

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. January 5, 2016
- B. January 19, 2016

IV. Properties Seeking COA (Old Business)

1. 120 South Second Street (Central Area Building Inventory) – Signage
2. 29 South D Street (Rossville-Main Street) – Porch Railing, Rear Gutter
3. 9-11 South C Street (Rossville-Main Street) - Demolition
4. 139 Main Street (Rossville-Main Street) – Paint Façade
5. 310-312 Main Street (Rossville-Main Street) – Paint Facade
6. 16 North D Street (Rossville-Main Street) – Paint Facade
7. 244 Main Street (Rossville-Main Street) – Paint Facade
8. 244 Main Street (Rossville-Main Street) – Mural
9. 15 South D Street (Rossville-Main Street) - Mural
10. 20 High Street (Central Area Building Inventory) – Mural
11. 309 North Second Street (German Village) – Garage
12. 425 South D Street (Rossville-Main Street) – Exterior Work, Extensive

V. Miscellaneous/Discussion/On the Radar

VI. Adjourn

VII. Guests:



AGENDA
Architectural Design Review Board
Tuesday, March 15, 2016

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To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #1**
120 South Second Street – Signage
Tommy Reed, Atlantic Sign Company, Applicant
Meeting Date: **3/15/2016**
Received Application: **2/29/2016**
Impacts: Central Area Building Inventory

Dear Board Members:

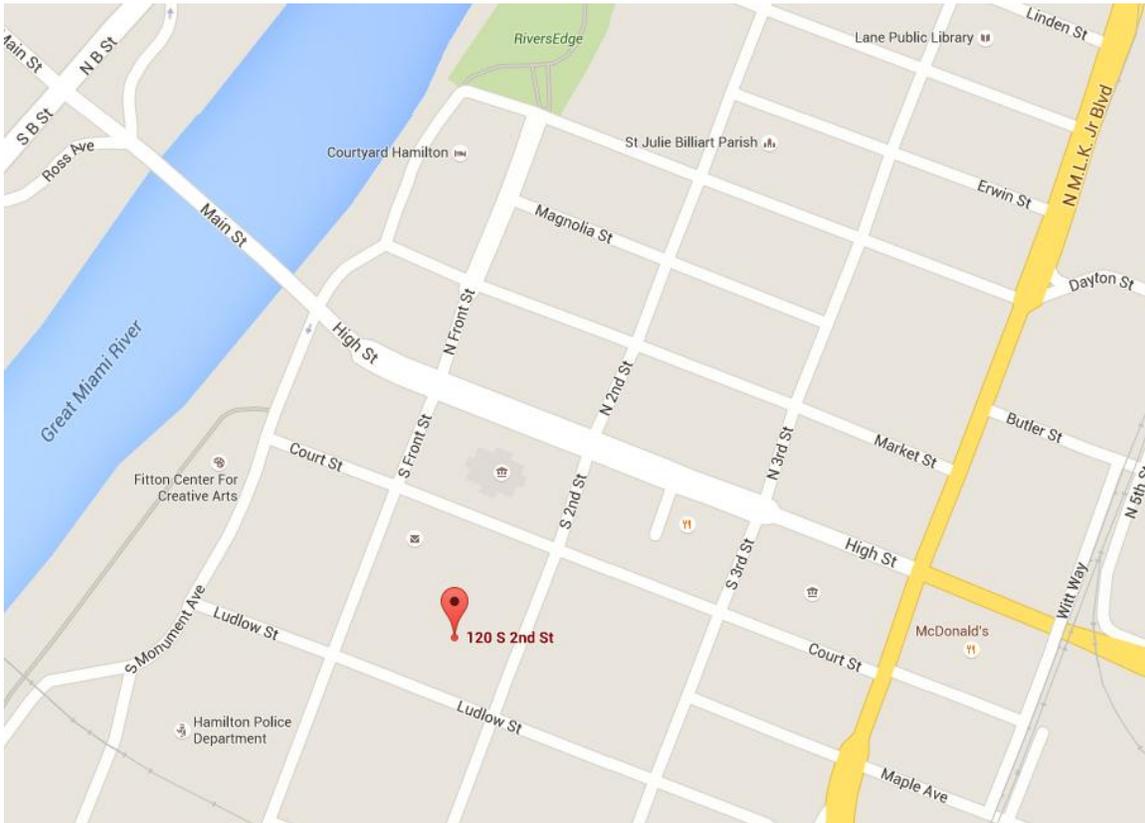
Synopsis

A Certificate of Appropriateness application has been submitted for 120 South Second Street to include the following proposal items needing Architectural Design Review Board examination and approval:

Needing ADRB COA Approval	Reason
Signage	Change of Exterior Appearance due to sign.



120 South Second Street Signage



Introduction:

The Applicant, Tommy Reed, Atlantic Sign Company, on behalf of owner Alexander Wolfram, has submitted a Certificate of Appropriateness Application for the property of 120 South Second Street. The proposal involves new Signage for the structure.

The subject property of 120 South Second Street is part of the Central Area Building Inventory and is Zoned “DT-2”, Downtown Support, Form-Based Zoning.

Background:

This proposal of signage is part of the continued work and establishment of the Miami Manor Renovation project, several items of which received ADRB review and approval in late 2015. The new signage is for identification and contact purposes of the managing body for the Miami Manor.

Supplemental Items

Implications for ADRB Policies & Guidelines; and Other Requirements

There are no significant implications for the ADRB Policies & Guidelines concerning this project proposal.

State of Ohio Historic Designation

This property of 120 South Second Street is part of the State of Ohio Historic Inventory. The property is referenced as BUT-864-9. Please note that despite the designation, immediate review jurisdiction falls with the local Architectural Design Review Board, and this information is included for the board members to consider regarding deliberation of the property and proposal.



PROPOSAL

- Removal of the existing sign at the North Elevation of the structure.



- Existing sign: Polymetal Red and White in color, 146 square feet in size

- Existing verbiage: "Managed by MTB Management"

- Erection of a New sign at the North Elevation of the structure.

- Pre-Finished Polymetal Panels



- Color is Black and White (Primarily White Font with Black Background)

- Measures 117 inches in Height and 180.5 inches in Width.

- Black Vinyl graphics installed onto existing single face wall sign.

- New verbiage: "Managed by Loftis Group"



Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Existing Sign
3. EXHIBIT C: Proposed Sign and Attachments
4. EXHIBIT D: COA Application
5. EXHIBIT E: State of Ohio Inventory Record

EXHIBIT A: Images of the Property



EXHIBIT B: Existing Sign

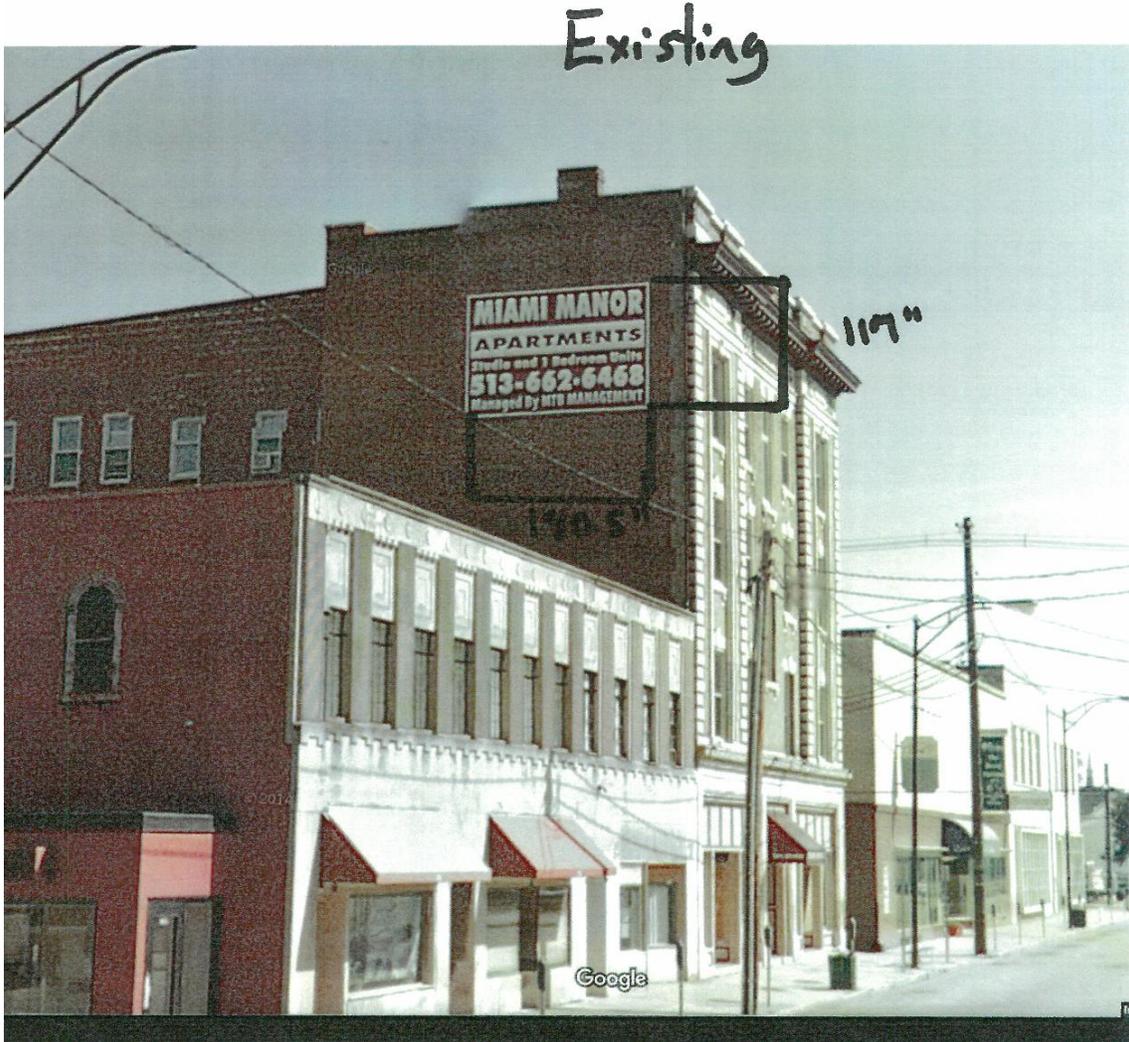
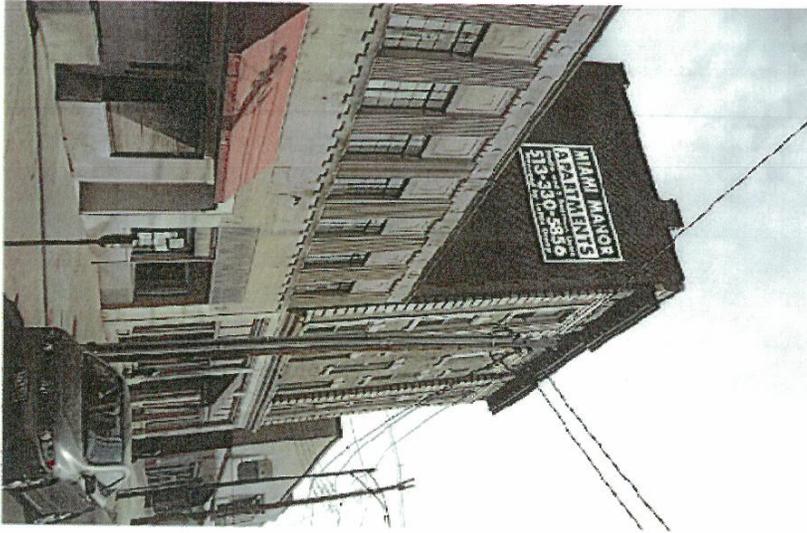


EXHIBIT C: Proposed Sign and Attachments



Install One (1) 117" x 180.5" x 1/8" Pre Finished Polymetal panels with premium grade black vinyl graphics installed onto the existing single face wall sign.

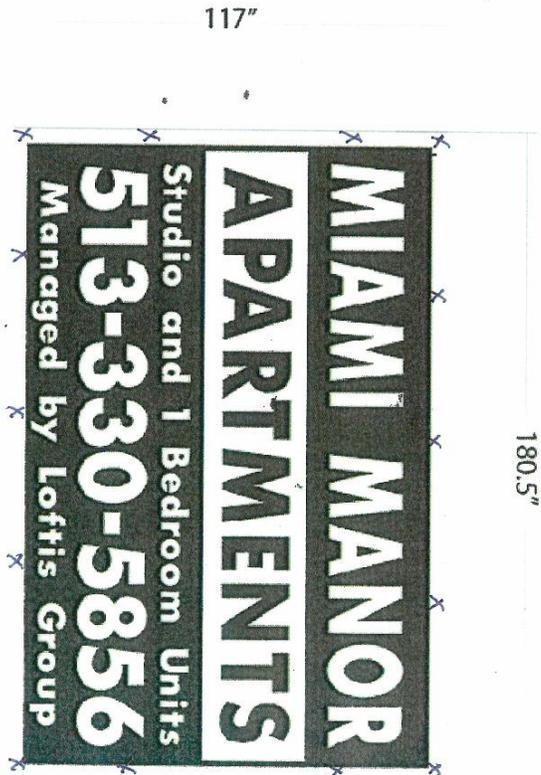


EXHIBIT D: COA Application



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

*Application A160428
Approval A160429*

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: 120 S Second St. Hamilton, OH 45011
 Applicant Name: Tommy Reed / Atlantic Sign Company
 Applicant Mailing Address: 2328 Florence Ave. Cincinnati, OH 45206
 Owner/s Name: Loftis Southwest Ohio LLC
 Owner Mailing Address: 120 S Second St. Hamilton, OH 45011
 Daytime Contact Phone: 513-241-6775 Email: treede@atlanticsigncompany.com
 Contractor Phone: 513-241-6775 Email: treede@atlanticsigncompany.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)
replace existing polymetal sign 146.65 SF red and white in color with
polymetal sign 146.65 SF black and white in color. Current sign
states "Managed by MTB MANAGEMENT", proposed states "Managed by
Loftis Group" this is the only change in verbiage. Will remove all existing hardware
+ patch holes & seal.

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

Applicant Signature: _____

Date: 2/25/16

See Next Page

Page 1 of 4

Hamilton OHST
 OFFICE STAFF
 3/27/2016 10:31 AM
 \$50.00



Other Work not listed above: Will remove existing hardware from previous sign, patch holes, + silicone holes to prevent water from migrating into wall cavities.

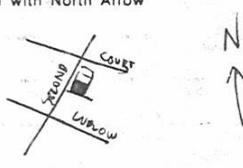
Demolition

- 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: _____



EXHIBIT E: State of Ohio Historic Inventory Record

OHIO HISTORIC INVENTORY CODED		Ohio Historic Preservation Office Ohio Historical Center Columbus, Ohio 43211	
1. No. <u>But 844-9</u>		4. Present Name(s) Grevey, Green, and Garretson/ Security Pacific Finance	
2. County Butler		5. Other Name(s) Mary Tule Boardinghouse/ Hossfeld Building	
3. Location of Negatives Hamilton Planning Dept.			
6. Specific Location 120 South Second Street		16. Thematic Category Commercial	
7. City or Town If Rural, Township & Vicinity Hamilton		17. Date(s) or Period 1907	
8. Site Plan with North Arrow 		18. Style or Design Late Renaissance Revival	
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>16</u> <u>700910</u> <u>43613640</u>		19. Architect or Engineer Fred Mueller	
10. Zone Easting Northing Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder C. Hossfeld & Son	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent Hamilton Hotel	
12. Is It Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use Apartments	
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
14. District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address, if known	
15. Name of Established District		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
16. Further Description of Important Features The first floor front facade has been altered, but retains its stone piers. The top three stories of the front facade have windows with new aluminum sashes, but they also feature lintels with keystones and bracketed lugsills. The central area of the front facade is slightly recessed and the two bays flanking it have stone quoins. The full entablature is marked by a frieze with modillions and swags. There is a parapet across the front facade. On the south facade, the 1/1		26. Local Contact Person or Organization Hamilton Planning Dept.	
17. History and Significance In 1910, fifty-year-old Mary Tule kept a boardinghouse at this address. This building was also the location of The Hossfeld and Son Company. Mrs. Charles Hossfeld was the President and Albert Hossfeld was the secretary and treasurer. They were wholesale dealers in bourbon rye whiskies, wines and other spirits. The building is a fine example of the Late Renaissance Revival style of architecture.		27. Other Surveys in Which Included	
18. Description of Environment and Outbuildings This structure is located near High Street, near the central business district.		28. No. of Stories 4	
19. Sources of Information P.O. Williams Hamilton Directories U.S. Census, 1910		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		30. Foundation Material Concrete	
		31. Wall Construction Brick	
		32. Roof Type & Material Flat	
		33. No. of Bays Front 5 Side 17	
		34. Wall Treatment Seven course	
		35. Plan Shape rectangle	
		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>	
		37. Condition Interior _____ Exterior good	
		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		39. Endangered? By What? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		41. Distance from and Frontage on Road flush	
		42. Prepared by Susan Enzweiler	
		43. Organization Miami Purchase Ass'n	
		44. Date 4/84	
		45. Revision Date(s)	

1. No. But 844-9
 2. County Butler
 4. Present Name(s) Grevey, Green, & Garretson/Security Pacific Finance
 5. Other Name(s) Mary Tule Boardinghouse/ Hossfeld Building



To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #2**
29 South D Street – Porch Railing as Metal, Install Rear Gutter
 Seven Mile Properties, Applicant

Meeting Date: **3/15/2016**

Received Application: **3/2/2016**

Impacts: Rossville-Main Street Historic District

Dear Board Members:

Synopsis

A Certificate of Appropriateness application has been submitted for 29 South D Street to include the following proposal items needing Architectural Design Review Board examination and approval:

Needing ADRB COA Approval	Reason
Porch Railing as Metal	Change of Exterior Appearance Change of Existing Materials
Install Rear Gutter	Addition of Structural Item <ul style="list-style-type: none"> - Located at Rear of structure however - Hard to see from right-of-way vantage points

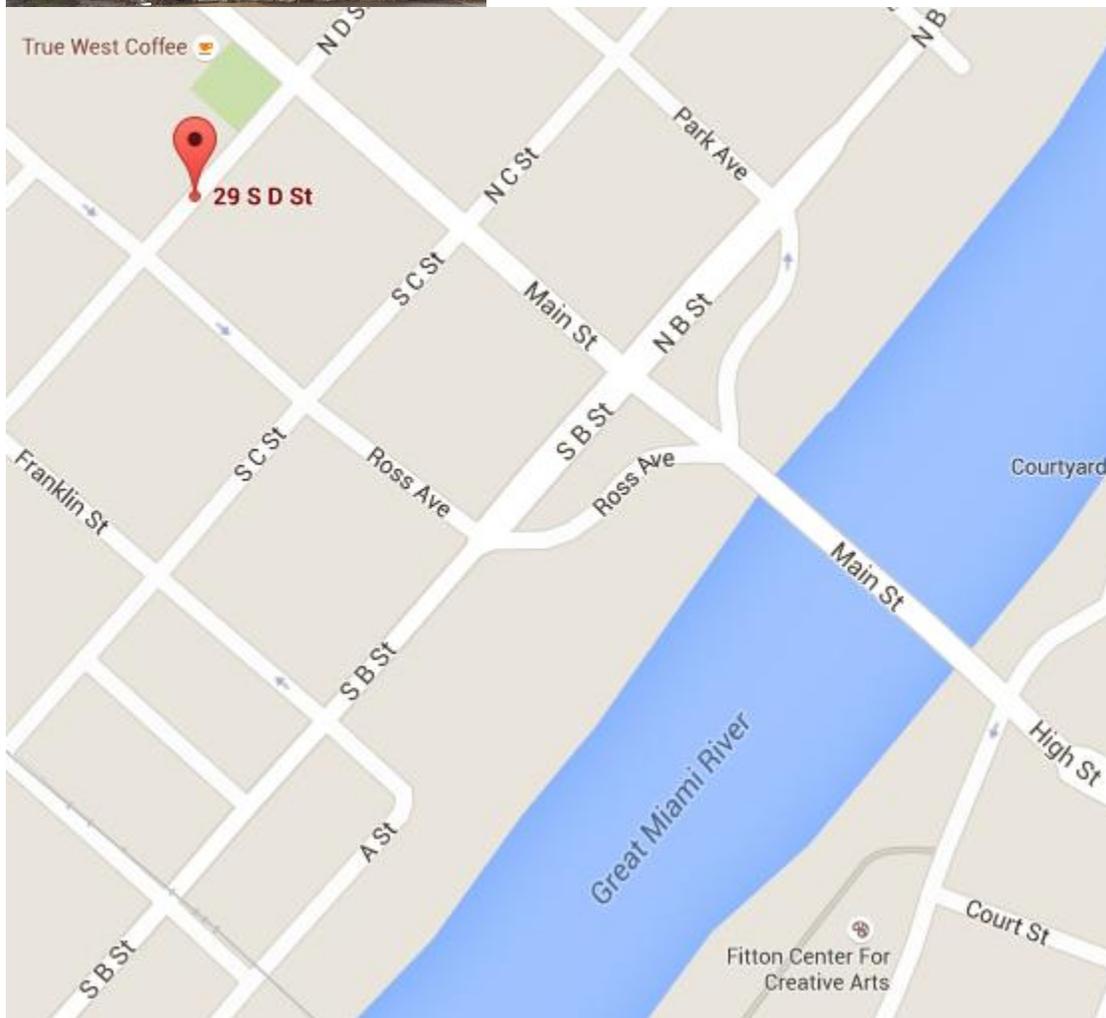
Introduction:

The Applicant, Seven Mile Properties, has submitted a Certificate of Appropriateness Application for the property of 29 South D Street. The proposal involves Changing the Existing Porch Wood Railing to Metal. Additionally, the proposal includes the installation of a gutter at the rear of the structure.

