

**MINUTES OF A MEETING OF THE  
FORT THOMAS DESIGN REVIEW BOARD  
HELD AT THE CITY BUILDING  
ON THURSDAY, MAY 28, 2020 AT 6:00 P.M.  
VIA ZOOM TELECONFERENCE**

**PRESENT:** Lori Wendling, Chair  
Barry Petracco, Vice Chair  
Mark Thurnauer, Secretary  
Pat Hagerty  
Chris Manning  
Jeffrey Sackenheim

**ABSENT:** Barb Thomas

**ALSO PRESENT:** Kevin Barbian, Building & Zoning Administrator  
Julie Rice, Administrative Assistant  
Debbie Buckley, Renaissance Coordinator

Lori Wendling presided and called the meeting to order at 6:00 P.M. via ZOOM Teleconferencing.

**Minutes – February 13, 2020**

Minutes from the February 13, 2020 Design Review Board meeting were reviewed. A motion was made by Barry Petracco and seconded by Mark Thurnauer to approve the minutes as submitted. Motion carried 6-0.

**UNFINISHED BUSINESS**

**1 South Fort Thomas Avenue – Building Alterations**

Exterior Paint, Signage, Awning  
Kenneth Warden – Applicant/Owner  
Grow Grant Recipient

Ms. Wendling reported that this is a continuation of a previous hearing at which time Mr. Warden received approval for the paint colors chosen for the exterior of his building.

Mr. Barbian reported that following approval by the Board of the submitted colors, Mr. Warden submitted a change in his color selection. Mr. Barbian felt that the proposed change was significant enough to warrant additional review by the Board.

Shari Thompson and Ken Warden were present via Zoom to address the Board. Ms. Thompson assisted Mr. Warden in selecting a new color scheme for the building exterior.

Ms. Thomson stated that almost all surfaces will be covered using RhinoShield. Where the building currently is painted black as well as where the brick is raised, Coal Mine black is proposed. Mecca Gold is proposed for the building detail (2<sup>nd</sup> story) and a small stripe in the awning (Sunbrella fabric, Cooper Black). Blue Thunder has been selected for the medallion on the top, front of the building and the interior and exterior planters to tie the color palette all together. The main body of the building on the Highland Avenue side will be Senora Sea with the bay window being Sussex. The main color of the body of the building on the Fort Thomas Avenue side (2<sup>nd</sup> fl.) will be Sussex (light grey). The trim around the top of the building and windows will remain white. The red marble on the front which wraps around to the Highland Avenue side of the building is proposed to be covered with the same material (Arriscraft Twilight – Fresco) that is

planned for the “ONE Highland” building. The stone banding on the Highland Avenue side of the building will be covered with Arriscraft – Traditional Grey – Citadel. Window boxes painted black will be added to the bay window on the Highland Avenue side. Senora Sky will again be used on the rear of the building with Sussex on the small addition to the right. The black iron on the back porches would be replaced with white wooden columns and black spindles. Matching awnings could also be added to the rear windows of the building.

Members stated their concern with the colors chosen for the main body of the building as they very closely match the colors of adjacent building. Additionally, members were concerned with the very dark color chosen for the accent bricks at the top of the building. Members feel the detail of the brickwork would be lost if painted such a dark color.

Mr. Warden expressed his disappointment with the Board’s opinion that painting the detailed brickwork a dark color would cause the detail to be lost.

The Board recommended using a version of the Sussex grey, but going two or three shades darker on the color wheel for the brick detail rather than the proposed black. The Board had no issue with the Mecca Gold and the Blue Thunder proposed for the small accents on the face of the building.

The Board also stated their concern with the color of the proposed new stone and recommended using a stone that matches the existing stone in size and color which will match the existing more traditional limestone.

Discussion ensued regarding building signage. Mr. Barbian reported that the Zoning Ordinance allows for one building mounted sign at the front of the building that is equivalent to one square foot for each lineal foot of the building width and one projecting sign not to exceed 12 square feet. An additional projecting sign not to exceed 10 square feet is permitted on the side of the building. The existing projecting sign on the front of the building is 4’x8’ (32 square feet) and the existing projecting sign on the side of the building is 9 square feet. Additional detail and measurements will need to be submit to determine the permitted size of the proposed signage.

Mr. Warden noted that when he purchased the building the projecting signs were existing and grandfathered. He is open to suggestions for the font and size of the “South Fort Thomas Avenue” building sign.

Mr. Warden urged the Board to reconsider accepting the design elements that he and Ms. Thompson have submitted.

Discussion ensued related to the building signage. Members agreed that the number “1” should be moved up on the building to be in the same text line as “South Fort Thomas...”.

Discussion resumed regarding the Sussex and Sonora Sea paint colors and where they are to be used on the building. Members recommended using a color lighter than the Sussex (including white) on the bay window. The color used on the bay window should also be used on the alcove at the front of the building.

Discussion moved to the rear finish of the building.

