

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

Board Members

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

-
- I. Roll Call:
 - II. Approval of Meeting Minutes - Written Summary and Audio Recording for these dates:
 - A. October 6, 2015
 - B. November 3, 2015
 - III. Properties Seeking COA
 1. 337 Ross Avenue (Rossville) - Handrail Installation, Windows
 - IV. Miscellaneous/Discussion/On the Radar
 - V. Adjourn
 - VI. Guests:



AGENDA
Architectural Design Review Board
Tuesday, January 19, 2016

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To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #1**
337 Ross Avenue – Handrail Installation, Windows
Doris H. McCall, Applicant
Meeting Date: **1/19/2016**
Received Application: **1/11/2016**
Impacts: Rossville-Main Street

Dear Board Members:

Synopsis

A Certificate of Appropriateness application has been submitted for 337 Ross Avenue to include the following proposal items needing Architectural Design Review Board examination and approval:

Needing ADRB COA Approval	Reason
Handrail Installation	Change of Property Appearance Alteration of Property
Window Replacement	Change of Architectural Features Change of Structure Appearance

Note that this application also includes like-for-like work involving the repair of gutters and soffits. The application includes like-for-like painting of structure.

A Secretary COA will be issued for these items, post-ADRB meeting.

Other items in the realm of repair, safety, and maintenance such as repair of steps/concrete work are acceptable under section 1126.100, Clause D, Emergency Repairs.



337 Ross Avenue Handrail Installation



Introduction:

The Applicant, Doris H. McCall, has submitted a Certificate of Appropriateness Application for the property of 337 Ross Avenue. The proposal involves installation of handrail at the steps leading to the structure.

The subject property of 337 Ross Avenue is part of the Rossville-Main Street and is Zoned "R-4", Multi-Family Residential Zoning.

Background:

337 Ross Avenue was verbally reported to the Community Development Planning Division, for an installed handrail on the property. Staff investigated and verified, leading to the issuance of a Stop Work order. The Applicant promptly contacted Community Development to resolve the situation. This was followed by the submittal of a COA Application for inclusion in the January 19, 2016 Architectural Design Review Board agenda for review.

Staff also noted to the applicant that a comparison of prior photos to the present day condition of the structure showed different windows, indicative of window replacement work. The Applicant noted and confirmed this, including the item in the COA Application for review. Additionally, the Applicant party, intended to relay supporting information necessitating the need for the window replacement. Concurrently and on Staff suggestion, the Applicant party would research other possibilities to bring the windows back to an appearance similar or matching the previous original windows of the structure.

The Applicant and COA Application noted the handrail was installed for a disabled tenant residing at 337 Ross Avenue.

The Applicant party noted that work such as repair of gutters and painting was performed previously and in response to an issued Compliance Order from the City's Health Division.



Supplemental Items

Implications for ADRB Policies & Guidelines; and Other Requirements

The proposal broaches the topic of windows, due to the application and case of the property involving windows. Other than this, there are no other implications pertaining to the ADRB Policies & Guidelines for the property proposal. A copy of the Policies & Guidelines is included in the overall agenda packet for review and reference.

State of Ohio Historic Designation

This property of 337 Ross Avenue is part of the State of Ohio Historic Inventory, referenced as BUT-580-9. 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

Hand Rail Installation

- Installation of Temporary Handrail at front exterior at the request of a disabled tenant.
- Permanent Handrail was to be installed at the completion of Concrete Repair Work. Due to the Stop Work order, this has not been completed.

