

**NOTE: Agenda and Reports may be amended as necessary or as required.**

**Applicants, PLEASE REVIEW YOUR PROPOSAL for accuracy.**

Board Members

<b>Alf</b>	<b>Beckman</b>	<b>Bloch</b>	<b>Brown</b>	<b>Essman</b>	<b>Fairbanks</b>
				Weigel	Jacobs
<b>Fiehrer</b>	<b>Graham</b>	<b>Palechek</b>	<b>Ripperger</b>	<b>Whalen</b>	
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. To be approved when available

**IV. Properties Seeking COA - New Business**

1. [105 South D Street \(Rossville-Main Street\) – Fences](#)
2. [127 Hueston Street \(Rossville-Main Street\) – Remove Vinyl Siding and Windows. Paint; add Shutters](#)
3. [350 North Third Street \(German Village\) – Fence](#)

**V. Properties Seeking COA – Old Business**

1. [100 North B Street \(State Historic Inventory\) – Front Porches](#)

**VI. Miscellaneous/Discussion/On the Radar**

- Property Inquiries:  
None

**VII. Adjourn**

**VIII. Guests:**



AGENDA  
Architectural Design Review Board  
Tuesday, May 3, 2016

TABLE OF CONTENTS

**Subject: AGENDA ITEM #1**  
**105 South D Street – Front Yard and Rear Yard Fences, Light Fixtures for Garage..... 3**  
    **Introduction: ..... 4**  
    **Background: ..... 6**  
    **PROPOSAL..... 7**

**Subject: AGENDA ITEM #2**  
**127 Hueston Street – Remove Vinyl Siding - Paint, Remove Vinyl Windows - Replace with Wooden, Add Shutters to Front of House..... 18**  
    **Introduction: ..... 19**  
    **PROPOSAL..... 22**

**Subject: AGENDA ITEM #3**  
**350 North Second Street – Fence ..... 28**  
    **Introduction: ..... 30**  
    **Background: ..... 30**  
    **PROPOSAL..... 31**

**Subject: AGENDA ITEM, Old Business # 1**  
**100 North B Street – Front Porch/Decks ..... 38**  
    **Introduction: ..... 39**  
    **Background: ..... 41**  
    **PROPOSAL..... 43**



**To:** Architectural Design Review Board  
**From:** Ed Wilson, ADRB  
**Subject:** **AGENDA ITEM #1**  
**105 South D Street – Front Yard and Rear Yard Fences, Light Fixtures for Garage**  
 Joshua Smith, Applicant  
 Meeting Date: **5/3/2016**  
*Received Application:* **4/12/2016**  
**Impacts:** Rossville-Main Street Historic District

---

Dear Board Members:

**Synopsis**

A Certificate of Appropriateness application has been submitted for 105 South D Street to include the following proposal items needing Architectural Design Review Board examination and approval:

<b>Proposed Items Needing ADRB COA Approval</b>	<b>Reason</b>
Front Yard and Rear Yard Fences	Alteration of Property Deviation from Previous COA
<b>Existing:</b>	<i>There are no fences</i>
<b>Previous Proposal:</b> <i>Brick Fence on the South D Street side; Install 6 foot tall Cedar Fence at west and south property lines</i>	Approved at ADRB May 19, 2015
Light Fixtures for Garage	Alteration of Property Deviation from Previous COA
<b>Existing:</b>	
<b>Previous Proposal:</b> <i>Small Black Barn Lights</i>	Approved at ADRB May 19, 2015



The Proposal is also part of, or due to, one of the following City of Hamilton function:

NONE	
------	--

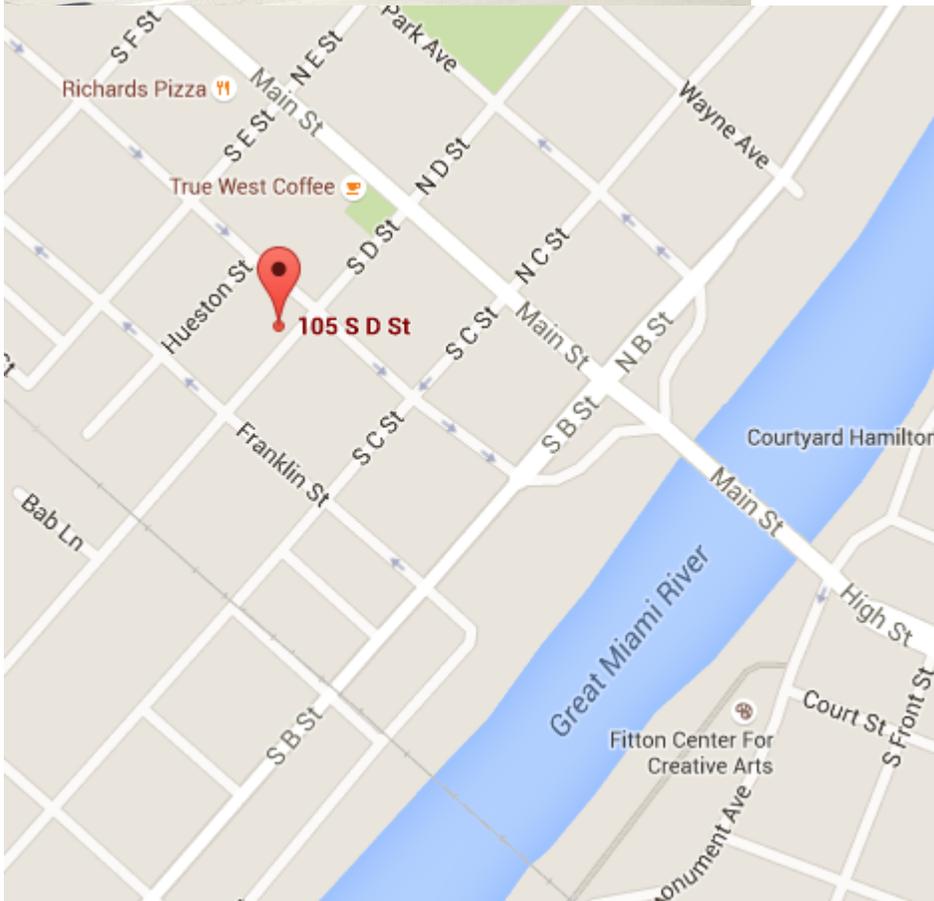
**Introduction:**

The Applicant, Joshua Smith, has submitted a Certificate of Appropriateness Application for the property of 105 South D Street. The proposal involves the erection of a fence for the front yard and a fence for the rear yard. The proposal also includes the installation of light fixtures for the garage.

The subject property of 105 South D Street is part of the Rossville-Main Street Historic District and is Zoned “R-O” – Multi-Family Residential, Office District.



**105 South D Street**  
**Front Yard and Rear Yard Fences**



## **Background:**

105 South D Street was previously reviewed at the Architectural Design Review Board meeting, May 19, 2015, for a proposal which included the erection of fences for the property. The Applicant has revised the materials for the fence and included a new proposed front yard fence for the proposal.

Additionally, per the Applicant, the work to be performed is consistent with the May 19, 2015 approved Certificate of Appropriateness. The front and rear fences will follow the course of the amended and approved proposal at the May 19, 2015 ADRB meeting – following the property lines of the open area as opposed to being set back.

## **Supplemental Items**

### **Implications for ADRB Policies & Guidelines; and Other Requirements**

The proposal of fences prompts the aforementioned topic under the ADRB Policies and Guidelines. Succinctly, the topic addresses chain-link fences, with secondary clauses for privacy fences – that the finished side of the fence must face the relevant right-of-way.

Concurrently, please note that the proposal for 105 South D Street includes a black aluminum fence for the front yard, and a cedar fence for the rear yard, neither of which are chain-link and the only possible issue is the assurance of the finished sides of the fences facing the right-of-way.

### **State of Ohio Historic Designation**

This property of 105 South D Street is part of the State of Ohio Historic Inventory, referenced as BUT-420-9. 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 the erection of fences on the property of 105 South D Street.

### **Fences**

- Front Yard: A 36-inch-tall, Black Aluminum Fence is proposed.
  - Radiance Aluminum Fencing, RAST-111 type
  - 5/8 inch spacing
  - Fence will Enclose Yard between House and Detached Garage.
  - An applicant submitted sample is included as an Exhibit Attachment item.
  
- Rear Yard: A 72-inch-tall, Cedar Fence with Decorative Gothic Finials is proposed.
  - Fence is for the Rear Yard only.
  - Finials every 6 feet.
  - An applicant submitted sample is included as an Exhibit Attachment item.
  
- Per the Applicant, there will be extensive landscaping installed by both fence lines. This information is included for the completeness of the report and proposal.

### **Light Fixtures for Garage**

- Wikshire, Light Wall Lantern – by Landmark Lighting
  - 15 inches in Height; 7 inches in Width; 10 inches in Depth



**Attachments:**

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Aluminum Fence Digital Sample (Front Yard) – Applicant Provided
3. EXHIBIT C: Wood Fence Digital Sample (Rear Yard) – Applicant Provided
4. EXHIBIT D: Proposed Light Fixtures for Garage
5. EXHIBIT E: Depiction of Proposed Fence locations
6. EXHIBIT F: State of Ohio Inventory Record

**EXHIBIT A: Images of the Property**





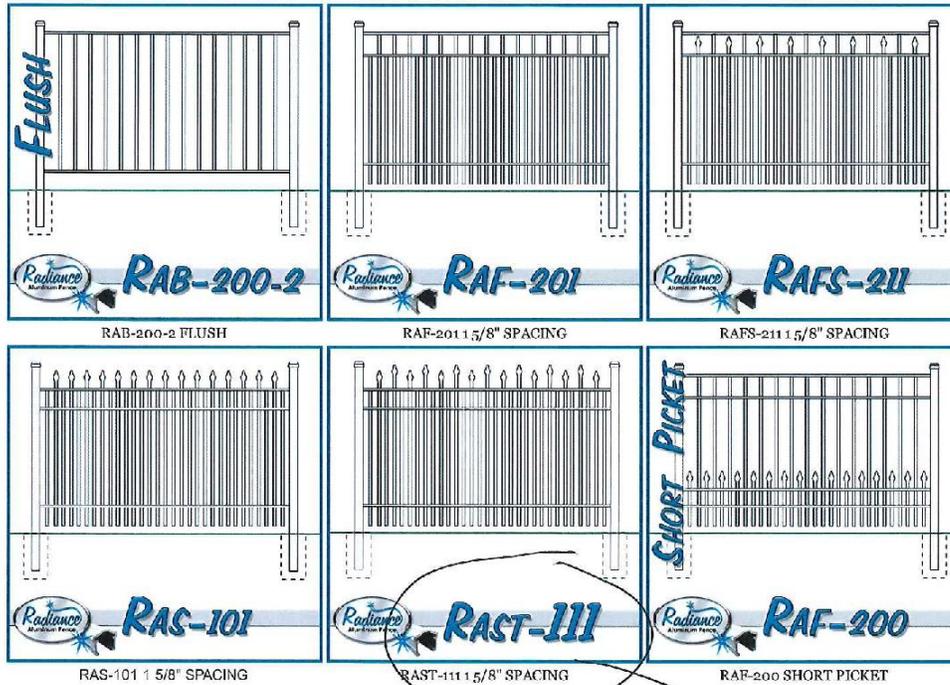


04 12 2016



## EXHIBIT B: Aluminum Fence Digital Sample (Front Yard) – Applicant Provided

4/8/2016 Radiance Aluminum Fence Michigan - Ornamental Fence and Gate Manufacturer, Residential, Commercial, Industrial Aluminum Fence, Estate Gates