Mr. Warden passionately expressed his dislike of the way the Board responded to his proposed color scheme. He stated that he felt he was being bullied into doing something that he doesn’t want to do on a building he owns.

Members disagreed and noted that what Mr. Warden proposed is a strong design concept. The only change being recommended by the Board is switching the proposed black for the building detail to more of a charcoal grey, the Sonora Sea.

Jeffrey Sackenheim volunteer to compose and provide an overlay of the recommended colors to Mr. Warden and the Board.

Following lengthy discussion, a motion was made by Jeffrey Sackenheim and seconded by Mark Thurnauer to approve the painting of 1 S. Fort Thomas Avenue as follows:

- The front lower storefront in black.
- The main portion of the brick on both the S. Fort Thomas Avenue side and the Highland Avenue side to be Sussex grey (3004-P).

- Decorative brick banding to be Sonora Sea (3006D).
- The accent colors as presented - Mecca Gold (2048D) and Blue Thunder (3006D).
- Black pinstriped awnings as presented.
- The bay window on the Highland Avenue side to be white.
- Signage concept on the S. Fort Thomas Avenue side as presented providing staff verifies the allowable square footage.
- The stone on the lower base of the front of the building to match the existing stone on the Highland Avenue side of the building.

Upon call of the roll, the following voted “aye”, Mr. Hagerty, Mr. Manning, Mr. Sackenheim, Mr. Thurnauer, Mr. Petracco, Ms. Wendling. Voting “no”, none. Motion carried 6-0.

### **654 Highland Avenue – Signage**

Hank Pogue – Applicant (Cobblestone Café, Highland Plaza)

Fort Thomas Enterprises, Inc. – Property Owner

Grow Grant Recipient

Ms. Wendling reported that the original design for the signage at 654 Highland Avenue was rejected.

Mr. Barbian reported that the applicant was asked to revise the original sign design by filling the space between the top sign and the middle four signs with solid black in order to create the look of one sign. Jake Simpson with JaMar Signs previously provided an email explaining the rationale for the space between the signs.

1. *Filling in the signs will prevent him from being able to service the signs, including changing sign panels, light bulbs, electrical repairs, etc., as it is necessary for me to remove the metal framing around the signs in order to maintain and work on the signs.*
2. *Filling in the gaps between the signs could result in intense pressure or wind load on the surface of the signs generated by high winds. The foregoing could result in not only damage to the sign but also possibly be a safety factor to the public, visitors to the Highland Plaza, or adjacent property owners.*

Mr. Pogue, President of Fort Thomas Enterprises Inc., was present via Zoom and submitted a letter to the Board stating the following reasons not to fill in the gaps in the marquee sign at the Highland Plaza.

1. *The gaps or openings in the sign allow for drivers in vehicles waiting in line to exit the Plaza, to see through the gaps or openings in order to observe traffic driving eastwardly on Highland Avenue as well as drivers to view pedestrians walking eastwardly on the sidewalk on Highland Avenue. The foregoing is considered possible safety factors if the openings or gaps on the sign are filled.*
2. *All rusted framing on the sign has been painted and moldings added on the base and top of the new columns on the sign in order to add to the aesthetics of the sign...*

Following discussion, a motion was made by Jeffrey Sackenheim and seconded by Chris Manning to approve the sign as installed.

Upon call of the roll, the following voted “aye”, Mr. Manning, Mr. Sackenheim, Mr. Thurnauer, Mr. Petracco, Ms. Wendling. Voting “no”, none. Motion carried 5-0.

## **NEW BUSINESS**

### **1045 South Fort Thomas Avenue – Window Signage**

#### **Kampuchea Kitchen**

Jazzman, Inc. – Owner

Thearvy Long – Applicant

Grow Grant Recipient

Mr. Barbian reported that window signage is not regulated by zoning. It is solely regulated by the Design Review Guidelines. Window signage is permitted to cover one third of the total window area.

Mr. Long, present via Zoom, stated that the window sign is clear except for the lettering.

Ms. Wendling noted that the Board has historically limited signage to the name of the business and possibly a brief description. Store front signage is not intended to include advertisement, phone numbers, etc.

Mr. and Mrs. Long have no problem revising their window sign information to only state “Kampuchea Kitchen” “Cambodian Bistro”.

With no further discussion, a motion was made by Jeffrey Sackenheim and seconded by Chris Manning to approve the vinyl signage with a clear background or individual lettering, eliminating the line “Dine In...Carry-Out” and the phone number, and not to exceed 30 percent of the total window area.

Upon call of the roll, the following voted “aye”, Mr. Manning, Mr. Sackenheim, Mr. Thurnauer, Mr. Petracco, Ms. Wendling. Voting “no”, none. Motion carried 5-0.

### **Adjournment**

With no further business to address, a motion was made by Barry Petracco and seconded by Mark Thurnauer to adjourn the meeting at 7:55. Motion carried 5-0.