Window Replacement

- Per Applicant: Replacement of existing windows. Double Hung, Wood, Painted White
- Per Applicant: New windows have been installed and are proposed for structure. Double Hung, Vinyl Replacement, White.
 - Easton – Signature Series, Vinylmax Windows



Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: COA Application
3. EXHIBIT C: Applicant Item: Vinylmax Windows – Product Brochure
4. EXHIBIT D: State of Ohio Inventory Record

EXHIBIT A: Images of the Property (December 2015)









EXHIBIT B: COA Application

*Application A154649
Approved A15465D*



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: 337 Ross Avenue, Hamilton
 Applicant Name: Doris H. McCall
 Applicant Mailing Address: 6751 Forest Hill Lane, Hamilton, OH 45011
 Owner/s Name: Doris H. McCall
 Owner Mailing Address: 6751 Forest Hill Lane, Hamilton, OH 45011
 Daytime Contact Phone: 513-266-1437 Email: justaskmissymccall@gmail.com
 Contractor Phone: 828-400-4845 Email: myrabanb@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)

Scrap, repair/refinish all areas around the structure at roof line, soffit, fascia, and gutter area in need of repair and refinishing. Repair crumbling/cracked wall at front stairwell. Repair/refinish back of structure/south facing wall area at ground level where paint is missing. Repair front storm door glazing. Refinish ceiling, chimney, mailboxes. Replaced windows previously. Replace temporary handrail with permanent railing.

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

Applicant Signature: [Signature] Date: 1-11-16
 See Next Page

Date: 1/11/2016 3:30 PM
 Hamilton, OH 45011
 City of Hamilton
 Architectural Design Review Board
 345 High Street, Suite 370
 Hamilton, OH 45011
 Phone: 513-785-7350
 Fax: 513-785-7349
 Email: hamiltonhistoric@ci.hamilton.oh.us
 \$25.00



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
 Appearance of Color: Body: Neutral (Not painting, existing to remain)
 Color Name & Manufacturer: Trim: # 1415348 Hunter Green: Trim @ windows/doors
 Location (body, window trim, specific trim, accent): fascia & soffits. Existing to remain
Porch: SW 7252 Floor Enamel, medium gray. Existing to remain
All existing to remain - match & paint as required by health notice

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): Double hung, wood painted white
 Proposed Windows/Door (style, material, size, color, location): Double hung, vinyl replacement, white
 Manufacturer: Easton - Signature series Type (if applicable): vinylmax

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): Combination of box gutters, with replacement downspouts
 Proposed Gutter (material, style, location, color): and replacement alum continuous gutters.
 Manufacturer: _____
Existing to remain - patch & repair, repaint to match existing

Soffit
 Existing Soffit (style, material, location, color): Combination of wood & replacement aluminum wrap.
 Proposed Soffit (style, material, location, color): Existing to remain - match as required



Other Work not listed above: Installed a temporary handrail at front exterior at the request of a disabled tenant. Permanent handrail was to be installed at the completion of concrete repair work. Received a stop order 12/21 and have not completed the installation