### COMMERCIAL STYLES

- \* 36" tall
- \* black aluminum
- \* Will enclose yard between house and detached garage

The RAST-110 Series takes the spear-top style and adds a unique and charming twist to the popular style. The RAST-110 boasts a staggered spear-top which takes the traditional spear top look and adds a Victorian feel to it. This style can be assembled with 2, 3, or 4 rails and can be built to any standard height. This fence is also available in all 3 colors: Black, Bronze, and White, and can be assembled in standard, modified, or flush bottoms. As a replacement for the punched spear, Tri-Finials and Quad-Finials are also available.

The RAS - 100 Series is another popular ornamental aluminum fence. This elegant and refined fence offers a traditional wrought iron spear top look. This design is available to be assembled with 2, 3, or 4 rails and can be built to any standard height. This style of fence is available in all 3 colors: Black, Bronze, and White. The RAS -100 Series of fence can be offered in standard, modified, or flush bottoms. Also, as a replacement for the punched spears, Tri-Finials and Quad Finials are available. By adding the Ball-Cap option to the posts, this style of fence offers a quality of elegance and beauty that can not be matched.

The RAFS-210 Series of fence combines the classic look of the flat-top series with the elegant look of the spear-top styles. This classy style can be assembled with 3 or 4 rails and can be built to any standard height. This style of fence is available in all 3 colors: Black, Bronze, and White. The RAFS-210 can also be assembled in standard, modified, or flush bottoms. As a replacement for the punched spear, Tri-Finials and Quad-Finials are also available.

The RAF-200 Series of fence is by far the most popular style of fence in the ornamental aluminum industry. The classic flat-top design can be assembled with 2, 3, or 4 rails and can be built to any standard height. This style of fence is available in all 3 colors: Black, Bronze and White. This style can also be assembled in standard, modified, or flush bottoms. The 54" high Raf-200 Modified style of fence is one of the most popular pool fences.

The RAB-200 is a specific style of fence geared towards the BOCA Pool Code. This style is designed to meet the BOCA Code for in-ground pools and is primarily used as a pool enclosure. This style of fence can be built in 4', 4 1/2', and 5' heights, and is available in all 3 colors: Black, Bronze, and White. Not all styles of fence are available to meet BOCA Code

[http://rafence.com/aluminum\\_fence\\_Styles.html](http://rafence.com/aluminum_fence_Styles.html)

2/3



## EXHIBIT C: Wood Fence Digital Sample (Rear Yard) – Applicant Provided

4/8/2016

IMG\_20160314\_191703845.jpg



- \* 6' tall
- \* finials every 6'
- \* Rear yard fencing only



# EXHIBIT D: Proposed Light Fixtures for Garage

4/15/2016

Landmark Lighting Wikshire 1 Light Wall Lantern & Reviews | Wayfair

Free Shipping Over \$49\*

Help: 1-800-541-6097



Find anything for your home...

Search



Idea Boards



Get Inspired



Account



Cart

Furniture Décor Bed & Bath Lighting Kitchen Storage Outdoor Home Improvement Baby & Kids Seasonal Gifts Sales

UP TO 60% OFF THE TAX REFUND EVENT Shop Now »

BUY NOW, TAKE 12 MONTHS TO PAY\* Learn More »

Lighting > Outdoor Lighting > Outdoor Wall Lights > Landmark Lighting > SKU: AKL1723



Wikshire 1 Light Wall Lantern by Landmark Lighting

★★★★★ 4 Reviews | Ask the First Question

\$134.00 ~~\$201.99~~ 33% Off

Free Shipping  
Get it by Fri, Apr. 22

Quantity: 1

Add to Cart

Save to Idea Board



Shop the entire Wikshire Collection by Landmark

Lighting

Have Questions? Our lighting experts are here to help!

1-800-541-6097

Product Information:

- 30+ in Stock
- Overall: 15" H x 7" W x 10" D
- Overall Product Weight: 5lbs

Customers Also Viewed

Horizontal carousel of related products:

- Farmstead 1 Light Sc... \$138.00
- Settlers Way 1 Light ... \$149.90
- 49er Series 1 Light W... \$259.99
- Rustic 1 Light Wall La... \$170.50
- Outdoor 1 Light Wall... \$105.50

Information Specifications Collection Manufacturer Insights Shipping & Returns Reviews Q&A

## Information

Reminiscent of turn of the century gas lights, the Wikshire collection is crafted with the same high quality and historical attributes of that period. Cracked blown glass diffuses the light while a coffee bronze finish exudes warmth and tradition.

### Features

- Outdoor wall lantern
- Wall mount
- Cracked glass shade
- Coffee bronze finish
- Wikshire collection

Product Details

Advertisement Feedback

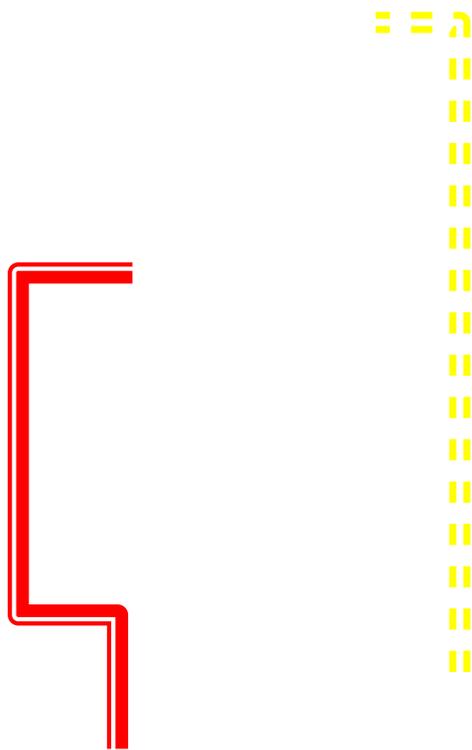
http://www.wayfair.com/Landmark-Lighting-Wikshire-Outdoor-Wall-Lantern-62005-1-AKL1723.html

