

**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
SID (Vacant)	Graham	Palechek	Ripperger	Whalen	
SID alt (Vacant)	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 available at earliest opportunity (*Minutes for November 15, 2016*)

IV. Properties Seeking COA - New Business

1. [350 North Third Street \(German Village\) – Signage](#)
2. [244 Main Street \(Rossville\) – Connector Building](#)
3. [302 Main Street \(Rossville\) – Door](#)
4. [943 Dayton Street \(Dayton-Campbell\) – Roofing](#)

V. Miscellaneous/Discussion/On the Radar

Property Inquiries:

- 407 North Third Street – Board of Zoning Appeals; appeal of ADRB decision
 - Meeting Date: January 5, 2017

VI. Adjourn

VII. Guests:



AGENDA
Architectural Design Review Board
Tuesday, December 06, 2016

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To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM # 1**
350 North Third Street – Signage
Triangle Signs, Patrick Reist, Applicant
Meeting Date: **12/6/2016**
Received Application: **11/21/2016**
Impacts: German Village Historic District

Introduction:

The Applicant, Triangle Signs, Patrick Reist, has submitted a Certificate of Appropriateness Application for the property of 350 North Third Street. The proposal involves Signage – installation of signage on existing sign bracket.

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

This property is also part of the State of Ohio Historic Inventory, referenced as BUT-600-9 – see attached.

PROPOSAL

Install One (1) new Sign Panel on the existing projecting sign frame.

- Body is Green with White Letters – PMS 5535 “Green” background

Determining COA Approval:

In determining whether or not the Architectural Design Review Board will approve the issuance of a Certificate of Appropriateness, the Board shall consider:

1. **Whether the proposed change will adversely affect or destroy any significant exterior architectural and/or historical feature of the structure, site, monument, streetscape or neighborhood,**
2. **And whether it will adversely affect or destroy the general architectural and/or historical significance of the Historic District or Inventory Property.**



In the event the Architectural Design Review Board refuses to issue to an applicant Certificate of Appropriateness:

1. **The Architectural Design Review Board shall attempt to reconcile an alternative plan with the applicant – that is acceptable to both the applicant and to the Architectural Design Review Board.**
2. If the Architectural Design Review Board and the applicant are unable to reconcile an alternative plan, the applicant may appeal the decision of the Architectural Design Review Board to the Board of Zoning Appeals pursuant to the applicable provisions of the Hamilton Zoning Ordinance.

Supplemental Items

ADRB Policies & Guidelines; and Other Requirements

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Location Map
3. EXHIBIT C: Signage Diagrams
4. EXHIBIT D: COA Application
5. EXHIBIT E: State of Ohio Inventory Record



EXHIBIT A: Images of the Property





EXHIBIT B: Location Map



350 North Third Street

City of Hamilton, Ohio

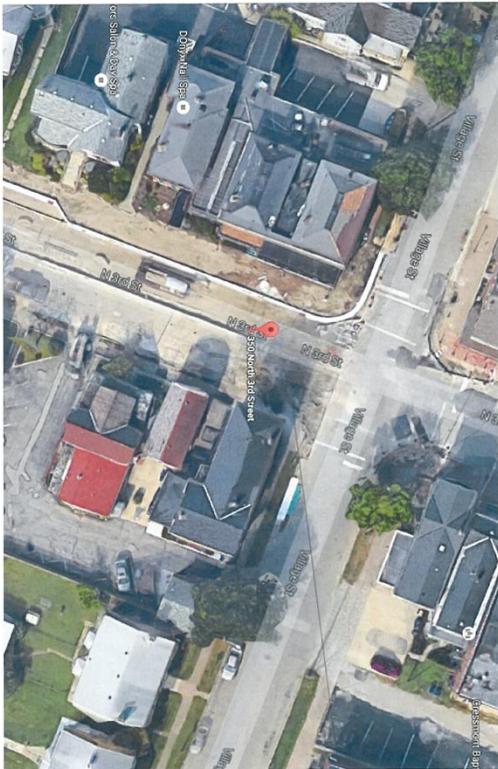
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Date: 11/29/2016

1 inch = 73 feet





Face Change
 Proposed new double sided sign panel onto the existing projecting sign frame.

This is an official, unaltered, and sealed drawing. It is not to be copied, reproduced, exhibited or shown in any way without the written permission of Triangle Sign Company.



231 NORTH 1ST STREET HAMILTON, OHIO 45011
 PHONE 513-863-2578 FAX 513-863-8740

PTR _____
 SCALE: RIF _____
 PTR _____
 DRAWN BY _____

Patrick Rafti
 Account Manager Triangle Sign Co.

 REVISIONS _____

NOTES _____

CUSTOMER APPROVAL DATE _____
Edward Jones
350 North 3rd St.
Hamilton, OH 45011

DATE	NOV 15, 2016
DWGNO	08-
SHEET	2 OF 2



EXHIBIT D: COA Application

A164259
A16260



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

Architectural Design Review Board

Phone: 513-785-7350

Fax: 513-785-7349

Email: hamiltonhistoric@hamilton-oh.gov

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.

A fee will be charged for any Certificate of Appropriateness application that is required to be heard before the ADRB, unless the proposed change is returning to or restoring to previous or original historic materials that can be referenced in past Architectural Design Review Board or other official City of Hamilton/State of Ohio Historic Inventory records. A proposal that is Like for Like (A repair or improvement in relation to a property in which the repair or improvement utilizes the existing materials/colors and replaces them with matching materials) does not require ADRB review and will be approved by the Secretary.

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.

Fee Schedule		
Proposal:	Residential	Commercial
Exterior Change	\$25	\$50
Like for Like Work (no board review)	\$0	\$0
Return to Original Historic Materials	\$0	\$0

Property Address: 350 North 3rd St.

