

**MINUTES OF A MEETING OF THE  
FORT THOMAS DESIGN REVIEW BOARD  
HELD AT THE CITY BUILDING  
ON THURSDAY, JUNE 24, 2021  
6:00 P.M.**

**PRESENT:** Jeffrey Sackenheim, Chair  
Mark Thurnauer, Vice Chair  
Pat Hagerty, Secretary  
Barry Petracco  
Barb Thomas

**ABSENT:** Lori Wendling

**ALSO PRESENT:** Kevin Barbian, Building & Zoning Administrator  
Julie Rice, Administrative Assistant

Jeffrey Sackenheim presided and called the meeting to order at 6:00 P.M. and roll was taken.

**MINUTES** – May 27, 2021

A motion by Pat Hagerty and second by Barry Petracco to approve the May 27, 2021 minutes.  
Motion carried 5-0.

**NEW BUSINESS**

**26 N. Fort Thomas Avenue** (Grow Grant Recipient)  
Gross Insurance Agency, LLC  
David Gross – Applicant/Property Owner  
2<sup>nd</sup> Floor Windows

Mr. Barbian reported that the board previously approved a new entry door and awnings for this location.

David Gross was present to address the board. Mr. Gross stated that he has received a 2021 Grow Grant to assist in the cost of replacing all the windows on the 2<sup>nd</sup> floor of the building. The new windows have a bronze finish which match the previously approved front entry door.

Mr. Gross asked for confirmation of the amount of his 2021 Grow Grant. Julie Rice confirmed that he has been awarded \$13,350 which is 75% of the cost of the windows.

Members agreed that this would be a good enhancement to the building. A motion was made by Mark Thurnauer and seconded by Barb Thomas to approve the replacement of the 2<sup>nd</sup> floor windows as submitted. Motion carried 5-0.

**12 Garrison Avenue**  
Morgan Lockard & Justin Ellis - Property Owners/Applicants  
Privacy Fence

Mr. Barbian reported that this is a residential property but is within the CBD zoning district, and therefore, requires design review and approval for a fence. The fence is setback from the Avenue but is still visible from S. Fort Thomas Avenue and River Road. The board previously approved a shed in the same general area which is also visible from S. Fort Thomas Avenue.

Mr. Barbian noted that he was contacted by adjoining property owner, John Coffman. Mr. Coffman is the most affected neighbor and he has no issues with the fence.

Morgan Lockard and Justin Ellis were present. Ms. Lockard explained that there is currently a 4' chain-link fence in the rear yard. They wish to replace the existing fence with a 6' natural wood privacy fence to contain their dog.

Mr. Hagerty noted that, if approved, the finished (pretty) side of the privacy fence must face out and Mr. Sackenheim added that he prefers that the fence be stained.

With no further discussion, a motion was made by Mark Thurnauer and seconded by Pat Hagerty to approve the 6' privacy fence as presented. Motion carried 5-0.

**143 N. Fort Thomas Avenue (2021 Grow Grant Recipient)**

American Mortgage Service  
David Osburg, Owner/Applicant  
Exterior Paint

Mr. Barbian reported that applicant is requesting approval for a change in the exterior paint color for the building.

Dave Osburg was present to address the Board. Mr. Osburg stated that the building was painted approximately 2 years ago but it is in need of a repainting as well as extensive repairs to areas of rotten wood. The body of the building will be painted a similar creamy color and the shutters will remain the same. Green paint will be used to highlight trim work on the building. Mr. Osburg stated that any area of the building currently painted a terracotta color will be painted green.

Mr. Osburg did not provide an actual sample of the green paint to be used on the trim but showed a sample similar in color.

Following a brief discussion, a motion was made by Barry Petracco and seconded by Pat Hagerty to approve the paint colors as submitted with the understanding that the applicant provide staff with a true sample of the green trim color. Motion carried 5-0.

**8 N. Fort Thomas Avenue (2021 Grow Grant Recipient)**

Village Players of Fort Thomas, Owner  
Kelly Holterhoff, Applicant  
Front Door and Windows

Mr. Barbian reported that only a black and white rendering of the proposed front door and windows was provided.