The subject property of 29 South D Street is part of the Rossville-Main Street Historic District and is Zoned "R-4", Multi-Family Residential District.



29 South D Street
Porch Railing as Metal, Install Rear Gutter



Background:

29 South D Street was brought to the attention of the Community Development Department in Fall of 2015, due to citizen concerns of work occurring without a COA, most notably the replacement of the existing porch railing at the structure. Staff confirmed a discrepancy between the current railing (black metal) and existing railing (wood spindle).

A Stop Work order was issued in response to the assessment. Thereafter, Ms. Kate Seo, contacted the Planning Division on behalf of Seven Mile Properties concerning the stop work. In conversation, it was claimed that the previous wood spindles were subject to vandalism. Additionally, the Applicant representative claimed that City Manager Joshua Smith suggested the metal spindles and as a result the work was performed. Staff directed Ms. Seo and Seven Mile Properties to submit a COA Application for the ADRB review process, in order to clarify and rectify the situation; however, no application was received.

A subsequent Stop Work order was issued and posted due to the non-submittal of a COA Application and further citizen concerns of work occurring without a COA. More recently, the Applicant representative responded to the issued Stop Work efforts by Staff and afterward submitted a COA Application for review by the ADRB.

Supplemental Items

Implications for ADRB Policies & Guidelines; and Other Requirements

The proposal broaches ADRB Policies & Guidelines due to the subject of “Gutters”. Summarily, every effort should be made to repair/reconstruct existing box or other original gutters with original materials and appearance. If gutters are beyond saving, a bypass system could be approved by the ADRB.

Further information on the clauses for gutters can be reviewed in the ADRB Policies and Guidelines, which is included in the overall agenda as a separate attachment.

State of Ohio Historic Designation

This property of 29 South D Street is part of the State of Ohio Historic Inventory, referenced as BUT-1021-9. 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.



PROPOSAL

Porch Railing: Replacement of Existing Wood Spindle Railing of the Porch, with a new Black Metal Spindle Railing.

- Primary reason is due to vandalism of the wooden spindles.
- One of the broken spindles was submitted with the COA Application
 - The submitted spindle is unfinished, with no paint or discernable finishing. There is also light amounts of dirt and wear, indicating the spindle had been exposed to the elements for a notable time before being damaged.
 - Due to the spindle's state, it is possible to infer that vandalism could have occurred during an Applicant's restoration attempt.
 - The item is included as an Exhibit Attachment for reference.

Gutters: Installation of gutter at the rear of the building.

- Per the Applicant, this is due to box gutters being enclosed years ago.

Further Information

Available Photos and Imagery of the previous state of 29 South D Street have been included as Exhibit Attachment items for reference.

Upon review, it appears the Applicant has had issues with damaged wood spindles and previously restored as like-for-like in the past.

Further, at some point the porch had straight white spindles as opposed to the previous balustrade type wood spindles, or the current black metal spiral spindles. No information on the change could be ascertained at this time. This includes Historic Design Review Board or Architectural Design Review Board involvement, such as a COA or application.



Attachments:

- 1. EXHIBIT A: Images of the Property**
- 2. EXHIBIT B: Broken Spindle Sample, Photos**
- 3. EXHIBIT C: Past Images of 29 South D Street**
- 4. EXHIBIT D: COA Application**
- 5. EXHIBIT E: State of Ohio Inventory Record**

EXHIBIT A: Images of the Property





EXHIBIT B: Broken Spindle Sample, Photos





EXHIBIT C: Past Images of 29 South D Street

29 South D Street – Circa, August 2015 (Source: Community Development – Digital Address Archive)



29 South D Street – Circa, June 2015 (Source: Community Development – Digital Address Archive)





29 South D Street – Circa, November 2014 (Source: Bing Streetside)



29 South D Street – Circa, August 2013 (Source: Google Streetview)



29 South D Street - Circa, July 1989 (Source: ADRB Archive)

29 South "D" Street



as of 7/17/89





EXHIBIT D: COA Application

A160508
A160512

City of Hamilton, Ohio
Community Development Department - Planning Division
Architectural Design Review Board (ADRB)
345 High Street, Hamilton, Ohio 45011

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 encouraged to appear before the Board to support their application. Contact the Planning Division for the location and time of the ADRB Meeting.

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

Property Address: 29 South D Street

Owner & Mailing Address: Seven Mile Properties

Street: 2 Arbor Ct.

City: Hamilton State: OH Zip: 45013

Daytime contact phone: 513 807 1279 Contractor Contact: 513 289 5104

Email Address : sevenmileproperties@gmail.com Email Address: bigdoghurst@yahoo.com

Is this work part of another City function?

- Health Department Building Permit NDD Work Public Works Other:

Copy of Certificate to: 25 N. D. St. Hamilton OH 45013

Description of work to be done
Use the back of this form and/or attach necessary information

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 and fencing 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, catalogue information, and paint chips. ADRB staff will be happy to help you plan your work and complete the application.

For changes in paint colors and roofing please complete the additional questions on the back of this application

Signature of Applicant: John S. Hollbrook Date: _____

City of Hamilton
Office: CNST
Cashier: Corvus
3/3/2016 2:49 PM
\$25.00
Paid



Roof Work

Existing Roof Material (Slate, fiberglass, shake, metal, diamond shaped or patterned):

none

Proposed roof material (color, type manufacturer etc.):

Painting Work

Paint manufacturer or color pallet:

like to like - color remains same

Color Name _____ mfg. Number _____ location on structure (body, trim, etc.)

Description of work to be done (use back or attach additional plans if necessary):

- ① replace porch to metal railing due to vandalism pursuant to request of city manager

- ② install gutter at rear of building due to box gutters enclosed years ago.



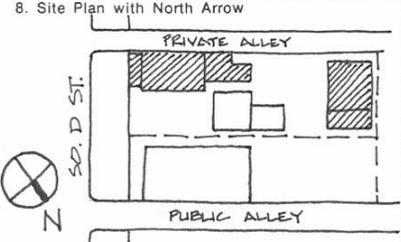
EXHIBIT E: State of Ohio Historic Inventory Record

COBLED

Ohio Historic Preservation Office
1985 Velma Avenue
Columbus, Ohio 43211
614/466-1500



OHIO HISTORIC INVENTORY

1. No. <u>BUT-1021-9</u>		4. Present Name(s) <u>John Longfellow Building #2</u>		1. No. <u>1021-9</u>	
2. County <u>Butler</u>		5. Other Name(s)			2. County <u>Butler</u>
3. Location of Negatives <u>Ann Antenen-Restoration, Inc</u>					
6. Specific Location <u>29 South D Street 1st Ward SS Pt. Lot 4070 Parcel 56</u>		16. Thematic Category		28. No. of Stories <u>2</u>	
7. City or Town <u>Hamilton</u>		17. Date(s) or Period <u>1880-1940</u>			29. Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8. Site Plan with North Arrow 		18. Style or Design			
9. U.T.M. Reference <u>60 60</u> <u>11 7092 41 4136 41 41</u>		19. Architect or Engineer		31. Wall Construction <u>Frame</u>	
10. Zone Easting Northing Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder <u>John Longfellow</u>			32. Roof Type & Material <u>Asphalt Shingle</u>
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent <u>Residence</u>			
12. Is it Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>		22. Present Use <u>Residence - Vacant</u>		34. Wall Treatment <u>Lap Siding</u>	
13. Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>			35. Plan Shape <u>Rectangular</u>
14. District Potent'l? Yes <input type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known <u>Jean E. Wolf 500 Oakwood Hamilton, OH 45013</u>			
15. Name of Established District <u>Rossville Historic District</u>		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		37. Condition Interior <u>Fair</u> Exterior <u>Fair</u>	
16. Further Description of Important Features (Continue on reverse if necessary) <u>2-story, frame building with lap siding & rubble stone foundation. Gable roof with asphalt shingles and 1 chimney. Box gutters & simple trim. Concrete porch across front with mansard roof with asphalt shingles. Rough 4 x 4 columns & siding covered railings. Scars show original columns were turned & ornamental. Windows have existing shutter pins & are 6/6 on 1st floor & verticle 3/1 on 2nd floor. Flush birch door at front. Glazed door at rear with stone</u>		26. Local Contact Person or Organization <u>Ann Antenen - Restoration</u>			38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
17. History and Significance <u>See Enclosed Sheet</u>		27. Other Surveys in Which Included <u>NATIONAL REGISTER</u>			
18. Description of Environment and Outbuildings <u>Located in a residential neighborhood of 19th & 20th century structures. Two car frame garage with attached carport at the rear of property. (Garage & carport are shared with building at 27 South D Street.)</u>		28. Other Surveys in Which Included		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
19. Sources of Information <u>See Enclosed Sheet</u>		29. Other Surveys in Which Included			41. Distance from and Frontage on Road <u>16.5' & 16.15' Frontage</u>
20. Sources of Information		29. Other Surveys in Which Included			
21. Sources of Information		29. Other Surveys in Which Included		46. Prepared by <u>K. Megginson</u>	
22. Sources of Information		29. Other Surveys in Which Included			47. Organization <u>Ann Antenen-Restoration</u>
23. Sources of Information		29. Other Surveys in Which Included			
24. Sources of Information		29. Other Surveys in Which Included		49. Revision Date(s)	
25. Sources of Information		29. Other Surveys in Which Included			
26. Sources of Information		29. Other Surveys in Which Included			



50. House Type No.

Code No. Name

51. Historic Outbuildings and Dependencies

Barn Type(s)

Code No. Type

Corn Crib or Shed Silo Summer Kitchen Smoke House, Spring House or Ice House Privy Carriage House

Other _____

52. Archaeological Site on Property?

Yes
No

Basis for Information

Owner Collection
Above Ground Earthworks or Mound
Cultural Materials Noted OAI No. _____

53. Farmstead Plan

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54. Photo

Roll No. _____ Picture No(s). _____

42. (Cont'd)

step. One-room, single story frame addition at rear of building. Smaller frame addition to rear of first addition. All windows in both additions are aluminum. Building has been condemned due to non-functioning plumbing in existing 1st floor bathroom.



To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #3**
9-11 South C Street – DEMOLITION
 Hamilton CORE Fund, Applicant

Meeting Date: **3/15/2016**
Received Application: **2/29/2016**

Impacts: Rossville-Main Street Historic District

Dear Board Members:

Synopsis

A Certificate of Appropriateness application has been submitted for 9-11 South C Street to include the following proposal items needing Architectural Design Review Board examination and approval:

Needing ADRB COA Approval	Reason
DEMOLITION	Demolition of Structure Alteration of Property

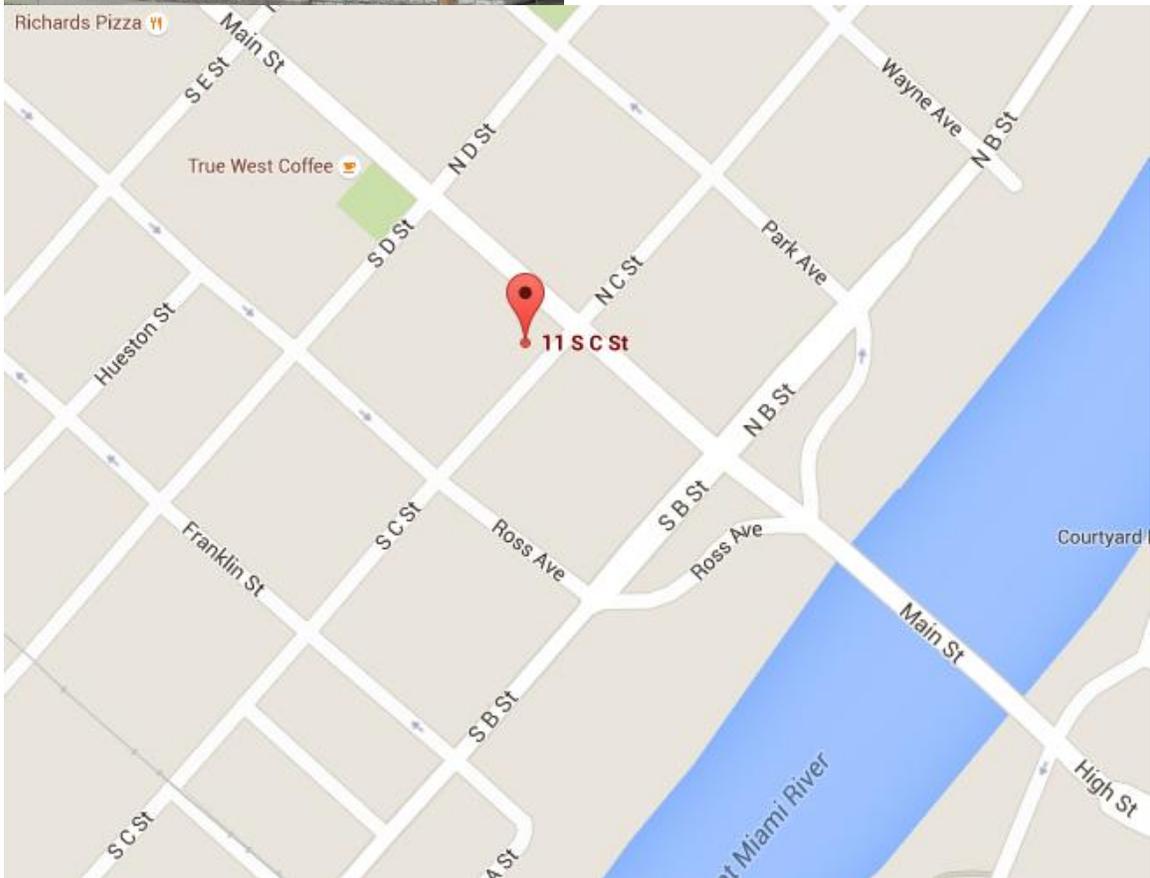
Introduction:

The Applicant, Hamilton CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 9-11 South C Street. The proposal involves the Demolition of the Structure.

The subject property of 9-11 South C Street is part of the Rossville-Main Street Historic District and is Zoned “MS-1”, Main Street Core, Form-Based Zoning.



9-11 South C Street DEMOLITION



Background:

The Applicant submitted detailed information to justify the proposed demolition. The submitted items included photography and an in-depth structural analysis of the building by a Structural Engineer of Pinnacle Engineering, Inc. They are both provided as Applicant evidence to the expense of rehabilitation as an alternative and justification for demolition. The relevant items have been included as Exhibit Attachment items. Summarily, the structure shows signs of extended and underlying damage from multiple sources, justifying the proposal for demolition.

Supplemental Items

Implications for ADRB Policies & Guidelines; and Other Requirements

The proposed demolition broaches both the ADRB Policies & Guidelines and Section 1126.60 of the Hamilton Zoning Ordinance. The latter item is most imperative to determining justification for proposed demolition. Additionally, the text of the aforementioned HZO section has been included within the report for reference and consideration, listed below.

Requirements for Demolition

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:

- A. That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District (or)
- B. That the property proposed for demolition contains no features of architectural and/or historical significance; or
- C. 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



State of Ohio Historic Designation

This property of 9-11 South C Street is part of the State of Ohio Historic Inventory, referenced as BUT-375-9. 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.

PROPOSAL

Demolition of the Structure located on 9-11 South C Street

RECOMMENDATION:

If the ADRB determines to grant approval of a Certificate of Appropriateness for the demolition of the structure located at 9-11 South C Street the Community Development Department recommends that the motion include the ADRB's consideration of Part C of criteria listed in 1126.60 above:

- C. 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

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Applicant Submitted Photography
3. EXHIBIT C: Review of Structural Conditions by Pinnacle Engineering
4. EXHIBIT D: Scope of Demolition Work at 9-11 South C Street
5. EXHIBIT E: Plot Plan Map – Applicant Submitted
6. EXHIBIT F: COA Application
7. EXHIBIT G: State of Ohio Inventory Record



EXHIBIT A: Images of the Property





EXHIBIT B: Applicant Submitted Photography













EXHIBIT C: Review of Structural Conditions by Pinnacle Engineering



January 13, 2016

Hamilton CORE Fund
Michael Dingeldein
236 High Street
Hamilton, OH 45011

RE: Structural Review of 9-11 South C Street (PEI Project No. 15238)

To Whom It May Concern:

This letter is provided for your information with regard to Pinnacle Engineering, Inc. (PEI) involvement in the above referenced project.

The author visited the site indicated above on December 14, 2015. The purpose of this visit was to review the conditions of the existing structure and evaluate the potential for renovating the building in the future. The existing two-story building is wood-framed with multi-wythe brick exterior walls. There is a two-story porch on the front of the building.



The back wall of the building has a significant bow in and out along its length and height. This typically indicates that the connection of the interior floor framing to the exterior wall is non-existent or insufficient. It could also indicate some separation between the wythes of the brick, which would make the wall unstable. There were also some cracks in the exterior brick walls in various locations, as well as deterioration to the roof, gutter, and fascia/soffit areas. The roof beam over the front porch posts was tilted and showed signs of deterioration. The base of these porch posts also showed signs of damage and deterioration.

Inside the building, there were cracks in the walls and signs of water damage. There were also areas where the floors were sloped and/or soft and spongy. Broken windows have allowed rain to cause significant water damage in certain areas. Termite infested wood was found at the second floor level. Termites typically start eating the wood nearest the ground, and they work their way up. Termites at the second floor means that a significant amount of the first floor wood has been infested and eaten. This is consistent with the soft and spongy floors. The walls studs have most likely been infested also.

Based on my observations at the site, it is my opinion that it would be significantly more expensive to repair/renovate the existing structure than to demolish it and start with a new building. It is also potentially unsafe for workers to be working in an area where most of the first floor structure could be in need of replacement or reinforcement. It is completely unknown how much damage there is to the structure behind the finishes, and the process of removing the finishes could cause a collapse if the damage is significant. My recommendation is to demolish the existing building.



Observations made for this project were limited to visual observations of representative areas of major structural components to the extent reasonably ascertainable without disturbing the floor, wall, or ceiling finishes. The opinions stated are based solely on these visual observations and my experience as a structural engineer. No physical testing or calculations were performed to determine the adequacy of the existing structural system or their compliance with accepted building code requirements.

If you have any questions or need further information, please feel free to call me directly.

Sincerely,

Pinnacle Engineering, Inc.



Thomas A. Moore, P.E.
Structural Engineer



EXHIBIT D: Scope of Demolition Work at 9-11 South C Street

SCOPE OF DEMOLITION WORK AT 12 S C STREET

SCOPE OF WORK TO BE COMPLETED: The chosen contractor will demolish and remove the two (2) story, brick house located at 9-11 S C Street, Hamilton, OH. The house will be demolished and removed down to the basement cavity. The basement cavity will be cleared of all demolition debris and interior walls. The basement floor will be broken up to insure drainage and left in the basement cavity. The basement walls will be broken off approximately four feet below finish grade level and left in the basement cavity as solid fill. Any basement wall needed to support the integrity of an existing fixture such as the public sidewalk; alley, street, or adjacent building will be left in place but will be cut off even with the fixture it is supporting. Any broken up concrete from the demolition of the yard sidewalks that can be left in the basement cavity will be left as solid fill. Any extra broken up concrete that will not fit in the basement cavity will be removed from the site. The basement cavity will then be filled with dirt to meet the existing grade level of the property. No grass seed and straw will then be sewn over any disturbed area. The scope also includes the proper capping of the sewer according to the City of Hamilton specifications. All contents are to be removed, by CORE Fund, before demolition can begin.

Please Note: The above scope does not include making a graveled parking lot out of the demolition area. That will occur in the proposed reuse plan is implemented

ITEMS OF WORK NOT INCLUDED IN SCOPE: No removal of any public sidewalks, alleys, or curbs. No removal of any large mature trees.

All debris from the demolition will be hauled off and disposed of in a business-like manner according to EPA regulations.

Insurance and Workers' Compensation certificates furnished upon request.