Applicant Name: Patrick Reist

Applicant Mailing Address: 221 North B St. Hamilton, OH 45013

Owner/s Name: Bill Wilkes

Owner Mailing Address: 350 North 3rd St. Hamilton, OH 45011

Daytime Contact Phone: 513-863-2578 Email: preist@triangle-signcompany.com

Applicant Signature: [Signature] Date: 11/21/16

APPLICANTS ARE HIGHLY ENCOURAGED TO APPEAR BEFORE THE BOARD TO SUPPORT THEIR APPLICATION.
Please see Page 4 for the Meeting Dates and Application Deadlines.

Date: 11/21/2016
 Access: 259906
 Number: 1086600
 Payment: 010115000
 City of Hamilton
 Finance Dept
 \$50.00



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.

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

Install one new sign panel onto the existing projecting sign frame. Face change.

CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
Appearance of Color: PMS 5535 Green painted sign background
Color Name & Manufacturer: _____
Location (body, window trim, specific trim, accent): Body Green w/ white letters

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): _____



EXHIBIT E: State of Ohio Inventory Record

OHIO HISTORIC INVENTORY CODED		Ohio Historic Preservation Office Ohio Historical Center Columbus, Ohio 43211																
1. No. <i>BUT-600-9</i>	4. Present Name(s) H. & D. Bargain Corner																	
2. County Butler	5. Other Name(s) Weiss' Shoe Repair																	
3. Location of Negatives Hamilton Planning Dept.																		
6. Specific Location 350 North Third Street		16. Thematic Category Manufacturing/industry																
7. City or Town If Rural, Township & Vicinity Hamilton		17. Date(s) or Period c1880																
8. Site Plan with North Arrow 		18. Style or Design Italianate																
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <i>27</i> <i>198</i> <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px;">1</td><td style="width: 20px;">0</td><td style="width: 20px;">7</td><td style="width: 20px;">1</td><td style="width: 20px;">0</td><td style="width: 20px;">3</td><td style="width: 20px;">6</td><td style="width: 20px;">9</td> </tr> <tr> <td style="width: 20px;">4</td><td style="width: 20px;">3</td><td style="width: 20px;">6</td><td style="width: 20px;">4</td><td style="width: 20px;">8</td><td style="width: 20px;">1</td><td style="width: 20px;">1</td><td style="width: 20px;">1</td> </tr> </table> Zone _____ Easting _____ Northing _____		1	0	7	1	0	3	6	9	4	3	6	4	8	1	1	1	19. Architect or Engineer
1	0	7	1	0	3	6	9											
4	3	6	4	8	1	1	1											
10. Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" 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 Residence/shoe repair																
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use Residence/commercial																
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'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known																
15. Name of Established District		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																
42. Further Description of Important Features A bracketed cornice with segmental arched cornice windows mark the facades of this building. A hipped roof is on the front facade and a gable roof is on the side facade. The double hung windows are 2/2 with stone lugsills and segmental arched lintels with key-stones. The storefront portion appears to be basically unaltered.		26. Local Contact Person or Organization Hamilton Planning Dept.																
43. History and Significance City directory listings indicate that Constantine Weiss had his shoe shop and residence here as early as 1882. The 1910 and 1927-28 City directories still list him here, although the latter also lists the Kroger Grocery and Bakery Co. here as well.		27. Other 																
44. Description of Environment and Outbuildings Residential neighborhood composed of primarily late 19th century structures.		28. No. of Stories <i>2</i>																
45. Sources of Information P.O. Williams Hamilton Directory		29. Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																
46. Prepared by E. Tuttle		30. Foundation Material Rock face stone																
47. Organization Miami Purchase Ass'n.		31. Wall Construction Brick																
48. Date 2-84		32. Roof Type & Material Hipped/composite shins																
49. Revision Date(s)		33. No. of Bays Front <i>3</i> Side <i>5</i>																
		34. Wall Treatment American Bond																
		35. Plan Shape L shape																
		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>																
		37. Condition Interior _____ Exterior <i>good</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 Flush with Third																

1. No. *BUT-600-9*
 2. County *Butler*
 4. Present Name(s) *H. & D. Bargain Corner*
 5. Other Name(s) *Weiss' Shoe Repair*





To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM # 2**
244 Main Street – New Connector Building
Hamilton CORE Fund, Applicant
Meeting Date: **12/6/2016**
Received Application: **11/22/2016**
Impacts: Rossville Historic District

Introduction:

The Applicant, Hamilton CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 244 Main Street. The proposal involves New Connector Building.

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

This property is also part of the State of Ohio Historic Inventory, referenced as BUT-441-9 – see attached.

PROPOSAL

Build a Connector Building between the structures of 244 Main Street and 16 North D Street.

Painting

- Doors as SW 6048 – “Terra Brun”
- Windows, Trim, Gutters as Sherwin Williams - custom paint color.

Siding

- Hardiplank Fiber Cement Board, 6 Inch Siding – Color is “Sandstone Beige”

Roof: Drexel Metals Roofing Systems – Color is “Terra Gotta”

Windows

- Aluminum Frame with Insulated Glass – Color to match Trim
- Manufactured by EFCO; Series 403 Window

Gutters: To match the metal trim color

Soffit: Vented Vinyl Soffit – Color to match Trim



Determining COA Approval:

In determining whether or not the Architectural Design Review Board will approve the issuance of a Certificate of Appropriateness, the Board shall consider:

1. **Whether the proposed change will adversely affect or destroy any significant exterior architectural and/or historical feature of the structure, site, monument, streetscape or neighborhood,**
2. **And whether it will adversely affect or destroy the general architectural and/or historical significance of the Historic District or Inventory Property.**

In the event the Architectural Design Review Board refuses to issue to an applicant Certificate of Appropriateness:

1. **The Architectural Design Review Board shall attempt to reconcile an alternative plan with the applicant – that is acceptable to both the applicant and to the Architectural Design Review Board.**
2. If the Architectural Design Review Board and the applicant are unable to reconcile an alternative plan, the applicant may appeal the decision of the Architectural Design Review Board to the Board of Zoning Appeals pursuant to the applicable provisions of the Hamilton Zoning Ordinance.