Kelly Holterhoff was present to address the Board on behalf of the Village Players of Fort Thomas. Ms. Holterhoff provided members with a colored rendering of the new windows and entry door and explained that their plan is to replace the entry level front door and remove the wood currently covering some window openings. Their intent is to get the building to look as it did when it opened in 1908. The building color will remain the same and the existing windows will be replaced with new energy efficient windows. A picture of the new, custom made, oak, wooden front door was provided.

Members agreed that the proposed changes will be a very nice improvement. A motion was made by Mark Thurnauer and seconded by Barb Thomas to approve the application as submitted. Motion carried 5-0.

**1136 S. Fort Thomas Avenue – *The Post* (2021 Grow Grant Recipient)**

Lindsay King Keogh (KingBrew, LLC) – Applicant/Property Owner  
Tap house  
Exterior Building/Property Modifications (fencing, exterior paint, lighting, outdoor space/Biergarten)

Mr. Barbian reported that the applicant has also submitted a Stage I Development Plan proposal to the Fort Thomas Planning Commission and a public hearing has been scheduled to review the plan on July 28, 2021. This location was previously used as office space and because the use is changing so drastically, the review and approval of a Development Plan by the Planning Commission is required. Due to the date of the Planning Commission public hearing, the July Design Review Board meeting will be rescheduled to Thursday, July 29, 2021.

Mr. Barbian noted that the Design Review Board will be reviewing color changes to the building, façade modifications, light fixtures, outdoor furniture, pergola, decorative planters, fencing, windows & garage doors, hardscape for patio, etc. He has not yet completed a formal review of the proposed modifications as they relate to the zoning text, Comprehensive Plan, and other regulations. The exact location of the public right-of-way adjacent to the property has not yet been verified to determine how it could impact the proposed placement of a fence. A formal review will be completed and the findings will be presented to the Planning Commission at the July public hearing.

Mr. Barbian added that there are several elements of this request that the board could potentially approve or conditionally approve at this time. Other elements may need further review.

Lindsay and Michael Keogh were present to address the board. Mrs. Keogh clarified that they are not a brewery but rather a tap house and bottle shop. Their plan is to have 20 different local taps, create a family friendly atmosphere, and hope to eventually move to their phase II plan of creating a brewery.

They love the historic nature and military history of Fort Thomas which is why they named the business *The Post*. They plan to keep as much of the existing historic nature of the building both inside and outside, just improve on what is there. The plan is to restore and reopen windows that have been covered over for years and create a family friendly outdoor space for customers. They would like to add a fence along the Garrison Ave. side of the property in order to create separation from the public sidewalk. Mrs. Keogh provided a color rendering of options for screening and a pergola. The exterior of the building will be a classic black and white.

Discussion ensued regarding changes to the existing parking lot and the flow of traffic. The existing brick pillars at the entrance to the parking lot will be removed for ease of access in and out of the lot. The lot will have approximately 29 parking spaces with additional parking available in Dr. Michelle Story's lot at the corner of Grandview Ave. and S. Fort Thomas Avenue if needed. Initial plans call for some type of fencing at the back of the parking lot due to the drop in grade and the lot will be resurfaced.

Mr. Sackenheim stated that he likes the concept that has been presented, but he does not feel comfortable approving or conditionally approving any aspect of the plan until multiple variables are finalized.

Mr. Thurnauer agreed and would also feel more comfortable making a decision on design elements following a zoning and Planning Commission review.

A lengthy discussion ensued related to the location of the outdoor Biergarten, fencing, and pergola and its proximity to the property lines.

Mrs. Keogh present two possible locations for their sign; one being across the front gable of the building, and the other a vintage projecting sign above the transom of the front door. Plans have not yet been finalized for the signage. Discussion ensued.

Mr. Sackenheim recommended that the applicant return to the meeting in July with a more precise design and detail of the Biergarten, all material to be used, elevations, actual paint colors, railing systems, etc.

Following a lengthy discussion regarding procedures, a motion was made by Pat Hagerty and seconded by Barb Thomas to continue the public hearing for 1136 S. Fort Thomas Avenue until Thursday, July 29, 2021. Motion carried 5-0.

### **Adjournment**

With no further business to address, a motion was made by Pat Hagerty and seconded by Mark Thurnauer to adjourn the meeting at 7:08 p.m. Motion carried 5-0.