

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

**Board Members**

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

- 
- I. Roll Call:
  - II. Approval of Meeting Minutes - Written Summary and Audio Recording for these dates:
    - A. May 5, 2015
  - III. Properties Seeking COA
    - 1. [819 Dayton Street \(Dayton Lane\) - Replace Basement Windows](#)
    - 2. [117 Village Street \(German Village\) - Vinyl Siding](#)
  - IV. Miscellaneous/Discussion/On the Radar
    - 337 Ross Avenue - Windows (remaining Old Business item)
      - o Applicant has not set a new review date at this time.
  - V. Adjourn
  - VI. Guests:



AGENDA  
Architectural Design Review Board  
Tuesday, February 2, 2016

TABLE OF CONTENTS

**Subject: AGENDA ITEM #1**  
819 Dayton Street – Replace Basement Windows..... 3

**Subject: AGENDA ITEM #2**  
117 Village Street – Vinyl Siding..... 15





**To:** Architectural Design Review Board  
**From:** Ed Wilson, ADRB  
**Subject:** **AGENDA ITEM #1**  
**819 Dayton Street – Replace Basement Windows**  
Tim Spoonster, Applicant  
**Meeting Date:** **2/2/2016**  
**Received Application:** **1/26/2016**  
**Impacts:** Rossville-Main Street

---

Dear Board Members:

### **Synopsis**

A Certificate of Appropriateness application has been submitted for 819 Dayton Street to include the following proposal items needing Architectural Design Review Board examination and approval:

<b>Needing ADRB COA Approval</b>	<b>Reason</b>
Replace Basement Windows	Change of Exterior Appearance (basement windows)

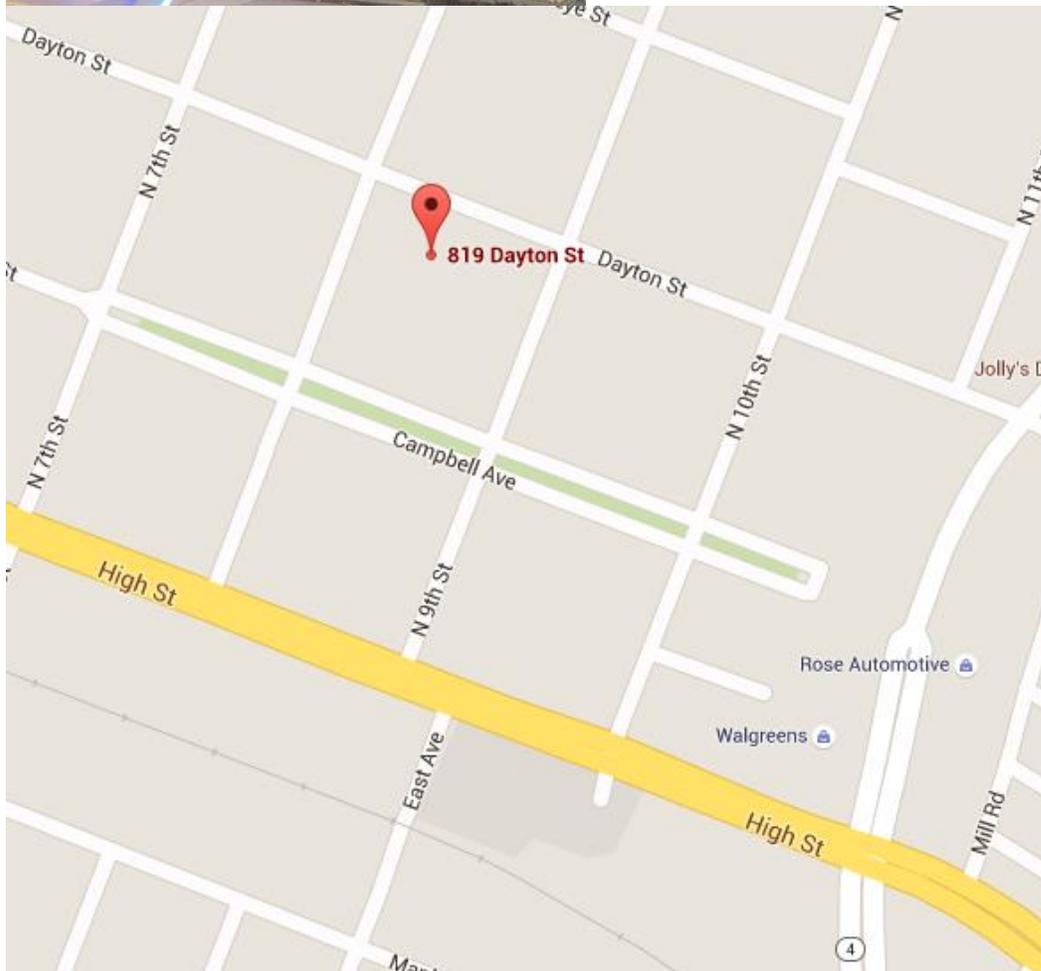
### **Introduction:**

The Applicant, Tim Spoonster, has submitted a Certificate of Appropriateness Application for the property of 819 Dayton Street. The proposal involves replacement of the basement windows of the structure.