1/4



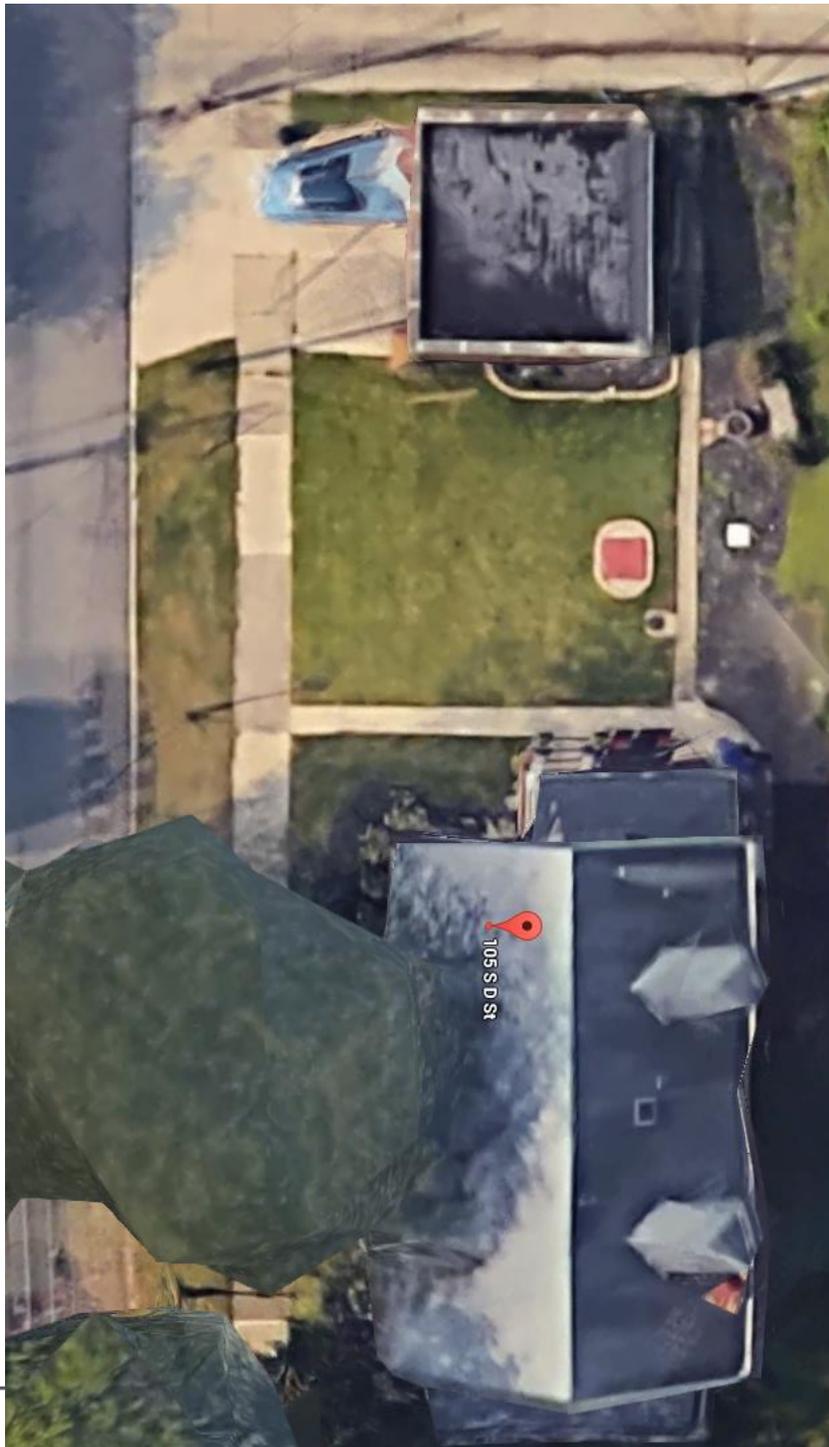


**EXHIBIT E: Depiction of Proposed Fence locations**

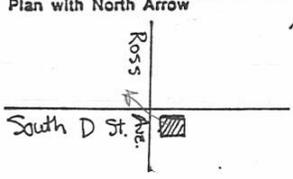


Cedar Fence as **Yellow**  
Aluminum Fence as **Red**





# EXHIBIT F: State of Ohio Historic Inventory Record

OHIO HISTORIC INVENTORY		Ohio Historical Center Columbus, Ohio 43211	
1. No. <u>BUT-420-9</u>		4. Present Name(s) Community Blood Center	
County <u>Butler</u>		5. Other Name(s) Webster Cullen House	
Location of Negatives Hamilton Planning Dept.		16. Thematic Category Manufacturing/ industry	
Specific Location 105 S. "D" St. Lot #1727 Ward 1SS		17. Date(s) or Period c.1915	
City or Town Hamilton		18. Style or Design Georgian Revival	
Site Plan with North Arrow 		19. Architect or Engineer	
Coordinates Lat. _____ Long. _____		20. Contractor or Builder	
J.T.M. Reference <u>05</u> <u>096</u>		21. Original Use, if apparent single family residence	
Easting <u>709210</u> Northing <u>436410</u>		22. Present Use commercial	
Site Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
On National Register? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known Community Blood Center of Hamilton-Oxford Dayton OH	
Part of Estab. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Hist. Dist.? No <input type="checkbox"/>		26. Local Contact Person or Organization Hamilton Planning Dept.	
Name of Established District Rossville Historic District		27. Other Surveys in Which Included NATIONAL REGISTER	
Further Description of Important Features 3 Bay end porch-one story. Outside chimney. Fan window over classic door. Double hung sash 6/1. Box cornices-dental molding. Roman doric columns. Stone and brick lintels. Lug sills. Symmetrical emphasis.		28. No. of Stories 2 1/2	
History and Significance The 1921-22 City Directory lists Ruth Cullen, widow of Webster Cullen, as the resident, and James W. Cullen, U.S.A., in 1919-20. This house is an example of Georgian Revival architecture.		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Description of Environment and Outbuildings Residential Street, corner lot with brick garage outbuilding (2 paneled door).		30. Foundation Material Beveled-rockfaced brick	
Sources of Information 1919-20; 1921-22 Williams City Directory P.O. and County Records		31. Wall Construction Rusticated brick	
		32. Roof Type & Material Gabled-asphalt	
		33. No. of Bays Front <u>AS</u> Side <u>3</u>	
		34. Wall Treatment Pilastered	
		35. Plan Shape Rectangle	
		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	
		37. Condition Interior _____ Exterior <u>good</u>	
		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 18'	
		46. Prepared by C.C. & JPF	
		47. Organization Historic Hamilton Inc.	
		48. Date   49. Revision Date(s) 1104	



**To:** Architectural Design Review Board  
**From:** Ed Wilson, ADRB  
**Subject:** **AGENDA ITEM #2**  
**127 Hueston Street – Remove Vinyl Siding - Paint, Remove Vinyl Windows - Replace with Wooden, Add Shutters to Front of House**

Jane Jacobs, Applicant

Meeting Date: **5/3/2016**

Received Application: **4/13/2016**

**Impacts:** Rossville-Main Street

---

Dear Board Members:

**Synopsis**

A Certificate of Appropriateness application has been submitted for 127 Hueston Street to include the following proposal items needing Architectural Design Review Board examination and approval:

<b>Proposed Items Needing ADRB COA Approval</b>	<b>Reason</b>
Remove Vinyl Siding – Paint	Change of Exterior Appearance, Existing Materials, Color
<b>Existing:</b>	<i>Vinyl</i>
Remove Vinyl Windows - Replace with Wooden	Change of Exterior Appearance, Existing Materials
<b>Existing:</b>	<i>Vinyl</i>
Add Shutters to Front of House	Addition of Architectural Detail
<b>Existing:</b>	<i>None</i>



The Proposal is also part of, or due to, one of the following City of Hamilton function:

NONE	
------	--

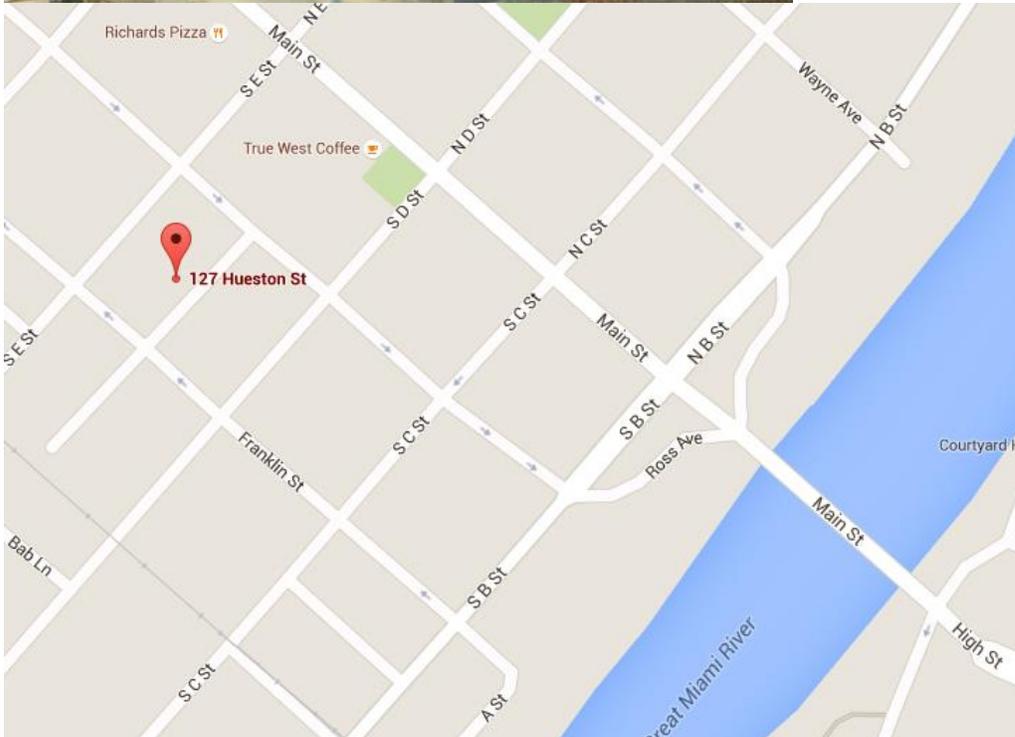
**Introduction:**

The Applicant, Jane Jacobs, has submitted a Certificate of Appropriateness Application for the property of 127 Hueston Street. The proposal involves removal of vinyl siding and vinyl windows; installation of wooden windows; painting; and the addition of shutters on the front of the house.

The subject property of 127 Hueston Street is part of the Rossville-Main Street and is Zoned “R-4”, Multi-Family Residential.



**127 Hueston Street**  
**Remove Vinyl Siding - Paint, Remove Vinyl Windows - Replace with Wooden, Add Shutters to Front of House**



## **Supplemental Items**

### **Implications for ADRB Policies & Guidelines; and Other Requirements**

The project proposal broaches the topics of Painting, Shutters, Siding and Windows, regarding the Architectural Design Review Board Policies & Guidelines.

The following is a general synopsis of the aforementioned policies for reference.

With the topic of painting, the board may possibly consider the documentary reference works and Preservation Briefs cited within the Policies & Guidelines. Regarding the topic of shutters, such items would only be approved if there is evidence of shutters having existed on the structure, or it is found reasonable to assume shutters may have been part of the building. Concerning the topic of siding, artificial sidings such as vinyl and aluminum are heavily discouraged, while wood or non-artificial sidings are encouraged. Similar policies are also noted pertaining to the subject of windows in the guidelines, discouraging artificial and encouraging wood or natural historic appropriate materials.

### **State of Ohio Historic Designation**

This property of 127 Hueston Street is not part of the State of Ohio Historic Inventory.



## **PROPOSAL**

Removal of vinyl siding, painting existing siding; Removal of existing vinyl windows and replacing with wooden windows; Addition of shutters on front of structure.

### **Removal of Vinyl Siding**

- Remove existing Vinyl Siding on the structure.

### **Painting**

- Body – MSL. “Brook Trout”
  - Martha Stewart Living, “Brook Trout”
  - Color is gray with undertones of brown hue
- Trim – “White”
- Shutters – Benjamin Moore “Carbon Copy”
  - Color is within the realm of the darker gray spectrum

### **Gutters**

- ½ Round Galvanized

### **Replacement of Vinyl Windows with Wooden Windows**

- Remove existing and replace with Wooden
- 2 over 2 Wooden Windows

### **Shutters**

- Add shutters to front of house



**Attachments:**

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Staff Provided Paint Swatches – Digital
3. EXHIBIT C: COA Application

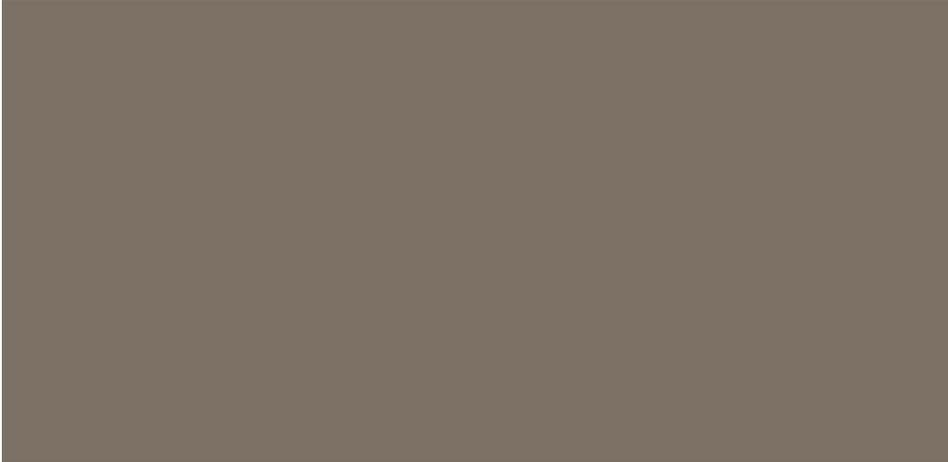
**EXHIBIT A: Images of the Property**





## EXHIBIT B: Staff Provided Paint Swatches – Digital

MSL, “Brook Trout”



Benjamin Moore, “Carbon Copy”



### Carbon Copy

2117-10

This colour is part of Colour Preview. A collection of bold, saturated colours that brings spaces to life for those looking to illuminate their world with pure, extraordinary colour. Colour Preview offers a collection of 1,232 hues that excite and inspire with pure, deep, clear colours that create striking combinations.