Supplemental Items

ADRB Policies & Guidelines; and Other Requirements

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Location Map
3. EXHIBIT C: Elevation Plan of Connector Building
4. EXHIBIT D1: Paint Samples
5. EXHIBIT D2: Siding Sample
6. EXHIBIT D3: Roof Sample
7. EXHIBIT E: COA Application
8. EXHIBIT F: State of Ohio Inventory Record



EXHIBIT A: Images of the Property



EXHIBIT B: Location Map



244 Main St
City of Hamilton, Ohio

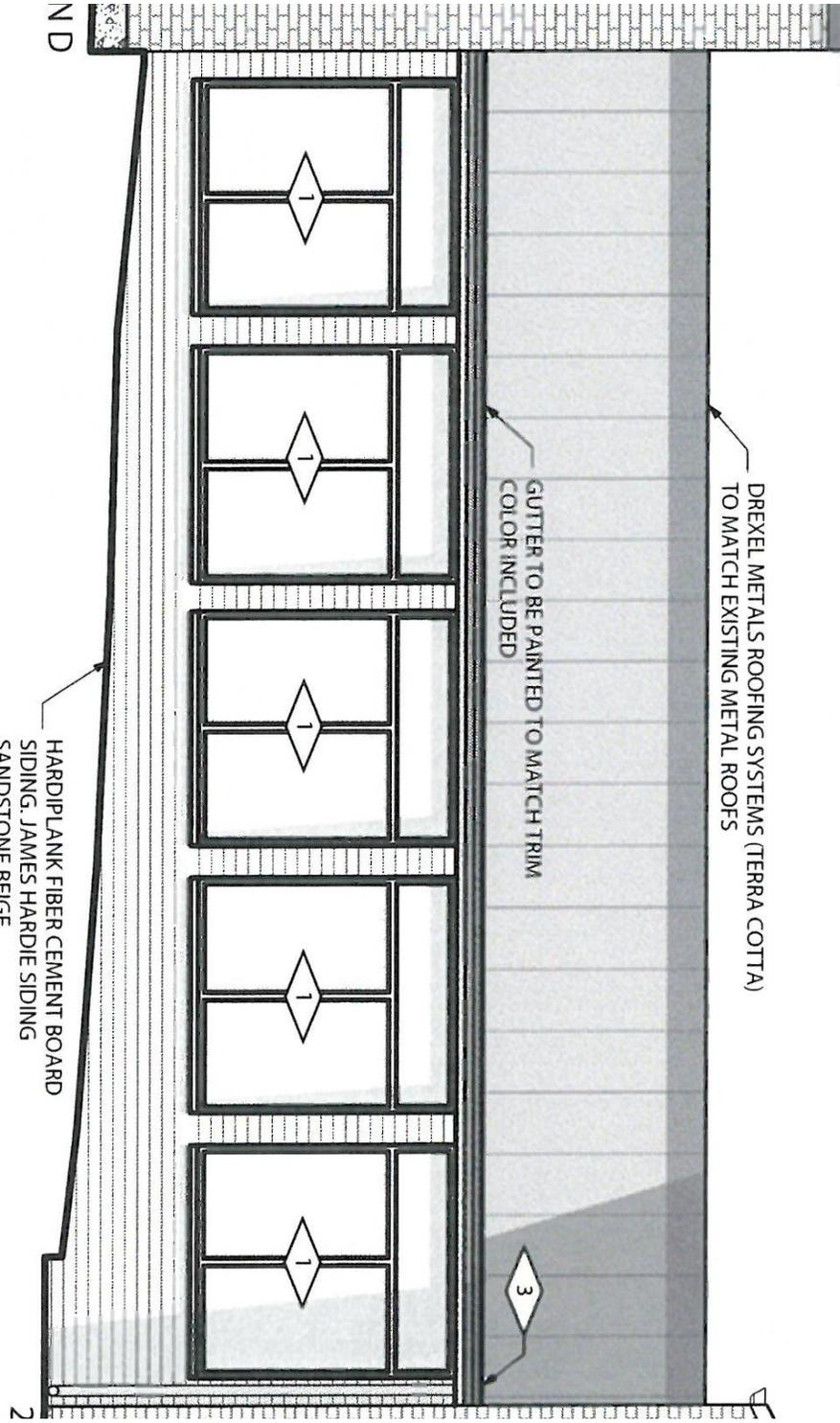
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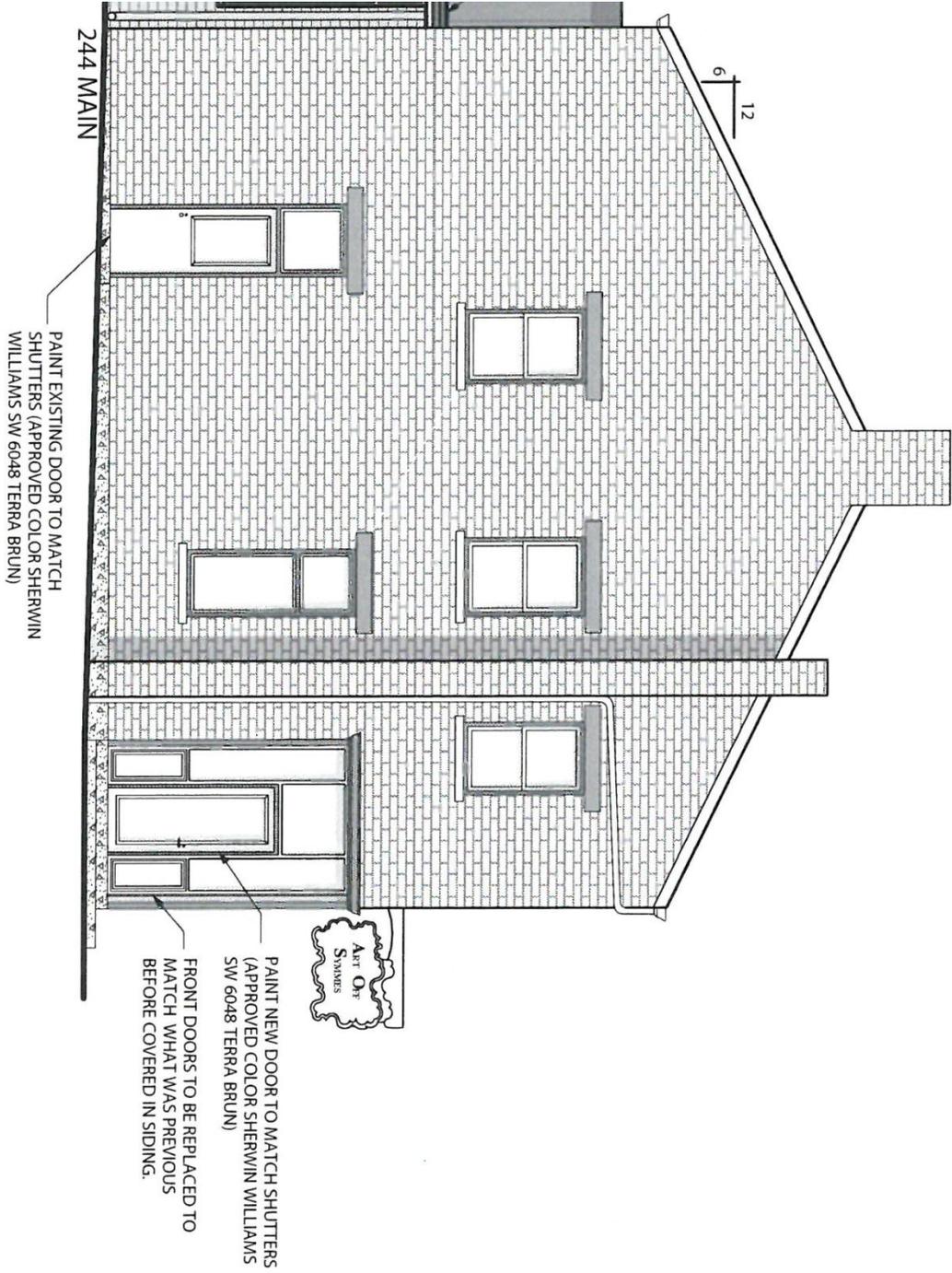


