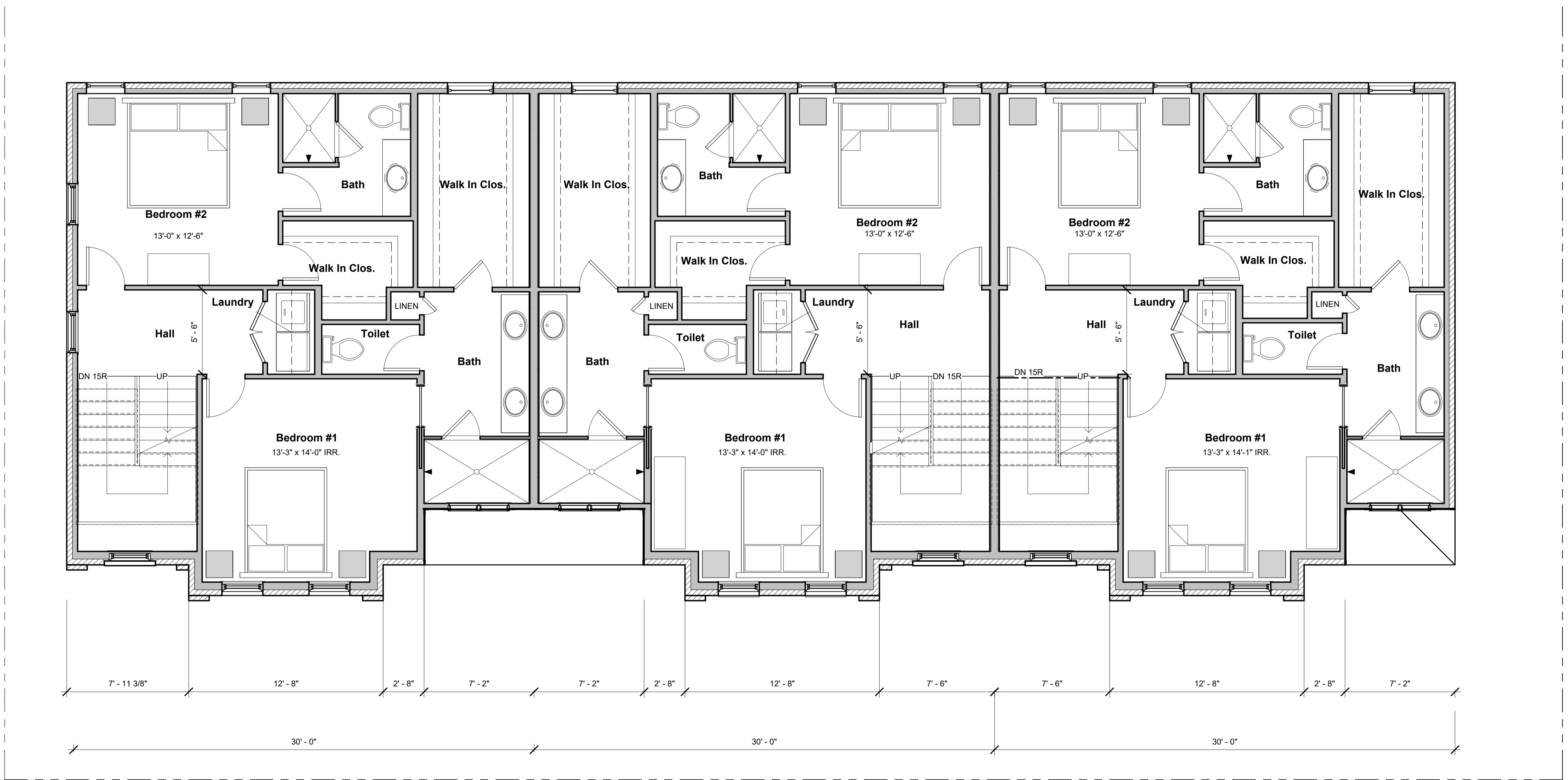
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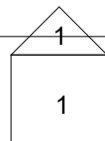
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O2 -Second Floor
 SCALE: 1/4" = 1'-0"