LRV : 5.0 ?

[</> EMBED COLOUR](#) [▲ STORE LOCATOR](#)

SEE COLOUR IN ROOM



**EXHIBIT C: COA Application**

4161066



**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: 127 Hueston Street  
 Owner/s Name: JANE JAUSBS  
 Owner Mailing Address: 520 CRESCENT RD  
 Daytime Contact Phone: 513 560-0090 Email: JANE.JAUSBS@CINC1.PR.CITY  
 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: \_\_\_\_\_

**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)  
Remove vinyl siding and paint  
remove vinyl windows and replace  
with 2 1/2" wooden windows  
add shutters on front of house

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

Applicant Signature: \_\_\_\_\_ Date: 4.5.16

See Next Page  
 (Paint)

Date: 4/15/2016 10:20 AM  
 Part: 377128  
 Number: 0086572  
 Reference: 875210  
 Applicant: 325.110  
 Page 1 of 4  
 City of Hamilton  
 Office: HIST  
 Department: CONSERVATION



✓  
**CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION**

Paint  Sample Provided  
Appearance of Color: \_\_\_\_\_  
Color Name & Manufacturer: Body - MSL Brook trout  
Location (body, window trim, specific trim, accent): Trim - white

Siding  Sample Provided  
Existing Siding (style, material, color, location): \_\_\_\_\_  
Proposed Siding (style, material, color, location): \_\_\_\_\_  
Manufacturer: \_\_\_\_\_ Proposed Size: \_\_\_\_\_  
*Shutters - Benjamin Moore  
Carbon Copy*

**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): 1/2 round galvanized  
Manufacturer: or brass

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 #3**  
**350 North Second Street – Fence**  
 Brandon Saurber, Applicant

Meeting Date: **5/3/2016**

Received Application: **4/22/2016**

**Impacts:** German Village

---

Dear Board Members:

**Synopsis**

A Certificate of Appropriateness application has been submitted for 350 North Second Street to include the following proposal items needing Architectural Design Review Board examination and approval:

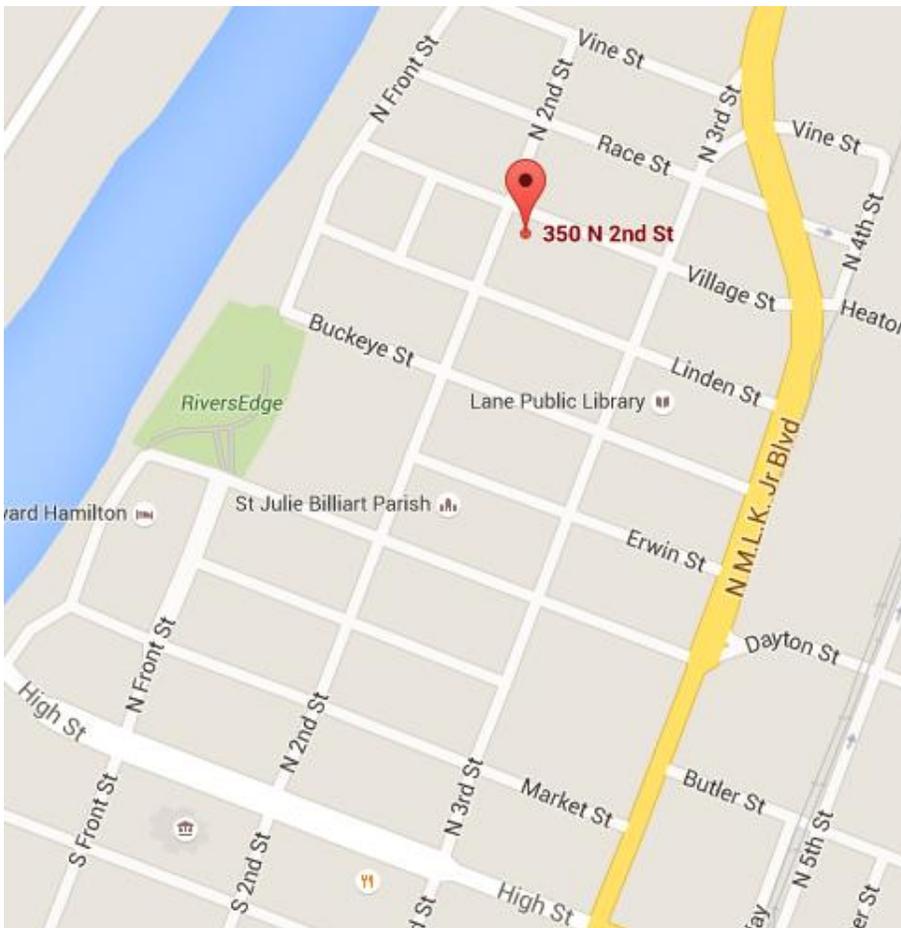
<b>Proposed Items Needing ADRB COA Approval</b>	<b>Reason</b>
Erection of Fence	Change of Existing Materials Alteration of Property
<b>Existing:</b>	<i>Chain-link fence (Rusted)</i>

The Proposal is also part of, or due to, one of the following City of Hamilton function:

NONE	
------	--



## 350 North Second Street Fence



## **Introduction:**

The Applicant, Brandon Saurber, has submitted a Certificate of Appropriateness Application for the property of 350 North Second Street. The proposal involves the replacement of an existing chain-link fence with a treated dog-eared wooden fence, six feet in height.

The subject property of 350 North Second Street is part of the German Village and is Zoned “BPD”, Business Planned Development.

## **Background:**

The Applicant has selected the proposed fence and plan for several key reasons. The proposed fence would match the existing fences found on the properties adjacent to 350 North Second Street. The Applicant also finds that the existing rusted chain-link fence is an eyesore and has discussed plans for replacement with the neighbors. Finally, the Applicant notes that the proposed fence would provide a more secure area.

## **Supplemental Items**

### **Implications for ADRB Policies & Guidelines; and Other Requirements**

The proposal prompts the topic of fences pertaining to the Architectural Design Review Board Policies & Guidelines.

Predominantly, the ADRB Policies & Guidelines addresses prohibitions and strict guidelines on the erection of chain-link fences. The proposal for 350 North Second Street however, is for the replacement of this type of fence, with a new wooden fence.



## **State of Ohio Historic Designation**

This property of 350 North Second Street is part of the State of Ohio Historic Inventory, referenced as BUT-670-9. 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**

Replacement of existing rusted chain-link fence, with new treated wood fence.

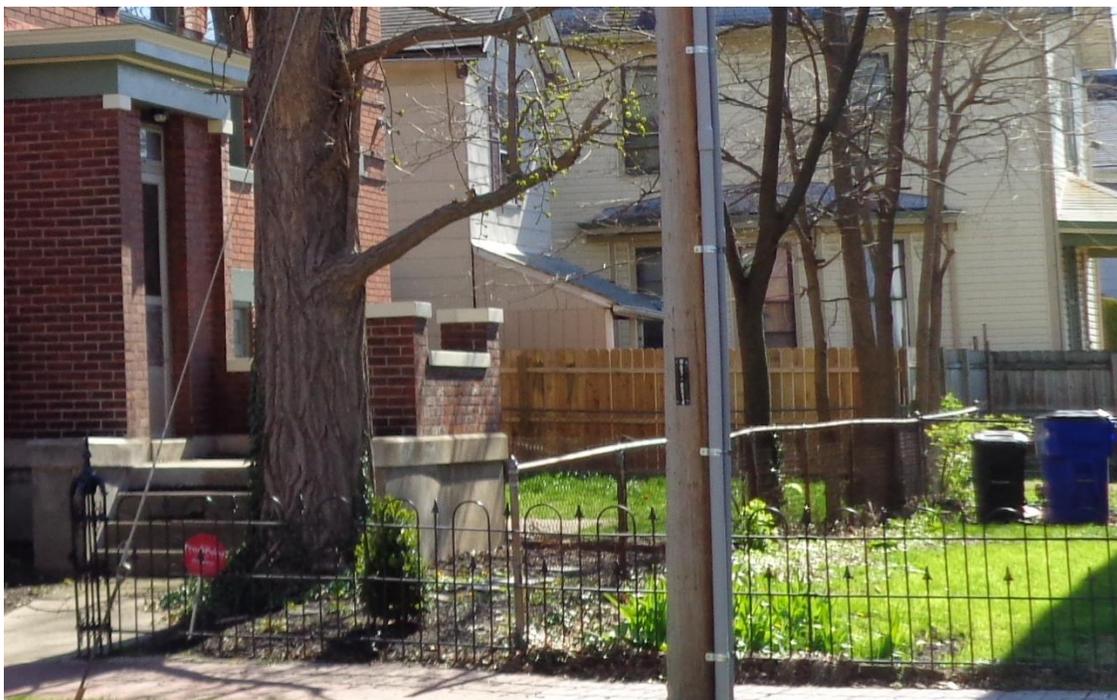
- Proposed Fence is Treated Wood, Dog-Eared.
- 6 Foot High Fence.
- An applicant submitted diagram depicts the site plan location of the proposed fence, included as an Exhibit Attachment item.

## **Attachments:**

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Before-After of Proposal – Applicant Submitted
3. EXHIBIT C: COA Application
4. EXHIBIT D: State of Ohio Inventory Record



**EXHIBIT A: Images of the Property**



**EXHIBIT B: Before-After of Proposal – Applicant Submitted**



**BEFORE**

- Wrought Iron
- Chain Link Fence
- Wood Fence
- Black Metal Fence
- Property Line
- Areas of Change



**AFTER**



# EXHIBIT C: COA Application



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

A161174  
A161175

## 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: 350 N. 2nd St

Applicant Name: Brandon Saurber

Applicant Mailing Address: (same)

Owner/s Name: (same)

Owner Mailing Address: (same)

Daytime Contact Phone: 513-206-2150 Email: saurberb@gmail.com

Contractor Phone: Connaughton Fencing 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)

Replacing existing rusted chain link fence w/ treated dog-eared fence to match the existing fences of two adjoining properties. The proposed fence is 6' tall.