Date: 11/28/2016

1 inch = 47 feet





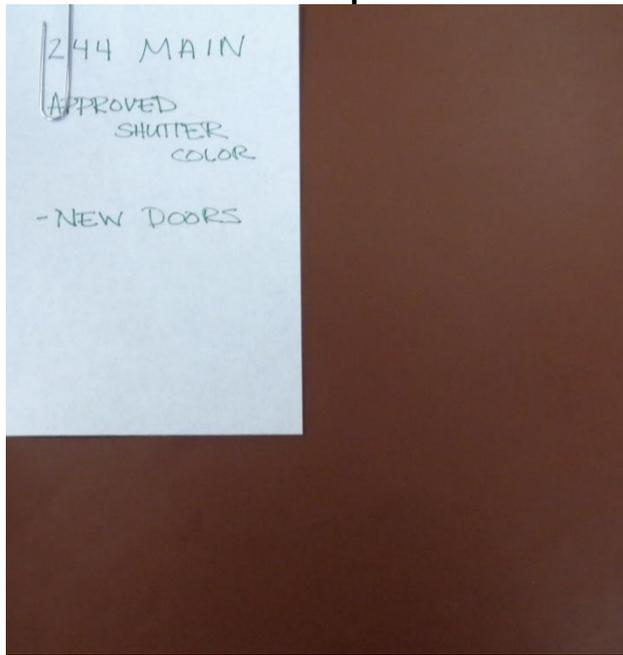




BACK OF BUILDING



EXHIBIT D1: Paint Samples



Shutter Color



Trim, Gutter Color (Windows Will Match)



EXHIBIT D2: Siding Sample



James Hardie® Siding Products
with ColorPlus® Technology

Sample Color:
SANDSTONE BEIGE
JH30-20

- Color consistency and quality of factory application
- Specially formulated paint to retain color and resist fading
- Baked-on color process for maximum durability, provides a mar-resistant coating and assures the finish will resist peeling, chipping and cracking
- 15-year finish warranty from one reliable manufacturer

 **James Hardie®**
Siding Products
1-866-4HARDIE
www.jameshardie.com

Installation Information, Warranties, and Warnings are available at www.jameshardie.com

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Products and colors available by region.
Check with your representative or
call 1-866-4HARDIE for availability in
your area.