EXHIBIT E: Plot Plan Map – Applicant Submitted

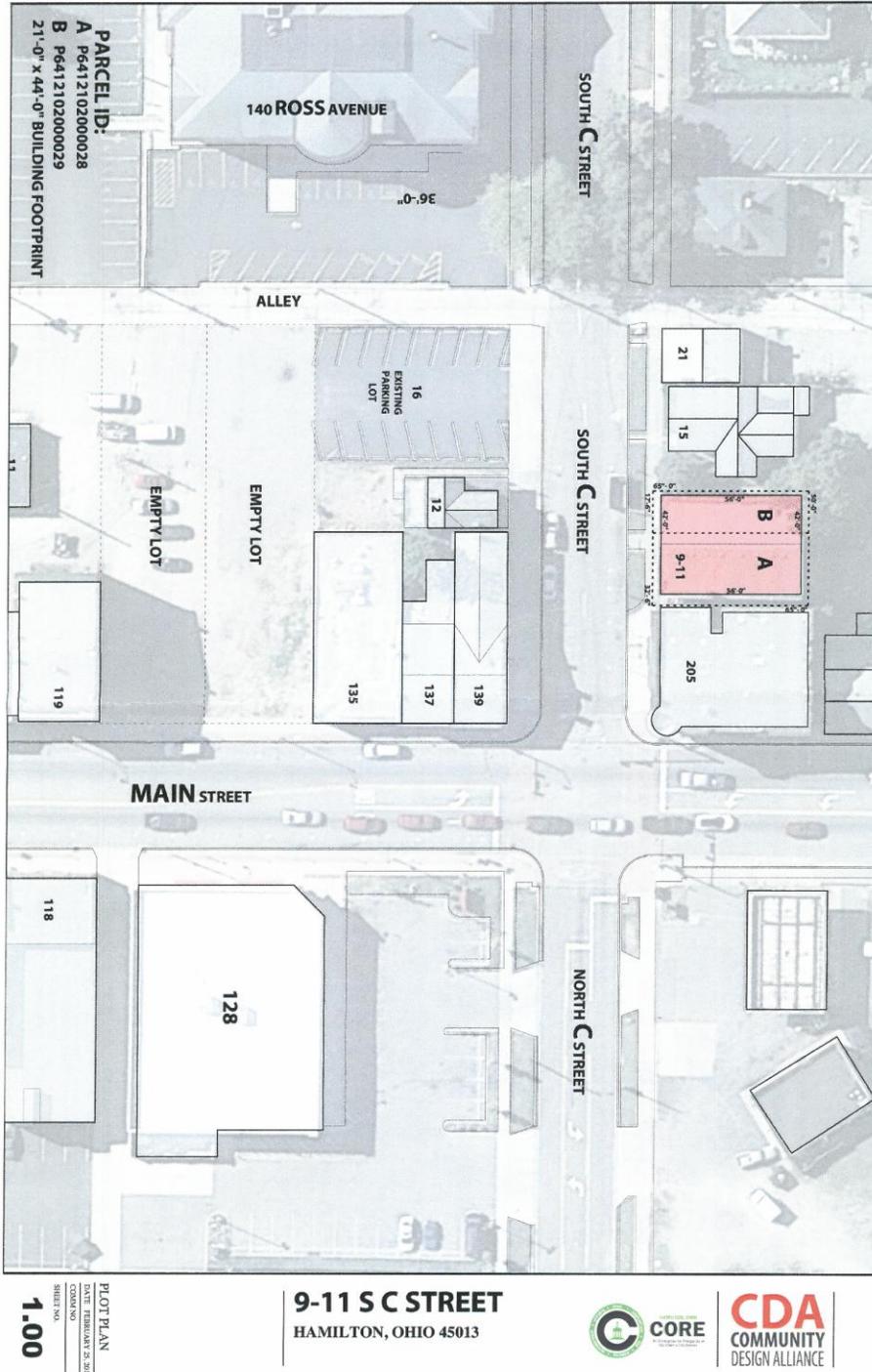


EXHIBIT F: COA Application



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

A 160417
A 160419

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.

Contact the Planning Department for the location and time of the ADRB Meeting.

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: 9-11 S C Street
 Owner/s Name: Hamilton CORE Fund
 Owner Mailing Address: 236 High Street
 Daytime Contact Phone: (513) 275-11740 Email: mike@cdalliance.net
 Contractor Phone: _____ Email: _____

Is this work part of another City of Hamilton function?

Health Department Building Permit NDD Work Public Works Other: Demolition Permit

Copy of Certificate to: Hamilton CORE Fund

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)

Demolition of existing structure. Removal of structure down to the basement cavity. Cavity will be filled to grade and leveled.

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

Applicant Signature: [Signature] Date: 2.26.16

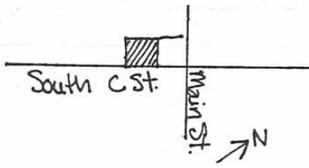
See Next Page

City of Hamilton
 Planning Department
 345 High Street
 Hamilton, OH 45011
 Phone: 513-785-7350
 Fax: 513-785-7349
 Email: hamiltonhistoric@ci.hamilton.oh.us
 \$50.00
 2/26/2016 3:58 PM
 Page 1 of 2



EXHIBIT G: State of Ohio Historic Inventory Record

OHIO HISTORIC INVENTORY **CODED** Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <i>But-375-9</i>		4. Present Name(s)																	
2. County Butler		5. Other Name(s)																	
3. Location of Negatives Hamilton Planning Dept.		Riley, Reiner, and Morris House																	
6. Specific Location 9-11 South C. Street		16. Thematic Category Commerce																	
7. City or Town If Rural, Township & Vicinity Hamilton		17. Date(s) or Period c. 1910																	
8. Site Plan with North Arrow 		18. Style or Design Neo Classic Revival																	
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <i>372 1</i> <table border="1"> <tr> <td>10</td><td>7</td><td>0</td><td>9</td><td>1</td><td>8</td><td>1</td><td>6</td> </tr> <tr> <td>14</td><td>3</td><td>1</td><td>6</td><td>4</td><td>1</td><td>4</td><td>0</td> </tr> </table>		10	7	0	9	1	8	1	6	14	3	1	6	4	1	4	0	19. Architect or Engineer	
10	7	0	9	1	8	1	6												
14	3	1	6	4	1	4	0												
10. Zone Easting Northing Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder																	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent multi-unit residence																	
12. Is it Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>		22. Present Use multi-unit residence																	
13. Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>																	
14. District Potent'ly? Yes <input type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known																	
15. Name of Established District Rossville Historic District		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																	
42. Further Description of Important Features Most prominent feature is a two story full width porch with fluted Doric columns and turned post balustrade. The tripartite windows on front facade project slightly and exhibit pedimented lintels. Front attic window has segmental arch lintel. Two side facade windows are bricked in.		26. Local Contact Person or Organization Hamilton Planning Department																	
43. History and Significance According to the 1910 census there were three families living in this house. They were headed by John Riley, 50 a native of Indiana who was a merchant working in a department store; Walter Reiner, 29, born in Ohio, a meat salesman and Morris, 25, of Kentucky, a cashier for the Traction Co. All three men rented. This is an example of early 20th C. classic revival architecture grafted onto an increasingly popular form of housing; the		27. Other Surveys in Which Included																	
44. Description of Environment and Outbuildings At the corner of the Rossville Business District.		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>																	
45. Sources of Information Personal Observation 1910 census		37. Condition Interior _____ Exterior <i>fair</i>																	
		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																	
		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																	
		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																	
		41. Distance from and Frontage on Road 8'																	
		46. Prepared by J. Strasser																	
		47. Organization MPA																	
		48. Date 9-83																	
		49. Revision Date(s)																	





To: Architectural Design Review Board
From: Heather Hodges, ADRB
Subject: **AGENDA ITEM #4**
139 Main Street – Painting of Façade
Hamilton CORE Fund, Applicant
Meeting Date: **3/15/2016**
Received Application: *3/8/2016*
Impacts: Rossville Historic District

Dear Board Members:

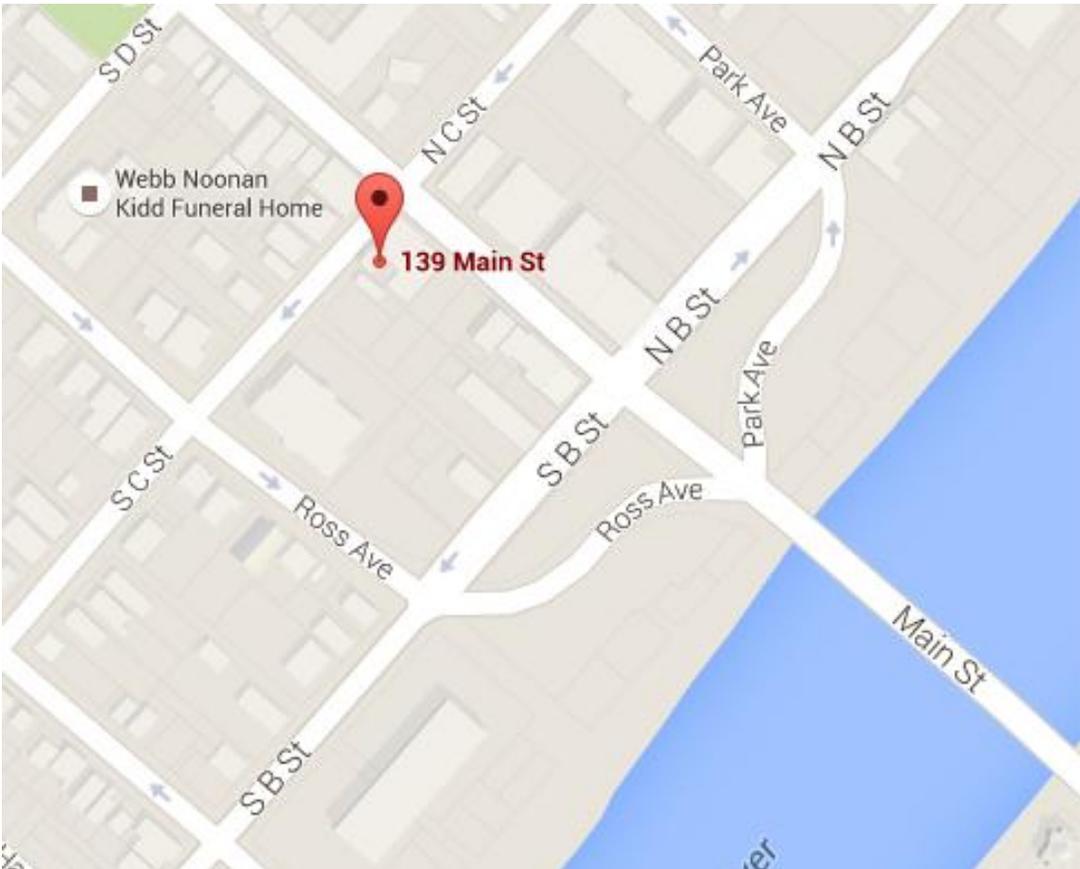
Synopsis

A Certificate of Appropriateness application has been submitted for 139 Main Street to include the following proposal items needing Architectural Design Review Board examination and approval:

Needing ADRB COA Approval	Reason
Painting of Façade	Change of Exterior Appearance



139 Main Street
Painting of Facade



Introduction:

The Applicant, The CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 139 Main Street. The proposal involves painting of the façade (storefront and trim).

The subject property of 139 Main Street is located in the Rossville Historic District and is Zoned MS-1 Main Street Core District.

Background

This property was before the ADRB on December 15, 2015 and a Certificate of Appropriateness was issued for replacement of Main Street storefront as presented. Additionally, the proposal noted a future application for paint color review; this is the submitted proposal that item.

Supplemental Items

State of Ohio Historic Designation

This property of 139 Main Street is part of the State of Ohio Historic Inventory. The property is referenced as BUT-504-9. 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.



PROPOSAL

The applicant has proposed painting of the storefront façade.

- Per the applicant, the storefront façade will be painted:
 - Sherwin Williams Whole Wheat, SW 6121 (lighter shade)
 - Sherwin Williams Superior Bronze, SW 6152 (darker shade)
- Shutters will be restored on Main Street façade and not on C Street façade.
- Please see Exhibit B, Applicant supplied rendering for exact placement of the two colors proposed.

Attachments:

1. **EXHIBIT A: Images of the Property**
2. **EXHIBIT B: Applicant supplied rendering of the Property**
3. **EXHIBIT C: COA Application**
4. **EXHIBIT D: State of Ohio Historic Inventory Record**



EXHIBIT A: Images of the Property



EXHIBIT B: Applicant provided rendering of the Proposed Color Scheme



139 Main Street

lighter shade = SW 6121 Whole Wheat
darker shade = SW 6152 Superior Bronze

NOTE: Shutters restored on Main Street facade - no shutters on C Street facade



EXHIBIT C: COA Application

A160562
A160563



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

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.
Contact the Planning Department for the location and time of the ADRB Meeting.

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: 139 Main Street

Owner/s Name: Hamilton CORE Fund

Owner Mailing Address: 236 High Street

Daytime Contact Phone: (513) 275-1740 Email: mike@cdalliance.net

Contractor Phone: (513) 275-1740 Email: _____

Is this work part of another City of Hamilton function?

Health Department Building Permit NDD Work Public Works Other: _____

Copy of Certificate to: Hamilton CORE Fund

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)

Paint facade

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

Applicant Signature: [Signature] Date: 3/8/16

See Next Page

City of Hamilton
City Clerk
Cassidy
3/8/2016 1:43 PM
\$200.00



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint

Sample Provided

Appearance of Color: _____ *lighter shade* *↙* *↘ darker shade*
Color Name & Manufacturer: SW 6121 Whole Wheat SW 6152 Superior Bronze
Location (body, window trim, specific trim, accent): see photoshop image

Siding

Sample Provided

Existing Siding (style, material, color, location): _____
Proposed Siding (style, material, color, location): _____
Manufacturer: _____ Proposed Size: _____

NOTE: If proposing vinyl or aluminum siding, per ADRB Guidelines, applicant must be provided a copy of Preservation Brief 8, concerning siding. It is HIGHLY recommended that applicant provide pictures and document extensive reasons why vinyl or non-historic siding is being proposed.

Roof

Please note, Roofing requires a building permit

Existing Roof (material, style, color): _____
Proposed Roof (material, style, color): _____
Manufacturer: _____ Location: _____

Windows / Door

Existing Windows/Door (style, material, size, color, location): _____
Proposed Windows/Door (style, material, size, color, location): _____
Manufacturer: _____ Type (if applicable): _____

NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size as the original window opening. Covering of windows is highly discouraged. For vinyl or other non-historic windows, it is recommended to document existing windows, including the condition and reasons why original windows should be replaced.

Fence

Existing Fence (type, material, color): _____
Proposed Fence (type, material, color, location, course): _____

Gutters

Existing Gutter (material, style, location, color): _____
Proposed Gutter (material, style, location, color): _____
Manufacturer: _____

Soffit

Existing Soffit (style, material, location, color): _____
Proposed Soffit (style, material, location, color): _____

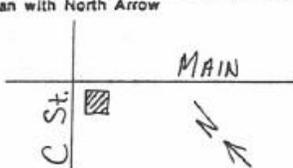
Other Work not listed above: _____



EXHIBIT D: State of Ohio Historic Inventory Record

OHIO HISTORIC INVENTORY

Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>BUT-504-9</u>		4. Present Name(s) The Homestead		CODED	1. No But-504-9	
2. County Butler		5. Other Name(s) David Cartwright House				2. County Butler
3. Location of Negatives Hamilton Planning Dept.						
6. Specific Location 139 Main Street PT. 01543		16. Thematic Category Commercial		28. No. of Stories <u>2 1/2</u>		
7. City or Town If Rural, Township & Vicinity Hamilton		17. Date(s) or Period c.1860		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
8. Site Plan with North Arrow 		18. Style or Design Federal Transitional		30. Foundation Material Brick		
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>16</u> <u>709400</u> <u>4361140</u> <u>096</u>		19. Architect or Engineer		31. Wall Construction Brick & cast iron		
Zone Easting Northing		20. Contractor or Builder		32. Roof Type & Material Gable; asphalt shing		
10. Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		21. Original Use, if apparent Commercial		33. No. of Bays Front <u>3</u> Side <u>3</u>		
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use Restaurant		34. Wall Treatment		
12. Is it Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		35. Plan Shape Square		
13. Part of Estab. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address, if known		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>		
14. District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		37. Condition Interior _____ Exterior <u>good</u>		
15. Name of Established District		26. Local Contact Person or Organization Hamilton Planning Dept.		38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
16. Further Description of Important Features 1st story remodeled with 20th century facade, but cast iron pilasters and entablature remain. Plain stone lintels and sills. Bracketed cornice. Large two story brick wing in rear appears to be original		27. Other Surveys in Which Included		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
17. History and Significance David Cartwright, 28, Ohio born, ran a cafe and restaurant in this building where he lived in 1910. He was renting the property. This is an example of a federal transitional building.		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		41. Distance from and Frontage on Road Flush with Main St.		
18. Description of Environment and Outbuildings Rossville Commercial Center		42. Prepared by JPF		5. Other Name(s) David Cartwright House		
19. Sources of Information P.O. U.S. census, 1910		43. Organization Historic Hamilton, Inc.				
		44. Date 45. Revision Date(s) 5-77 MPA 11-83				





To: Architectural Design Review Board
From: Heather Hodges, ADRB
Subject: **AGENDA ITEM #5**
310-312 Main Street – Painting of Façade
Hamilton CORE Fund, Applicant

Meeting Date: **3/15/2016**
Received Application: **3/8/2016**

Impacts: Rossville Historic District

Dear Board Members:

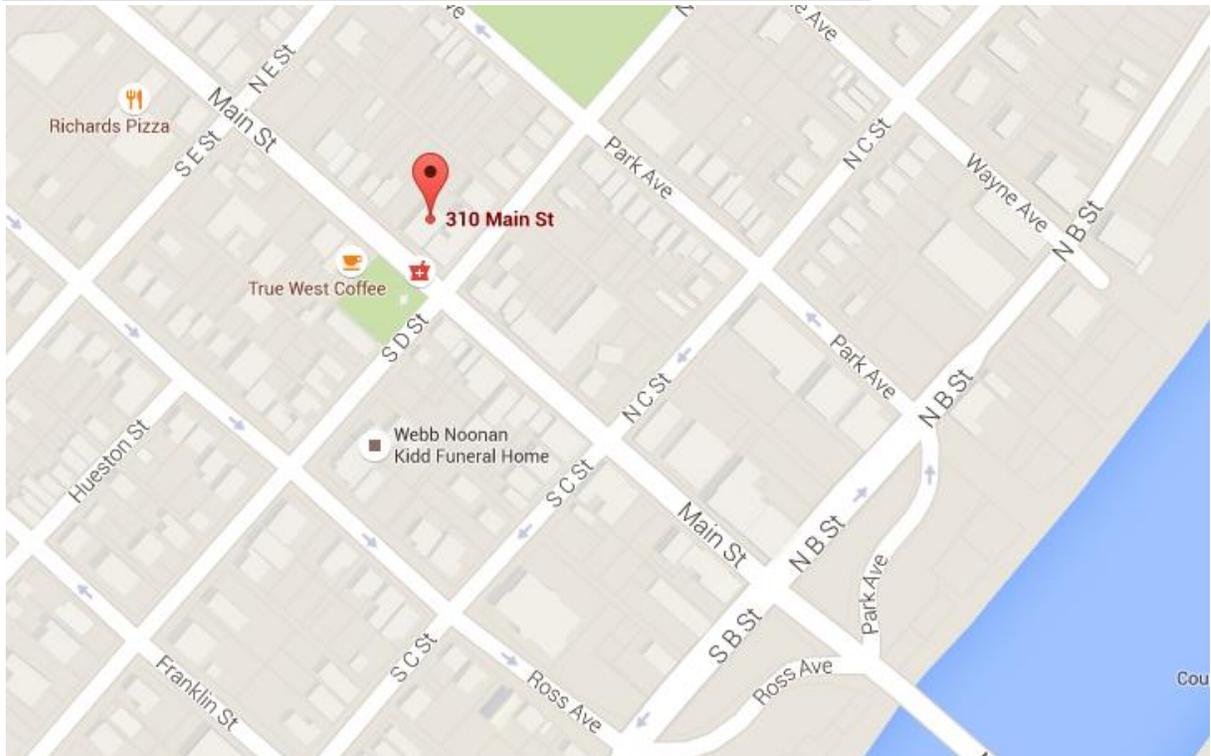
Synopsis

A Certificate of Appropriateness application has been submitted for 310-312 Main Street to include the following proposal items needing Architectural Design Review Board examination and approval:

Needing ADRB COA Approval	Reason
Painting of Façade	Change of Exterior Appearance



310-312 Main Street
Painting of Facade



Introduction:

The Applicant, The CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 310-312 Main Street. The proposal involves painting of the façade (gable accent and trim).

The subject property of 310-312 Main Street is located in the Rossville Historic District and is Zoned MS-1 Main Street Core Form Based Zoning District.

Background

This property was before the ADRB on June 16, 2015 and a Certificate of Appropriateness was issued for painting of trim, columns, decorative details and the entire body of the structure.

PROPOSAL

The applicant has proposed painting of the storefront façade.

- Per the applicant, the façade of the structure will be painted:
 - Sherwin Williams “Ivoire”, SW 6127 (Trim Color)
 - Sherwin Williams “Chamois”, SW 6131 (Gable Accent Color)

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Applicant supplied rendering of the Property
3. EXHIBIT C: COA Application



EXHIBIT A: Images of the Property



EXHIBIT B: Applicant provided rendering of the Proposed Color Scheme



310 - 312 Main Street

Trim color = SW6127 Ivoire
gable accent color = SW6131 Chamois



EXHIBIT C: COA Application



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

*A160564
A160565*

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: 310 & 312 Main Street
 Applicant Name: Hamilton CORE Fund
 Applicant Mailing Address: 236 High Street
 Owner/s Name: Hamilton CORE Fund
 Owner Mailing Address: 236 High Street
 Daytime Contact Phone: (513) 275-1740 Email: mike@cdalliance.net
 Contractor Phone: (513) 275-1740 Email: _____

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)

Paint facade.

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

Applicant Signature: [Signature] Date: 3/8/16

See Next Page

Page 1 of 4

City of Hamilton
 Division: 08/2016
 Project: 368276
 Home:
 Receipt #: 108354
 Payment Total: \$25.00
 Credit Card
 \$200.00



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
Appearance of Color: _____
Color Name & Manufacturer: SW6127 Ivoire SW6131 Chamois
Location (body, window trim, specific trim, accent): ↳ trim ↳ gable accent
See image for locations

Siding Sample Provided
Existing Siding (style, material, color, location): _____
Proposed Siding (style, material, color, location): _____
Manufacturer: _____ Proposed Size: _____

NOTE: If proposing vinyl or aluminum siding, per ADRB Guidelines, applicant must be provided a copy of Preservation Brief 8, concerning siding. It is HIGHLY recommended that applicant provide pictures and document extensive reasons why vinyl or non-historic siding is being proposed.

