

**NOTE: Agenda and Reports may be amended as necessary or as required.
Applicants, PLEASE REVIEW YOUR PROPOSAL for accuracy.**

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. June 21, 2016
 - B. July 5, 2016
 - C. July 19, 2016
 - IV. Properties Seeking COA - Old Business - None
 - V. Properties Seeking COA - New Business
 1. 401 North Second Street (*German Village*) – Porch Work - Extensive
 - VI. Other New Business - New Business
 1. Mural Guidelines – Background and Purpose Statements - DRAFT
 - VII. Miscellaneous/Discussion/On the Radar
 - Property Inquiries:
 - o 376 South D Street – Like-for-Like Repairs/Paint – COA Issued
 - o 610 Dayton Street – Like-for-Like Porch Work – COA Issued
 - o 320 Ross Avenue – Like-for-Like Porch Work – COA Issued
 - o 302 Main Street – Like-for-Like/Emergency Roofing – COA Issued
 - VIII. Adjourn
 - IX. Guests:



AGENDA
Architectural Design Review Board
Tuesday, September 06, 2016

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To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #1**
401 North Second Street – Porch Work - Extensive
 Community Design Alliance, Applicant
 Meeting Date: **9/6/2016**
Received Application: **8/9/2016**
Impacts: German Village

Dear Board Members:

Synopsis

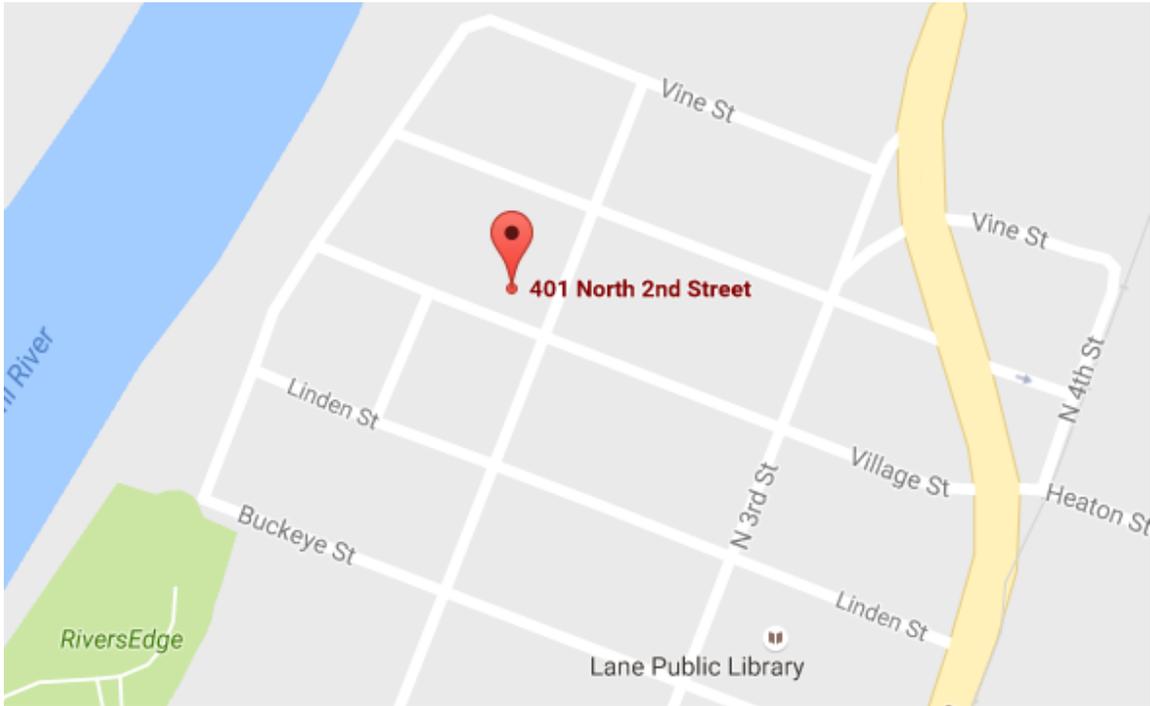
A Certificate of Appropriateness application has been submitted for 401 North Second Street needing Architectural Design Review Board examination and approval.