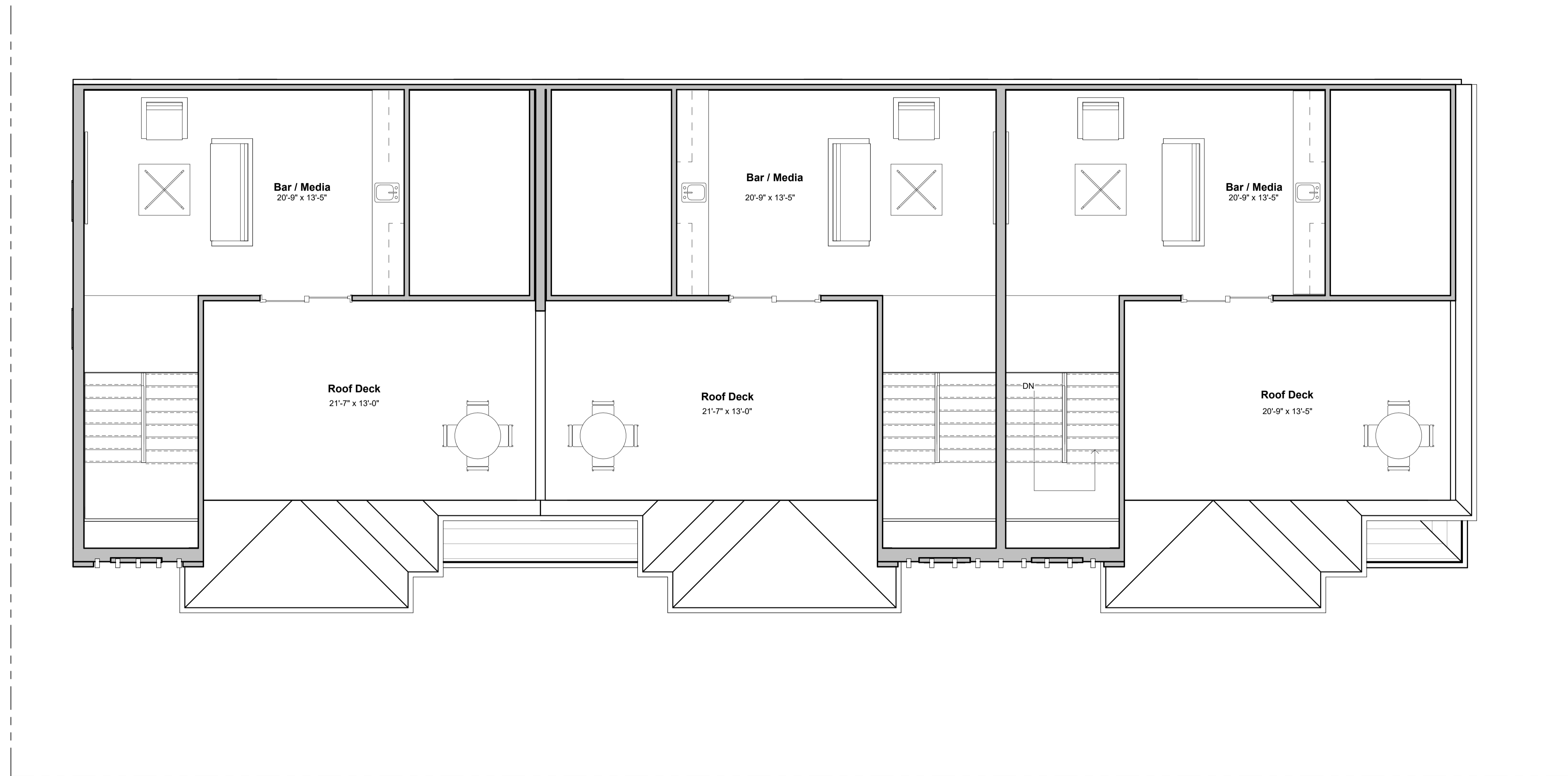
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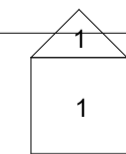
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03 - Roof Deck
 SCALE: 1/4" = 1'-0"



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 123 S Second St, Loveland, OH 45140

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 5

GUIDELINES FOR...