Roof *Please note, Roofing requires a building permit*
Existing Roof (material, style, color): _____
Proposed Roof (material, style, color): _____
Manufacturer: _____ Location: _____

Windows / Door
Existing Windows/Door (style, material, size, color, location): _____
Proposed Windows/Door (style, material, size, color, location): _____
Manufacturer: _____ Type (if applicable): _____

NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size as the original window opening. Covering of windows is highly discouraged. For vinyl or other non-historic windows, it is recommended to document existing windows, including the condition and reasons why original windows should be replaced.

Fence
Existing Fence (type, material, color): _____
Proposed Fence (type, material, color, location, course): _____

Gutters
Existing Gutter (material, style, location, color): _____
Proposed Gutter (material, style, location, color): _____
Manufacturer: _____

Soffit
Existing Soffit (style, material, location, color): _____
Proposed Soffit (style, material, location, color): _____





To: Architectural Design Review Board
From: Heather Hodges, ADRB
Subject: **AGENDA ITEM #6**
16 North D Street – Painting of Facade
Hamilton CORE Fund, Applicant

Meeting Date: **3/15/2016**

Received Application: **3/8/2016**

Impacts: Rossville Historic District

Dear Board Members:

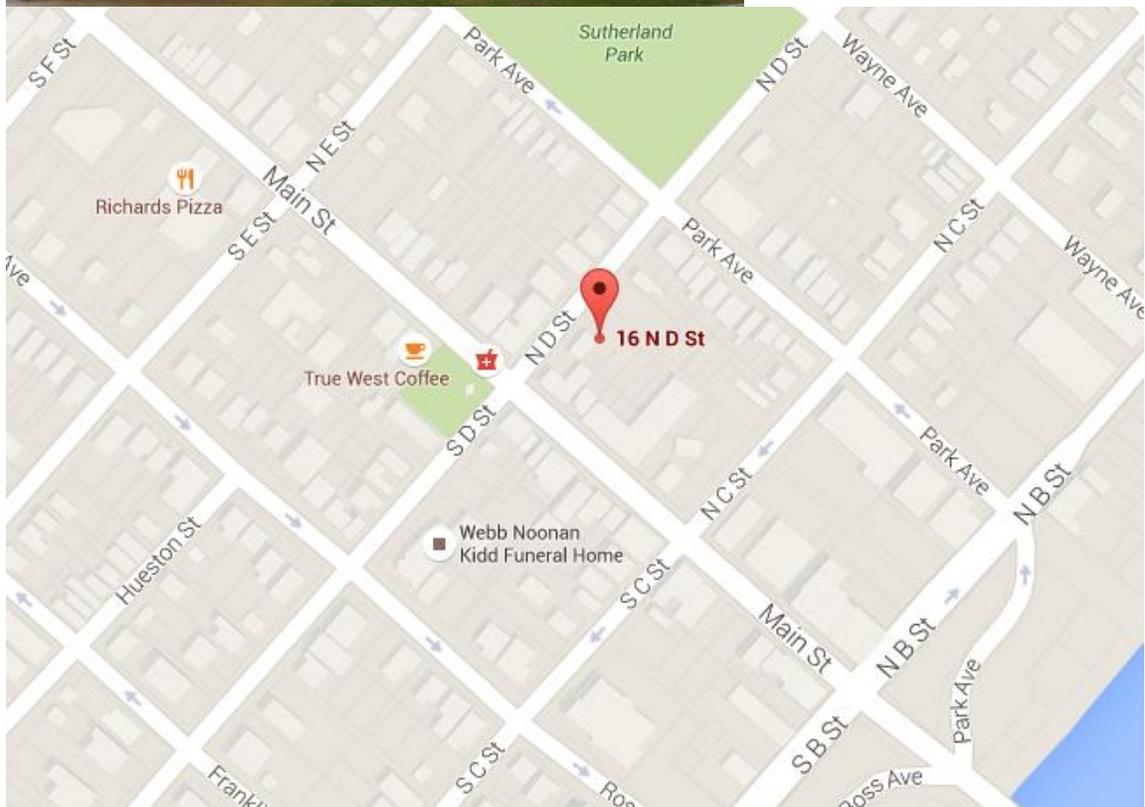
Synopsis

A Certificate of Appropriateness application has been submitted for 16 North D Street to include the following proposal items needing Architectural Design Review Board examination and approval:

Needing ADRB COA Approval	Reason
Painting of Façade	Change of Exterior Appearance



16 North D Street Painting of Facade



Introduction:

The Applicant, The CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 16 North D Street. The proposal involves painting of the façade (trim and roof).

The subject property of 16 North D Street is located in the Rossville Historic District and is Zoned “MS-1” Main Street Core Form-Based District.

Background

This property was before the ADRB on December 1, 2015 and a Certificate of Appropriateness was issued for removal of paint from body of the structure, painting of the trim, gutters & columns in Sherwin Williams French Roast (SW 6069) and removal of the shutters.

Supplemental Items

State of Ohio Historic Designation

This property of 16 North D Street is part of the State of Ohio Historic Inventory. The property is referenced as BUT-683-9. 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.



PROPOSAL

The applicant has proposed painting of the façade.

Trim of the Structure

- Per the applicant, paint all trim work in “Versatile Gray” (Sherwin Williams SW 6072)

Roof of the Structure

- The roof of the structure will be repainted to match the existing color

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Applicant supplied rendering of the color scheme
3. EXHIBIT C: COA Application
4. EXHIBIT D: State of Ohio Historic Inventory Sheet



EXHIBIT A: Images of the Property



EXHIBIT B: Applicant provided rendering of the Proposed Color Scheme



244 Main & 16 North "D"

trim color = SW6072 Versatile Gray
shutter color = SW 6048 Terra Brun

roof color = repaint to match existing color

Note:
Shutters on Main Street facade only



EXHIBIT C: COA Application

A160566
A160567



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

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.
Contact the Planning Department for the location and time of the ADRB Meeting.

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: 244 Main & 1/2 N D Street (BOTH THE SAME)

Owner/s Name: Hamilton CORE Fund

Owner Mailing Address: 236 High Street

Daytime Contact Phone: (513) 275-1740 Email: mike@cdalliance.net

Contractor Phone: (513) 275-1740 Email: _____

Is this work part of another City of Hamilton function?

Health Department Building Permit NDD Work Public Works Other: _____

Copy of Certificate to: Hamilton CORE Fund

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)

Paint facade

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

Applicant Signature: [Signature]

Date: 3/8/16

See Next Page

Page 1 of 2

City of Hamilton
Office: CNST
Copies: Campus
Date: 3/8/2016 1:43 PM
Arch: 361554
Serial: 003886
Payment: \$200.00
Credit Card ending: \$200.00



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
Appearance of Color: _____ *lighter color* *darker color*
Color Name & Manufacturer: *SW6072 Versatile Gray* *SW 6048 Terra*
Location (body, window trim, specific trim, accent): *see photoshop image* *Brun*
trim *shutter*

Siding Sample Provided
Existing Siding (style, material, color, location): _____
Proposed Siding (style, material, color, location): _____
Manufacturer: _____ Proposed Size: _____

NOTE: If proposing vinyl or aluminum siding, per ADRB Guidelines, applicant must be provided a copy of Preservation Brief 8, concerning siding. It is HIGHLY recommended that applicant provide pictures and document extensive reasons why vinyl or non-historic siding is being proposed.

Roof *Please note, Roofing requires a building permit*
Existing Roof (material, style, color): _____
Proposed Roof (material, style, color): _____
Manufacturer: _____ Location: _____

Windows / Door
Existing Windows/Door (style, material, size, color, location): _____
Proposed Windows/Door (style, material, size, color, location): _____
Manufacturer: _____ Type (if applicable): _____

NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size as the original window opening. Covering of windows is highly discouraged. For vinyl or other non-historic windows, it is recommended to document existing windows, including the condition and reasons why original windows should be replaced.

Fence
Existing Fence (type, material, color): _____
Proposed Fence (type, material, color, location, course): _____

Gutters
Existing Gutter (material, style, location, color): _____
Proposed Gutter (material, style, location, color): _____
Manufacturer: _____

Soffit
Existing Soffit (style, material, location, color): _____
Proposed Soffit (style, material, location, color): _____

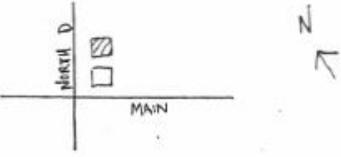
Other Work not listed above: _____



EXHIBIT D: State of Ohio Historic Inventory Sheet

OHIO HISTORIC INVENTORY

Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>BDT-183-9</u>		4. Present Name(s) Studio II		1. No. <u>BDT-183-9</u>
2. County Burler		5. Other Name(s) Little/Lacey/Fitzwater Residence		
3. Location of Negatives Hamilton Planning Dept.		16. Thematic Category Manufacturing/industry		4. Present Name(s) Studio II
6. Specific Location 16 North "D" St.		17. Date(s) or Period c1850		
7. City or Town If Rural, Township & Vicinity Hamilton		18. Style or Design Federal Vernacular		
8. Site Plan with North Arrow 		19. Architect or Engineer		
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>51</u> <u>16</u> <u>7093100</u> <u>43164210</u>		20. Contractor or Builder		
10. Zone Easting Northing Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		21. Original Use, if apparent Commercial		
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use Commercial		
12. Is It Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		
13. Part of Estab. Hist. Dist. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address, if known Robert Paxton		
14. District Potential? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
15. Name of Established District		26. Local Contact Person or Organization Hamilton Planning Dept.		
42. Further Description of Important Features Windows are 1/1 with plain stone lintels and sills and aluminum storm windows (several openings have been bricked in.) New porch on north facade. What appears to be a loading bay on the second floor of the south facade is bricked in.		27. Other Surveys in Which Included		
43. History and Significance Carriage manufacturing. Herschel A. Little, a manager and his wife, Dorothy G. lived here from 1927 to 1928. From 1931 to 1932 it was the home of Thomas J. Lacey, a bailer. Faye Fitzwater, the widow of William J. Fitzwater, lived here from 1933 to 1934. This building is a fine example of the Federal Vernacular style of architecture.		36. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
44. Description of Environment and Outbuildings This building is located in an area of mixed residential and commercial use.		37. Condition Interior _____ Exterior <u>good</u>		
45. Sources of Information 43. Information from volunteer inventory form-no source given. Williams' Hamilton Directories		38. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>		
		39. Encangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
		41. Distance from and Frontage on Road 15'		
		46. Prepared by I. Strasser		
		47. Organization MDA		
		48. Date 11-83		
		49. Revision Date(s)		





To: Architectural Design Review Board
From: Heather Hodges, ADRB
Subject: **AGENDA ITEM #7**
244 Main Street – Painting of Façade
Hamilton CORE Fund, Applicant

Meeting Date: **3/15/2016**

Received Application: **3/8/2016**

Impacts: Rossville Historic District

Dear Board Members:

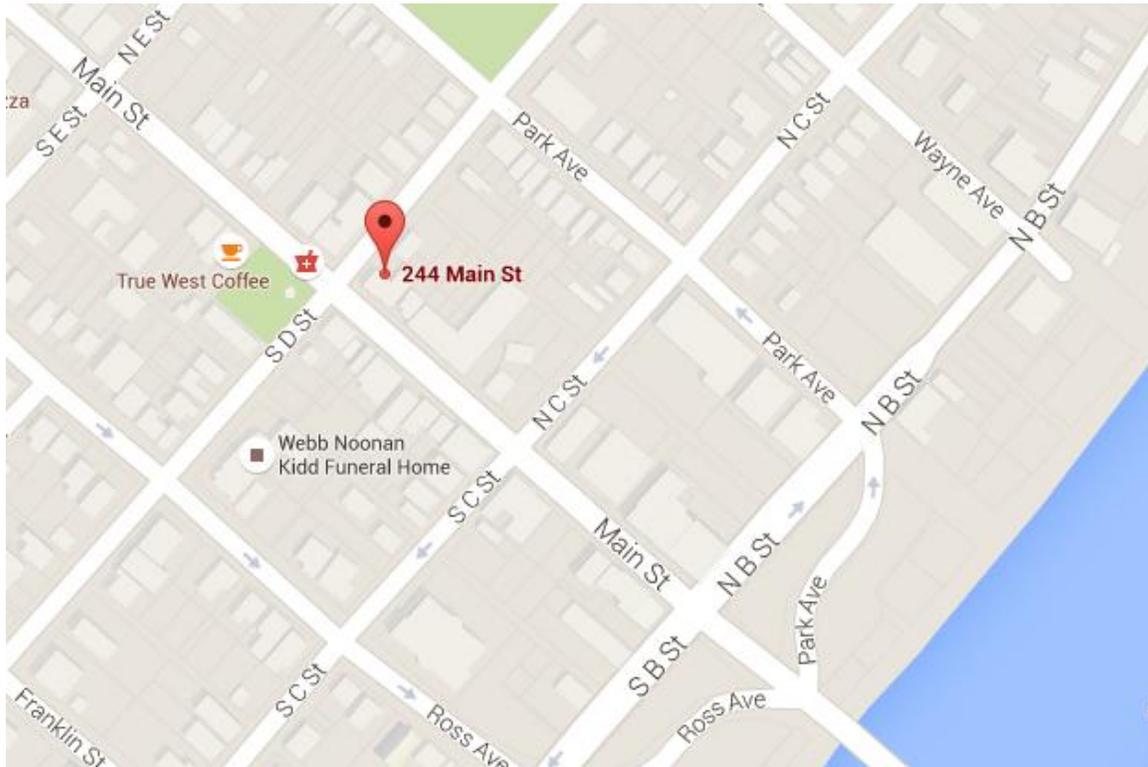
Synopsis

A Certificate of Appropriateness application has been submitted for 244 Main Street to include the following proposal items needing Architectural Design Review Board examination and approval:

Needing ADRB COA Approval	Reason
Painting of Façade	Change of Exterior Appearance



244 Main Street Painting of Facade



Introduction:

The Applicant, The CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 244 Main Street. The proposal involves painting of the façade (trim, shutters and roof).

The subject property of 244 Main Street is located in the Rossville Historic District and is Zoned MS-1 Main Street Core District.

Background

This property was before the ADRB on December 1, 2015 and a Certificate of Appropriateness was issued for removal of paint from body of structure, painting of the trim, shutters, gutters & columns in Sherwin Williams “French Roast” (SW 6069) and installation of appropriate sized shutters on the Main Street and D Street building facades.

Supplemental Items

State of Ohio Historic Designation

This property of 244 Main Street is part of the State of Ohio Historic Inventory. The property is referenced as BUT-441-9. 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.



PROPOSAL

The applicant has proposed painting of the façade.

Trim of the Structure

- Per the applicant, paint all trim work in “Versatile Gray” (Sherwin Williams SW 6072)

Shutters on the Structure

- Per the applicant, paint all shutters in “Terra Brun” (Sherwin Williams SW 6048)

Roof of the Structure

- The roof of the structure will be repainted to match the existing color

Attachments:

1. **EXHIBIT A: Images of the Property**
2. **EXHIBIT B: Applicant supplied rendering of the color scheme**
3. **EXHIBIT C: COA Application**
4. **EXHIBIT D: State of Ohio Historic Inventory Sheet**



EXHIBIT A: Images of the Property



EXHIBIT B: Applicant provided rendering of the Proposed Color Scheme



244 Main & 16 North "D"

trim color = SW6072 Versatile Gray

shutter color = SW 6048 Terra Brun

roof color = repaint to match existing color

Note:

Shutters on Main Street facade only



EXHIBIT C: COA Application

A160566
A160567



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

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.
Contact the Planning Department for the location and time of the ADRB Meeting.

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: 244 Main & 1/2 N D Street (BOTH THE SAME)

Owner/s Name: Hamilton CORE Fund

Owner Mailing Address: 236 High Street

Daytime Contact Phone: (513) 275-1740 Email: mike@cdalliance.net

Contractor Phone: (513) 275-1740 Email: _____

Is this work part of another City of Hamilton function?

Health Department Building Permit NDD Work Public Works Other: _____

Copy of Certificate to: Hamilton CORE Fund

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)

Paint facade

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

Applicant Signature: [Signature]

Date: 3/8/16

See Next Page

Page 1 of 2

Date: 3/8/2016
 Arch: 363554
 Permit: 003886
 Payment: \$200.00
 Credit Card ending: _____
 City of Hamilton
 Office: CNST
 Campus
 3/8/2016 1:43 PM
 \$200.00



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
Appearance of Color: _____ *lighter color* *darker color*
Color Name & Manufacturer: *SW6072 Versatile Gray* *SW 6048 Terra*
Location (body, window trim, specific trim, accent): *see photoshop image* *Brun*
trim *shutter*

Siding Sample Provided
Existing Siding (style, material, color, location): _____
Proposed Siding (style, material, color, location): _____
Manufacturer: _____ Proposed Size: _____

NOTE: If proposing vinyl or aluminum siding, per ADRB Guidelines, applicant must be provided a copy of Preservation Brief 8, concerning siding. It is HIGHLY recommended that applicant provide pictures and document extensive reasons why vinyl or non-historic siding is being proposed.

Roof *Please note, Roofing requires a building permit*
Existing Roof (material, style, color): _____
Proposed Roof (material, style, color): _____
Manufacturer: _____ Location: _____

Windows / Door
Existing Windows/Door (style, material, size, color, location): _____
Proposed Windows/Door (style, material, size, color, location): _____
Manufacturer: _____ Type (if applicable): _____

NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size as the original window opening. Covering of windows is highly discouraged. For vinyl or other non-historic windows, it is recommended to document existing windows, including the condition and reasons why original windows should be replaced.

Fence
Existing Fence (type, material, color): _____
Proposed Fence (type, material, color, location, course): _____

Gutters
Existing Gutter (material, style, location, color): _____
Proposed Gutter (material, style, location, color): _____
Manufacturer: _____

Soffit
Existing Soffit (style, material, location, color): _____
Proposed Soffit (style, material, location, color): _____

Other Work not listed above: _____

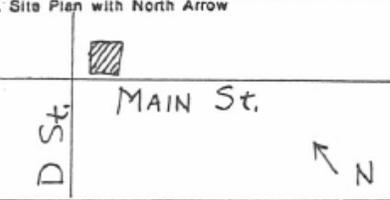


EXHIBIT D: State of Ohio Historic Inventory Sheet

OHIO HISTORIC INVENTORY

CODED

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>BUT-441-9</u>		4. Present Name(s)		1 No. BUT-441-9
2. County <u>Butler</u>		5. Other Name(s)		
3. Location of Negatives <u>Hamilton Planning Dept.</u>		<u>D & Main St.</u>		
6. Specific Location <u>D & Main St. Ward N1</u> <u>PT. 1536</u>		16. Thematic Category		2. County Butler 4. Present Name(s) 5. Other Name(s) D & Main St.
7. City or Town If Rural, Township & Vicinity <u>Hamilton</u>		17. Date(s) or Period <u>c.1850</u>		
8. Site Plan with North Arrow 		18. Style or Design <u>Federal Transitional</u>		
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>0 7 0 9 3 4 0 4 3 6 4 2 0 0</u>		19. Architect or Engineer		
10. Name of Established District		20. Contractor or Builder		
11. Further Description of Important Features <p>A wide cornice board marks the street facade of this Federal Vernacular building. The entry and the second story windows have been altered. The windows have been partially filled in and the original sashes have been replaced. All windows have plain stone lintels and lug sills.</p>		21. Original Use, if apparent <u>Carriage Factory</u>		
12. History and Significance <p>This building apparently originally housed a carriage factory.</p>		22. Present Use <u>Offices and commercial</u>		
13. Description of Environment and Outbuildings <p>Rossville Commercial Center</p>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		
14. Sources of Information <p>P.O. and Bob Paxton</p>		24. Owner's Name & Address, if known		
		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
		26. Local Contact Person or Organization <u>Hamilton Planning Dept.</u>		
		27. Other Surveys in Which Included		
		28. No. of Stories <u>2</u>		
		29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>		
		30. Foundation Material <u>stone</u>		
		31. Wall Construction <u>Brick</u>		
		32. Roof Type & Material <u>Gable tin</u>		
		33. No. of Bays Front <u>4</u> Side <u>3</u>		
		34. Wall Treatment <u>Brick painted</u>		
		35. Plan Shape <u>rectangle</u>		
		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>		
		37. Condition Interior <u>good</u> Exterior <u>good</u>		
		38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
		41. Distance from and Frontage on Road <u>Flush with Main St</u>		
		45. Prepared by <u>JPF</u>		
		46. Organization <u>Historic Hamilton, Inc.</u>		
		47. Date <u>MPA 12/83</u>		
		48. Revision Date(s)		





To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #8**
244 Main Street – Mural Painting
Jennifer Acus-Smith, Fitton Center, Applicant
Meeting Date: **3/15/2016**
Received Application: **3/7/2016**
Impacts: Rossville-Main Street Historic District

Dear Board Members:

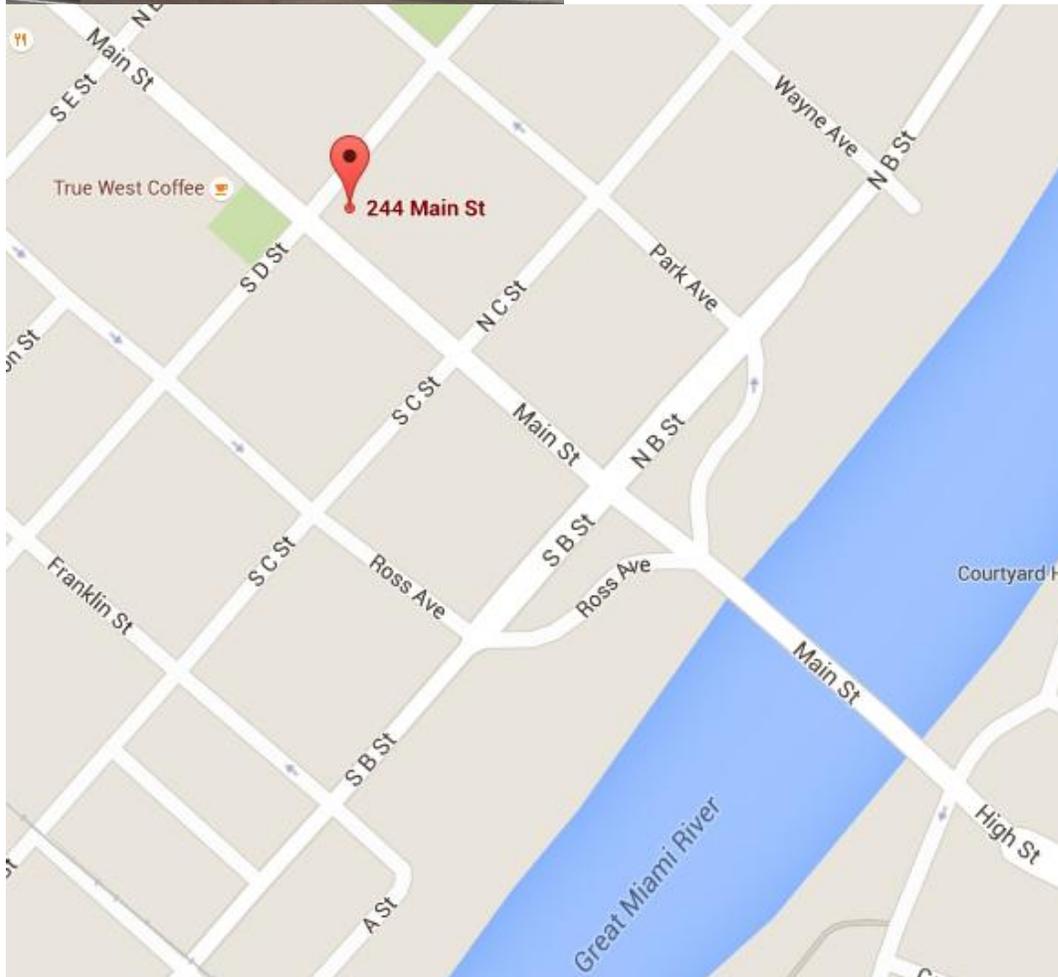
Synopsis

A Certificate of Appropriateness application has been submitted for 244 Main Street to include the following proposal items needing Architectural Design Review Board examination and approval:

Needing ADRB COA Approval	Reason
Mural Painting	Change of Exterior Appearance



244 Main Street Mural Painting



Introduction:

The Applicant, Jennifer Acus-Smith, for Fitton Center, has submitted a Certificate of Appropriateness Application for the property of 244 Main Street. The proposal involves the painting of a mural on the structure.