Demolition

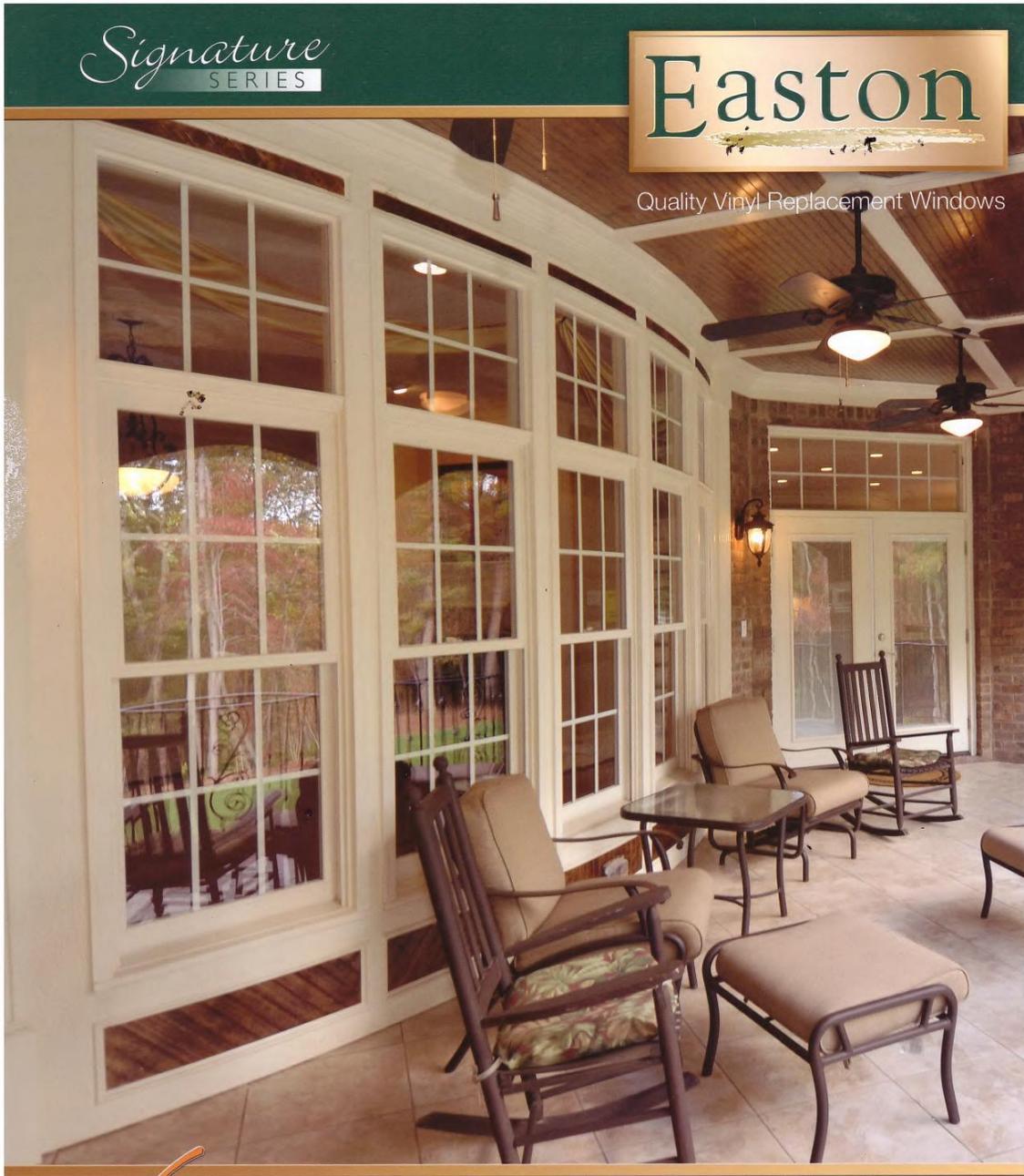
NOTE: 1126.60 Certificate of Appropriateness – Demolition: In the event an application for a Certificate of Appropriateness includes demolition of any property in the Architectural Conservation/Historic District the applicant shall be required to submit evidence to the Architectural Design Review Board 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 C: Applicant Item: Vinylmax Windows – Product Brochure





Easton

Vinyl Replacement Windows

Your home is special, full of memories and possibilities. You want it to reflect your lifestyle and values. When you invest in new windows, you'll choose only the best.

Easton Replacement Windows by Vinylmax exceed the high standards you have for your home and your family.

- * Fusion welded frame and sash corners are secure, weathertight and never pull apart.
- * Multi-chambered vinyl frame is energy efficient, maintenance-free and lasts a lifetime.
- * Beveled exterior frame enhances curb appeal.
- * Full width overlap interlock ensures drafts and the elements stay out.
- * Double paned insulated glass produces optimal energy performance.
- * Intercept Warm-edge spacer system has proven seal integrity and conducts less heat and cold than other systems.
- * Integral lift handles at the top and bottom will never pull loose.
- * Multiple rows of weatherstripping on frame and sash reduce air infiltration.