The subject property of 819 Dayton Street is part of the Rossville-Main Street and is Zoned “R-4” Multi-Family Residential District.



**819 Dayton Street**  
**Replace Basement Windows**



## **Background:**

819 Dayton Street came to the attention of the Community Development Planning Division due to the owner and applicant submitting a general inquiry through the City's 311 system. Staff answered Mr. Spoonster's inquiry, confirming that the proposed work for the structure required ADRB review due to change of the exterior of the structure. The applicant submitted a COA application for review at the February 2, 2016 ADRB meeting.

## **Supplemental Items**

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

The property proposal for 819 Dayton Street concerns the ADRB Policies & Guidelines' subject of Windows. The summary of the policies for windows involves the preferred utilization of matching materials, size and design; and at the same time the policies encourage avoiding alternate materials or reducing and blocking off windows entirely where possible.

Note however that the proposal for 819 Dayton Street only involves the basement windows, and further, that the windows in need of replacement are at the side and rear of the structure.

For reference purposes, the ADRB Policies & Guidelines are included within the full ADRB agenda as a separate attachment.

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

819 Dayton Street is not part of the State Historic Inventory.



## **PROPOSAL**

Proposed is the removal of existing basement windows, and replacement with Glass Block Windows.

### **Existing Basement Windows:**

- Per the Applicant, the windows are inoperable, leaking and rotted. Additionally, per the Applicant, the windows have no insular properties and leaded paint.

### **Proposed Basement Windows:**

- Glass Block Windows with vents; to be installed at the sides and rear of structure
- Pittsburgh Corning, Glass Block Windows
- “Clear Type” Windows are preferred by the Applicant.
  - The brochure and flyer sample depicting the window is included in this report as an Exhibit Attachment

### **Attachments:**

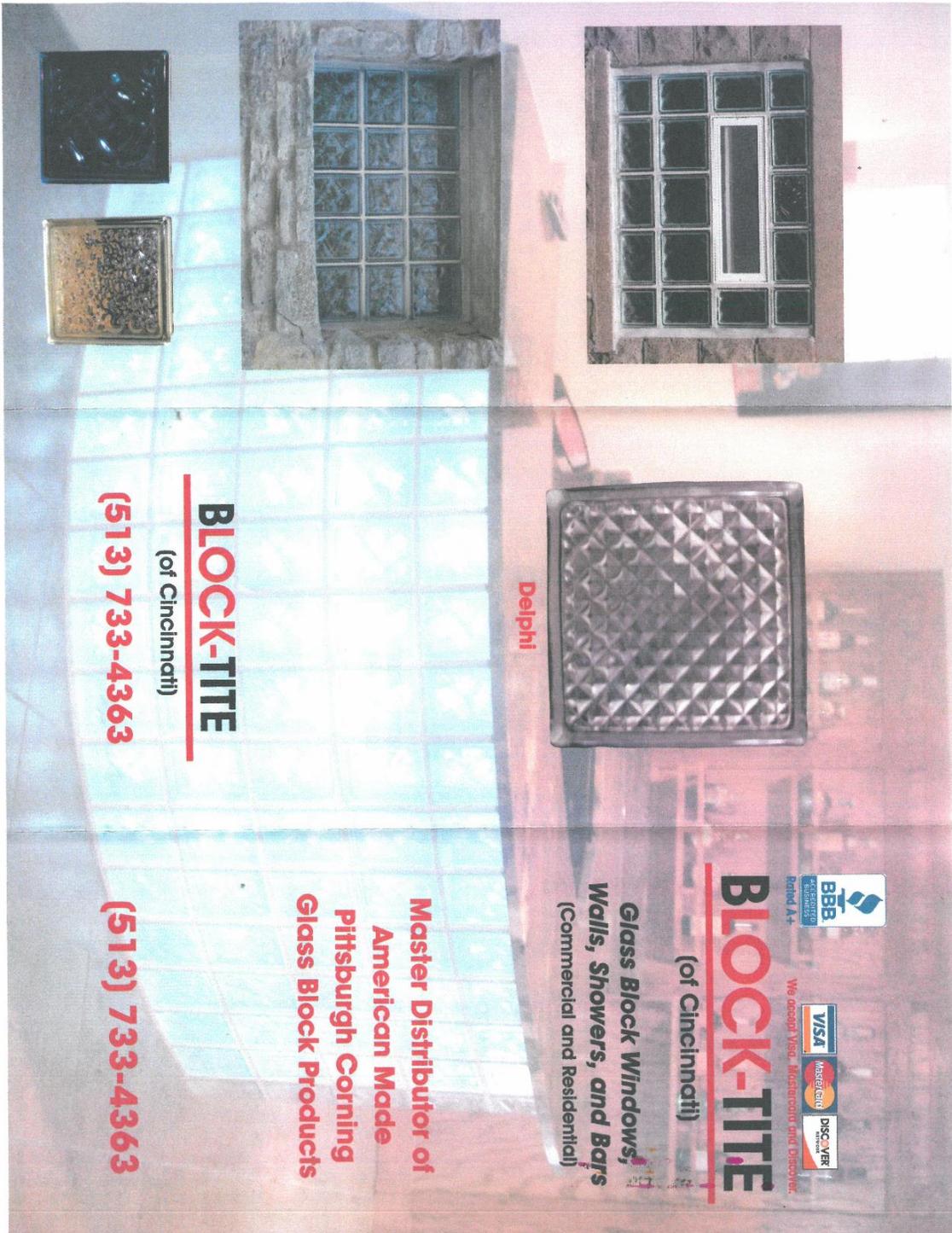
1. **EXHIBIT A: Images of the Property**
2. **EXHIBIT B: Brochure of the Proposed Windows**
3. **EXHIBIT C: Flyer of the Proposed Windows**
4. **EXHIBIT D: Applicant Provided Quote for Basement Window Installation**
5. **EXHIBIT E: COA Application**