The subject property of 244 Main Street is part of the Rossville-Main Street Historic District and is Zoned “MS-1”, Main Street Core, Form-Based Zoning.

Background:

This is part of the StreetSpark program for painting of murals on notable buildings in Hamilton. The Applicant and StreetSpark members have been to the Architectural Design Review Board in late 2015, for informational and introductory purposes only. The submitted proposal is part of a simple set of proposed murals for historic buildings.

Supplemental Items

Implications for ADRB Policies & Guidelines; and Other Requirements

There are no significant implications for the ADRB Policies & Guidelines concerning this project proposal.

State of Ohio Historic Designation

The property of 244 Main Street is part of the State of Ohio Historic Inventory, referenced as BUT-441-9. 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.



PROPOSAL

Propose painting a mural on the subject property of 244 Main Street.

- Location: Mural will be painted on the Brick Wall, Eastern Elevation of the Structure.
 - Per the Applicant submitted diagram, this encompasses the whole brick surface.
 - Area measures:
 - 35 feet in Width;
 - 21.5 feet in Height (to the edge of roof);
 - 27.5 feet in Height (to the peak, chimney)
- NOVAColor will be used for the paint of the mural
 - Acrylic-based paint
- Two (2) coats of NOVAColor Varnish will be applied to protect the surface.

A design of the mural has been included as an Exhibit Attachment item.

Further Items

Please note that the murals are considered Works of Art, and thus do not pertain to any existing signage regulations.

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Mural Site for 244 Main Street – Applicant Submitted
3. EXHIBIT C: Design of the Mural
4. EXHIBIT D: NOVAColor Information – Applicant Submitted
5. EXHIBIT E: COA Application
6. EXHIBIT F: State of Ohio Historic Inventory Record



EXHIBIT A: Images of the Property



EXHIBIT B: Mural Site for 244 Main Street – Applicant Submitted

244 MAIN STREET:



EXHIBIT C: Design of the Mural



EXHIBIT D: NOVAColor Information – Applicant Submitted



Buy Discount Artists Acrylic Paints & Mediums

Since 1965

Nova Color Artists' Acrylic Paint is a top quality artists' acrylic paint suitable for use on canvas, paper, fabric, wood, plaster, masonry, and most non-slick, non-oily surfaces. Nova Color Artists' Acrylic Paint is used as a fine art paint and mural paint as well as for fabric painting, decorative painting, fiberglass sculpture painting, interior/exterior faux finishes, set painting, scenic painting, surfboard painting and handcraft painting.

Nova Color Artists' Acrylic Paint is available in over 80 colors including the traditional artist's colors plus iridescent paint, pearl paint, metallic paint and fluorescent (blacklight or UV) paint. We have acrylic gesso, acrylic gel and acrylic mediums for fine art, mural varnish, and giclee varnish.

Nova Color Artists' Acrylic Paint is made with a top grade pure acrylic binder and is heavily saturated with the best pigments available. Nova Color Artists' Acrylic Paint is strong and brilliant.



General Specifications

Hide:

Degree of hiding power depends on the pigment used. Colors may be opaque, translucent or transparent. Check opacity chart.

Drying Time:

Air dry @ 70 degrees F & 50% R.H.:

Dry to touch: 1/2 - 1 hour.

Dry to recoat: 3 hours minimum.

% Non Volatile (Solids):

By weight 45-50%

By volume 35-40%

Volatile Organic Compounds (V.O.C.):

150 grams per liter maximum.

1.25 pounds per gallon.

V.O.C. per color is available.

Application Methods:

Brush: No reduction necessary.

Roller: Up to 10% reduction with water if necessary.

Spray: Air sprayer--reduce 20%-25% with water. Airless sprayer--no reduction necessary; .013"- .016" tip @ approx. 2,000 PSI.

D.O.T. Shipping Class:

Water-based. Not regulated. Freight class 55.

To check adhesion:

Apply a test patch and allow to dry for 36 hours. Check by scraping.

Clean up:

Clean up with warm soapy water. Nova Color Artists' Acrylic Paint is water soluble when wet; dries permanent and water resistant. Do not allow to dry on brushes, tools or clothing.

Nova Color Artists Acrylic Paints conform with federal art material labeling guidelines and have been reviewed by a toxicologist. All colors except the cadmium colors are labeled as follows:

No health hazard labeling required.

Labeling conforms with ASTM D-4236.

All colors with cadmium require this health label:

CONTAINS: CADMIUM PIGMENT.

Do not spray apply.

Labeling conforms with ASTM D-4236

Note: Values given are typical. Give us a call if precise specifications are needed on individual products.



EXHIBIT E: COA Application



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

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: 244 Main Street
Applicant Name: Fitton Center / Jennifer Acus-Smith
Applicant Mailing Address: 101 S. Monument Ave. Hamilton, OH 45011
Owner/s Name: CORE / Mike Dingledein
Owner Mailing Address: 236 High St. Hamilton, OH 45011
Daytime Contact Phone: 607-8732 Email: mike@cdalliance.net
Contractor Phone: _____ Email: _____

Is this work part of another City of Hamilton function?

Health Department Building Permit NDD Work Public Works Other: Streetspark public art program

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)

We are proposing a mural be painted using NovAcolor premium paint (acrylic-based lightfast) along with two coats of NovAcolor varnish to protect the surface

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

Applicant Signature: [Signature] Date: 3/7/16
See Next Page Page 1 of 4



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
Appearance of Color: please see submitted design
Color Name & Manufacturer: NOVACOLOR
Location (body, window trim, specific trim, accent): mural wall only

Siding Sample Provided
Existing Siding (style, material, color, location): _____
Proposed Siding (style, material, color, location): _____
Manufacturer: _____ Proposed Size: _____

NOTE: If proposing vinyl or aluminum siding, per ADRB Guidelines, applicant must be provided a copy of Preservation Brief 8, concerning siding. It is HIGHLY recommended that applicant provide pictures and document extensive reasons why vinyl or non-historic siding is being proposed.

Roof *Please note, Roofing requires a building permit*
Existing Roof (material, style, color): _____
Proposed Roof (material, style, color): _____
Manufacturer: _____ Location: _____

Windows / Door
Existing Windows/Door (style, material, size, color, location): _____
Proposed Windows/Door (style, material, size, color, location): _____
Manufacturer: _____ Type (if applicable): _____

NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size as the original window opening. Covering of windows is highly discouraged. For vinyl or other non-historic windows, it is recommended to document existing windows, including the condition and reasons why original windows should be replaced.

Fence
Existing Fence (type, material, color): _____
Proposed Fence (type, material, color, location, course): _____

Gutters
Existing Gutter (material, style, location, color): _____
Proposed Gutter (material, style, location, color): _____
Manufacturer: _____

Soffit
Existing Soffit (style, material, location, color): _____
Proposed Soffit (style, material, location, color): _____

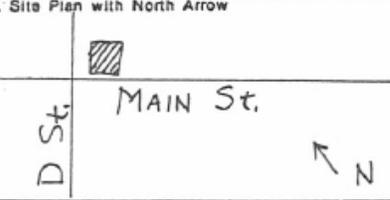


EXHIBIT F: State of Ohio Historic Inventory Record

OHIO HISTORIC INVENTORY

CODED

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>BUT-441-9</u>		4. Present Name(s)		1 No BUT-441-9
2. County <u>Butler</u>		5. Other Name(s)		
3. Location of Negatives <u>Hamilton Planning Dept.</u>		<u>D & Main St.</u>		
6. Specific Location <u>D & Main St.</u> <u>PT. 1536</u> <u>Ward N1</u>		16. Thematic Category		2. County <u>Butler</u> 4. Present Name(s)
7. City or Town <u>Hamilton</u>		17. Date(s) or Period <u>c.1850</u>		
8. Site Plan with North Arrow 		18. Style or Design <u>Federal Transitional</u>		
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>0 7 0 9 3 4 0</u> <u>4 3 6 4 2 0 0</u>		19. Architect or Engineer		
10. Name of Established District		20. Contractor or Builder		
11. On National Register? <u>No</u>		21. Original Use, if apparent <u>Carriage Factory</u>		
12. Is it Eligible? <u>No</u>		22. Present Use <u>Offices and commercial</u>		
13. Part of Estab. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		
14. District Potential? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address, if known		
15. Further Description of Important Features <p>A wide cornice board marks the street facade of this Federal Vernacular building. The entry and the second story windows have been altered. The windows have been partially filled in and the original sashes have been replaced. All windows have plain stone lintels and lug sills.</p>		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
16. History and Significance <p>This building apparently originally housed a carriage factory.</p>		26. Local Contact Person or Organization <u>Hamilton Planning Dept.</u>		
17. Description of Environment and Outbuildings <u>Rossville Commercial Center</u>		27. Other Surveys in Which Included		
18. Sources of Information <u>P.O. and Bob Paxton</u>		28. No. of Stories <u>2</u>		
		29. Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
		30. Foundation Material <u>stone</u>		
		31. Wall Construction <u>Brick</u>		
		32. Roof Type & Material <u>Gable tin</u>		
		33. No. of Bays Front <u>4</u> Side <u>3</u>		
		34. Wall Treatment <u>Brick painted</u>		
		35. Plan Shape <u>rectangle</u>		
		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>		
		37. Condition Interior <u>good</u> Exterior <u>good</u>		
		38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
		41. Distance from and Frontage on Road <u>Flush with Main St</u>		
		42. Other Name(s) <u>D & Main St.</u>		
		43. Prepared by <u>JPF</u>		
		44. Organization <u>Historic Hamilton, Inc.</u>		
		45. Date <u>MPA 12/83</u>		
		46. Revision Date(s)		





To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #9**
15 South D Street – Mural Painting
Jennifer Acus-Smith, Fitton Center, Applicant
Meeting Date: **3/15/2016**
Received Application: **3/7/2016**
Impacts: Rossville-Main Street Historic District

Dear Board Members:

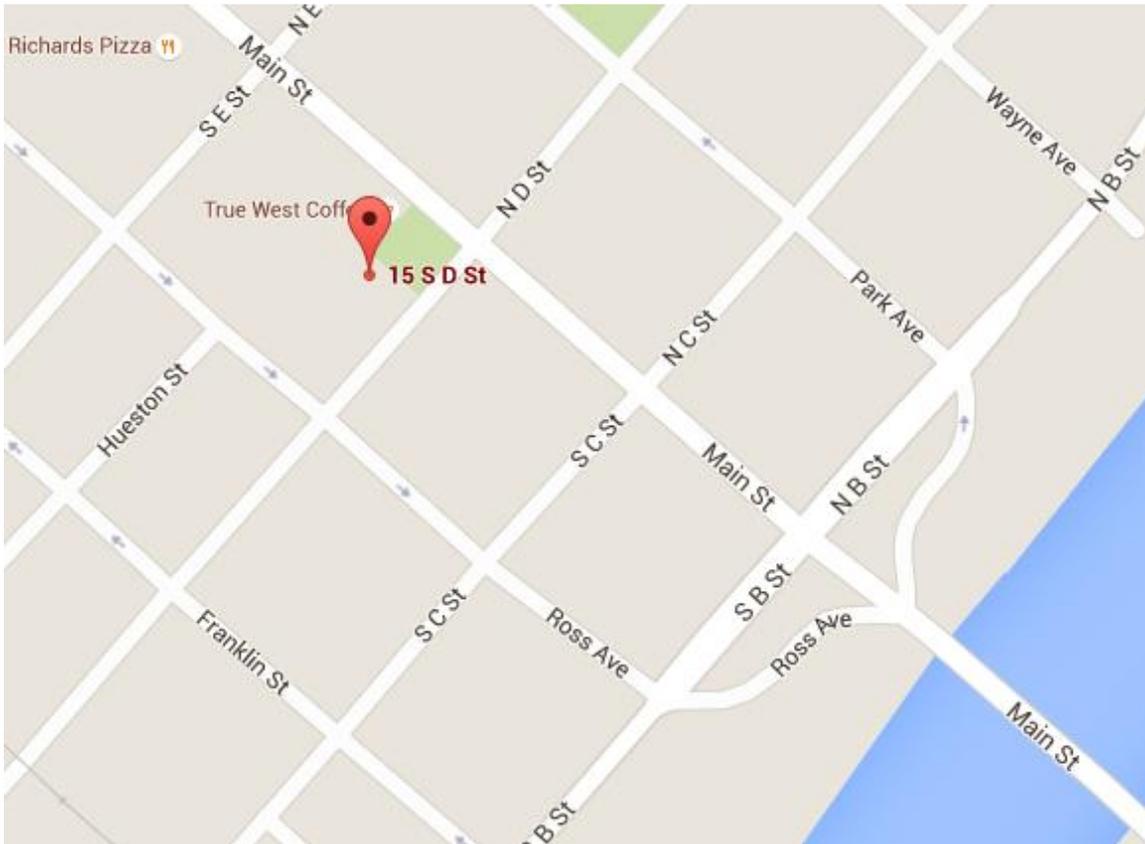
Synopsis

A Certificate of Appropriateness application has been submitted for 15 South D Street to include the following proposal items needing Architectural Design Review Board examination and approval:

Needing ADRB COA Approval	Reason
Mural Painting	Change of Exterior Appearance



15 South D Street Mural Painting



Introduction:

The Applicant, Jennifer Acus-Smith, for Fitton Center, has submitted a Certificate of Appropriateness Application for the property of 15 South D Street. The proposal involves the painting of a mural on the structure.

The subject property of 15 South D Street is part of the Rossville-Main Street Historic District and is Zoned “MS-1”, Main Street Core, Form-Based Zoning.

Background:

This is part of the StreetSpark program for painting of murals on notable buildings in Hamilton. The Applicant and StreetSpark members have been to the Architectural Design Review Board in late 2015, for informational and introductory purposes only. The submitted proposal is part of a simple set of proposed murals for historic buildings.

Supplemental Items

Implications for ADRB Policies & Guidelines; and Other Requirements

There are no significant implications for the ADRB Policies & Guidelines concerning this project proposal.

State of Ohio Historic Designation

This property of 15 South D Street is not part of the State Historic Inventory.



PROPOSAL

Propose painting a mural on the subject property of 15 South D Street.

- Per the Applicant, Location: Mural will be painted on a section of the exterior wall facing the True West parking lot.
 - (North Elevation of the structure)

- NOVAColor will be used for the paint of the mural
 - Acrylic-based paint

- Two (2) coats of NOVAColor Varnish will be applied to protect the surface.

A design of the mural has been included as an Exhibit Attachment item.

Further Items

Please note that the murals are considered Works of Art, and thus do not pertain to any existing signage regulations.

Attachments:

1. **EXHIBIT A: Mural Site for 15 South D Street – Applicant Submitted**
2. **EXHIBIT B: Design of the Mural**
3. **EXHIBIT C: NOVAColor Information – Applicant Submitted**
4. **EXHIBIT D: COA Application**



EXHIBIT A: Mural Site for 15 South D Street – Applicant Submitted

15 SOUTH D STREET:





EXHIBIT B: Design of the Mural



EXHIBIT C: NOVAColor Information – Applicant Submitted



Buy Discount Artists Acrylic Paints & Mediums

Since 1965

Nova Color Artists' Acrylic Paint is a top quality artists' acrylic paint suitable for use on canvas, paper, fabric, wood, plaster, masonry, and most non-slick, non-oily surfaces. Nova Color Artists' Acrylic Paint is used as a fine art paint and mural paint as well as for fabric painting, decorative painting, fiberglass sculpture painting, interior/exterior faux finishes, set painting, scenic painting, surfboard painting and handcraft painting.

Nova Color Artists' Acrylic Paint is available in over 80 colors including the traditional artist's colors plus iridescent paint, pearl paint, metallic paint and fluorescent (blacklight or UV) paint. We have acrylic gesso, acrylic gel and acrylic mediums for fine art, mural varnish, and giclee varnish.

Nova Color Artists' Acrylic Paint is made with a top grade pure acrylic binder and is heavily saturated with the best pigments available. Nova Color Artists' Acrylic Paint is strong and brilliant.



General Specifications

Hide:

Degree of hiding power depends on the pigment used. Colors may be opaque, translucent or transparent. Check opacity chart.

Drying Time:

Air dry @ 70 degrees F & 50% R.H.:

Dry to touch: 1/2 - 1 hour.

Dry to recoat: 3 hours minimum.

% Non Volatile (Solids):

By weight 45-50%

By volume 35-40%

Volatile Organic Compounds (V.O.C.):

150 grams per liter maximum.

1.25 pounds per gallon.

V.O.C. per color is available.

Application Methods:

Brush: No reduction necessary.

Roller: Up to 10% reduction with water if necessary.

Spray: Air sprayer--reduce 20%-25% with water. Airless sprayer--no reduction necessary; .013"- .016" tip @ approx. 2,000 PSI.

D.O.T. Shipping Class:

Water-based. Not regulated. Freight class 55.

To check adhesion:

Apply a test patch and allow to dry for 36 hours. Check by scraping.

Clean up:

Clean up with warm soapy water. Nova Color Artists' Acrylic Paint is water soluble when wet; dries permanent and water resistant. Do not allow to dry on brushes, tools or clothing.

Nova Color Artists Acrylic Paints conform with federal art material labeling guidelines and have been reviewed by a toxicologist. All colors except the cadmium colors are labeled as follows:

No health hazard labeling required.

Labeling conforms with ASTM D-4236.

All colors with cadmium require this health label:

CONTAINS: CADMIUM PIGMENT.

Do not spray apply.

Labeling conforms with ASTM D-4236

Note: Values given are typical. Give us a call if precise specifications are needed on individual products.



EXHIBIT D: COA Application



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

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: 15 South D Street
Applicant Name: Fitton Center | Jennifer Acus-Smith
Applicant Mailing Address: 101 S. Monument Ave., Hamilton, OH 45011
Owner/s Name: Roy and Debra Miller
Owner Mailing Address: _____
Daytime Contact Phone: 253-8838 Email: _____
Contractor Phone: _____ Email: _____

Is this work part of another City of Hamilton function?

Health Department Building Permit NDD Work Public Works Other: Street Spark Public Art program

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)
We are proposing a mural be painted on a section of this wall facing the True West parking lot. We will use NOVACOLOR paint (acrylic-based, light-fast) and 2 coats of NOVACOLOR VARNISH to protect the surface.

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

Applicant Signature: [Signature] Date: 3/7/16
See Next Page Page 1 of 4



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
Appearance of Color: please see submitted design
Color Name & Manufacturer: NOVAcolor
Location (body, window trim, specific trim, accent): mural wall only

Siding Sample Provided
Existing Siding (style, material, color, location): _____
Proposed Siding (style, material, color, location): _____
Manufacturer: _____ Proposed Size: _____

NOTE: If proposing vinyl or aluminum siding, per ADRB Guidelines, applicant must be provided a copy of Preservation Brief 8, concerning siding. It is HIGHLY recommended that applicant provide pictures and document extensive reasons why vinyl or non-historic siding is being proposed.