COA Application includes the following proposal items and **only these items**:

| Proposed Items Needing ADRB COA Approval | Reason |
|---|--|
| Porch Work – Extensive - Replace Existing Porch | Alteration of Structure (Porch) Change of Exterior Appearance (Porch) |
| <i>Existing:</i> | |



401 North Second Street
Porch Work - Extensive



Introduction:

The Applicant, Community Design Alliance, has submitted a Certificate of Appropriateness Application for the property of 401 North Second Street. The proposal involves replacement of the current porch.

The subject property of 401 North Second Street is part of the German Village and is Zoned “BPD”, Business Planned Development.

Background:

401 North Second Street has been a subject of Certificate of Appropriateness applications and ADRB reviews in recent years. Numerous property improvements have been applied for and approved by the board, including changes in paint color. The current COA Application is another proposal in an ongoing series of property improvements for the structure.

Supplemental Items

Implications for ADRB Policies & Guidelines; and Other Requirements

Due to the topic of Porches, there are no significant implications for the ADRB Policies & Guidelines concerning this project proposal.

State of Ohio Historic Designation

This property of 401 North Second Street is not part of the State of Ohio Historic Inventory.



PROPOSAL

Replacement of Existing Porch of the structure.

- Removal of Existing Walkway and Stairs of Porch
- Replacement of the Existing Porch Cap

New Replacement Porch

- Expansion of the Porch
- Add Front-Facing Staircase to Replacement Porch
- Propose Cladding replacement porch in Shingles
 - To match the house
- New Porch Roof with Railing – over the Porch
- Architectural Details added to Columns
 - To match the house

A plan elevation diagram of the proposal has been included in the COA Application to illustrate the proposal as an Exhibit Attachment Item.

Additionally, a photo rendering has been supplied in the COA Application to illustrate the proposal, included as an Exhibit Attachment Item.

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B1: Photo Rendering of Existing
3. EXHIBIT B2: **Photo Rendering of Proposal**
4. EXHIBIT C: Plan Elevation of Proposal
 - a. *Exhibit C1: Existing Porch Elevation*
 - b. **Exhibit C2: Proposed Porch Elevation**
5. EXHIBIT D: COA Application