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

Applicant Signature: [Signature]

Date: 4/22/16

See Next Page

Page 1 of 4

City of Hamilton  
Office of Planning & Development  
345 High Street, Suite 370  
Hamilton, Ohio 45011  
Phone: 513-785-7350  
Fax: 513-785-7349  
www.ci.hamilton.oh.us  
\$25.00  
Temp # 161174



**CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION**

Paint  Sample Provided  
Appearance of Color: \_\_\_\_\_  
Color Name & Manufacturer: \_\_\_\_\_  
Location (body, window trim, specific trim, accent): \_\_\_\_\_

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): chain link, rusted metal  
Proposed Fence (type, material, color, location, course): Treated wood, dog-eared

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Demolition

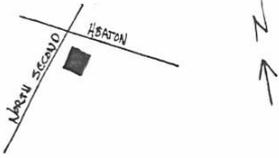
- NOTE: 1126.60 Certificate of Appropriateness – Demolition:** In the event an application for a Certificate of Appropriateness includes demolition of any property in the Architectural Conservation/Historic District the applicant shall be required to submit evidence to the Architectural Design Review 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: The selection of the fence  
is to match the existing fences at the properties  
on either side of my property. The existing  
chain link that runs along the southern property  
line is an eye sore. It currently runs all the  
way out to the historic cast iron fence that we  
share with our neighbors, the Kuhl's. We  
have discussed our plan with them and have  
their permission to completely remove the chain link  
and replace w/ the wooden one.

The height not only matches our neighbors'  
fences, but provides a more secure area for  
our children as we cannot see the yard from  
our primary living spaces inside.



# EXHIBIT D: State of Ohio Historic Inventory Record

OHIO HISTORIC INVENTORY		CODED		Ohio Historic Preservation Office Ohio Historical Center Columbus, Ohio 43211																	
1. No. <u>But - 170-9</u>		4. Present Name(s)		1. No. <u>But - 170-9</u>	2. County <u>Butler</u>																
2. County <u>Butler</u>		5. Other Name(s)																			
3. Location of Negatives <u>Hamilton Planning Dept.</u>		<u>Young/Neff House</u>																			
6. Specific Location <u>348-350 North Second Street</u>		16. Thematic Category <u>commercial</u>		28. No. of Stories <u>2 1/2</u>																	
7. City or Town <u>Hamilton</u> If Rural, Township & Vicinity		17. Date(s) or Period <u>c1910</u>		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																	
8. Site Plan with North Arrow 		18. Style or Design <u>Four Square</u>		30. Foundation Material <u>Concrete</u>																	
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>33</u> <u>45</u> <table border="1"> <tr> <td>1</td><td>0</td><td>7</td><td>1</td><td>0</td><td>1</td><td>0</td><td>0</td> </tr> <tr> <td>4</td><td>3</td><td>6</td><td>4</td><td>2</td><td>0</td><td>0</td><td>0</td> </tr> </table> Zone _____ Easting _____ Northing _____		1	0	7	1	0	1	0	0	4	3	6	4	2	0	0	0	19. Architect or Engineer		31. Wall Construction <u>Brick</u>	
1	0	7	1	0	1	0	0														
4	3	6	4	2	0	0	0														
10. Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder		32. Roof Type & Material <u>Hip/slate</u>																	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent <u>Residence</u>		33. No. of Bays Front <u>2</u> Side <u>4</u>																	
12. Is it Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use <u>Apartments</u>		34. Wall Treatment <u>Brick</u>																	
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"/>		35. Plan Shape <u>Rectangle</u>																	
14. District Potent? Yes <input checked="" type="checkbox"/> No <input 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		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		37. Condition Interior _____ Exterior <u>good</u>																	
16. Further Description of Important Features <u>Hip roof with hip roofed dormers. Horizontal brick bands encircle the building. Front and side porches both have brick columns and rails. Windows are 1/1 with stone lintels and lugsills.</u>		26. Local Contact Person or Organization <u>Hamilton Planning Dept.</u>		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																	
17. History and Significance <u>This is a good example of American Four Square architecture. In 1931 Ernest O. Young, the superintendent of the Western Southern Life Insurance Co. of Cinti, and John Neff the owner of Neff-Adams Shoe Store were the residents of 348 and 350 respectively.</u>		27. Other Surveys in Which Included		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																	
18. Description of Environment and Outbuildings <u>This building is located in a predominately residential neighborhood of buildings slightly older than this one.</u>		28. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		40. Distance from and Frontage on Road <u>6'</u>																	
19. Sources of Information <u>P.O.</u>		29. Prepared by <u>E. Tuttle</u>		41. Organization <u>Miami Purchase Ass'n.</u>																	
20. Prepared by		42. Date		43. Revision Date(s)																	
21. Organization		22. Date		23. Revision Date(s)																	
24. Date		25. Revision Date(s)		26. Revision Date(s)																	
27. Date		28. Revision Date(s)		29. Revision Date(s)																	
28. Date		29. Revision Date(s)		30. Revision Date(s)																	
29. Date		30. Revision Date(s)		31. Revision Date(s)																	
30. Date		31. Revision Date(s)		32. Revision Date(s)																	
31. Date		32. Revision Date(s)		33. Revision Date(s)																	
32. Date		33. Revision Date(s)		34. Revision Date(s)																	
33. Date		34. Revision Date(s)		35. Revision Date(s)																	
34. Date		35. Revision Date(s)		36. Revision Date(s)																	
35. Date		36. Revision Date(s)		37. Revision Date(s)																	
36. Date		37. Revision Date(s)		38. Revision Date(s)																	
37. Date		38. Revision Date(s)		39. Revision Date(s)																	
38. Date		39. Revision Date(s)		40. Revision Date(s)																	
39. Date		40. Revision Date(s)		41. Revision Date(s)																	
40. Date		41. Revision Date(s)		42. Revision Date(s)																	
41. Date		42. Revision Date(s)		43. Revision Date(s)																	
42. Date		43. Revision Date(s)		44. Revision Date(s)																	
43. Date		44. Revision Date(s)		45. Revision Date(s)																	
44. Date		45. Revision Date(s)		46. Revision Date(s)																	
45. Date		46. Revision Date(s)		47. Revision Date(s)																	
46. Date		47. Revision Date(s)		48. Revision Date(s)																	
47. Date		48. Revision Date(s)		49. Revision Date(s)																	
48. Date		49. Revision Date(s)		50. Revision Date(s)																	
49. Date		50. Revision Date(s)		51. Revision Date(s)																	
50. Date		51. Revision Date(s)		52. Revision Date(s)																	
51. Date		52. Revision Date(s)		53. Revision Date(s)																	
52. Date		53. Revision Date(s)		54. Revision Date(s)																	
53. Date		54. Revision Date(s)		55. Revision Date(s)																	
54. Date		55. Revision Date(s)		56. Revision Date(s)																	
55. Date		56. Revision Date(s)		57. Revision Date(s)																	
56. Date		57. Revision Date(s)		58. Revision Date(s)																	
57. Date		58. Revision Date(s)		59. Revision Date(s)																	
58. Date		59. Revision Date(s)		60. Revision Date(s)																	
59. Date		60. Revision Date(s)		61. Revision Date(s)																	
60. Date		61. Revision Date(s)		62. Revision Date(s)																	
61. Date		62. Revision Date(s)		63. Revision Date(s)																	
62. Date		63. Revision Date(s)		64. Revision Date(s)																	
63. Date		64. Revision Date(s)		65. Revision Date(s)																	
64. Date		65. Revision Date(s)		66. Revision Date(s)																	
65. Date		66. Revision Date(s)		67. Revision Date(s)																	
66. Date		67. Revision Date(s)		68. Revision Date(s)																	
67. Date		68. Revision Date(s)		69. Revision Date(s)																	
68. Date		69. Revision Date(s)		70. Revision Date(s)																	
69. Date		70. Revision Date(s)		71. Revision Date(s)																	
70. Date		71. Revision Date(s)		72. Revision Date(s)																	
71. Date		72. Revision Date(s)		73. Revision Date(s)																	
72. Date		73. Revision Date(s)		74. Revision Date(s)																	
73. Date		74. Revision Date(s)		75. Revision Date(s)																	
74. Date		75. Revision Date(s)		76. Revision Date(s)																	
75. Date		76. Revision Date(s)		77. Revision Date(s)																	
76. Date		77. Revision Date(s)		78. Revision Date(s)																	
77. Date		78. Revision Date(s)		79. Revision Date(s)																	
78. Date		79. Revision Date(s)		80. Revision Date(s)																	
79. Date		80. Revision Date(s)		81. Revision Date(s)																	
80. Date		81. Revision Date(s)		82. Revision Date(s)																	
81. Date		82. Revision Date(s)		83. Revision Date(s)																	
82. Date		83. Revision Date(s)		84. Revision Date(s)																	
83. Date		84. Revision Date(s)		85. Revision Date(s)																	
84. Date		85. Revision Date(s)		86. Revision Date(s)																	
85. Date		86. Revision Date(s)		87. Revision Date(s)																	
86. Date		87. Revision Date(s)		88. Revision Date(s)																	
87. Date		88. Revision Date(s)		89. Revision Date(s)																	
88. Date		89. Revision Date(s)		90. Revision Date(s)																	
89. Date		90. Revision Date(s)		91. Revision Date(s)																	
90. Date		91. Revision Date(s)		92. Revision Date(s)																	
91. Date		92. Revision Date(s)		93. Revision Date(s)																	
92. Date		93. Revision Date(s)		94. Revision Date(s)																	
93. Date		94. Revision Date(s)		95. Revision Date(s)																	
94. Date		95. Revision Date(s)		96. Revision Date(s)																	
95. Date		96. Revision Date(s)		97. Revision Date(s)																	
96. Date		97. Revision Date(s)		98. Revision Date(s)																	
97. Date		98. Revision Date(s)		99. Revision Date(s)																	
98. Date		99. Revision Date(s)		100. Revision Date(s)																	



**To:** Architectural Design Review Board  
**From:** Ed Wilson, ADRB  
**Subject:** **AGENDA ITEM, Old Business # 1**  
**100 North B Street – Front Porch/Decks**  
 Daniel Wells, Applicant  
 Meeting Date: **5/3/2016**  
*Received Application:* **4/7/2016**  
 Tabled (Porch Proposal Only): 4/19/2016  
**Impacts:** State Historic Inventory

---

Dear Board Members:

**Synopsis**

A Certificate of Appropriateness application had been submitted for 100 North B Street for review by the Architectural Design Review Board. The proposal was tabled due to lacking information and to give the applicant more time to research and refine the proposal concerning the front porch entrances.