Roof *Please note, Roofing requires a building permit*
Existing Roof (material, style, color): _____
Proposed Roof (material, style, color): _____
Manufacturer: _____ Location: _____

Windows / Door
Existing Windows/Door (style, material, size, color, location): _____
Proposed Windows/Door (style, material, size, color, location): _____
Manufacturer: _____ Type (if applicable): _____

NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size as the original window opening. Covering of windows is highly discouraged. For vinyl or other non-historic windows, it is recommended to document existing windows, including the condition and reasons why original windows should be replaced.

Fence
Existing Fence (type, material, color): _____
Proposed Fence (type, material, color, location, course): _____

Gutters
Existing Gutter (material, style, location, color): _____
Proposed Gutter (material, style, location, color): _____
Manufacturer: _____

Soffit
Existing Soffit (style, material, location, color): _____
Proposed Soffit (style, material, location, color): _____





To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #10**
20 High Street – Mural Painting
Jennifer Acus-Smith, Fitton Center, Applicant
Meeting Date: **3/15/2016**
Received Application: **3/7/2016**

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
Mural Painting	Change of Exterior Appearance



20 High Street Mural Painting



Introduction:

The Applicant, Jennifer Acus-Smith, for Fitton Center, has submitted a Certificate of Appropriateness Application for the property of 20 High Street. The proposal involves the painting of a mural on the structure.

The subject property of 20 High Street is part of the Central Area Building Inventory and is Zoned “MS-1”, Main Street Core, Form-Based Zoning.

Background:

This is part of the StreetSpark program for painting of murals on notable buildings in Hamilton. The Applicant and StreetSpark members have been to the Architectural Design Review Board in late 2015, for informational and introductory purposes only. The submitted proposal is part of a simple set of proposed murals for historic buildings.

Supplemental Items

Implications for ADRB Policies & Guidelines; and Other Requirements

There are no significant implications for the ADRB Policies & Guidelines concerning this project proposal.

State of Ohio Historic Designation

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

Propose painting a mural on the subject property of 20 High Street.

- Per the Applicant, Location: Mural will be painted on a section of the 1960's addition of the structure.
 - (East Elevation of the structure)
 - Area Measures:
 - 16 feet in Height and 100 feet in length
- NOVAColor will be used for the paint of the mural
 - Acrylic-based paint
- Two (2) coats of NOVAColor Varnish will be applied to protect the surface.

A design of the mural has been included as an Exhibit Attachment item.

Further Items

Please note that the murals are considered Works of Art, and thus do not pertain to any existing signage regulations.

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Mural Site for 20 High Street – Applicant Submitted
3. EXHIBIT C: Design of the Mural
4. EXHIBIT D: NOVAColor Information – Applicant Submitted
5. EXHIBIT E: COA Application
6. EXHIBIT F: State of Ohio Historic Inventory Sheet



EXHIBIT A: Images of the Property



EXHIBIT B: Mural Site for 20 High Street – Applicant Submitted

20 HIGH STREET:

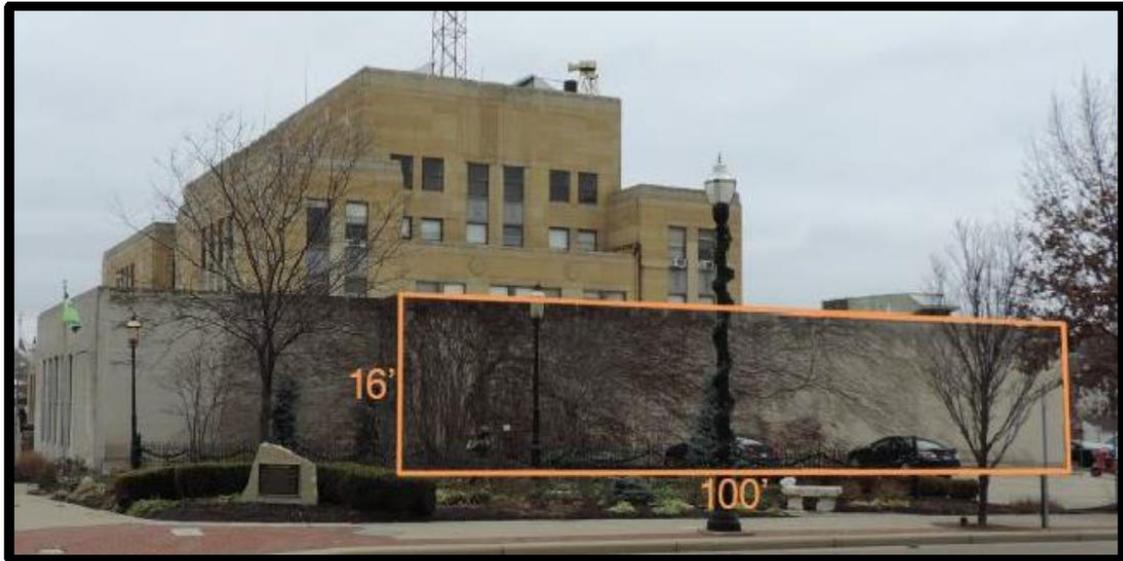


EXHIBIT C: Design of the Mural



EXHIBIT D: NOVAColor Information – Applicant Submitted



Buy Discount Artists Acrylic Paints & Mediums

Since 1965

Nova Color Artists' Acrylic Paint is a top quality artists' acrylic paint suitable for use on canvas, paper, fabric, wood, plaster, masonry, and most non-slick, non-oily surfaces. Nova Color Artists' Acrylic Paint is used as a fine art paint and mural paint as well as for fabric painting, decorative painting, fiberglass sculpture painting, interior/exterior faux finishes, set painting, scenic painting, surfboard painting and handcraft painting.

Nova Color Artists' Acrylic Paint is available in over 80 colors including the traditional artist's colors plus iridescent paint, pearl paint, metallic paint and fluorescent (blacklight or UV) paint. We have acrylic gesso, acrylic gel and acrylic mediums for fine art, mural varnish, and giclee varnish.

Nova Color Artists' Acrylic Paint is made with a top grade pure acrylic binder and is heavily saturated with the best pigments available. Nova Color Artists' Acrylic Paint is strong and brilliant.



General Specifications

Hide:

Degree of hiding power depends on the pigment used. Colors may be opaque, translucent or transparent. Check opacity chart.

Drying Time:

Air dry @ 70 degrees F & 50% R.H.:

Dry to touch: 1/2 - 1 hour.

Dry to recoat: 3 hours minimum.

% Non Volatile (Solids):

By weight 45-50%

By volume 35-40%

Volatile Organic Compounds (V.O.C.):

150 grams per liter maximum.

1.25 pounds per gallon.

V.O.C. per color is available.

Application Methods:

Brush: No reduction necessary.

Roller: Up to 10% reduction with water if necessary.

Spray: Air sprayer--reduce 20%-25% with water. Airless sprayer--no reduction necessary; .013"- .016" tip @ approx. 2,000 PSI.

D.O.T. Shipping Class:

Water-based. Not regulated. Freight class 55.

To check adhesion:

Apply a test patch and allow to dry for 36 hours. Check by scraping.

Clean up:

Clean up with warm soapy water. Nova Color Artists' Acrylic Paint is water soluble when wet; dries permanent and water resistant. Do not allow to dry on brushes, tools or clothing.

Nova Color Artists Acrylic Paints conform with federal art material labeling guidelines and have been reviewed by a toxicologist. All colors except the cadmium colors are labeled as follows:

No health hazard labeling required.

Labeling conforms with ASTM D-4236.

All colors with cadmium require this health label:

CONTAINS: CADMIUM PIGMENT.

Do not spray apply.

Labeling conforms with ASTM D-4236

Note: Values given are typical. Give us a call if precise specifications are needed on individual products.



EXHIBIT E: COA Application



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

3/8/16

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 Street, Hamilton, OH 45011
Applicant Name: Fitton Center for Creative Arts, Jennifer Acus-Smith
Applicant Mailing Address: 101 S. Monument Ave.
Owner/s Name: City of Hamilton / Joshua Smith, City Manager
Owner Mailing Address: 345 High St, 7th floor, Hamilton, OH 45011
Daytime Contact Phone: 785-7002 Email: Smithja@ci.hamilton.oh.us
Contractor Phone: _____ Email: _____

Is this work part of another City of Hamilton function?

Health Department Building Permit NDD Work Public Works Other: Streetspark Public Art Program

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)

We are proposing a mural be painted on the 1960's addition (16 x 100' long wall). Nova color premium mural paint (acrylic based) will be used along with two coats of Nova color varnish. Paint is light-fast and will not fade; varnish protects surface.

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

Applicant Signature: _____

Date: 3/7/16

See Next Page

Page 1 of 4



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
Appearance of Color: See design image provided
Color Name & Manufacturer: NOVA color
Location (body, window trim, specific trim, accent): mural wall only

Siding Sample Provided
Existing Siding (style, material, color, location): _____
Proposed Siding (style, material, color, location): _____
Manufacturer: _____ Proposed Size: _____

NOTE: If proposing vinyl or aluminum siding, per ADRB Guidelines, applicant must be provided a copy of Preservation Brief 8, concerning siding. It is HIGHLY recommended that applicant provide pictures and document extensive reasons why vinyl or non-historic siding is being proposed.

Roof *Please note, Roofing requires a building permit*
Existing Roof (material, style, color): _____
Proposed Roof (material, style, color): _____
Manufacturer: _____ Location: _____

Windows / Door
Existing Windows/Door (style, material, size, color, location): _____
Proposed Windows/Door (style, material, size, color, location): _____
Manufacturer: _____ Type (if applicable): _____

NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size as the original window opening. Covering of windows is highly discouraged. For vinyl or other non-historic windows, it is recommended to document existing windows, including the condition and reasons why original windows should be replaced.

Fence
Existing Fence (type, material, color): _____
Proposed Fence (type, material, color, location, course): _____

Gutters
Existing Gutter (material, style, location, color): _____
Proposed Gutter (material, style, location, color): _____
Manufacturer: _____

Soffit
Existing Soffit (style, material, location, color): _____
Proposed Soffit (style, material, location, color): _____



EXHIBIT F: State of Ohio Historic Inventory Sheet

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

OHIO HISTORIC INVENTORY NATIONAL REGISTER		Ohio Historic Preservation Office Ohio Historical Center Columbus, Ohio 43211	
1. No. <i>But - 724-9</i>	4. Present Name(s) CODED	1. No <i>But - 724-9</i>	
2. County Butler	5. Other Name(s)	2. County Butler	
3. Location of Negatives Hamilton Planning Dept.	Municipal Building	4. Present Name(s)	
6. Specific Location NE corner of High and Monument Sts.	16. Thematic Category politics/reform/welfare	28. No. of Stories 4 & 5	
7. City or Town If Rural, Township & Vicinity Hamilton	17. Date(s) or Period 1934	29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
8. Site Plan with North Arrow 	18. Style or Design Art Deco	30. Foundation Material stone & concrete	
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference 10 709 700 4363890	19. Architect or Engineer Assoc. Architects F. Mueller, G. Barkman, R. Smith	31. Wall Construction reinforced concrete	
10. Zone Easting Northing Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>	20. Contractor or Builder	32. Roof Type & Material Flat-composition	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	21. Original Use, if apparent Municipal building	33. No. of Bays Front 7 Side 5	
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	22. Present Use Municipal building	34. Wall Treatment plain dressed ashlar	
13. Part of Estab. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	23. Ownership Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>	35. Plan Shape cross	
14. District Potent? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	24. Owner's Name & Address, if known	36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	
15. Name of Established District HISTORIC HAMILTON/CIC CENTER	25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	37. Condition Interior <u>excellent</u> Exterior <u>excellent</u>	
16. Further Description of Important Features The building is divided into three block-like sections (central, east and west) which alternately project. Entrances are on all four sides of the building with High St. being the main one. The High St. entrance has large central portal with circular panels representing the arts and industries and corn background in low relief. It is flanked by fluted aluminum pilasters, above which is a large transom. Stylized belted wheat motif decorates upper parapet wall. Large, (over)	26. Local Contact Person or Organization Hamilton Planning Dept.	38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
17. History and Significance This building was constructed under the auspices of the Works Progress Administration in 1934. A quick overview of the contractors shows that many local companies were employed in this project. (See last attached page.) The building is significant for its Art Deco design and as the work of local architect, Frederick Mueller, who collaborated with other local (over)		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
18. Description of Environment and Outbuildings Located at western edge of High St. business district. It is just east of the Great Miami River.		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
19. Sources of Information Our City: One Hundred Twenty-Five Years of Progress - 1810-1935		41. Distance from and Frontage on Road 15'	
		42. Prepared by Walsh/Merritt	
		43. Organization MPA	
		44. Date 10/83	
		45. Revision Date(s)	
		5. Other Name(s) Municipal Building	



OHIO HISTORIC INVENTORY REGISTER

COOPER

42. (continued) squat 3 tone piers flanking stairways have low relief depictions of buffaloes or are plain. Metal spandrels with simple floral motifs are located between windows.

43. (continued) architects. The work of local sculptor, Robert Closkey and local artist, Jack Willard, are displayed throughout the building. All city functions, including the fire department, were housed in this structure.

44. Name of Property	45. Address of Property	46. City or Town	47. County	48. Date of Construction	49. Date of Inventory	50. Inventory Number	51. Inventory Status	52. Inventory Type	53. Inventory Category	54. Inventory Subcategory	55. Inventory Description	56. Inventory Notes	57. Inventory Photos	58. Inventory Maps	59. Inventory Documents	60. Inventory References	61. Inventory Sources	62. Inventory Credits	63. Inventory Acknowledgments	64. Inventory Comments	65. Inventory Remarks	66. Inventory Observations	67. Inventory Findings	68. Inventory Conclusions	69. Inventory Recommendations	70. Inventory Suggestions	71. Inventory Proposals	72. Inventory Applications	73. Inventory Requests	74. Inventory Appeals	75. Inventory Complaints	76. Inventory Disputes	77. Inventory Litigation	78. Inventory Settlements	79. Inventory Agreements	80. Inventory Contracts	81. Inventory Licenses	82. Inventory Permits	83. Inventory Certificates	84. Inventory Awards	85. Inventory Honors	86. Inventory Medals	87. Inventory Trophies	88. Inventory Prizes	89. Inventory Grants	90. Inventory Scholarships	91. Inventory Fellowships	92. Inventory Stipends	93. Inventory Salaries	94. Inventory Wages	95. Inventory Benefits	96. Inventory Pensions	97. Inventory Annuities	98. Inventory Insurance	99. Inventory Bonds	100. Inventory Securities	101. Inventory Investments	102. Inventory Assets	103. Inventory Liabilities	104. Inventory Equity	105. Inventory Debt	106. Inventory Credit	107. Inventory Interest	108. Inventory Dividends	109. Inventory Profits	110. Inventory Losses	111. Inventory Expenses	112. Inventory Income	113. Inventory Tax	114. Inventory Duties	115. Inventory Fees	116. Inventory Charges	117. Inventory Fines	118. Inventory Penalties	119. Inventory Sanctions	120. Inventory Punishments	121. Inventory Restraints	122. Inventory Restrictions	123. Inventory Prohibitions	124. Inventory Bans	125. Inventory Embargoes	126. Inventory Sanctions	127. Inventory Exclusions	128. Inventory Exemptions	129. Inventory Waivers	130. Inventory Releases	131. Inventory Disclaimers	132. Inventory Indemnities	133. Inventory Releases	134. Inventory Settlements	135. Inventory Agreements	136. Inventory Contracts	137. Inventory Licenses	138. Inventory Permits	139. Inventory Certificates	140. Inventory Awards	141. Inventory Honors	142. Inventory Medals	143. Inventory Trophies	144. Inventory Prizes	145. Inventory Grants	146. Inventory Scholarships	147. Inventory Fellowships	148. Inventory Stipends	149. Inventory Salaries	150. Inventory Wages	151. Inventory Benefits	152. Inventory Pensions	153. Inventory Annuities	154. Inventory Insurance	155. Inventory Bonds	156. Inventory Securities	157. Inventory Investments	158. Inventory Assets	159. Inventory Liabilities	160. Inventory Equity	161. Inventory Debt	162. Inventory Credit	163. Inventory Interest	164. Inventory Dividends	165. Inventory Profits	166. Inventory Losses	167. Inventory Expenses	168. Inventory Income	169. Inventory Tax	170. Inventory Duties	171. Inventory Fees	172. Inventory Charges	173. Inventory Fines	174. Inventory Penalties	175. Inventory Sanctions	176. Inventory Punishments	177. Inventory Restraints	178. Inventory Restrictions	179. Inventory Prohibitions	180. Inventory Bans	181. Inventory Embargoes	182. Inventory Sanctions	183. Inventory Exclusions	184. Inventory Exemptions	185. Inventory Waivers	186. Inventory Releases	187. Inventory Disclaimers	188. Inventory Indemnities	189. Inventory Releases	190. Inventory Settlements	191. Inventory Agreements	192. Inventory Contracts	193. Inventory Licenses	194. Inventory Permits	195. Inventory Certificates	196. Inventory Awards	197. Inventory Honors	198. Inventory Medals	199. Inventory Trophies	200. Inventory Prizes
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To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #11**
309 North Second Street – New Detached Garage
Hamilton CORE Fund, Applicant

Meeting Date: **3/15/2016**
Received Application: **3/8/2016**

Impacts: German Village Historic District

Dear Board Members:

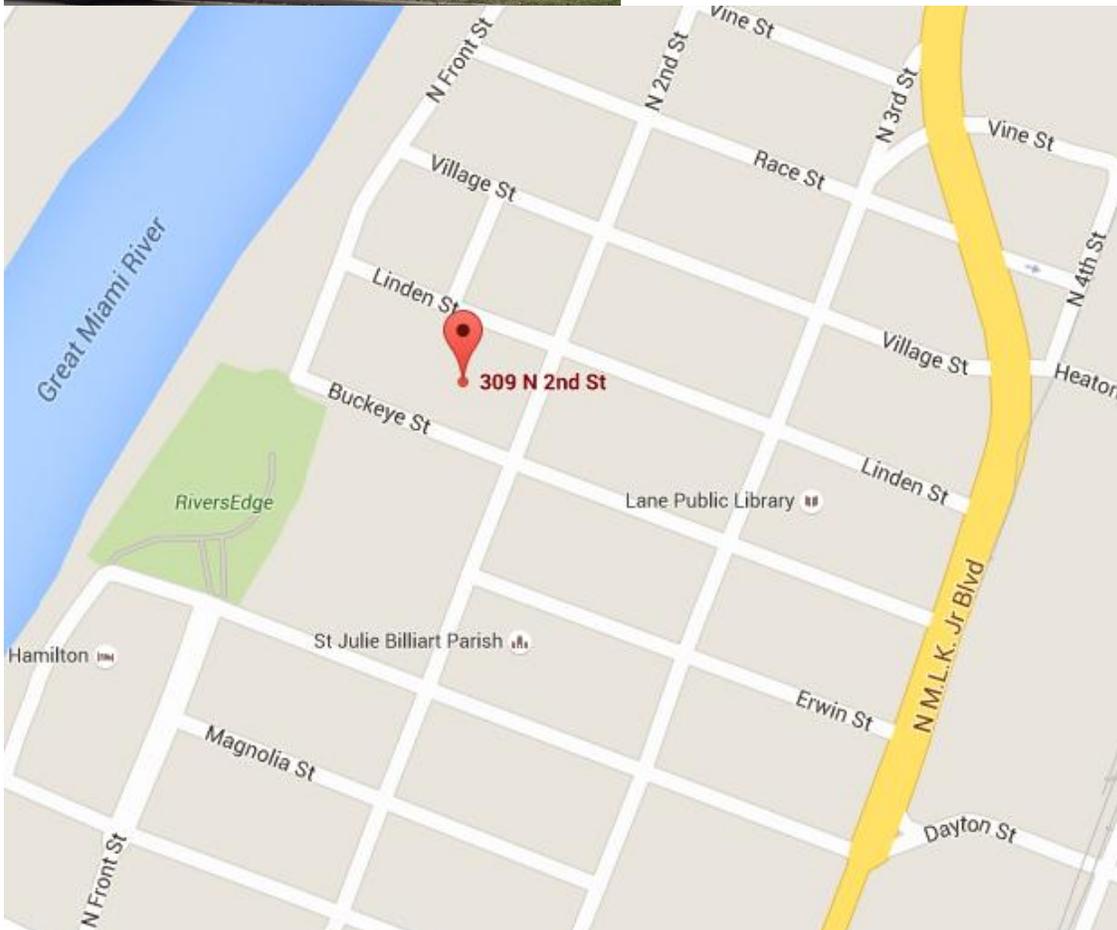
Synopsis

A Certificate of Appropriateness application has been submitted for 309 North Second Street to include the following proposal items needing Architectural Design Review Board examination and approval:

Needing ADRB COA Approval	Reason
New Detached Garage	Erection of New Structure Alteration of Property



309 North Second Street
New Detached Garage



Introduction:

The Applicant, Hamilton CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 309 North Second Street. The proposal involves the erection of a new garage on the structure.

The subject property of 309 North Second Street is part of the German Village Historic District and is Zoned “BPD”, Business Planned Development.

Supplemental Items

Implications for ADRB Policies & Guidelines; and Other Requirements

The proposal for a new garage, broaches the same subject within the Architectural Design Review Board, Policies & Guidelines. Summarily, the policies set standards for new and replacement garage, as well as the recommended painting scheme for a garage; that the garage should be painted in a color scheme that compliments the principal structure.

The ADRB Policies & Guidelines are included in the overall March 15, 2016 Agenda as a separate attachment item.

State of Ohio Historic Designation

This property of 309 North Second Street is not part of the State Historic Inventory as could be ascertained.



PROPOSAL

Propose construction of a new Garage at the rear of the property, behind the main structure of 309 North Second Street. Wood Stud Construction, with pre-engineered roof trusses.