JH9757SB 2/06

11 29 2016



EXHIBIT D3: Roof Sample

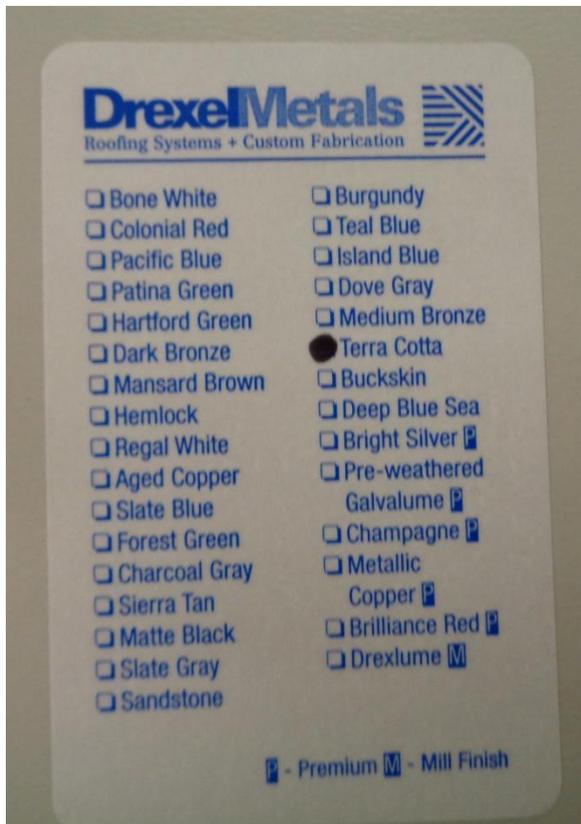


EXHIBIT E: COA Application



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

A164 213
A164 215

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 & 16 N D Streets
Applicant Name: Hamilton CORE Fund
Applicant Mailing Address: 236 High Street, Hamilton, OH 45011
Owner/s Name: Hamilton CORE Fund
Owner Mailing Address: same
Daytime Contact Phone: (513) 275-1740 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: _____

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 connector building between 244 Main & 16 N D Streets

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

Applicant Signature: [Signature] Date: 11/22/10

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: Sherwin Williams SW 6048 Terra Brun

Location (body, window trim, specific trim, accent): New doors to be painted to match shutters (already approved)

Window/Trim - custom gutters
Sherwin Williams - sample provided

Siding Sample Provided

Existing Siding (style, material, color, location): _____

Proposed Siding (style, material, color, location): Hard-plank fiber cement board

Manufacturer: James Hardie Proposed Size: 6" siding - color sandstone beige

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* Sample provided

Existing Roof (material, style, color): _____

Proposed Roof (material, style, color): Drexel Metals Roofing Systems - Terracotta

Manufacturer: _____ Location: New metal roof on connector

Windows / Door New connector building windows
Existing Windows/Door (style, material, size, color, location): _____ → color to match trim

Proposed Windows/Door (style, material, size, color, location): Aluminum frame w/ insulated glass

Manufacturer: EFCO Type (if applicable): Series 403

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): to match trim color - metal -

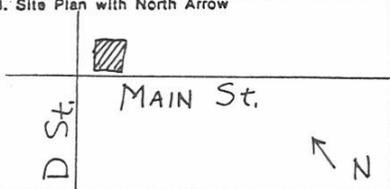
Manufacturer: _____ both sides along connector building

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

Proposed Soffit (style, material, location, color): Vented vinyl soffit - to match trim color



EXHIBIT F: State of Ohio Inventory Record

OHIO HISTORIC INVENTORY		CODED	Ohio Historic Preservation Office Ohio Historical Center Columbus, Ohio 43211
1. No. <u>BVT-441-9</u>		4. Present Name(s)	
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. PT. 1536 Ward N1</u>		16. Thematic Category	28. No. of Stories <u>2</u>
7. City or Town <u>Hamilton</u>		17. Date(s) or Period <u>c. 1850</u>	29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. Site Plan with North Arrow 		18. Style or Design <u>Federal Transitional</u>	30. Foundation Material <u>stone</u>
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>10 70 9 3 4 0 4 3 6 4 2 0 0</u>		19. Architect or Engineer	31. Wall Construction <u>Brick</u>
10. Zone _____ Easting _____ Northing _____ 10. Site Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder	32. Roof Type & Material <u>Gable tin</u>
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent <u>Carriage Factory</u>	33. No. of Bays Front <u>4</u> Side <u>3</u>
12. Is It Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>		22. Present Use <u>Offices and commercial</u>	34. Wall Treatment <u>Brick painted</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'l? Yes <input 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 <u>good</u> Exterior <u>good</u>
16. 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>		26. Local Contact Person or Organization <u>Hamilton Planning Dept.</u>	38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
17. History and Significance <p>This building apparently originally housed a carriage factory.</p>		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 <p>Rossville Commercial Center</p>			
19. Sources of Information <p>P.O. and Bob Paxton</p>			
20. Prepared by <u>JPF</u>		46. Organization <u>Historic Hamilton, Inc.</u>	
21. Date <u>MPA 12/83</u>		47. Revision Date(s)	

1. No. BVT-441-9
 2. County Butler
 4. Present Name(s) _____
 5. Other Name(s) D & Main St.





To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM # 3**
302 Main Street –Door
Hamilton CORE Fund, Applicant
Meeting Date: **12/6/2016**
Received Application: **11/22/2016**
Impacts: Rossville Historic District

Introduction:

The Applicant, Hamilton CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 302 Main Street. The proposal involves Installation of a new Door and transom.

The subject property of 302 Main Street is part of the Rossville Historic District and is Zoned “MS-1” Main Street Core, Form-Based Zoning.

This property is also part of the State of Ohio Historic Inventory, referenced as BUT-512-9 – see attached.

PROPOSAL

One (1) new door with Transom on D Street side of building (east elevation) – Painted in the previously approved colors.

- Solid Wood with Glass Insert

Determining COA Approval:

In determining whether or not the Architectural Design Review Board will approve the issuance of a Certificate of Appropriateness, the Board shall consider:

1. **Whether the proposed change will adversely affect or destroy any significant exterior architectural and/or historical feature of the structure, site, monument, streetscape or neighborhood,**
2. **And whether it will adversely affect or destroy the general architectural and/or historical significance of the Historic District or Inventory Property.**



In the event the Architectural Design Review Board refuses to issue to an applicant Certificate of Appropriateness:

1. **The Architectural Design Review Board shall attempt to reconcile an alternative plan with the applicant – that is acceptable to both the applicant and to the Architectural Design Review Board.**
2. If the Architectural Design Review Board and the applicant are unable to reconcile an alternative plan, the applicant may appeal the decision of the Architectural Design Review Board to the Board of Zoning Appeals pursuant to the applicable provisions of the Hamilton Zoning Ordinance.