<b>Proposed Items</b> <b>Needing ADRB COA Approval</b>	<b>Reason</b>
Front Decks	Addition/Change to Entrances of Structure Change of Exterior Appearance
<i><b>Existing:</b></i>	<i>Concrete Steps, Black Metal Railing            (various states of damage)</i>



The Proposal is also part of, or due to, one of the following City of Hamilton function:

✓ Health Division (Health Department) <i>Per conversation with Applicant.</i>	
--	--

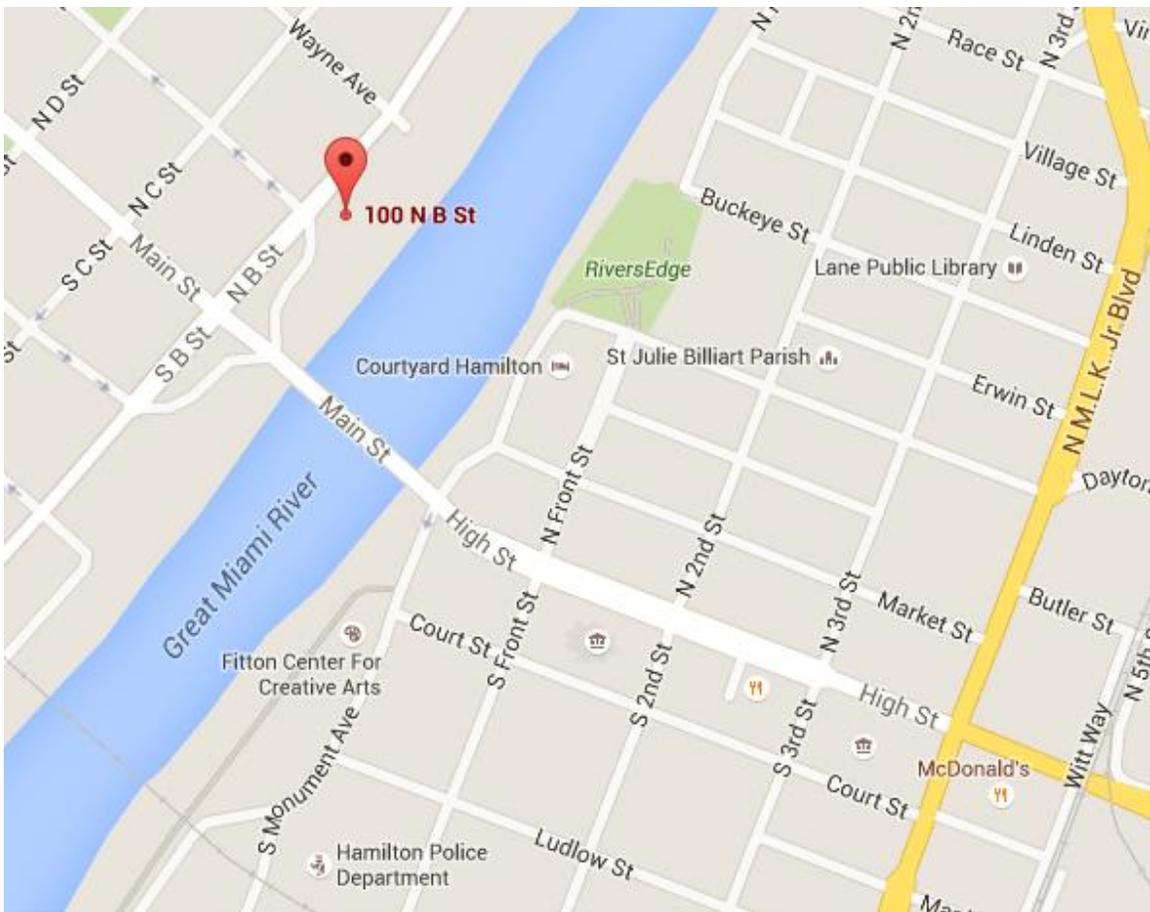
**Introduction:**

The Applicant, Daniel Wells, had submitted a Certificate of Appropriateness Application for the property of 100 North B Street. The proposal involved two items. First, the Applicant proposed construction new Wood Front Decks with railing and pergolas, for the entrances of the structure. Second, the Applicant proposed Wrapping in Metal the Wood Upper Expression Lines / Cornices that define the top of the first floor and the profile of the top building. The latter item was denied while the former was tabled for review at the next ADRB meeting.

The subject property of 100 North B Street is part of the State Historic Inventory and is Zoned “R-O”, Multi-Family Residential – Office District.



## 100 North B Street Front Porch/Decks



## **Background:**

The case of 100 North B Street entails several significant factors and events as part of the background.

The Applicant contacted the Planning Division in Late February to describe the situation, seek confirmation on the historic status of the structure, and gain guidance for getting needed work approved. This was followed by the Applicant contacting the Planning Division in Late April for inclusion on the April 19, 2016 Architectural Design Review Board meeting.

At the April 19<sup>th</sup> ADRB meeting, the Applicant described the intended work for the structure, involving both the metal wrap of cornices and erection of wooden front deck porches, relying on prolonged descriptions of the proposal to illustrate and persuade the board. The metal wrap was denied by the board, citing the inappropriateness of using non-original/artificial materials to cover architecturally noteworthy components, the dentil cornices. The porch proposal however was better received by the board members, although, the board found the proposal wanting due to lack of detailed information and visual references. The board also cited the inappropriateness of wooden porches and decks for a primarily masonry building such as 100 North B Street. Resultantly, the ADRB tabled the porch proposal to allow the applicant time to refine the proposal for a more appropriate and clear property project.

Following this, the Applicant contacted the Planning Division, stating withdrawal of the metal wrap proposal, and that instead the cornices would be painted. However, Staff informed that a paint swatch would be required for consideration. The Applicant also noted that he might repair the concrete and railing. With this possibility, the work would be considered repair and maintenance and thus not part of ADRB purview.

Afterward, Staff relayed a number of resources for the applicant to consider, pertaining to the project proposal. This included information on a multitude of subjects stemming from the involved discussion at the ADRB meeting: Rhinoshield, which was described and discussed for the applicant's consideration; Building Doctor information, including the resources from the Ohio History Connection website. Furthering this, the applicant was provided with bare samples of both 2-D photo and 3-D modeling depicting the proposal in its present condition, and serving as possible guidance examples for the applicant's reference.

As of this report, no further information has been relayed to Staff for inclusion in this report.



## **Supplemental Items**

### **Implications for ADRB Policies & Guidelines; and Other Requirements**

At present, the proposal of erected front porches does not have implications pertaining to the subject matters of the ADRB Policies & Guidelines.

### **State of Ohio Historic Designation**

This property of 100 North B Street is part of the State of Ohio Historic Inventory, referenced as BUT-372-9. 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.

### **Further Information**

The Applicant was supplied with several website and visual examples as a result of the discussions at the April 19, 2016 ADRB meeting. This includes Rhino Shield website information, Building Doctor website information, and digital images as possible samples. Note that the Building Doctor website contains several references and resources for Owners of Old Buildings and direct Recourses from the Building Doctor group.

Additionally, the digital imagery involving photo resampling, shows a minimal deck/porch proposal with pergola, while the 3D model digital work displays a generalized metallic possibility. The design items are not indicative of applicant preference and were only furnished as a general example of the board's comments at the April 19<sup>th</sup> meeting, particularly the recommendation for visual example, and assessment of wood being an inappropriate material for the proposal and structure. The items have been included as exhibit attachment items for reference.



## **PROPOSAL**

Summary, per the Applicant: Build new decks with railing & pergola, over the existing concrete ones in front of building.

Note: Applicant was present for the April 19<sup>th</sup> ADRB meeting and is aware of the general consensus of wood decks being architecturally incompatible with the main building.

### **Wooden Decks**

- Build New Wooden Decks, over the existing concrete steps for the entrances along North B Street.
- This includes Wood Railing and Pergolas for each of the porches.
- The new decks will be level with the entrances.
- Note Applicant did not select a color. Per the Applicant, the ADRB can decide the color of the proposed wooden decks.
  - Applicant selected example through staff-applicant meeting has been provided as an Exhibit Attachment item.

### **Attachments:**

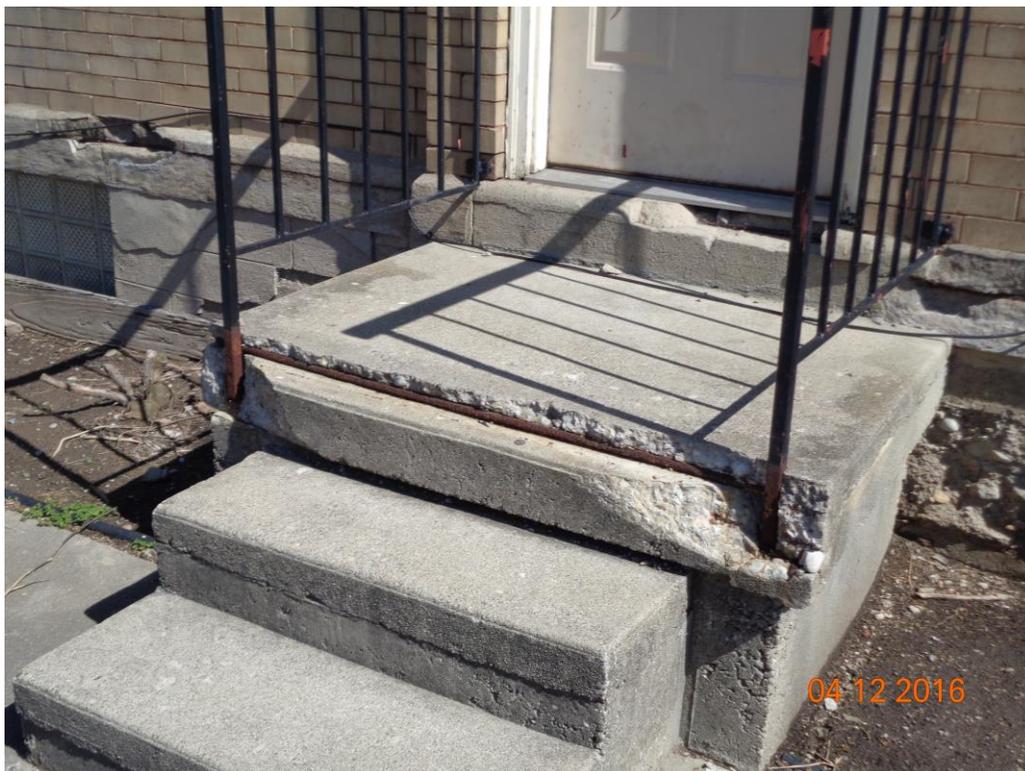
1. EXHIBIT A: Images of the Property
2. EXHIBIT B1: Staff Highlighted Photos of Concrete Steps proposed for Decks
3. EXHIBIT B2: Applicant Selected Sample of Proposed Wood Decks
4. EXHIBIT C: Text/Web examples provided to Applicant for further research and samples
5. EXHIBIT D: Visual examples provided to Applicant
6. EXHIBIT E: COA Application
7. EXHIBIT F: State of Ohio Inventory Record