NEW RESIDENTIAL CONSTRUCTION

As consumer interest in urban living has increased, real estate developers are seeking new infill development opportunities in downtowns to take advantage of this urban renaissance movement. Loveland has seen the benefit of this urban phenomenon first-hand with the on-going success of the bike trail which has served as a catalyst for downtown development.

Unfortunately, Loveland has lost a number of downtown buildings over the years; consequently it is imperative every effort is taken to preserve the remaining historic buildings to allow future generations to experience the character of Loveland's rich history.

As interest in urban development increases, developers will continue to explore creating new infill buildings when square footage or layout requirements for new uses cannot be accommodated within existing buildings.

New construction that compliments the existing historic character of Loveland will benefit our community and protect homeowners' rights and property values.

These guidelines provide a regulatory framework for ensuring that new construction occurs in a manner that preserves and protects the integrity of downtown Loveland's historic context. It is the intent of the guidelines to introduce property owners and developers alike to the critical design criteria important to the Historic Preservation and Planning Commission regarding the architecture of new construction projects.

DEMOLITION

Per Section 1328.10 in the City Ordinance, the commission is allowed to delay decision on demolition upon finding that, "the structure is of such importance" that alternatives to demolition may be feasible and should be actively pursued by both the applicant and the commission.

Scale & Height

The scale of new construction refers to the building's overall size in terms of square footage and how it resides on a parcel both horizontally and vertically. The zoning code will guide this as it relates to the actual buildable area on a parcel sans setback requirements.

There is no mystery in the definition of the height of a building. This is the vertical dimension of the façade of a building and is typically measured from the sidewalk to the top of the roof excluding parapet walls on flat roofs and to the average height of a sloped/pitched roof. Again, reference to the zoning code is recommended. However, as it relates to these design guidelines, new construction should be influenced by and designed to be consistent with the surrounding context. Of concern in this regard is the new construction project on a sloped site that might incorporate an exposed lower level in addition to an allowable additional upper story and possible roof terrace. This would appear to be a five story structure and completely out of scale with the typical 2-3 story buildings within the downtown.

Large projects incorporating more than two typical land parcels should be designed to break down the massing and scale of the new construction to visually relate to the surrounding context. Facades should integrate vertical breaks in either material or face alignment to help break down the length of the building form and create a complimentary scale of the architecture compared to the surrounding buildings. When new construction incorporates an acceptable additional story, consideration should be given to stepping the additional story back on street-facing facades as a means to visually reducing the vertical height and scale.

1. Prior to beginning the design process for a new construction project, the owner should document the existing context to understand the existing buildings and neighborhood or district character. This documentation should include;

- Massing of existing buildings within a 1-block radius around your site.
- Photographs of existing buildings within a 1-block radius around your site.
- Heights of buildings within the 1-block area.
- Primary materials used in the surrounding buildings.

2. New buildings should not be higher than 1 story above the tallest building within the 1-block radius area with a three story maximum height.

3. Street-facing elevations shall be designed with materials echoing those used elsewhere in downtown Loveland.

NEW CONSTRUCTION

RESIDENTIAL DESIGN FACTORS

New buildings and building additions in the Historic District do not need to imitate or replicate historic styles; rather, the priority for new construction is compatibility with adjacent structures and spaces, as well as the use of timeless design principles and quality materials.

"...additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment."

ADDITIONS

INCLUDING DECKS, PORCHES & BALCONIES

Additions tell a story of the life of a building as forms evolve as additional space, both interior and exterior, is needed for the continued function of the building. Historical additions should be honored and new additions should not overwhelm the elevation of the structure. New additions should be built in a way that does not damage the historic building and constructed in a way that if removed would not harm the building.