Supplemental Items

Please note that the Ramp portion of the proposal has been approved by Staff as an ADA necessity item.

ADRB Policies & Guidelines; and Other Requirements

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Location Map
3. EXHIBIT C: Elevation Drawings
4. EXHIBIT D: COA Application
5. EXHIBIT E: State of Ohio Inventory Record



EXHIBIT A: Images of the Property



EXHIBIT B: Location Map



302 Main Street City of Hamilton, Ohio

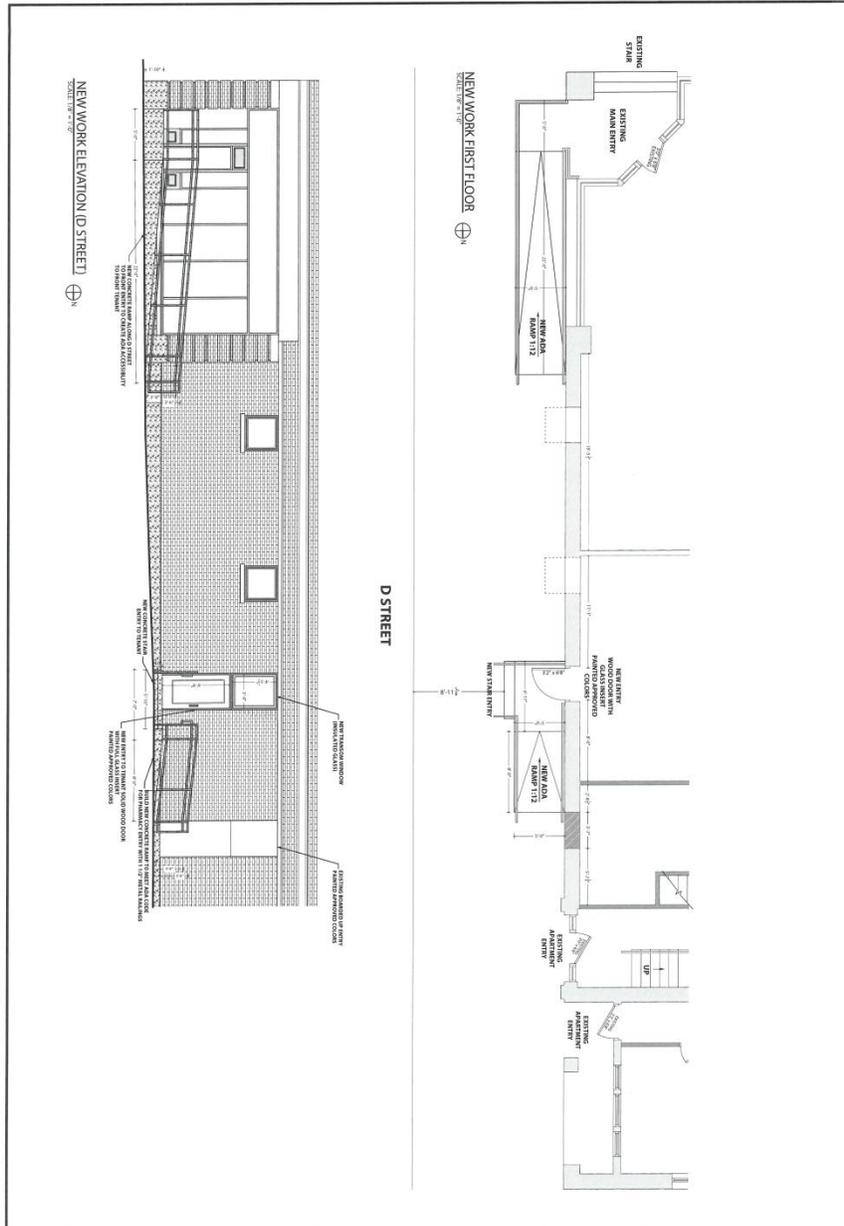
The information contained in this map is a public resource for general information and is provided for use only as a graphical representation. The City of Hamilton makes no warranty in the content, accuracy, or completeness of the information contained herein and assumes no liability for any errors. Any reliance on the information is the exclusive risk of the user.



Date: 11/29/2016
1 inch = 73 feet



EXHIBIT C: Elevation Drawings



302 MAIN STREET
HAMILTON, OHIO 45013



NEW WORK
FIRST FLOOR PLAN
DATE: NOVEMBER 22, 2016
DRAWING NO.
SHEET NO.
1.00



EXHIBIT D: COA Application



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

A164 217
 A164 218

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: 302 Main Street
 Applicant Name: Hamilton CORE Fund
 Applicant Mailing Address: 236 High Street, Hamilton, OH 45011
 Owner/s Name: Hamilton CORE Fund
 Owner Mailing Address: 236 High Street, Hamilton, OH 45011
 Daytime Contact Phone: (513) 275-1740 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: _____

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)

Two new ADA ramps on D street side of building (concrete w/ 1/2" metal railings to meet code.) One new door with transom painted approved colors.

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

Applicant Signature: [Signature] Date: 11/22/16
 See Next Page



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): *using existing lintel place new door*
Manufacturer: *too match existing* Type (if applicable): *solidwood with glass insert*
Painted
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: Two new concrete ADA accessible ramps.
One to enter main/front entry, the other D Street new
side entry. 1 1/2" metal handrails to meet code requirement:

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.

