

NOTE: Agenda and Reports may be amended as necessary or as required by applicant parties.

Board Members

Alf	Beckman	Bloch	Brown	Essman	Fairbanks
				Weigel	Jacobs
Fiehrer	Graham	Palechek	Ripperger	Whalen	
Demmel	O'Neill		Brown	O'Neill	

-
- I. Roll Call:
 - II. Swearing in of Those Providing Testimony to the Board:
Kathy Dudley, Assistant Law Director
 - III. Approval of Meeting Minutes – Written Summary and Audio Recording for these dates:
 - A. November 17, 2015
 - B. December 1, 2015
 - IV. Properties Seeking COA (Old Business)
 1. 20 High Street (*Central Area Building Inventory*) – Letter Signage
 - V. Miscellaneous/Discussion/On the Radar
 - Notification Mailing to State Inventory Properties
 - Building Doctor –April 21st for the seminar
 - VI. Adjourn
 - VII. Guests:



AGENDA
Architectural Design Review Board
Tuesday, March 1, 2016

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To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #1**
20 High Street – Letter Signage
 Timothy Hoskins, Applicant

Meeting Date: **3/1/2016**
Received Application: **2/23/2016**

Impacts:
 Central Area Building Inventory State of Ohio Inventory, National Register

Dear Board Members:

Synopsis

A Certificate of Appropriateness application has been submitted for 20 High Street to include the following proposal items needing Architectural Design Review Board examination and approval:

Needing ADRB COA Approval	Reason
Letter Signage	Signage Revision of Approved Signage

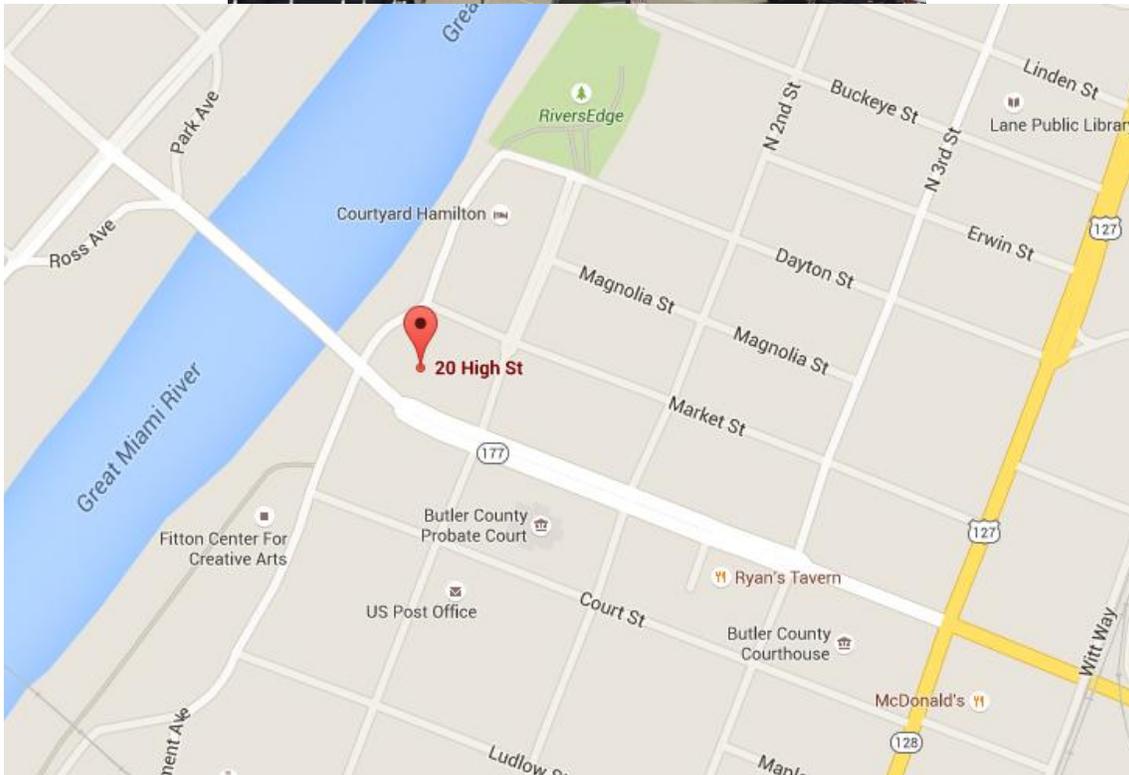
Introduction:

The Applicant, Timothy Hoskins, for Triangle Signs, has submitted a Certificate of Appropriateness Application for the property of 20 High Street. The proposal involves erection of letter signage and lighting at the Market Street facing façade of the structure (rear).

The subject property of 20 High Street is part of the Central Area Building Inventory and is Zoned ‘DT-1’ Downtown High Street Form-Based Zoning.



20 High Street Letter Signage



Background:

20 High Street was previously reviewed by the Architectural Design Review Board for the erection of letter signage, at the September 1, 2015 meeting. The proposed items were approved at this meeting, however the Applicant submitted inquiries concerning needed revisions for the signage. At the Planning Staff's advisement, the Applicant submitted a COA Application for ADRB review, due to revisions of the proposed font for the signage, and minor clarification of the intended work.

Supplemental Items

State of Ohio Historic Designation & National Register

This property of 20 High Street is part of the State of Ohio Historic Inventory. The property is referenced as BUT-724-9. Please note that despite the designation, immediate review jurisdiction falls with the local Architectural Design Review Board. This information is included to further enhance this report and for the board members to consider regarding deliberation of the property and proposal.

Additionally, the property of 20 High Street is also part of the National Register as part of the Hamilton Historic Civic Center.



PROPOSAL

Letter signage proposed for the Market Street (rear) elevation, above the garage door.

- Furnish and install one (1) set of 21-Inch-High, laser cut Letter Signage
- Black Color, Acrylic Letters proposed
- Three-Eighth's Inch thick lettering
- Reads: "Municipal Brew Works"
- Upper case Cassanett Regular font standard
- Stud and Pad Mount on to the masonry
- Further details are included in the submitted diagram plans, attached as Exhibit Attachment items.

Install Four Gooseneck Lamps to Illuminate Sign externally

- LuraLine Lighting
 - Height: 19.7 inches
 - Width: 11.4 inches
 - Depth/Extrusion from Mounted Wall: 28.9 inches

Attachments:

- 1. EXHIBIT A: Images of the Property**
- 2. EXHIBIT B: Submitted Drawing of Proposal**
- 3. EXHIBIT C: Gooseneck Lighting – Manufacturer Specifications**
- 4. EXHIBIT D: COA Application**



EXHIBIT A: Images of the Property



EXHIBIT B: Submitted Drawing of Proposal



21"
27' 7"
MUNICIPAL BREW WORKS

Proposed: Furnish and install one (1) set of 21" High x 3/8" thick laser cut Black, or any standard acrylic color reading "MUNICIPAL BREW WORKS", upper case Cassanett Regular font standard, stud and pad mount onto the masonry wall with 3/8" projection.

This is an original, unaltered drawing submitted in connection with a project you are planning for you. It is not to be used for any other project without the written permission of Triangle Sign Company.

TRIANGLE SIGN CO.
A SIGN OF QUALITY
221 KANKIN 1/2" STREET (LAWRENCE, OHIO) 45013
PHONE 530.863.2510 FAX 530.863.9740
© In Score: 1/4" = 1'-0"