* Tilt latches allow sashes to tilt or swing in for convenient cleaning from inside the home. Some sliding window styles feature lift-out sashes.

* Cam action double locks provide safe and secure locking on windows wider than 24". Smaller windows have only one lock.

* AAMA certified dual night locks limit sash movement to permit secure ventilation when the window is partially open.

* Constant force balance system allows sashes to move freely with no adjustment needed.

* Compression bulb at the sill provides a weathertight seal for extra protection against the elements.

* Sloped sill with internal water management system facilitates easy water runoff and weeps moisture away.



Easton Double Hung detail drawing



AAMA-certified Night Locks



Constant Force Balance System



Overlap Interlock





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Easton Double Hung detail drawing



AAMA-certified Night Locks



Constant Force Balance System



Overlap Interlock



Envision your showplace with any style of window you can imagine. Customizing your Easton Vinyl Replacement Windows to reflect your personal preferences is easy. Choose window styles, colors, and decorative options to create the design ambience that make your home unique. Vinylmax offers the perfect solution.

Vinyl Colors

Maintenance-free PVC vinyl stays color true, inside and out and all the way through. Guaranteed.



White

Soft decorator white blends seamlessly with sophisticated interiors.



Tan

Neutral, yet warm, tan complements many types of exterior home designs.



Technicolor

Customize the look of your home with one of seven standard exterior coatings or even choose a custom color.

Grid Styles

Patterns vary according to window style, size and even your preference. Other decorative options available, too.



Colonial

This traditional look is perfect for any style home.



Prairie

Adds dimension without blocking the view.



Diamond

Old-World charm for today's modern homes.

Grid Profiles

Vinylmax between-the-glass grids are securely locked into the Intercept Spacer, so they'll always stay straight and true.



- A) 5/8" Flat grids add simple style to any window.*
- B) 5/8" Georgian grids enhance home's appearance with sculptured detail.*
- C) 3/16" Pencil Brass grids highlight the warm elegance of a room.*
- D) 3/16" Pencil Pewter grids subtly suggest graceful lines.*
- E) Simulated Divided Lite (SDL) grilles are permanently adhered to the glass for a historic feel.*



Easton In-Swing Sliders

provide maximum ventilation and are a breeze to clean.



Architectural Shapes and Picture Windows
combine to create elegant drama.



Bow and Bay Windows

(shown with double hung flankers and picture window center, add drama and space to any room.



Casement Windows

enhance the elegance of any home.





Maximum Energy Efficiency is the true measure of window quality. By choosing an IntelliGlass high-performance glass package, your satisfaction is assured. Here's how IntelliGlass creates a high-performance advantage for your home.

Intercept

An industry-proven system, Intercept Spacer continues to be the hallmark of glass performance. The secret is its flexible u-channel design. When temperatures fluctuate, the spacer flexes, leaving the seal intact.

- * Patented U-shape construction is visually appealing
- * Proven Argon Retention ensures your windows perform for a lifetime
- * Superior Warm Edge Performance lowers your energy bills
- * Strongest Corners available prevent seal failures
- * Grid-locking system keeps grids straight and secure

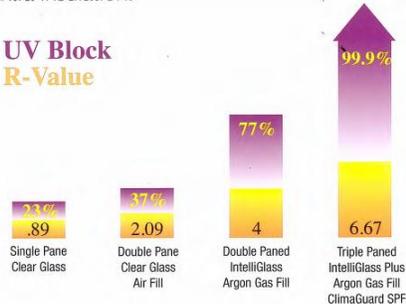


Low E

Solar Control Low E Glass gives every IntelliGlass package its energy efficient foundation. Choosing any IntelliGlass option qualifies your windows for the ENERGY STAR label.