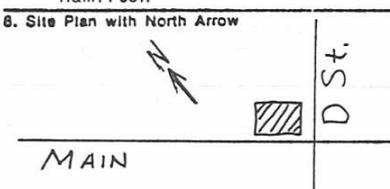
Please Explain the selection made above: _____



EXHIBIT E: State of Ohio Inventory Record

OHIO HISTORIC INVENTORY **CODED**

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <i>BUT-512-9</i>		4. Present Name(s) Hughes Building		1. No <i>BUT-512-9</i>	
2. County Butler		5. Other Name(s)			2. County Butler
3. Location of Negatives Hamilton Planning Dept.		Davis Apartments			
6. Specific Location 302 Main St. PT. 01628 Ward N1		16. Thematic Category Commercial		4. Present Name(s) Hughes Building	
7. City or Town If Rural, Township & Vicinity Hamilton		17. Date(s) or Period C.1914			5. Other Name(s) Davis Apartments
8. Site Plan with North Arrow 		18. Style or Design 2nd Renaissance Revival		5. Other Name(s) Davis Apartments	
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <i>06</i> <i>25</i> Zone <i>16</i> Easting <i>7101931310</i> Northing <i>43642310</i>		19. Architect or Engineer			5. Other Name(s) Davis Apartments
10. Site Building <input type="checkbox"/> Structure Object <input type="checkbox"/>		20. Contractor or Builder		5. Other Name(s) Davis Apartments	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent Commercial and Apartments			5. Other Name(s) Davis Apartments
12. Is It Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use Commercial and Apartments		5. Other Name(s) Davis Apartments	
13. Part of Estab. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>			5. Other Name(s) Davis Apartments
14. District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address, if known Robert and Gertrude Simmer 1120 Southern Hills Blvd.		5. Other Name(s) Davis Apartments	
15. Name of Established District		25. Open to Public? Partially Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			5. Other Name(s) Davis Apartments
16. Further Description of Important Features 1st story "modernized". 2nd story red American bond brick with 5 bays; tan, beige brick quoins and pilasters. Decorative lintels with limestone keystone. Cast iron belt courses and decorative frieze. Central bay on the 2nd floor contains french doors with iron balconies. Decorative miniature arches decorate parapet.		26. Local Contact Person or Organization Hamilton Planning Dept.		5. Other Name(s) Davis Apartments	
17. History and Significance The 1915 City Directory lists Harry A. Hughes, Druggist, at this address. Earlier directories do not show this listing.		27. Other 			5. Other Name(s) Davis Apartments
18. Description of Environment and Outbuildings Rossville Commercial District		28. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		5. Other Name(s) Davis Apartments	
19. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		29. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			5. Other Name(s) Davis Apartments
20. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		30. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		5. Other Name(s) Davis Apartments	
21. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		31. Distance from and Frontage on Road Flush with Main St			5. Other Name(s) Davis Apartments
22. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		32. Foundation Material Concrete		5. Other Name(s) Davis Apartments	
23. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		33. Wall Construction Brick			5. Other Name(s) Davis Apartments
24. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		34. Roof Type & Material Flat		5. Other Name(s) Davis Apartments	
25. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		35. No. of Bays Front 5 Side			5. Other Name(s) Davis Apartments
26. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		36. Wall Treatment Brick-American bond		5. Other Name(s) Davis Apartments	
27. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		37. Plan Shape Rectangle			5. Other Name(s) Davis Apartments
28. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		38. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>		5. Other Name(s) Davis Apartments	
29. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		39. Condition Interior good Exterior good			5. Other Name(s) Davis Apartments
30. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		40. Local Contact Person or Organization Hamilton Planning Dept.		5. Other Name(s) Davis Apartments	
31. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		41. Other			5. Other Name(s) Davis Apartments
32. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		42. Prepared by JPF		5. Other Name(s) Davis Apartments	
33. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		43. Organization Historic Hamilton, Inc.			5. Other Name(s) Davis Apartments
34. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		44. Date 4/8/11		5. Other Name(s) Davis Apartments	
35. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		45. Revision Date(s)			5. Other Name(s) Davis Apartments
36. Sources of Information P.O. 1912, 1915 Williams Hamilton Directory		MPA 11-83		5. Other Name(s) Davis Apartments	





To: Architectural Design Review Board
From: Heather Hodges, ADRB
Subject: **AGENDA ITEM # 4**
943 Dayton Street – Roof Replacement
Bestway Asset Management, Applicant
Meeting Date: **12/6/2016**
Received Application: **11/23/2016**
Impacts: Dayton-Campbell Historic District

Introduction:

The Applicant, Bestway Asset Management, has submitted a Certificate of Appropriateness Application for the property of 943 Dayton Street. The proposal involves replacement of the roof.

The subject property of 943 Dayton Street is part of the Dayton-Campbell Historic District and is Zoned “R-4” Multi-Family Residence District.

PROPOSAL

Applicant proposes the replacement of the existing roof, which appeared to be a gray asbestos shingle; however, the application noted a gray slate.

- Owens Corning Laminated Comp Shingle
 - Black

Based on photography from the Community Development Department digital archive, the current state of the roof appears to be heavily damaged and in disrepair, arguably urging the need for new roofing to protect the structure from the elements and further elemental damage.

Other than this, the front porch roof appears to have modern shingles in a black color. The exact date of the work is indeterminable: the porch roof once matched the main roof, circa 1987; and the new porch roof appears in 2013 imagery, per Google Streetview.



Determining COA Approval:

In determining whether or not the Architectural Design Review Board will approve the issuance of a Certificate of Appropriateness, the Board shall consider:

1. **Whether the proposed change will adversely affect or destroy any significant exterior architectural and/or historical feature of the structure, site, monument, streetscape or neighborhood,**
2. **And whether it will adversely affect or destroy the general architectural and/or historical significance of the Historic District or Inventory Property.**

In the event the Architectural Design Review Board refuses to issue to an applicant Certificate of Appropriateness:

1. **The Architectural Design Review Board shall attempt to reconcile an alternative plan with the applicant – that is acceptable to both the applicant and to the Architectural Design Review Board.**
2. If the Architectural Design Review Board and the applicant are unable to reconcile an alternative plan, the applicant may appeal the decision of the Architectural Design Review Board to the Board of Zoning Appeals pursuant to the applicable provisions of the Hamilton Zoning Ordinance.

