

Development Activities Meeting Report (Version: 06/24/2020)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: Oliver Bath House	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): South Side Community Council (SSCC) Project Development Team Design Review Committee (DRC) Local Review Committee (LRC) South Side Chamber of Commerce Residents
Parcel Number(s): 3-G-206	
ZDR Application Number: Unknown	
Meeting Location: via Zoom	
Date: 5-27-2021	
Meeting Start Time: 6:00pm	
Applicant: Buchart Horn Architects / DPW	Approx. Number of Attendees: 28
Boards and/or Commissions Request(s): Historic Review Commission approval for exterior work. Art Commission approval for public art. Zoning Board of Adjustment for street trees and sidewalk and railing.	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Applicant presented the historic building site and context, building exterior improvements, interior improvements, opportunities for artwork within and around building. Built in 1915 and obtained historic designation in February, 2017. No change of use; restoring building to former glory. Exterior improvements include: roof, & penthouse, façade treatment, windows & doors, sidewalk, egress. Penthouse not original and proposed to be demolished. May add photovoltaic array on roof (would be hidden behind parapet).

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
The bollards at front – are they being replaced with something similar? Encourage blending with historic character. Understand need for protection.	Looking for an artist interpretation to blend with the historic character but the bollards are needed.
Can we get street trees?	We can't do anything on east sidewalk because there's a vault underneath. We are in discussion with City Forester to put on South elevation.
Why are we replacing non-original windows (1930s)?	We've talked with SHPO and they prefer they be retained unless they can't be repaired. They can be repaired. The HVAC system (new) will help mitigate the condensation.
Are you replacing entire roof? What material?	Looking at an acoustic deck. Fibrous material that is used in pools – absorbs sound and holds up well in humidity. Then sheathing and insulation, then roof (tpo) for flat roof.

Questions and Comments from Attendees	Responses from Applicants
Putting a chimney cap on?	We are working with engineers to figure out why there is runoff and will do something to address. Unknown at this time.
The pool deck – what are you doing?	Some sections need replaced; others repaired. Then painted with a coating system (slip resistant resin).
Are there lockers in new plan?	Yes, on mezzanine level.
Artwork for local artist often sought out is often value engineered out. I'm concerned about the bollards. They should be a part of this base project. It should look like it was originally part of the building design. Artist interpretation could be too varied.	Great comments. Cannot be value engineered out – 1% towards art is required. We will show art commission options and they will decide. Community input will be included.
Lanterns and conduit on exterior will be removed?	Yes, we will try to match the original cast-iron style lanterns. Something with far more historic character than existing. They will have to be placed higher because the sidewalk has been raised since.
Thoughts on using old railing from mezzanine to use as exterior guard rail – repurposing.	We are not replace mezzanine railing, we are raising it and improving it (on interior). But we can consider that in design for exterior rail.
Will building help improve energy efficiency?	Yes, current HVAC system does not heat/cool properly nor control moisture. New system will take care of that.
Do you have an estimate about how long bath house will be closed for renovations?	We estimate 10-12 months. In discussions on whether to phase or do all at one time. Probably 1 time as it's more efficient. Hoping to start next April.
I would comment that the sightlines are further than presented as some of the roof can be seen from afar. Consider this with mechanical equipment.	Thank you.
Historic guidelines do not allow painting of exposed brick. Remember this. We recognize a portion was stuccoed and we don't have any guidelines about that.	Thank you.
Consider using historical pictures of building as artwork in lobby. Great educational opportunity.	Great idea.
Why can't there be exterior artwork painted on building.	The historic guidelines don't allow exterior brick to be painted. Other aspects can be artistic such as railing, lighting, etc.
How do we then improve the north side of building with stucco.	Maybe some type of artwork with iron.

Questions and Comments from Attendees	Responses from Applicants
Will there be any updates to ADA accessibility to restroom and will stairs be adjusted to avoid slips?	Yes, the current ADA shower and spaces will be improved with improved access. That is a great recommendation for the stairs; we will look into that.

Other Notes

Planner completing report: Stephanie Joy Everett