- * two microscopic layers of silver reflect heat back to its source.
- * titanium dioxide layer protects the silver, so it lasts for a lifetime.
- * Your home is cooler in the summer, as solar heat is reflected away.
- * Your home is warmer in the winter as furnace heat is reflected back into the home.
- * Argon gas acts as a warm blanket between the panes of glass, adding extra insulation.

UV Block R-Value



Optional ClimaGuard SPF provides 99.9% UV block to protect your home furnishings from damage from the sun's harmful ultraviolet rays.

About Us

A family owned and operated company, Vinylmax has been carefully crafting custom windows for more than 25 years. With a commitment to exceeding industry standards Vinylmax offers you a Limited Lifetime Warranty.



2921 McBride Ct. Hamilton, OH 45011
Toll-Free in the USA 1-800-847-3736
www.vinylmax.com



All Vinylmax windows with an IntelliGlass package carry the ENERGY STAR label for energy efficiency.

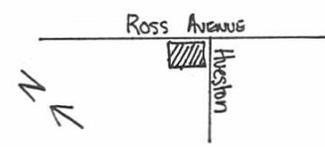


EXHIBIT D: State of Ohio Historic Inventory Record

NATIONAL REGISTER

OHIO HISTORIC INVENTORY CODED

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>But-580-9</u>		4. Present Name(s)		1. No. <u>But-580-9</u>
2. County <u>Butler</u>		5. Other Name(s) <u>Christian B. Funk House</u>		
3. Location of Negatives <u>Hamilton Planning Dept.</u>		6. Specific Location <u>339-341 Ross Ave.</u> <u>PT. 1731-32</u> <u>Ward S1</u>		2. County <u>Butler</u>
7. City or Town If Rural, Township & Vicinity <u>Hamilton</u>		16. Thematic Category <u>Commerce</u>		
8. Site Plan with North Arrow 		17. Date(s) or Period <u>c.1860</u>		4. Present Name(s)
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>16 709 14 436 414</u>		18. Style or Design <u>Greek Revival / Fed. Transitional</u>		
10. Zone Easting Northing Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		19. Architect or Engineer		5. Other Name(s) <u>Christian B. Funk House</u>
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		20. Contractor or Builder		
12. Is it Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>		21. Original Use, if apparent <u>Residential</u>		
13. Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use <u>Multi-Family (10)</u>		
14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		
15. Name of Established District <u>Rossville Historic District</u>		24. Owner's Name & Address, if known <u>Paul Hammacher</u>		
16. Further Description of Important Features <u>Both porches appear to be later additions. The east porch is a wrap-around with pediment at door and dentils. West porch has a flat roof and brick columns and balustrade. Cornice exhibits brackets and dentils. Windows are 6/6, 6/1, or 2/2 with stone shelf lintels. Gothic influence dormer. Two story brick addition in rear.</u>		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
17. History and Significance <u>This double house is an example of mid 19th century vernacular architecture featuring both Greek Revival and Federal motifs. In 1910 the resident and owner of #341 was Christian B. Funk, 47, born in OH, a commercial traveler of clothing.</u>		26. Local Contact Person or Organization <u>Hamilton Planning Dept.</u>		
18. Description of Environment and Outbuildings <u>Residential area composed primarily of late 19th and early 20th century structures.</u>		27. Other 		
19. Sources of Information <u>P.O. U.S. census, 1910</u>		28. No. of Stories <u>2 1/2</u>		
20. Prepared by <u>D.W.W.</u>		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
21. Organization <u>Historic Hamilton Inc.</u>		30. Foundation Material <u>stone</u>		
22. Date <u>1910</u>		31. Wall Construction <u>brick</u>		
23. Revision Date(s)		32. Roof Type & Material <u>Hip/gable/asph. shingle</u>		
		33. No. of Bays <u>Front 6 Side 1</u>		
		34. Wall Treatment <u>Common Bond</u>		
		35. Plan Shape <u>Irreg.</u>		
		36. Changes (Explain in #42) Addition <input checked="" 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 <u>25'</u>		