**EXHIBIT A: Images of the Property**



**EXHIBIT B1: Staff Highlighted Photos of Concrete Steps proposed for Decks**





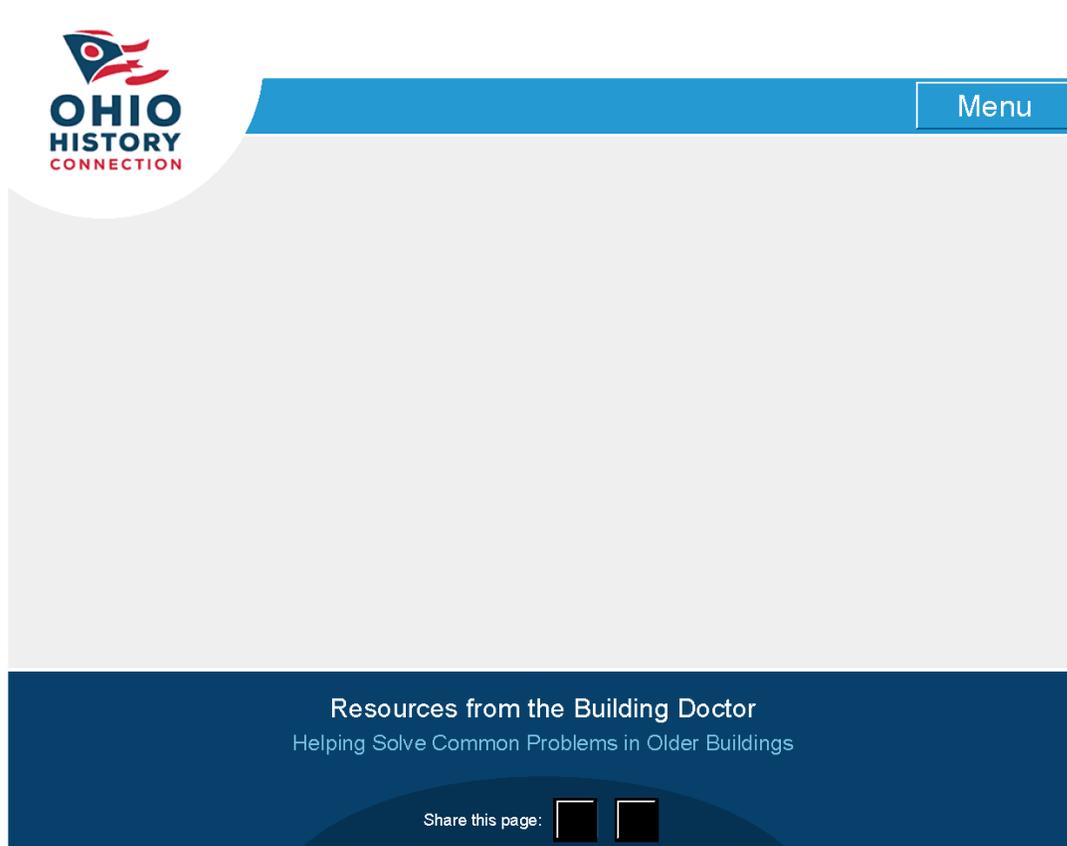
**EXHIBIT B2: Applicant Selected Sample of Proposed Wood Decks**



## EXHIBIT C: Text/Web examples provided to Applicant for further research and samples

### EXHIBIT C1: Resources from Building Doctor – webpage

Resources from the Building Doctor | Ohio History Connection



[Home](#) | [Preserve](#) | [State Historic Preservation Office](#) | [Building Doctor](#) | [Resources from the Building Doctor](#)

#### [Virtual Site Visit](#)

Would you like our opinion on a technical question? Even if we cannot make an actual site visit, contact our Technical Preservation Services (TPS) staff via email and take us on a "Virtual Site Visit" of your building.

#### **Programs**

[National Register of Historic Places](#)  
[Tax Incentives for Historic Preservation](#)  
[State Historic Preservation Office Staff List](#)

#### **Standards and Guidelines**

[Standards for Rehabilitation](#)  
[Illustrated Guidelines](#)  
[E-Rehab. on-line class for learning about the Standards](#)

#### **How-To Information**

<https://www.ohiohistory.org/preserve/state-historic-preservation-office/buildingdoctor/resources-from-the-building-doctor>[4/22/2016 4:29:49 PM]



Resources from the Building Doctor | Ohio History Connection

[Preservation Briefs](#)

[Fast Facts](#)

[Preservation Books at the Ohio History Store](#)

**Products and Parts**

[Traditional Building Magazine](#)

[Old House Journal](#)

**Finding Help**

[State Historic Preservation Office Consultants Lists](#)

[Traditional Building Catalog](#)

[American Institute of Conservation](#)

**General Preservation Web Sites**

[State Historic Preservation Office](#) and [Ohio History Connection](#)

[Heritage Ohio](#) and [Preservation Ohio](#)

[Old-Building Owner's Links](#)

[National Trust for Historic Preservation](#)

[National Park Service historic preservation education web page](#)

[National Center for Preservation Technology and Training](#)

[Traditional Building Magazine's Trade Web](#)

[Belmont Technical College](#)

Museums & Sites



**Ohio History Center**  
The headquarters of the Ohio History  
Connecti...  
[Learn more](#)

Exhibits & Events



**Second Saturdays R 4 Kids**  
An interactive educational series for  
children.  
[Learn more](#)



**Staff Pick: Weird History**  
Explore the museum with a museum  
staff member who'll poi...  
[Learn more](#)

[View all](#) □

<https://www.ohiohistory.org/preserve/state-historic-preservation-office/buildingdoctor/resources-from-the-building-doctor>[4/22/2016 4:29:49 PM]



## EXHIBIT C2: Old Building Owner's Links – Building Doctor subpage

Old Building Owner's Links | Ohio History Connection



Menu

### Old Building Owner's Links

Helping Solve Common Problems in Older Buildings

Share this page:



[Home](#) | [Preserve](#) | [State Historic Preservation Office](#) | [Building Doctor](#) | [Old Building Owner's Links](#)

Technical information and guidance for preservationists, architects, contractors, homeowners, and other old-building lovers

#### [Virtual Site Visit](#)

Would you like our opinion on a technical question? Even if we cannot make an actual site visit, contact our Technical Preservation Services (TPS) staff via email and take us on a "Virtual Site Visit" of your building.

#### [Preservation Briefs](#)

Easy to read guidance from the National Park Service on preserving various materials and features of historic buildings. Forty-two different topics are covered.

#### [Illustrated Guidelines for Rehabilitating Historic Buildings](#)

This National Park Service publication offers a model process to follow in determining appropriate treatments for historic buildings and assists in applying the Secretary of the Interior's Standards for Rehabilitation

<https://www.ohiohistory.org/preserve/state-historic-preservation-office/buildingdoctor/old-building-owner-links>{4/22/2016 4:29:08 PM}



Old Building Owner's Links | Ohio History Connection

[Preservation Fast Facts](#)

Advice on technical preservation topics from the State Historic Preservation Office

[National Park Service OnLine Education Links](#)

Links to numerous pages with guidance on understanding and preserving old buildings

### Sources and Resources for Do-It-Yourselfers

---

The State Historic Preservation Office does not endorse products or companies. The following links are provided for your information.

[Clem Labine's Traditional Building](#)

[Know-How - This Old House On-line](#)

[Old House Journal On-line - Preservation How To](#)

[Trade Web Directory](#)

### Museums & Sites

---



**Ohio History Center**  
The headquarters of the Ohio History  
Connecti...

[Learn more](#)

### Exhibits & Events

---



**Exhibit Tour: Lilly Martin Spencer**  
Get an in-depth look at one of Ohio's  
most well-known 19...

[Learn more](#)



**Horse-Drawn Sleigh Rides in Spiegel Grove**  
Ride through the grounds of the  
Rutherford B. Hayes esta...

[Learn more](#)