TH
ZONE #2
TH

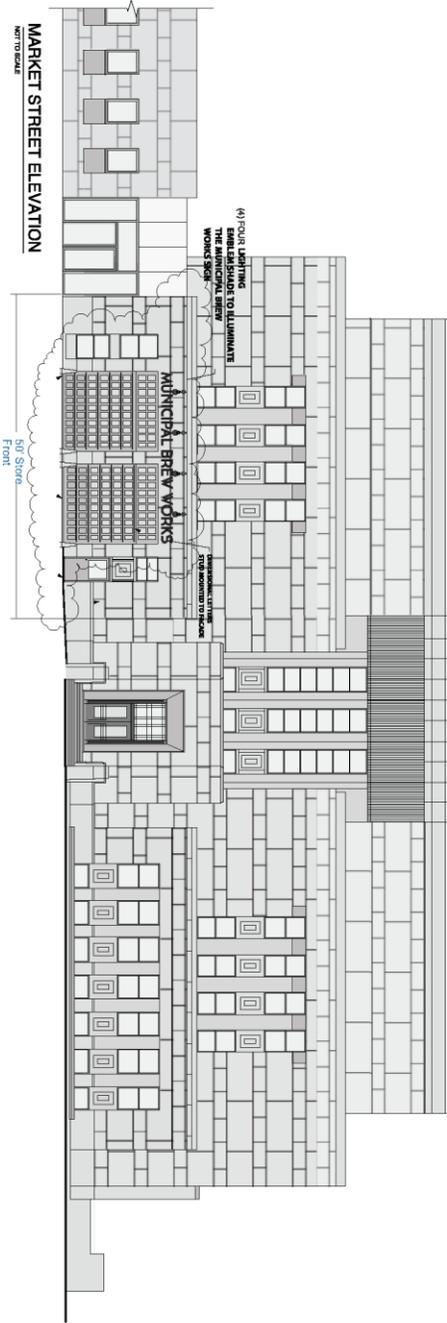
Timothy Hoskins, Partner
Triangle Sign Company, LLC
**3/8" thick laser cut
Acrylic Letters**
FBI 23, 2016 Revision

NOTES

CUSTOMER/PERSONAL
Municipal Brew Works
20 High Street
Hamilton Ohio 45011

DATE:	Feb 18, 2016
DRAWING:	15A-0316
SHEET:	1 of 3



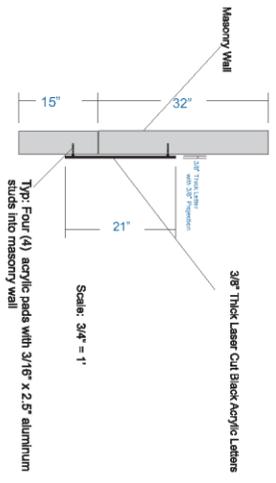


21" 27' 7"

MUNICIPAL BREW WORKS

Proposed: Finish and install one (1) set of 21" High x 17" Thick Laser cut Black, or any standard acrylic color reading "Municipal Brew Works", upper case Casemated Regular font standard stud and pad mount onto the masonry wall with 3/8" projection.

Scale: 1/4" = 1'



Feb 23, 2016 Revision

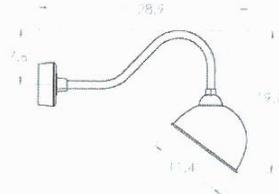


EXHIBIT C: Gooseneck Lighting – Manufacturer Specifications



PROJECT: _____

FIXTURE TYPE: W30



RA11 GNA22X

H: 19.7 W: 11.4 E: 28.9 MC: 7.6

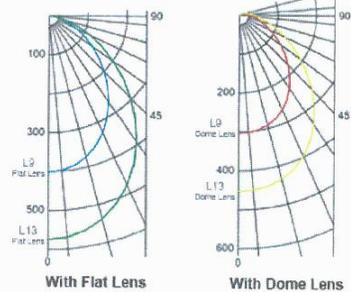
RLM • Fluorescent • HID • LED
11" Angled shade with 22" Gooseneck arm