Supplemental Items

ADRB Policies & Guidelines; and Other Requirements

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

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT A1: 943 Dayton Street, circa 1987
3. EXHIBIT A2: 943 Dayton Street, circa 2013 – via Google Streetview
4. EXHIBIT B: Location Map
5. EXHIBIT C: COA Application



EXHIBIT A: Images of the Property



EXHIBIT A1: 943 Dayton Street, circa 1987

943 Dayton Street
(front)

As property appears 10/5/87



EXHIBIT A2: 943 Dayton Street, circa 2013 – via Google Streetview

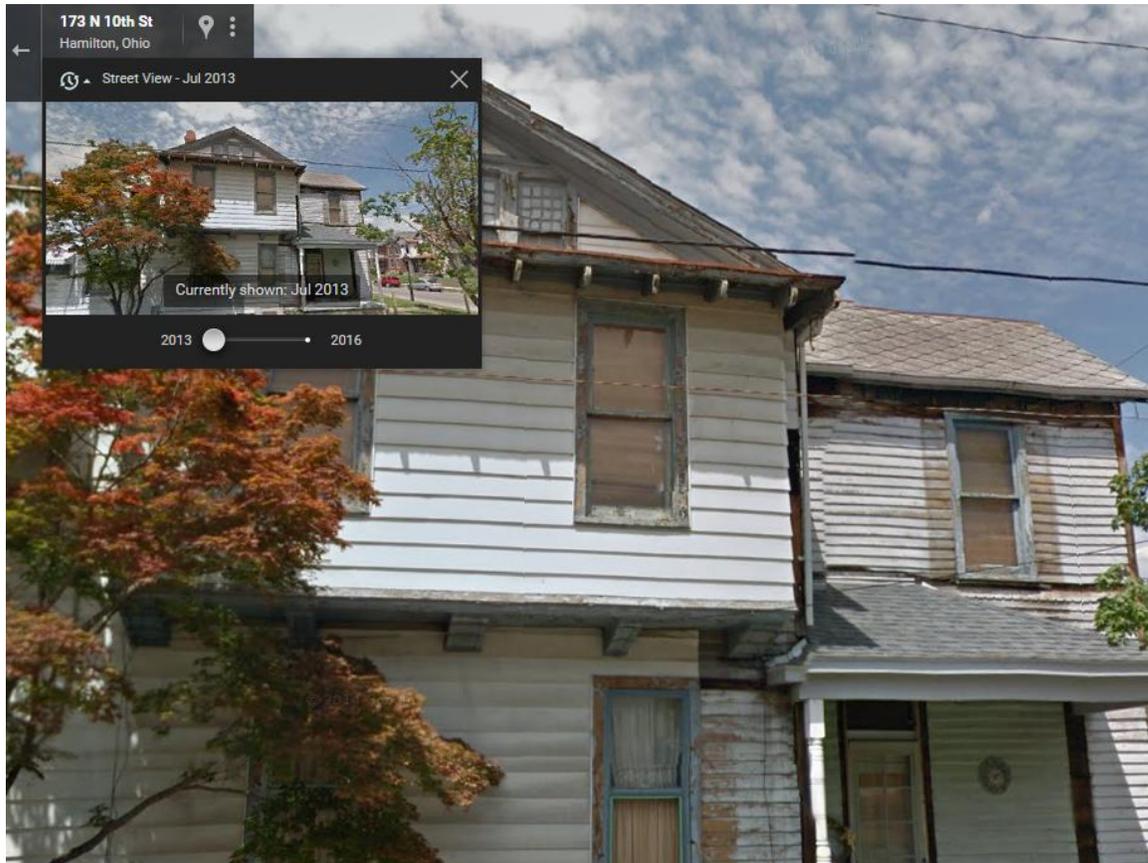


EXHIBIT C: COA Application



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

A 164237
A 164238

Architectural Design Review Board

Phone: 513-785-7350

Fax: 513-785-7349

Email: hamiltonhistoric@hamilton-oh.gov

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.

A fee will be charged for any Certificate of Appropriateness application that is required to be heard before the ADRB, unless the proposed change is returning to or restoring to previous or original historic materials that can be referenced in past Architectural Design Review Board or other official City of Hamilton/State of Ohio Historic Inventory records. A proposal that is Like for Like (A repair or improvement in relation to a property in which the repair or improvement utilizes the existing materials/colors and replaces them with matching materials) does not require ADRB review and will be approved by the Secretary.

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.

Fee Schedule		
Proposal:	Residential	Commercial
Exterior Change	\$25	\$50
Like for Like Work (no board review)	\$0	\$0
Return to Original Historic Materials	\$0	\$0

Property Address: 943 Dayton St. Hamilton, OH 45011

Applicant Name: Bestway Asset Management

Applicant Mailing Address: 1820 S. University Blvd. Middletown, OH 45044

Owner/s Name: Bank of America

Owner Mailing Address: FL-1-908-01-49, PO Box 31785, Tampa, FL 33631

Daytime Contact Phone: 513-464-3226 Email: bestwayassetmanagement@gmail.com

Applicant Signature: _____ Date: _____

APPLICANTS ARE HIGHLY ENCOURAGED TO APPEAR BEFORE THE BOARD TO SUPPORT THEIR APPLICATION.
Please see Page 4 for the Meeting Dates and Application Deadlines.



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.

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

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): Had Cory Slate
Proposed Roof (material, style, color): Clear Laminated Comp Shingles
Manufacturer: Owen Corning Location: Black

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): _____