[View all](#) □

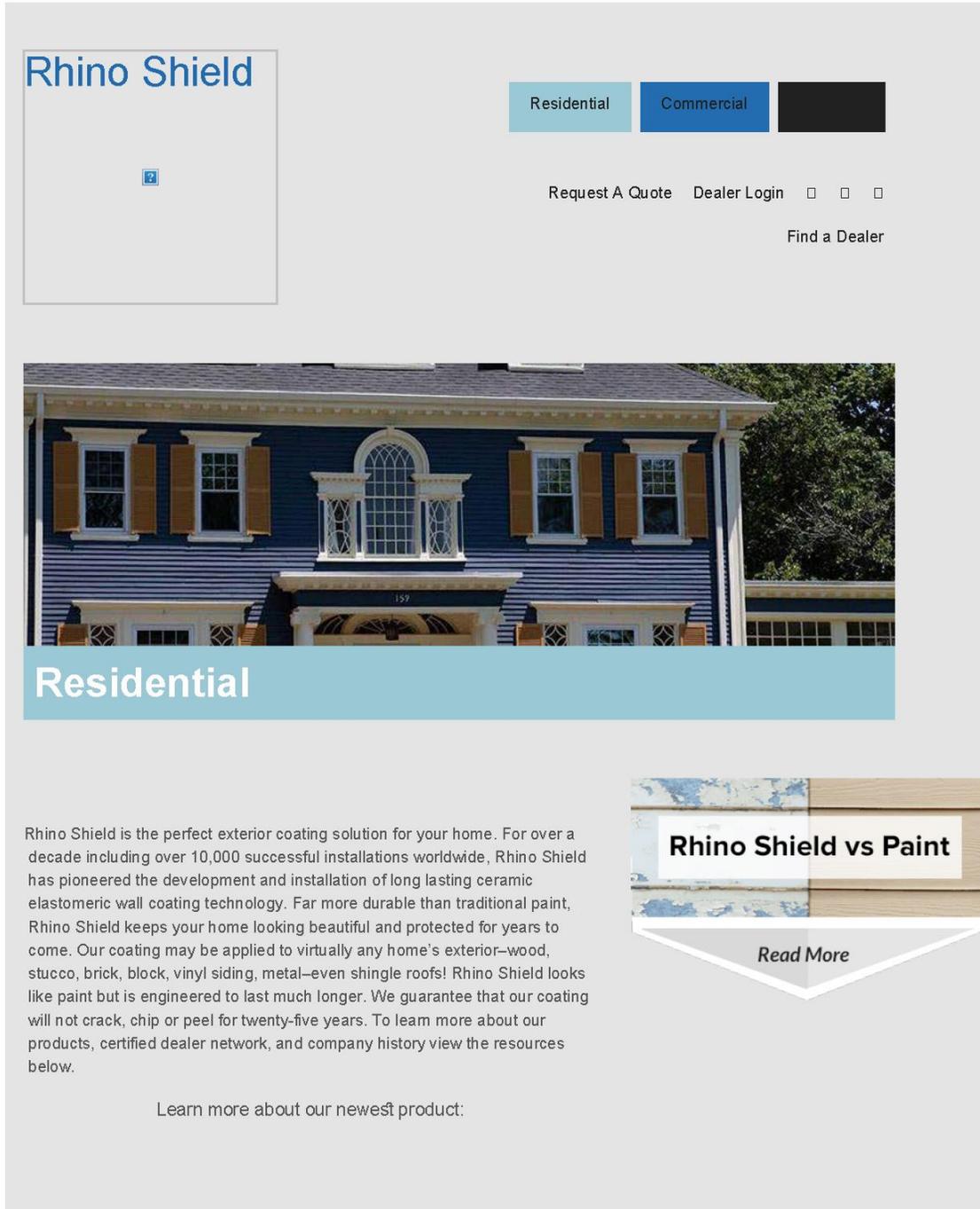
What do you want to learn about?

<https://www.ohiohistory.org/preserve/state-historic-preservation-office/buildingdoctor/old-building-owner-links>[4/22/2016 4:29:08 PM]



## EXHIBIT C3: Rhino Shield webpage

Residential Coating and Painting Solutions - Rhino Shield



The screenshot shows the top portion of the Rhino Shield website. At the top left is the "Rhino Shield" logo. To its right are three navigation tabs: "Residential" (highlighted in light blue), "Commercial" (in dark blue), and an unlabeled black tab. Below these tabs are links for "Request A Quote", "Dealer Login", and three social media icons. A "Find a Dealer" link is positioned further to the right. A large photograph of a two-story blue house with white trim and shutters is displayed. Below the photo is a light blue banner with the word "Residential" in white. To the right of the banner is a graphic comparing "Rhino Shield vs Paint" with a "Read More" button. Below the banner is a paragraph of text describing the product's benefits and a link to learn more.

# Rhino Shield

Residential Commercial

Request A Quote Dealer Login

Find a Dealer

## Residential

Rhino Shield is the perfect exterior coating solution for your home. For over a decade including over 10,000 successful installations worldwide, Rhino Shield has pioneered the development and installation of long lasting ceramic elastomeric wall coating technology. Far more durable than traditional paint, Rhino Shield keeps your home looking beautiful and protected for years to come. Our coating may be applied to virtually any home's exterior—wood, stucco, brick, block, vinyl siding, metal—even shingle roofs! Rhino Shield looks like paint but is engineered to last much longer. We guarantee that our coating will not crack, chip or peel for twenty-five years. To learn more about our products, certified dealer network, and company history view the resources below.

[Learn more about our newest product:](#)

### Rhino Shield vs Paint

[Read More](#)

<http://www.rhinoshield.net/residential/> [4/21/2016 10:40:36 AM]



# Rhino Shield Protect STAIN & SEALER

## It's Not Paint

See how Rhino Shield outperforms paint in almost every way.

## About Rhino Shield

Learn about our company and our brand.

## Our Products

Review our exciting portfolio of wall and roof coatings.

## Explore Colors

Choose your favorite color for your Rhino Shield job.

## Find Inspiration

Take a look at our success stories around the world.



[Become A Dealer](#)

[International Distributors](#)



© 2016 AmCoat Industries, Inc.  
4012 Commons Drive Unit 116  
Destin, FL 32541 USA

Toll Free (888)RHINO12  
(888)RHINO12 FREE  
Local (850) 424-6805(850) 424-6805

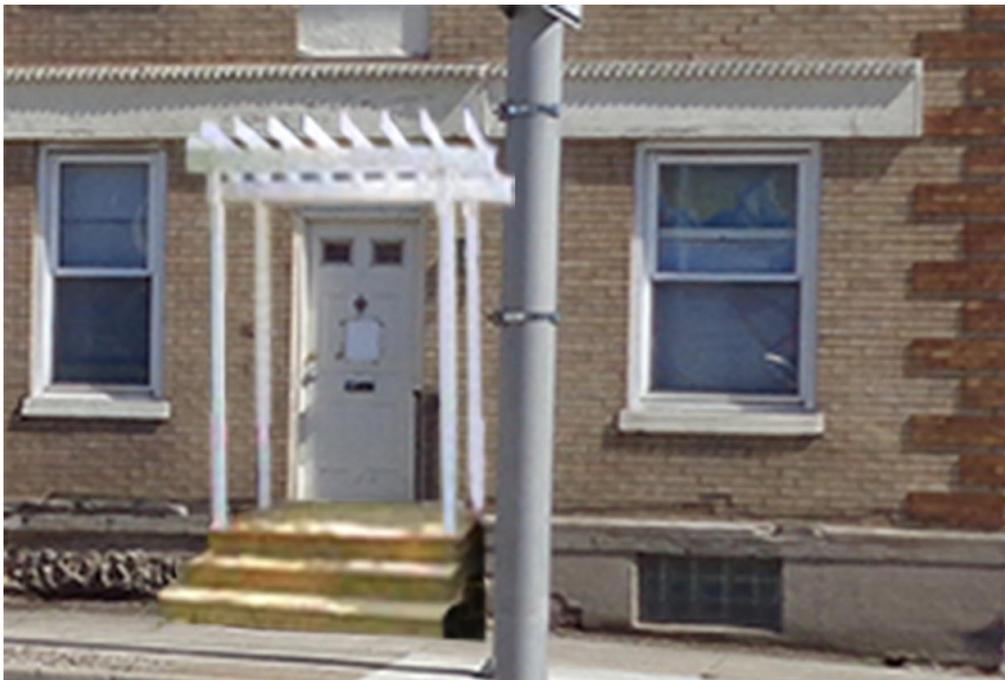
[Contact Us](#)



**EXHIBIT D: Visual examples provided to Applicant for reference**  
**EXHIBIT D1: 2D Photo Works of a possible new front deck/porch**  
“Before”



“After”



**EXHIBIT D2: 3D Model Sample of a possible new front deck/porch**

“Before”



“After”



# EXHIBIT E: COA Application

A160971  
A160972



## 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: 100 NB<sup>st</sup>  
 Applicant Name: Daniel C Wells  
 Applicant Mailing Address: 4727 Shadow dr Guilford IN 47022  
 Owner/s Name: Daniel C Wells  
 Owner Mailing Address: 4727 Shadow dr Guilford IN 47022  
 Daytime Contact Phone: 513-623-7677 Email: c.wells@fuse.net  
 Contractor Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
 Is this work part of another City of Hamilton function?  
 Health Department  Building Permit  NDD Work  Public Works  Other: NO

### 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)

Build new wood decks with railing + pergola over existing concrete ones in front of building.  
Wrap existing wood trim halfway up + soffit with metal trim clay in color.

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

Applicant Signature: Daniel C Wells Date: 4-7-16  
 See Next Page

Page 1 of 4



**CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION**

Paint  Sample Provided  
Appearance of Color: \_\_\_\_\_  
Color Name & Manufacturer: \_\_\_\_\_  
Location (body, window trim, specific trim, accent): \_\_\_\_\_

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.**

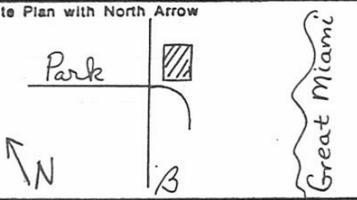
Fence  
Existing Fence (type, material, color): \_\_\_\_\_  
Proposed Fence (type, material, color, location, course): \_\_\_\_\_

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

Soffit  
Existing Soffit (style, material, location, color): wood, yellow  
Proposed Soffit (style, material, location, color): metal, clay or tan color



# EXHIBIT F: State of Ohio Inventory Record

1. No. BUT-372-9		4. Present Name(s) The Hemdil Building		CODED	1. No. BUT-372-9	
2. County Butler		5. Other Name(s) The Hemdil Flats				2. County Butler
3. Location of Negatives Hamilton Planning Dept.						
6. Specific Location 100 North "B" St.		16. Thematic Category Manufacturing/industry		28. No. of Stories 2		
7. City or Town If Rural, Township & Vicinity Hamilton		17. Date(s) or Period c1918		29. Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
8. Site Plan with North Arrow 		18. Style or Design Second Renaissance Revival		30. Foundation Material Concrete		
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference Zone _____ Easting _____ Northing _____		19. Architect or Engineer		31. Wall Construction Brick		
10. 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		
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent Apartments		33. No. of Bays Front 3 Side 3		
12. Is it Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use Apartments		34. Wall Treatment Brick		
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"/>		35. Plan Shape rectangle		
14. District Potent'ly? 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"/>		
15. Name of Established District		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		37. Condition Interior _____ Exterior fair		
16. Further Description of Important Features The most distinctive feature is the quoins, made of a darker brick, which define the edge of the building and the slightly recessed central bay. Each bay is composed of three windows, each 1/1 with plain stone lintels and sills. Massive dentilated cornice. The two story front porch is slightly altered and partially missing.		26. Local Contact Person or Organization Hamilton Planning Dept.		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
17. History and Significance The buildings close relationship to a manufacturing area indicates that its residents were probably engaged in such occupations. The 1919-20 Directory lists the Hemdil Flats.		27. Other Surveys in Which Included		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
18. Description of Environment and Outbuildings Located in a mixed use area of manufacturing, commercial, and residential uses.		28. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		40. Distance from and Frontage on Road 15'		
19. Sources of Information 1919-20 Williams Hamilton Directory P.O.		29. Prepared by J. Strasser				
		30. Organization MPA				
		31. Date 32. Revision Date(s) 9-83				