- Measures: 40 Feet, 6 inches in width, and 24 Feet, 8 inches in depth
 - Height of 9 feet, 6 inches to the ridge of gable,
 - Gable peak of 8 feet, 3 inches
- Garage Door:
 - Steel Garage Door.
 - Measures: 16 Feet Wide by 7 Feet High
 - SW 7641 “Collonade Gray”
- Roof of Garage:
 - 3-Tab Fiberglass Shingles
 - Twilight Black in color
 - Manufacturer: Owens Corning
- Siding of Garage:
 - Hardiplank Fiber Cement Board Siding.
 - SW 0023 “Pewter Tankard”
- Gutters of Garage, and Gable Vent:
 - SW 7641 “Collonade Grey”
- Trim Paint is SW 7046 “Anonymous”
- Plan Diagrams and Elevation Plans with further descriptions of the proposal are included as Exhibit Attachment items of this report.

Per the Applicant, the garage is visible from Buckeye Street but not North Second Street.

Attachments:

- 1. EXHIBIT A: Images of the Property**
- 2. EXHIBIT B: COA Application**



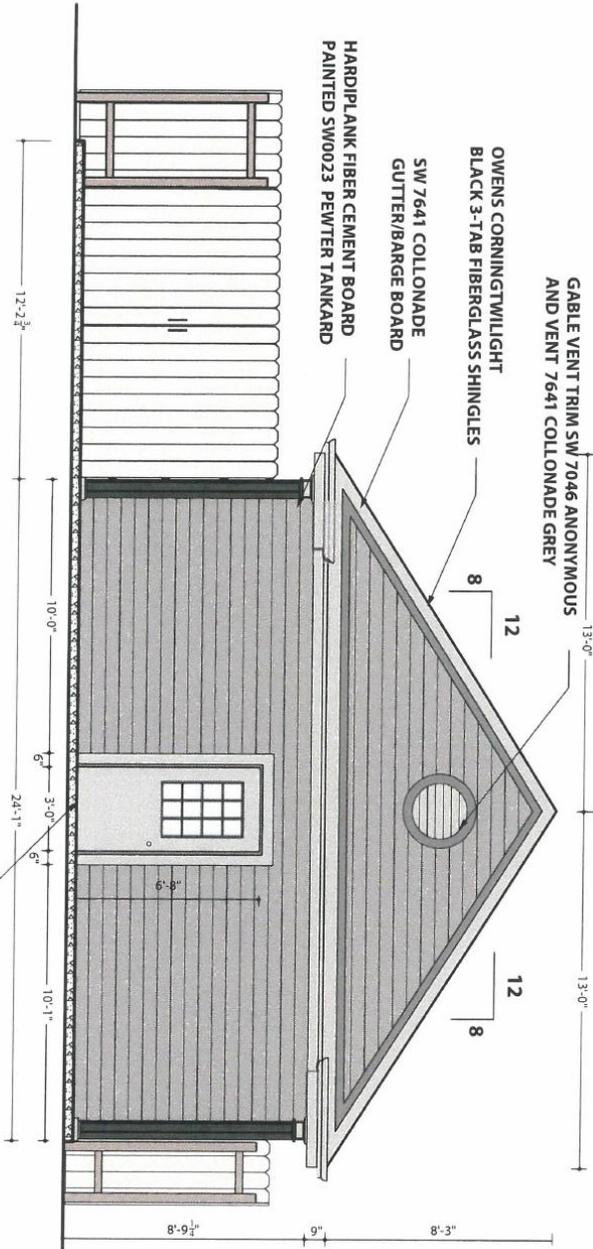
EXHIBIT A: Images of the Property



EAST ELEVATION
SCALE: 1/8" = 1'



3'0" X 6'8" FIBERGLASS ENTRY DOOR WITH GLASS INSERT. SW 7641 COLLONADE GRAY



NORTH ELEVATION
 SCALE: 1/8" = 1'

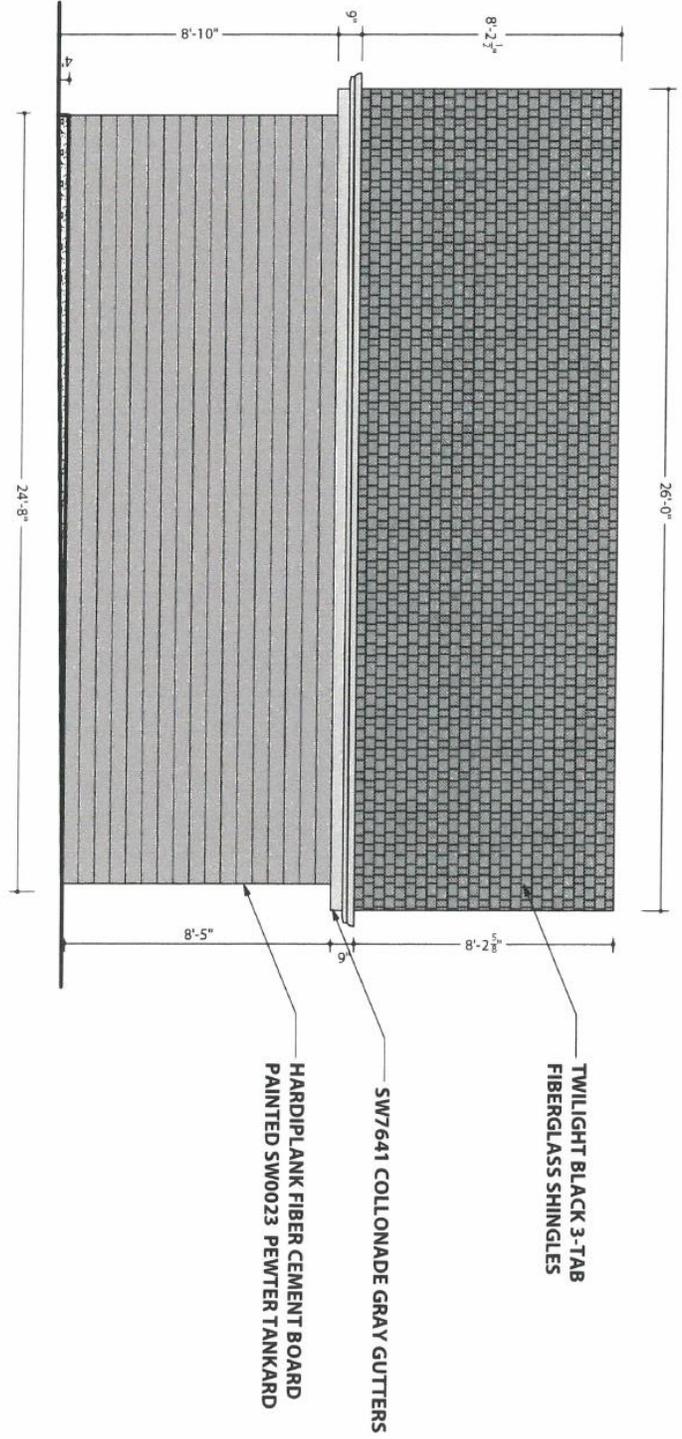


EXHIBIT C: COA Application

A160568
A160569



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

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.

Contact the Planning Department for the location and time of the ADRB Meeting.

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: 309 N 2nd Street
 Owner/s Name: Hamilton CORE Fund
 Owner Mailing Address: 236 High Street
 Daytime Contact Phone: (513) 275-1740 Email: mike@colliance.net
 Contractor Phone: _____ Email: _____

Is this work part of another City of Hamilton function?

Health Department Building Permit NDD Work Public Works Other: _____

Copy of Certificate to: Hamilton CORE Fund

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)

New garage. Wood stud construction with pre-engineered roof trusses. 3-tab fiberglass shingles and hardiplank fiber cement board siding. Replacing an existing garage. Visible from Buckeye Street, but not 2nd st.

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

Applicant Signature: [Signature] Date: 3.7.16

See Next Page

City of Hamilton
 Planning Department
 345 High Street, Suite 370
 Hamilton, OH 45011
 3/7/2016 1:42 PM
 \$200.00



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
Appearance of Color: Sherwin Williams Pewter Tankard SW0023
Color Name & Manufacturer: Anonymous SW7046 - Sherwin Williams - Coltonade Gray
Location (body, window trim, specific trim, accent): See Elevations SW704K

Siding Sample Provided
Existing Siding (style, material, color, location): _____
Proposed Siding (style, material, color, location): Hardiplank fiber cement board 7 1/4" Siding
Manufacturer: James Hardie Proposed Size: _____

NOTE: If proposing vinyl or aluminum siding, per ADRB Guidelines, applicant must be provided a copy of Preservation Brief 8, concerning siding. It is HIGHLY recommended that applicant provide pictures and document extensive reasons why vinyl or non-historic siding is being proposed.

Roof *Please note, Roofing requires a building permit*
Existing Roof (material, style, color): _____
Proposed Roof (material, style, color): Twilight Black 3-Tab fiberglass shingles
Manufacturer: Owens Corning Location: _____

Windows / Door
Existing Windows/Door (style, material, size, color, location): _____
Proposed Windows/Door (style, material, size, color, location): Garage Door 16'0" x 7'0" Steel w/glass Fiberglass entry door w/glass inserts
Manufacturer: Clopay Type (if applicable): _____

NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size as the original window opening. Covering of windows is highly discouraged. For vinyl or other non-historic windows, it is recommended to document existing windows, including the condition and reasons why original windows should be replaced.

Fence
Existing Fence (type, material, color): _____
Proposed Fence (type, material, color, location, course): _____

Gutters
Existing Gutter (material, style, location, color): 6
Proposed Gutter (material, style, location, color): 6" Aluminum gutters
Manufacturer: _____

Soffit
Existing Soffit (style, material, location, color): _____
Proposed Soffit (style, material, location, color): vented vinyl soffit

Other Work not listed above: _____





To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #12**
425 South D Street – Exterior Work, Extensive
Community Design Alliance, Applicant
Meeting Date: **3/15/2016**
Received Application: **3/8/2016**
Impacts: Rossville-Main Street Historic District

Dear Board Members:

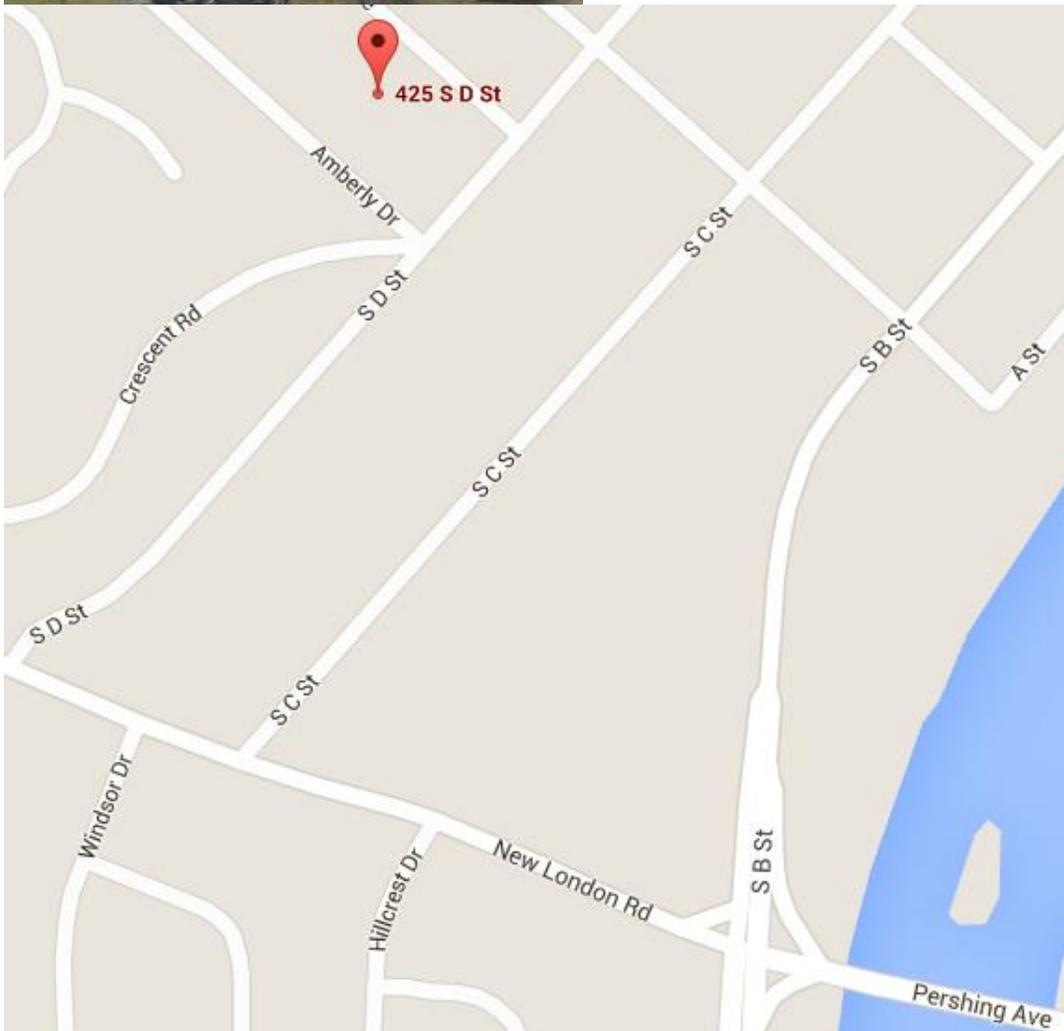
Synopsis

A Certificate of Appropriateness application has been submitted for 425 South D Street to include the following proposal items needing Architectural Design Review Board examination and approval:

Needing ADRB COA Approval	Reason
Exterior Work, Extensive	Alteration of Structure Change of Exterior Appearance Reconstruction of Architectural Features



425 South D Street
Exterior Work, Extensive



Introduction:

The Applicant, Community Design Alliance, on behalf of the Owner, New Oaks Community, has submitted a Certificate of Appropriateness Application for the property of 425 South D Street. The proposal involves several projects of Exterior Work for the main structure of the property.

The subject property of 425 South D Street is part of the Rossville-Main Street Historic District and is Zoned “R-1”, Single-Family Residential.

Background:

This is part of the further continuation of exterior work for 425 South D Street. The property was previously reviewed and approved by the Architectural Design Review Board in August of 2015 for porch work. Part of the proposal is based upon the previously approved work.

Supplemental Items

Implications for ADRB Policies & Guidelines; and Other Requirements

The proposal for 425 South D Street broaches the subjects of Paint, Siding, Roofing, Windows and Doors, concerning the ADRB Policies and Guidelines. The Policies and Guidelines are included as an attachment item to the overall March 15th ADRB agenda for reference.

A cursory review of the proposal indicates general adherence to the policies and guidelines. Existing Vinyl Siding would be replaced by Cedar Siding; New Roofing would be Architectural Singles; while a Wood Door at the dormer would be replaced with a Fiberglass entry door for a wider entrance.

State of Ohio Historic Designation

This property of 425 South D Street is part of the State of Ohio Historic Inventory. The property is referenced as BUT-884-9. 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.



PROPOSAL

Dormer: Expand the Dormer on back in order to accommodate a proposed door that measures 30 inch by 68 inch.

- Height of Dormer will match peak of roof.
- Re-clad All Dormers in Cedar Siding and Paint.

Paint: White Paint will be utilized for proposed painting work.

- Sherwin Williams – SW 7005, “Pure White”
- Paint to occur on Cedar Siding and Shingles

Siding: Propose the Re-Siding of the Dormers (Towers) - Existing Siding: White Vinyl Siding

- Proposed Siding: Cedar Siding
 - Manufacturer: Real Cedar
 - 4 ½ inch Beveled proposed for the Dormer
 - 6 ½ inch Shingle Panels proposed for the Tower

Roofing: Propose new roofing for portions of the structure - Existing Roof: Black Architectural Roof Shingles

- Proposed: Match Existing, for the New Porch Roof and New Dormer Roof
 - Manufacturer: Owens Corning

Door: Proposed for the Dormer

- Existing Door is Wood – Measures: 26 inches, width; by 50 inches high
- Proposed Door is Fiberglass – Measures: 30 inches, width by 68 inches high



PROPOSAL (Continued)

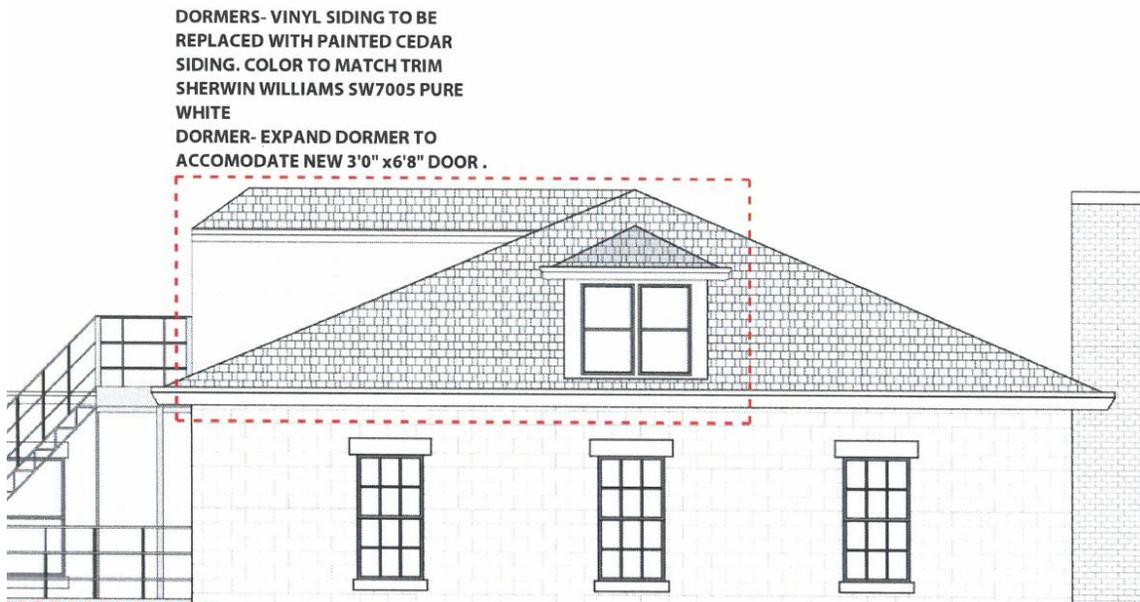
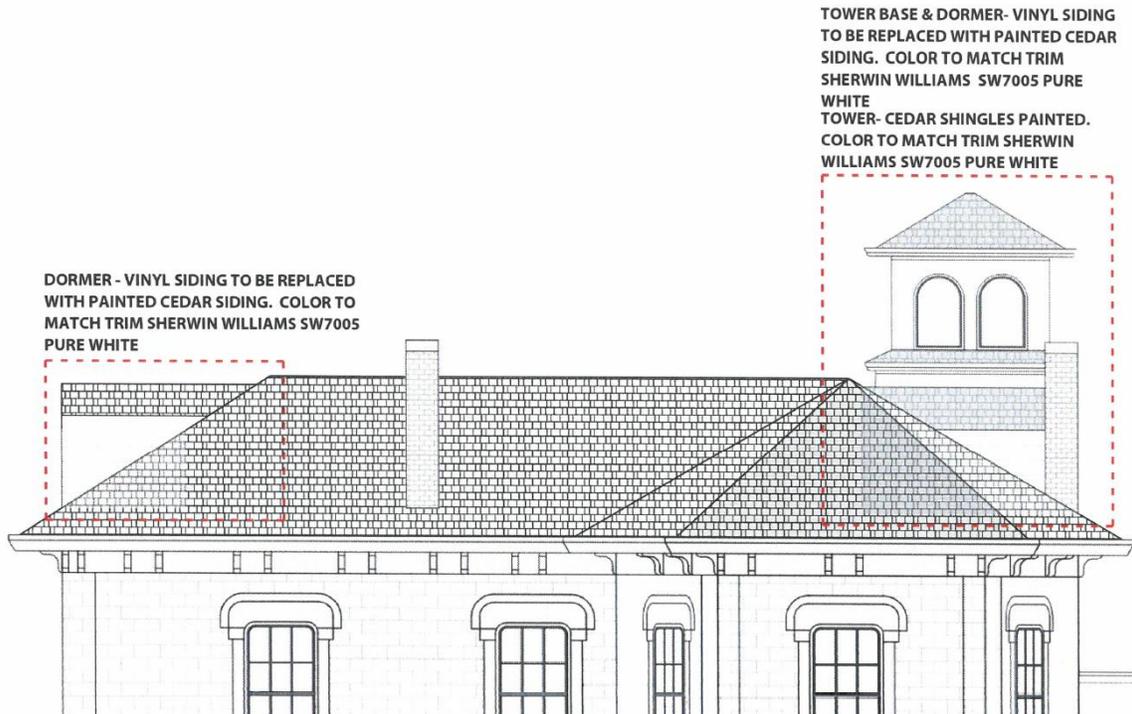
Porch: For other porches as indicated in the submitted plan, change the posts spindles and railing to match the Front Porch. The Front Porch was approved under a previous COA by the ADRB. The plan is included in this report as an Exhibit Attachment item.