SPECIFICATIONS

HOUSING: Spun aluminum shade with extruded arm and cast canopy*
DIFFUSER: • Clear glass cylinder
 • Clear prismatic glass cylinder
 • Frosted glass cylinder
 • Lensed LED module (no diffuser) (for use in Dry or Damp locations)
LIGHT SOURCE: Fluorescent HID LED
MAX WATTS: 42 50 13
ELECTRICAL: CF - Includes 4-pin lamp with 120-277V HPF electronic ballast, housed in extended canopy - DIFFUSER REQUIRED
 LED - 50,000 Hr, LMH2 module with 120V HPF Triac (2-wire) dimmable Constant Current driver, housed in extended canopy (not shown).
 HID - Includes Pulse-start metal halide lamp with 120-277V HPF electronic ballast, housed in extended canopy (not shown).
MOUNTING: Mounts over 4" recessed outlet box.
CERTIFICATION: Manufactured in accordance with U.L. standard 1598

LMH2 LIGHT SOURCE PHOTOMETRY



ORDERING INFORMATION

MODEL	DIFFUSER	LIGHT SOURCE	FINISH	EXTRAS
RA11 GNA22X	DIFFUSER LED module (no diffuser) CL - Clear glass cylinder CPR - Clear prismatic glass FR - Frosted glass cylinder	LIGHT SOURCE F13 QE 13W/27K 900 lumen CF L13 LMH 13W/30K 1250 lumen LED (Bare-lamp models ONLY) F18 QE 18W/27K 1250 lumen CF F26 TE 26W/30K 1800 lumen CF F32 TE 32W/30K 2400 lumen CF F42 TE 42W/30K 3200 lumen CF M50 E 50W PSMH 120-277V HPF	STANDARD FINISH BL - Black DB - Dura-Bronze WH - White UPGRADED FINISH RAL - Specify Color # UPG - Select Color from VersaStyle Palette PREMIUM FINISH CCM - Custom Color CIC - Inner Color CTC - Clear Top Coat Upgraded and Premium Finishes are subject to surcharge. View finishes at LuraLine.com.	EXTRAS (Order Separately) 27K Warm White (LMH models only) 35K Neutral CW (LMH and TE models only) 40K Cool White (LMH and TE models only) DOME LENS provides wider distribution on LMH LEDs. SSD LMH Sunset Dimming warms from 2700K to 1800K when dimmed. TRIAC 120V 2-wire dimming (LMH models only)

NOTES:
*Ballast/Driver is housed in extended aluminum canopy (not shown)

Specifications subject to change without notice.
800-940-6588
Sales@luraline.com
www.luraline.com

Lighting Your Way



EXHIBIT D: COA Application



Community Development
 345 High Street, Suite 370
 Hamilton, Ohio 45011

*Application A160375
 Approval A160376*

Architectural Design Review Board

Phone: 513-785-7350

Fax: 513-785-7349

Email: hamiltonhistoric@ci.hamilton.oh.us

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Exterior changes made to buildings, outbuildings, landscapes, or other exterior features located within one of the City of Hamilton's Historic Areas or properties individually listed by Ordinance shall not be permitted unless and until the Architectural Design Review Board issues a Certificate of Appropriateness for the action. The ADRB will review the plans, monitor the work and administer the Architectural Conservation/Historic District section (Section 1126.00) of the Hamilton City Zoning Ordinance.

APPLICANTS ARE HIGHLY ENCOURAGED TO APPEAR BEFORE THE BOARD TO SUPPORT THEIR APPLICATION.

Please see Page 4 for the Meeting Dates and Application Deadlines.

A nonrefundable twenty-five dollar (\$25.00) fee for Residential property or fifty dollar (\$50.00) fee for Commercial property is due when a Certificate of Appropriateness application is submitted.

Property Address: 20 HIGH ST

Applicant Name: TIMOTHY HOSKINS TRIANGLE SIGN CO

Applicant Mailing Address: 221 N. B ST HAMILTON, OH 45011

Owner/s Name: MUNICIPAL BREW WORKS

Owner Mailing Address: 20 HIGH ST HAMILTON, OH 45011

Daytime Contact Phone: 513-283-4174 Email: _____

Contractor Phone: 513-863-2578 Email: THOSKINS@TRIANGLESIGNCOMPANY.COM

Is this work part of another City of Hamilton function?