Guidelines

1. Design and construct new additions so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed by the addition.
2. Create new structures that are products of their own time in terms of style and features. Do not attempt to duplicate the architectural style of the existing building.
3. Design new construction to complement existing buildings in the area.
4. Construct new additions in a manner that blends with the scale, massing, building materials, window spacing, and general color scheme of the original building, as well as surrounding buildings.
5. Additions, decks, and exterior stairs should be located on the rear or an inconspicuous side of a secondary façade of the building. These structures are not to overwhelm the historic building.
6. When additions, porches, decks, exterior stairs, awnings or balcony additions are located in areas where they are visible to the public right-of-way, such as the street or sidewalk, they should be designed and constructed to compliment the existing building.

SITE FEATURES AND GROUND SURFACES

Site features and ground surface treatments not only provide the context for the buildings, but they also contribute significantly to the overall character of the district. These features help define outdoor spaces and rooms, vistas and views of the streets and neighborhoods.

Guidelines

1. Site improvements should compliment the structure, and be compatible with structures surrounding it.
2. Preserve walkways or garden ornaments that are original, or near-original to the site and building.
3. Match ground surface covering, such as driveways, with surrounding surfaces. Attempt to blend new ground surface covering with the existing public sidewalk in color, texture, and design.
4. Blend ground surface coverings, including ground plantings and landscaping, with surrounding surfaces. If surrounding properties have mostly grassy front yards, retain the grass on the front yard. If surrounding properties have a varied landscape of paving and plantings, a more flexible plan may be appropriate.



Complimentary Landscaping

111 S. 3rd Street



Complimentary Landscaping

124 S. 3rd Street

WALLS AND FENCES

Fences and walls are commonplace and provide a definition of public and private space. Fences and walls in the front of properties should be generally low and transparent. In side yards, fences may reinforce the building setback while taller privacy fences are appropriate at the rear of most properties.

Guidelines

1. Existing wrought-iron or cast-iron fences and masonry walls should be repaired and retained whenever possible.
2. All fences must meet zoning and building codes.

DRIVEWAYS AND OFF-STREET PARKING

Historically, off-street parking areas for multiple cars were not common in either residential or commercial neighborhoods. Initially, on-street parking met the demand for parking in traditional neighborhoods. Today off-street parking is desired and sometimes necessary for a property to be marketable. However when driveways, parking pads, or parking lots are built, they are to be secondary to the neighboring buildings and should be designed in a way to not detract from the character of the district.

Guidelines

1. Design parking pads and driveways so as to not detract from the visual quality of the neighborhood. This includes landscaping, paving materials, and screening materials should take their cues from adjacent properties or enhance the quality of adjacent properties.

LIGHTING

The choice of lighting design, while often a small element, can have a dramatic effect on a building. An oversized or inappropriate style can cause an entire building to look wrong. However, this does not mean that contemporary lighting cannot be used and sometimes the simplicity of contemporary lighting may be more complimentary to the style of the building than recreating historical lighting without documentation of what existed.

The level of light and the selection of fixtures shall be appropriate with the character of the neighborhood. General street lighting is presently provided by pole lights. Pedestrian scale street lighting is also recommended. Fixtures are to be a consistent design, appropriate to the character of the neighborhood and street type. For example, overly ornate light poles are not to be used.

Guidelines

1. Choose a design for exterior lighting that is complimentary to the style, character, scale, and design of the original building and surrounding buildings.
2. Select lighting fixtures that are in proportion to the building, and are not too large or too small.
3. Based on lighting known to exist, contemporary, authentic reproductions, and restored original lighting fixtures are encouraged.
4. Avoid inauthentic historic lighting fixtures.
5. Avoid harsh or colored lighting.
6. Install lighting that provides warm illumination.
7. Provide lighting that gives a sense of safety for pedestrians.
8. Select lighting that highlights the architectural details of the building.
9. Lighting shall not detract attention away from the building.