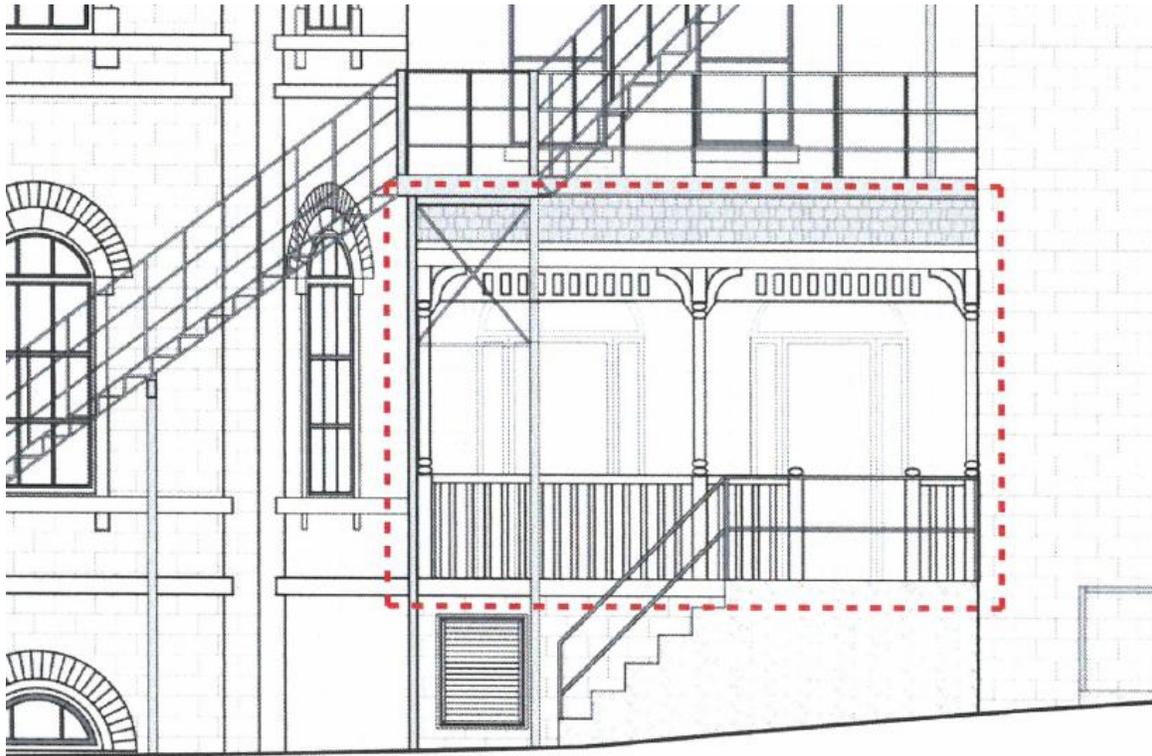
Attachments:

1. EXHIBIT A: Main Plan for 425 South D Street
2. EXHIBIT A1: Magnified Plan for 425 South D Street
3. EXHIBIT B1: Detailed Photo and Plan of the Porch - Existing
4. EXHIBIT B2: Detailed Photo and Plan of the Porch - Proposed
5. EXHIBIT C1: Existing Dormer
6. EXHIBIT C2: Photo Rendering of Proposed Dormer - Proposed
7. EXHIBIT D1: Existing Tower and Dormer
8. EXHIBIT D2: Photo Rendering of Proposed Tower - Proposed
9. EXHIBIT E: COA Application
10. EXHIBIT F: State of Ohio Historic Inventory Record



EXHIBIT A1: Magnified Plan for 425 South D Street





**REMOVE PORCH ROOF AND REPLACE
WITH SIMILAR. BLACK
ARCHITECTURAL ROOF SHINGLES
OWENS & CORNING TO MATCH
EXISTING ROOF.**



EXHIBIT B1: Detailed Photo and Plan of the Porch - Existing

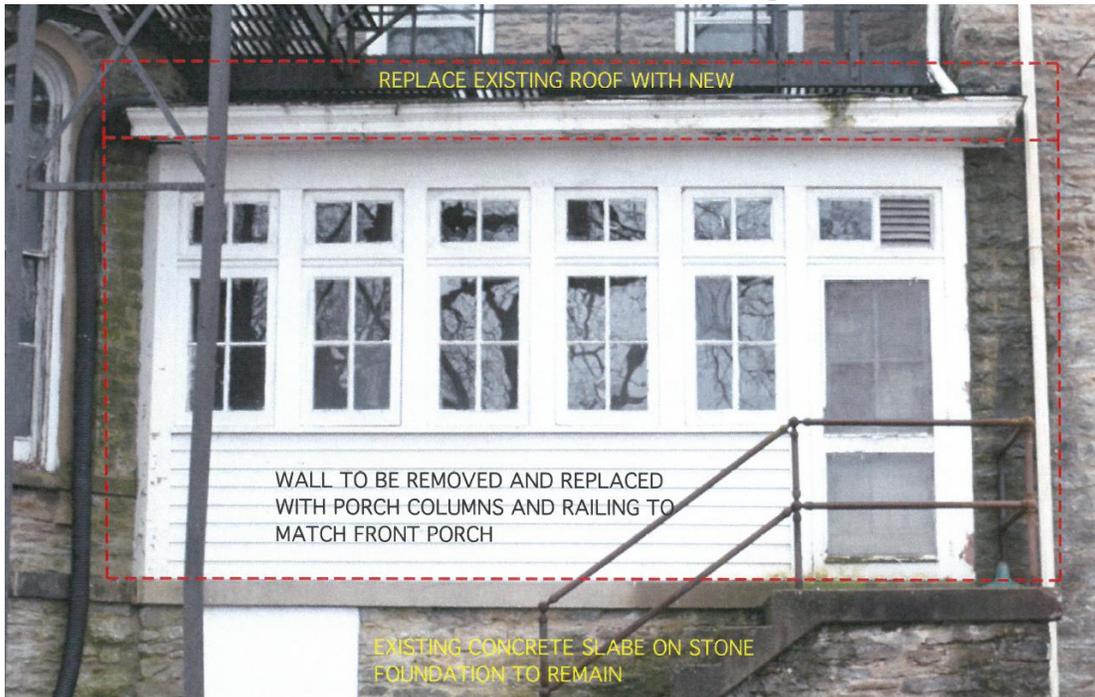


EXHIBIT B2: Detailed Photo and Plan of the Porch - Proposed



EXHIBIT C1: Existing Dormer



EXISTING DORMER

EXHIBIT C2: Photo Rendering of Proposed Dormer - Proposed

EXPAND DORMER TO ACCOMMODATE
3'0" x 6'8" DOOR. EXTEND TO EDGE
OF RUBBER ROOF. CLAD IN PAINTED
CEDAR SIDING. PAINTED WHITE TO
MATCH EXISTING TRIM SHERWIN
WILLIAMS 7005 PURE WHITE

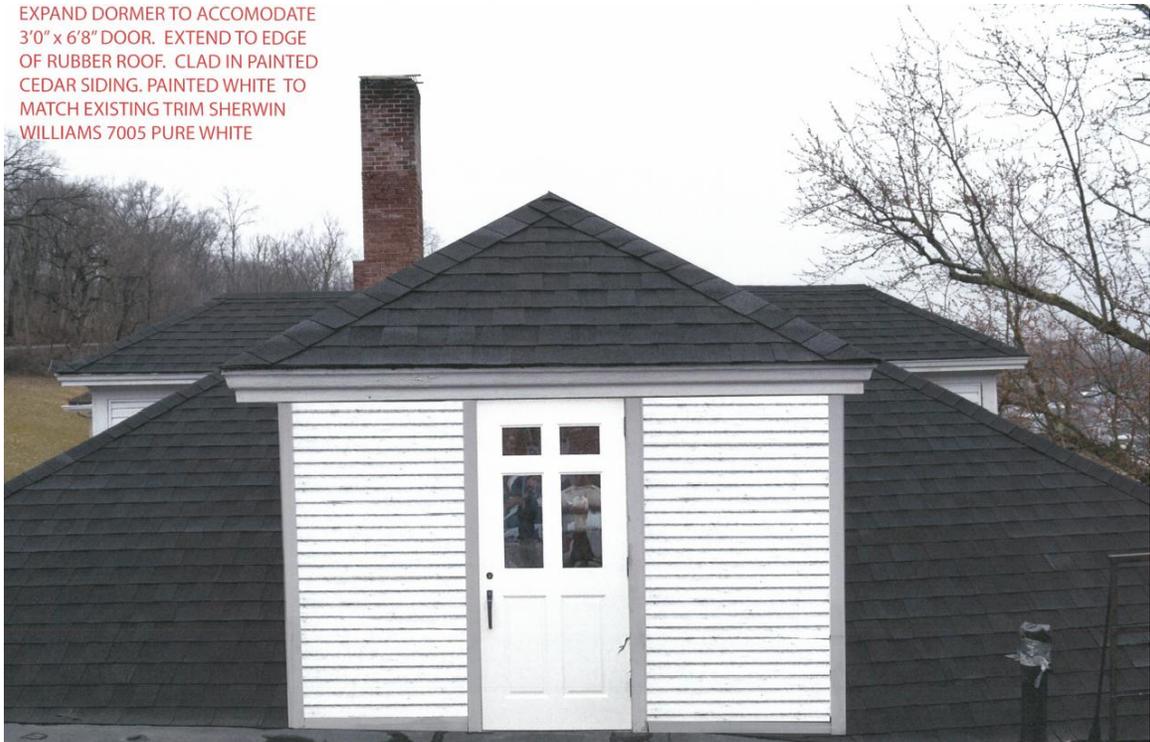
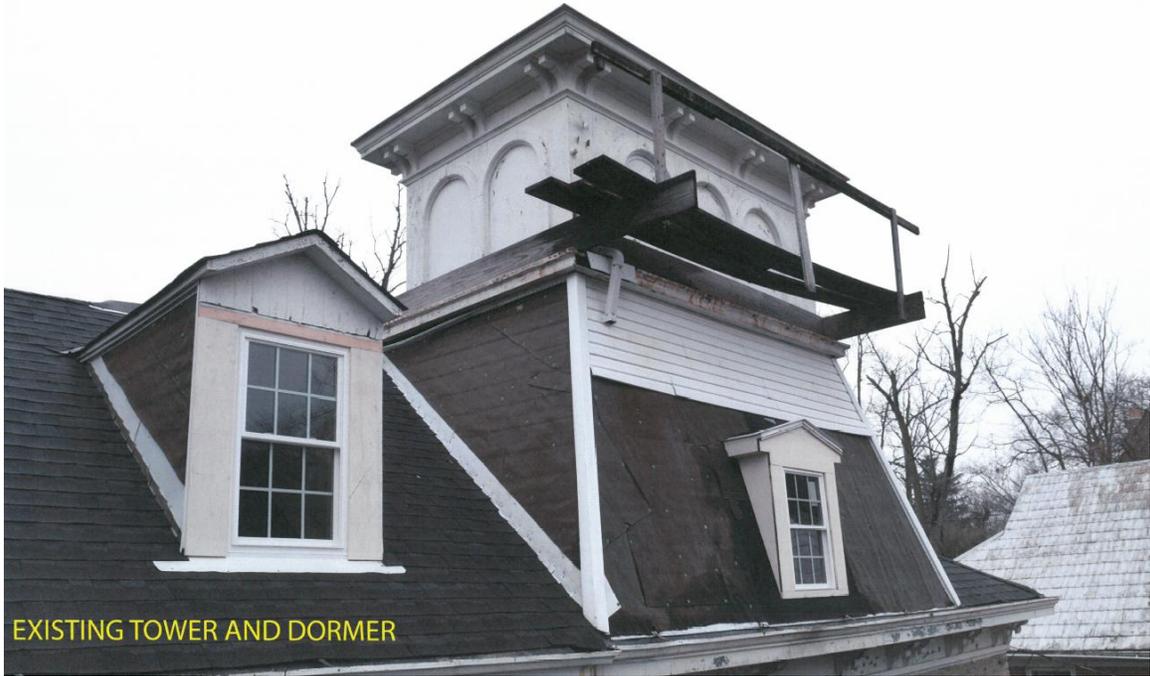


EXHIBIT D1: Existing Tower and Dormer



EXISTING TOWER AND DORMER

EXHIBIT D2: Photo Rendering of Proposed Tower - Proposed

RECLAD EXISTING DORMER AND
TOWER BASE WITH CEDAR SIDING
PAINTED WHITE TO MATCH EXISTING
WHITE TRIM- SHERWIN WILLIAMS 7005
PURE WHITE. WHITE CEDAR SHAKES
ON TOWER.

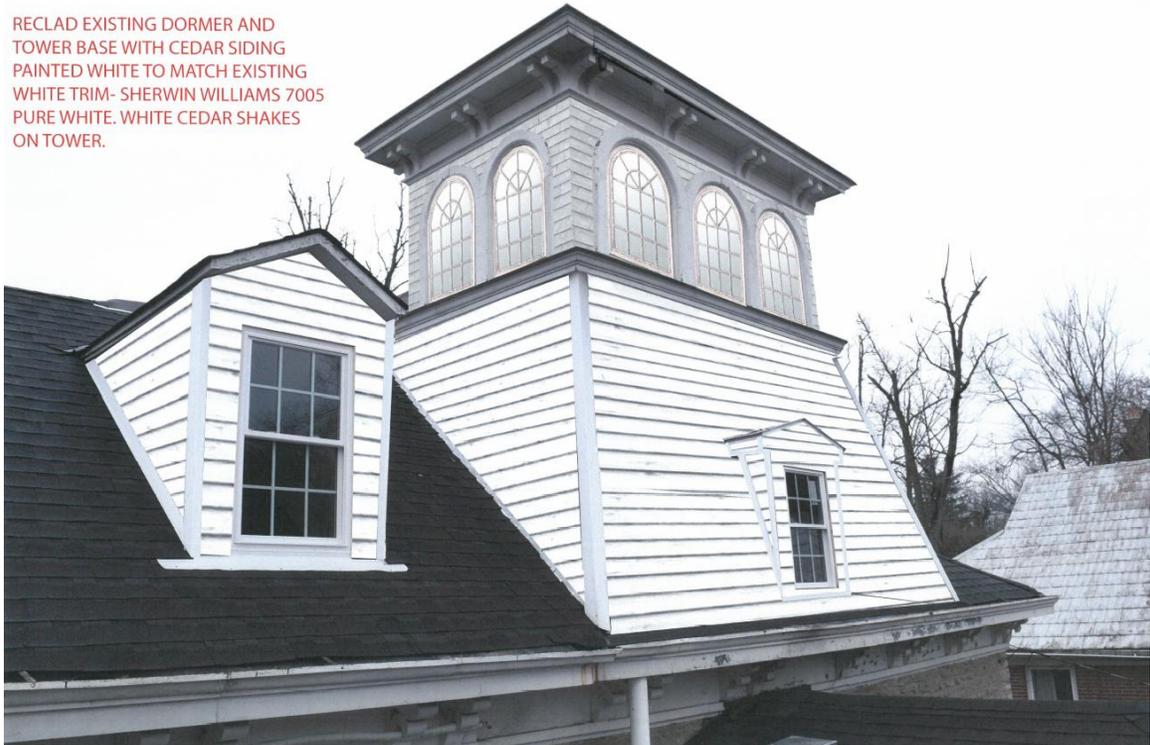


EXHIBIT E: COA Application



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

A160571
A160572

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.

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

Contact the Planning Department for the location and time of the ADRB Meeting.

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: 425 S D Street
Owner/s Name: New Oaks Community
Owner Mailing Address: 615 Crescent Rd Attn Daryl Gunnarson
Daytime Contact Phone: (513) 889-2072 Email: dgunnarson@cinci.rr.com
Contractor Phone: (513) 502-1778 Paul Joubert Email: byhisgraceremodeling@yahoo.com
Is this work part of another City of Hamilton function?
[] Health Department [x] Building Permit [] NDD Work [] Public Works [] Other:
Copy of Certificate to: New Oaks Community - The Father's House

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.

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)

Expand dormer on back roof to accommodate 30x60" door. Height of new dormer will match peak of roof. Re clad all dormers in cedar siding painted. Re-roof side porch and replace wall with posts and railings - to match front porch

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

Applicant Signature: [Signature]

Date: 3.7.16

See Next Page

Vertical stamp: City of Hamilton, Department of Planning and Community Development, 3/7/2016 1:43 PM, \$200.00



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
Appearance of Color: white
Color Name & Manufacturer: Sherwin Williams - SW 7005 Pure White
Location (body, window trim, specific trim, accent): cedar siding and shingles

Siding Sample Provided
Existing Siding (style, material, color, location): Vinyl siding - white - dormers/tower
Proposed Siding (style, material, color, location): Cedar Siding - 4 1/2" beveled - dormers
Manufacturer: Real Cedar Cedar Shingle panels - 6" - tower
Proposed Size:

NOTE: If proposing vinyl or aluminum siding, per ADRB Guidelines, applicant must be provided a copy of Preservation Brief 8, concerning siding. It is HIGHLY recommended that applicant provide pictures and document extensive reasons why vinyl or non-historic siding is being proposed.

Roof *Please note, Roofing requires a building permit*
Existing Roof (material, style, color): black architectural roof shingles
Proposed Roof (material, style, color): match existing -
Manufacturer: Owens Corning Location: New porch roof
new dormer roof

Windows / Door
Existing Windows/Door (style, material, size, color, location): wood door 2'6" x 5'0"
Proposed Windows/Door (style, material, size, color, location): Fiberglass entry door w/glass insert
Manufacturer: _____ Type (if applicable): 30" x 6'8"

NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size as the original window opening. Covering of windows is highly discouraged. For vinyl or other non-historic windows, it is recommended to document existing windows, including the condition and reasons why original windows should be replaced.

Fence
Existing Fence (type, material, color): _____
Proposed Fence (type, material, color, location, course): _____

Gutters
Existing Gutter (material, style, location, color): _____
Proposed Gutter (material, style, location, color): _____
Manufacturer: _____

Soffit
Existing Soffit (style, material, location, color): _____
Proposed Soffit (style, material, location, color): _____

Other Work not listed above: Porch - posts spindles/railing to match front porch - Front porch approved under previous COA



EXHIBIT F: State of Ohio Historic Inventory Record

OHIO HISTORIC INVENTORY		State Historical Center Columbus, Ohio 43211	
1. No. <u>But-884-9</u>		4. Present Name(s) <u>CODED</u>	
2. County <u>Butler</u>		5. Other Name(s)	
3. Location of Negatives <u>Hamilton Planning Dept.</u>		<u>Children's Home</u>	
6. Specific Location <u>425 S. D</u>		18. Thematic Category <u>Politics/Reform/Welfare</u>	28. No. of Stories <u>2 1/2</u>
7. City or Town <u>Hamilton</u>		17. Date(s) or Period <u>ca. 1850 (main structure)</u>	29. Basement? <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>
8. Site Plan with North Arrow 		19. Architect or Engineer	30. Foundation Material <u>stone</u>
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>73</u> <u>73</u> <u>10 70 57 84</u> <u>43 03 61 14</u>		20. Contractor or Builder	31. Wall Construction <u>stone</u>
10. Zone _____ Easting _____ Northing _____		21. Original Use, if apparent <u>residence</u>	32. Roof Type & Material <u>hip/slate</u>
11. On National Register? <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>		22. Present Use <u>orphanage/residential treatment center</u>	33. No. of Bays Front <u>3</u> Side <u>4</u>
12. Part of Estab. Hist. Dist.? <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>		23. Ownership <u>Public</u> <input type="checkbox"/> <u>Private</u> <input checked="" type="checkbox"/>	34. Wall Treatment <u>stone</u>
13. Name of Established District <u>Rossville Historic District</u>		24. Owner's Name & Address, if known	35. Plan Shape <u>irreg.</u>
14. Further Description of Important Features <u>The main structure is stone with round arched and segmental arched 6/6 windows with sandstone surrounds on the front (east) facade. The front part of the roof on this side features a gambrel-roofed dormer. The north facade has a large 2-story bay window. A one-story stone addition just east of this bay area is an alteration; an 1891 photograph shows a decorative wooden porch here. A large-stone building with a hip roof is attached to the west side of the structure; (over)</u>		25. Open to Public? <u>Yes</u> <input type="checkbox"/> <u>No</u> <input checked="" type="checkbox"/>	36. Changes (Explain in #42) <u>Addition</u> <input checked="" type="checkbox"/> <u>Altered</u> <input checked="" type="checkbox"/> <u>Moved</u> <input type="checkbox"/>
15. History and Significance <u>The main stone structure was built as the residence of E.J. Dyer, an industrialist who was a partner with Clark Lane. It became the site of the Children's Home in 1875, which had been formed in 1869 by a group of Hamilton women to help Civil War orphans. Ruth Hospital, the small brick Classical Revival structure to the northwest of the main building was built in 1902 by Col. B.C. McKinney of the Niles Tool Co. in memory of his young daughter. (over)</u>		26. Local Contact Person or Organization <u>Hamilton Planning Dept.</u>	37. Condition Interior <u>good</u> Exterior <u>good</u>
16. Description of Environment and Outbuildings <u>The property is bounded by a decorative iron fence. Large stone columns at the entrance on South D Street appear to have had a gate attached to them originally. The property is well-shaded with many mature trees. The neighborhood is primarily composed of residential (over)</u>		27. Other Surveys In Which Included <u>NATIONAL REGISTER</u>	38. Preservation Underway? <u>Yes</u> <input type="checkbox"/> <u>No</u> <input checked="" type="checkbox"/>
17. Sources of Information <u>Pamphlet on history of Children's Home</u> <u>The Centennial Anniversary of the City of Hamilton, Ohio, D.W. McClung (1892)</u>		28. Visible from Public Road? <u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>	39. Endangered? <u>Yes</u> <input type="checkbox"/> <u>No</u> <input checked="" type="checkbox"/>
18. Prepared by <u>Rita Walsh</u>		29. Distance from and Frontage on Road <u>100'</u>	40. Other Name(s) <u>Children's Home</u>
19. Organization <u>Miami Purchase</u>		41. Date <u>4/84</u>	
20. Date <u>4/84</u>		42. Revision Date(s)	