**EXHIBIT A: Images of the Property**



**EXHIBIT B: Brochure of the Proposed Windows**



### **Silicone Windows**

To date there have been no tests by any manufacturer on 3 inch basement windows made with silicone.

Glass Block windows made with silicone are merely caulked on the inside and outside edge. They are hollow between the glass blocks.

Silicone will not last as long as mortar.

The strength of a silicone window can easily be compromised with the use of a razor knife.

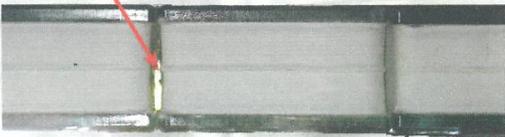
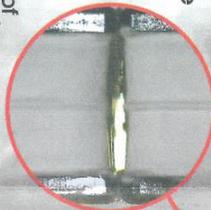
Silicone windows are susceptible to black mold on the inside of the window.

Silicone windows are susceptible to condensation on the inside of the window.

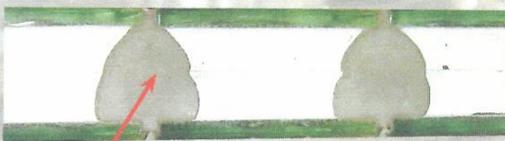
**New!**



**Mist**



**Competitors' Glass Blocks**



**BLOCK-TITE Glass Blocks**

**All American Made**



**Decora**

### **Mortar Built Windows**

Have been extensively tested by the manufacturer and approved for hurricane force winds, water and air penetration.

Most architectural codes and designs call for the use of mortar.

Mortar built windows will not mold inside; they are completely filled from front to back.

Mortar has been used in glass block applications for over 50 years.

It is much more expensive to make a window in mortar than it is to piece it together with silicone.

Generally, silicone windows are made because they are less expensive and can be made quickly and easily.



**Icescape**



## EXHIBIT C: Flyer of the Proposed Windows



**WAVY BRONZE:** All of the same characteristics of our most popular WAVE pattern with a brown tint to compliment other building materials.

*\*Matching CLAY Fresh Air Ventilator Optional.*



**CLEAR:** Smooth design lets in maximum light and allows for complete transparency.

*\*Fresh Air Ventilator Optional*



**FROSTED:** Clear pattern with a matte finish provides maximum privacy with modest light transmission.

*\*Fresh Air Ventilator Optional*



## Why our Clear-Bond® Silicone System is superior.

- Silicone is an adhesive; mortar is not. Each block in our window is bonded to the adjacent blocks using sealants similar to those used in window manufacturing, unlike mortar which does not bond to the glass block.
- Our silicone system provides an air space between the exterior and interior surface of the window much like a dual-pane window. This reduces the conduction temperature transfer that exists with a solid material like mortar, thus making our windows more efficient.
- Silicone is an adhesive, remains flexible, and will not fatigue. This means our windows are more tolerant to outside forces like foundation movement or a burglar making them virtually impenetrable; unlike a mortar window that will fail if exposed to the same abuse.
- Since developing our Clear-Bond® system, we have nearly eliminated the need to repair broken blocks, shrink cracks, leakage, and mold growth in our windows.
- Silicone is the standard sealant used in window manufacturing. No other windows in your home are assembled with mortar.