EXHIBIT A: Images of the Property



EXHIBIT B1: Photo Rendering of Existing

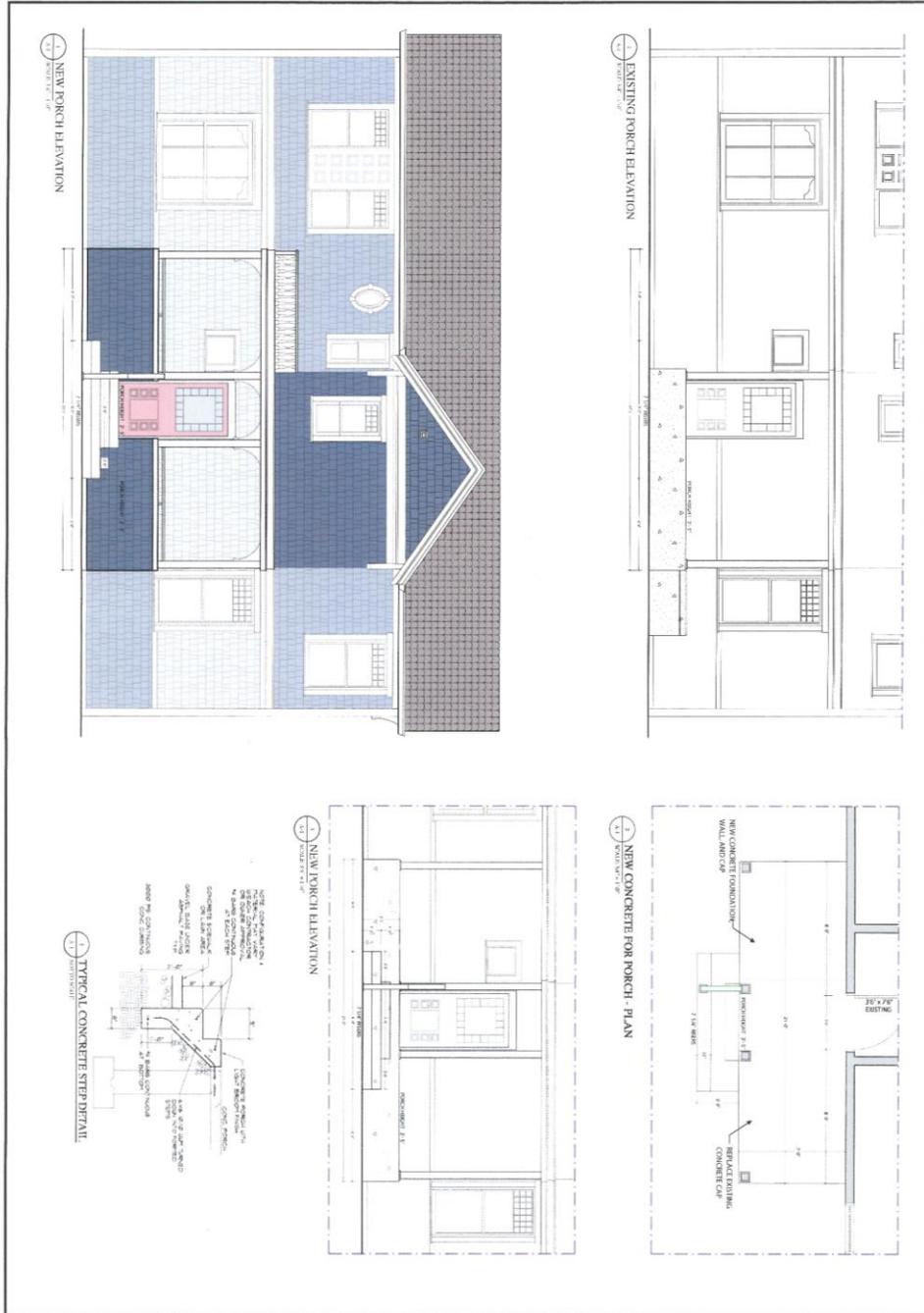


EXHIBIT B2: Photo Rendering of Proposal





EXHIBIT C: Plan Elevation of Proposal



COVER SHEET
 DATE: _____
 DRAWING NO: _____
 SHEET NO: **G000**

**RENOVATION OF
 SINGLE FAMILY DWELLING
 401 N SECOND ST
 HAMILTON, OHIO 45011**



EXHIBIT C1: Existing Porch

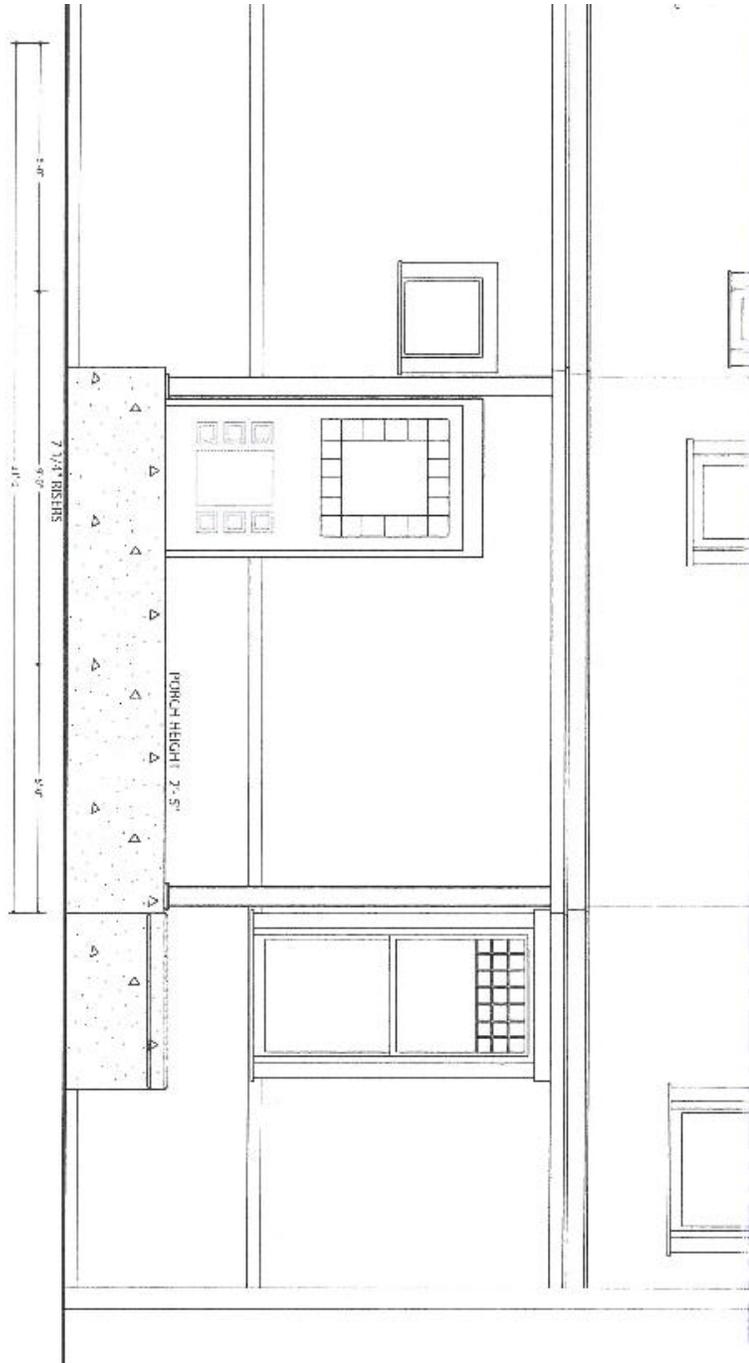


EXHIBIT C2: Proposed Porch

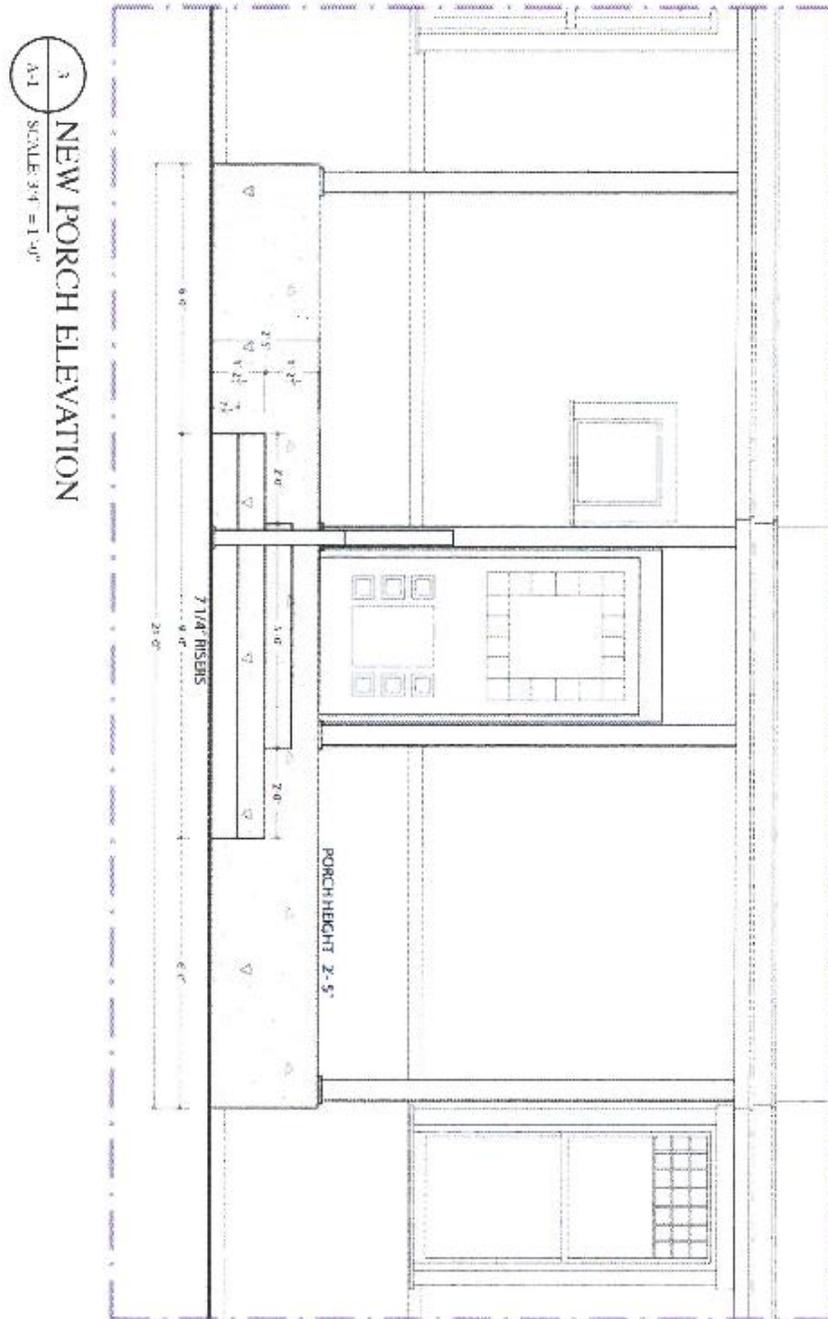


EXHIBIT D: COA Application



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

A162725
 A162726

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: 401 N Second Street, Hamilton OH 45011
 Applicant Name: Community Design Alliance
 Applicant Mailing Address: 236 High Street, Hamilton OH 45011
 Owner/s Name: CORE Fund
 Owner Mailing Address: 236 High Street, Hamilton OH 45011
 Daytime Contact Phone: 513-275-1740 Email: taylor@cdalliance.net
 Contractor Phone: X Email: X
 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)