Health Department Building Permit NDD Work Public Works Other: _____

DESCRIPTION OF WORK TO BE PERFORMED

Please **specify** the exact location on the structure, the nature of the work, the materials to be used, and the existing historic features to be repaired or replaced. Landscape, fence, and out buildings, etc., should include a sketch of the property showing the proposed location. In order to make an appropriate, fair and timely decision the ADRB may request additional detailed information. This may include plans, sketches, photographs, and information about the materials to be used, including brochures, catalog information, and paint chips.

Please provide as much detail as possible to expedite the review process.

Work Proposed: (Describe type of work, existing conditions, and methods to be used, materials proposed)

INSTALL ONE SET OF 21" HIGH X 3/8" THICK LASER CUT BLACK ALUMINUM LETTERS ON THE MASONRY WALL

Any proposal CAN AND WILL be refused if proper evidence is lacking or deemed insufficient by Staff or the ADRB.

Applicant Signature: Timothy Hoskins, Partner Date: 2/23/16

See Next Page

Clerk: _____
 Date: 2/23/2016
 A/C: 276871
 Num: _____
 Amount: \$50.00
 Check: _____
 Den: 500
 \$75.00
 City of Hamilton
 Dept: COMMUNITY DEVELOPMENT
 Cashier: _____
 Num: _____
 Date: 2/23/2016 1:50 PM



Other Work not listed above: BLACK ACRYLIC LETTERS - ALSO - I PROVIDED A
CUT SHEET SHOWING THE "GOOSENECK" FIXTURES THAT WILL ILLUMINATE
THE ACRYLIC LETTERS - THE FIXTURES ARE TO BE INSTALLED BY
OWNER'S ELECTRICIAN

Demolition

NOTE: 1126.60 Certificate of Appropriateness – Demolition: In the event an application for a Certificate of Appropriateness includes demolition of any property in the Architectural Conservation/Historic District the applicant shall be required to submit evidence to the Architectural Design Review Board indicating that at least one of the following conditions prevail:

- That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District,
- That the property proposed for demolition contains no features of architectural and/or historical significance; or
- That there is no reasonable economic use for the property as it exists or as it might be rehabilitated, that there is no feasible means or prudent alternative to demolition,
- Existing structures listed in section 1126.110 (Central Area Building Inventory) shall be maintained. For buildings listed in that inventory, the cost of rehabilitation must exceed 67% of the replacement cost of the same structure at the time of the proposed demolition based on the Marshall Swift Construction Cost Index or a similar industry standard index before a Certificate of Appropriateness for demolition can be issued. No building listed in the Central Area Building Inventory may be demolished without approval by the Architectural Design Review Board regardless of existing building condition. (OR2013-2-22)
- Both the architectural and historical significance of the property, its relation to the street and to the historic district as a whole shall be considered.

Please Explain the selection made above: _____



INVITATION:

HAMILTON BUILDING DOCTOR 2016

- Thursday, April 21st, 2016 -

Miami Hamilton Downtown (221 High Street, Hamilton Ohio)

This is an informal invitation to attend the City of Hamilton Building Doctor seminar. It is hosted by the City of Hamilton, Hamilton's German Village Inc., Historic Dayton Lane Area Inc., Historic Hamilton Inc., Historic Rossville and CORE (Consortium for Ongoing Reinvestment Efforts), and will feature two building doctors from the State of Ohio Preservation Office to lecture on the subject matters relevant to the proper maintenance of a historic building.

The seminar is an informational presentation concerning the proper maintenance of a historic building. It is intended for historic property owners, individuals and groups involved in historic preservation, or any parties interested in the topics of historic building upkeep.

More Information is to come!

Please spread the word to make this event a great success!

Respectfully,

The Architectural Design Review Board, City of Hamilton (2016)

