

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

Board Members

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

- I. Roll Call:
- II. Approval of Meeting Minutes – Written Summary and Audio Recording for these dates:
 - A. December 15, 2015
- III. Properties Seeking COA
 - 1. 220 High Street (*Central Business Inventory*) – Signage
- IV. Miscellaneous/Discussion/On the Radar
- V. Adjourn
- VI. Guests:



AGENDA
Architectural Design Review Board
Tuesday, January 5, 2016

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New Business

AGENDA ITEM #1.....3
 220 High Street – Signage



To: Architectural Design Review Board
From: Heather Hodges
Subject: AGENDA ITEM #1
 220 High Street – Signage
 Stephen Pierce, Applicant

Meeting Date: 1/5/2016
Received Application: 12/23/2015

Impacts: Central Business Inventory

Dear Board Members:

Synopsis

A Certificate of Appropriateness application has been submitted for 220 High Street to include the following proposal items needing Architectural Design Review Board examination and approval:

Needing ADRB COA Approval	Reason
Signage	Change of Exterior Appearance Signage

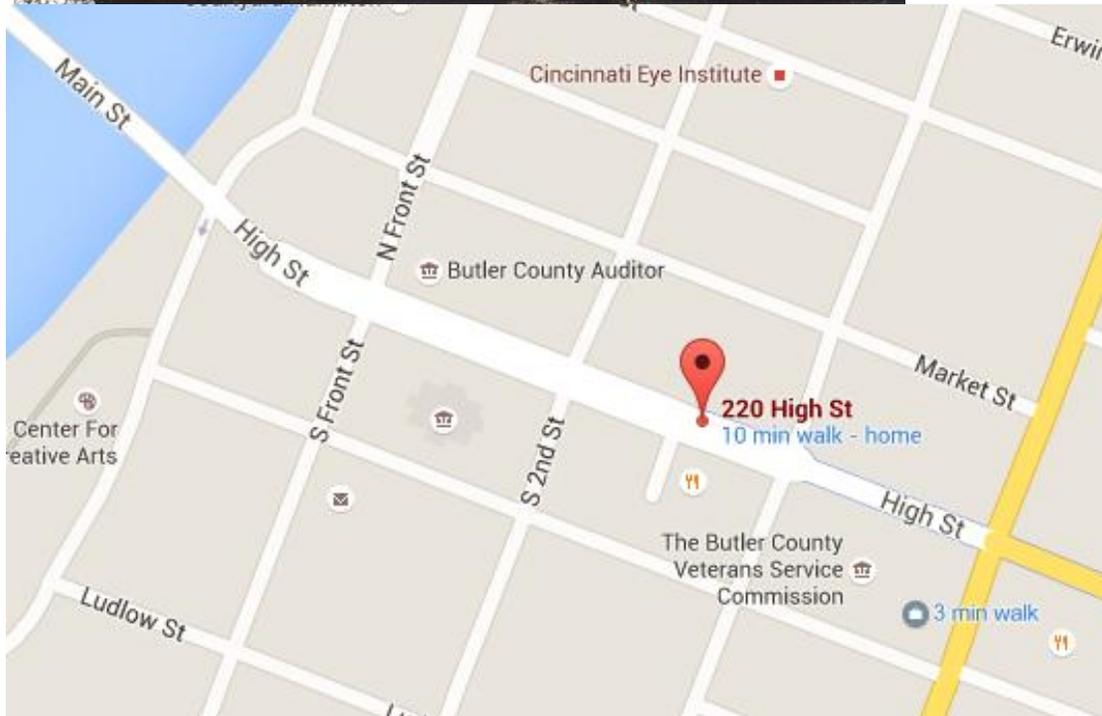
Introduction:

The Applicant, Stephen Pierce, has submitted a Certificate of Appropriateness Application for the property of 220 High Street. The proposal involves Signage for Artspace Lofts.

The subject property of 220 High Street is part of the Central Business Inventory and is Zoned “DT-1”, Downtown High Street District Form-Based Zoning.



220 High Street Signage



Background:

The property of 220 High Street came to the attention of Planning Division when the Applicant visited the Community Development Department to submit an application for a Certificate of Appropriateness for Signage.

Supplemental Items

Implications for ADRB Policies & Guidelines; and Other Requirements

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

State of Ohio Historic Designation

220 High Street is not part of the State of Ohio Historic Inventory.

PROPOSAL

Signage for the structure on the front façade of the building.

- Proposed signage will consist of cut red and white vinyl applied to existing glass façade. Glass façade is brand new with no existing signage.
- The following Signs are proposed:
 - “Artspace” – All lowercase letters located above the entrance to the left of the storefront, 106” W x 23.52” H (17.3 square feet)
 - “Hamilton Artist Lofts” – All capital letters located above the entrance to the right of the storefront, 78” W x 6.88” H (3.7 square feet)
 - “220” – Address located centered just above double entrance doors, 6.49” W x 3” H (0.135 square feet)
- Please see Applicant submitted rendering as Exhibit B (attached).



Attachments:

- 1. EXHIBIT A: Images of the Property**
- 2. EXHIBIT B: Applicant Provided Rendering of Signage**
- 3. EXHIBIT C: COA Application**

EXHIBIT A: Images of the Property





EXHIBIT B: Applicant Provided Rendering of Signage



EXHIBIT C: COA Application



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

Application #154472
Approved #154473

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: 220 High St. Hamilton, Ohio 45011

Applicant Name: Stephen Pierce

Applicant Mailing Address: 222 High St. Apt. 402 Hamilton, Ohio 45011

Owner/s Name: Hamilton Artspace Lofts, LLC

Owner Mailing Address: 250 Third Ave. North Suite 400 Minneapolis, MN 55401

Daytime Contact Phone: 612.333.9012 Email: hamilton@artspace.org

Contractor Phone: 513-807-4923 Email: maxx84@gmail.com

Is this work part of another City of Hamilton function?

Health Department Building Permit NDD Work Public Works Other:

DESCRIPTION OF WORK TO BE PERFORMED

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

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

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

Proposed signage will be at 220 High St. Hamilton, OH 45011 and will consist of cut red and white vinyl applied to existing glass facade. Glass facade is brand new with no existing signage. Vinyl will be installed by hand using ladder and two person team. The nature of work is to help identify Hamilton Artist Lofts in a clean and simple manner.

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

Applicant Signature: Stephen Pierce Date: 12/17/15

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Other Work not listed above: Work includes applying cut vinyl to existing brand new glass gallery
entrance for Artspace Hamilton Artist Lofts.

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: _____