Remove existing walkway and stairs, replace existing concrete porch cap, expand porch and add front-facing staircase, new porch to be clad in shingles to match house, new roof with gaiting detail over porch addition, architectural details added to columns to match house

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

Applicant Signature: Taylor Webb Date: 08-09-16
 See Next Page

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To: Architectural Design Review Board

From: Ed Wilson, ADRB

Subject: **AGENDA ITEM #2**

Mural Guidelines – Background and Purpose - DRAFT

Submitted by Mural Sub-Group for ADRB, under guidance of
Madam Chair, Mary Pat Essman.

Meeting Date: **9/6/2016**

Impacts: All Historic Districts and Properties under ADRB Review Jurisdiction

Dear Board Members:

Synopsis

The Mural Sub-Group of the Architectural Design Review Board met and discussed possible mural guidelines for historic review. This discussion stemmed from a Work Group Collaboration meeting between the ADRB and arts organization StreetSpark.

The attached is a Draft version of the Background and Purpose statement to help craft the Mural Review Guidelines for ADRB.

Background:

The discussion of Mural Guidelines stemmed from the reviews and actions pertaining to a proposed mural for 244 Main Street, in the Rossville Historic District. The predominant result of the scenario prompted a discussion and need to review possible mural guidelines to better facilitate such reviews and serve as possible justification for decisions pertaining to proposed murals.

While the ADRB Policies & Guidelines are only guidelines and not hard rules, they have and could be properly cited for board review and action.

The ADRB Secretary endeavored in research, obtaining several differing documents of other communities related to mural review for historic districts. Sharing these documents with the whole of the ADRB and StreetSpark led to discussions and the aforementioned Work Session meeting on June 21, 2016. Stemming from this meeting, a sub-group of ADRB members formed to further discuss and draft mission statements for the topic of murals and ADRB mural review.



The proposed background and purpose statement would be included as part of the ADRB Policies & Guidelines under the new topic entry of “Murals”. Further, the purpose and background may or may not lead to further supporting clauses to form the core of guidance for ADRB mural review, based on discussion and action by the board.

The attached document is the current summation of the background and purpose for review and discussion by the ADRB and was included in the July 19, 2016 ADRB Agenda.

- There were no comments received from the board members concerning the proposed background and purpose.
- There were no comments received from StreetSpark or other interested parties.

Possible Actions

The ADRB could vote to allow the addition of the Proposed Background and Purpose Statements, and subsequently the topic of Murals, for the ADRB Policies and Guidelines as a September 6, 2016 Revision.

The ADRB could deliberate further for any supporting Mural guidelines if desired and as recommended.

Attachments:

1. EXHIBIT A: July 10, 2016 Draft of Mural Review for ADRB Policies & Guidelines - Background and Purpose
-



EXHIBIT A: July 10, 2016 Draft of Mural Review for ADRB Policies & Guidelines - Background and Purpose

Draft – July 10, 2016

City of Hamilton Architectural Design Review Board

Background

The City of Hamilton Architectural Design Review Board reviews applications for Certificates of Appropriateness for substantial alterations to properties in the City's designated historic areas or properties individually listed by Ordinance. Mural art is considered a substantial alteration requiring approval of the Architectural Design Review Board.

The Architectural Design Review Board supports the use of mural art in the historic areas. Mural art is widely considered one of the oldest methods of artistic expression. Murals bring art from the private to the public sphere, add visual and aesthetic value to neighborhoods and provide a medium to display the history, beliefs, and culture of a community. When appropriately executed, murals can enhance the character and reinforce the historic fabric of any of the City's historic areas.

Purpose

The purpose of regulating mural art is to ensure the continued visual aesthetic of the historic district while allowing for compatible artistic and creative expression in appropriate locations and designs. The established review criteria provide guidance concerning the compatibility and appropriateness of the placement, massing scale and materials of mural art with minimal intrusion into the artistic expression and content of the work. The criteria are written keeping sensitivity to the neighborhoods and their buildings as a priority.