### Silicone IS and Mortar IS NOT

-an adhesive  
-antimicrobial  
-antifungal

-flexible  
-waterproof  
-non-porous

See how our window reacts to a 400 foot-pound impact during a safety glazing test conducted by an independent laboratory.



**EXHIBIT D: Applicant Provided Quote for Basement Window Installation**

Installation Date _____	<b>BLOCK TITE</b> 629 N. Wayne Avenue Cincinnati, Ohio 45215 Visit us online at <a href="http://www.blocktite.com">www.blocktite.com</a> (513) 733-4363 • Fax (513) 733-4326	 MEMBER	Installer _____
		Representative <u>Rob</u> <u>376-4112</u>	
PROPOSAL SUBMITTED TO		WORK TO BE PERFORMED AT	
Name <u>TIM SPOONSTER</u>	Name _____		
Street <u>819 DAYTON</u>	Street _____		
City <u>HAMILTON</u> State <u>OH</u> Zip <u>45011</u>	City _____ State _____ Zip _____		
Telephone No. (H) <u>937-609-0890</u> (W) _____	Telephone No. _____		
DESCRIPTION OF PRODUCTS & SERVICES TO BE PERFORMED: <u>WINDOWS TO BE INSTALLED. ALL DIRT &amp; DEBRIS TO BE CLEANED UP + HAULED AWAY</u>			
<u>#847<sup>00</sup></u>			
<u>ANGIE'S LIST.</u>			
<u>*LEAD PAINT REMOVAL*</u>			
<input type="checkbox"/> E.G.B. <input type="checkbox"/> Lock Box <input type="checkbox"/> Coal <input type="checkbox"/> Electric <input type="checkbox"/> Hi-Eff. Line <input type="checkbox"/> Break Glass <input type="checkbox"/> Drop Ceiling <input type="checkbox"/> Glass Block Removal <input type="checkbox"/> Remodel <input type="checkbox"/> Build Up <input type="checkbox"/> Outside Install <input type="checkbox"/> Finished Basement <input type="checkbox"/> Paneling <input type="checkbox"/> New Construction			
<u>W/O TIGHT 32</u>	<u>④ 32x24 2w/AV</u> <u>① 66x24</u>	<u>32x24 AV w/ COST</u> <u>66x24</u> <u>32x24 AV</u>	<input type="checkbox"/> Ladder/Size <input type="checkbox"/> Basement <input type="checkbox"/> Extra Materials <input type="checkbox"/> 1st Floor <input type="checkbox"/> Vinyl Angle <input type="checkbox"/> 2nd Floor <input type="checkbox"/> 3rd Floor
Foundation <input type="checkbox"/> Brick <input type="checkbox"/> Block <input type="checkbox"/> Poured <input checked="" type="checkbox"/> Stone <input type="checkbox"/> Other	Frame <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Wood <input type="checkbox"/> No Frame <input type="checkbox"/> Vinyl <input type="checkbox"/> House Built Before 1978 <input type="checkbox"/> House Built 1978 or Later <input checked="" type="checkbox"/> Tested for Lead <input type="checkbox"/> Lead Found <input type="checkbox"/> No Lead Found <input type="checkbox"/> Customer Removed Old Frames _____ (initial)	Mortar <input type="checkbox"/> White <input checked="" type="checkbox"/> Gray <input type="checkbox"/> Loose Lay <input type="checkbox"/> Air Vent <input type="checkbox"/> Dryer Vent <input type="checkbox"/> Deck <input type="checkbox"/> Wells	Price <u>#897<sup>00</sup></u> (Plus Tax) Cost for Lead Paint Removal <u>φ</u> Due Upon Completion <u>#897<sup>00</sup></u>
Note: This proposal may be withdrawn by us if not accepted within _____ days.			Submitted By _____ (Signature & Date)
COMMENTS: <u>420</u> <u>111</u> <u>175</u>			



EXHIBIT E: COA Application

Application # 4160083  
Approved # 4160084



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: 819 Dayton St. Hamilton, Ohio 45011  
Applicant Name: Tim Spoonster  
Applicant Mailing Address: Same  
Owner/s Name: Tim Spoonster  
Owner Mailing Address: Same  
Daytime Contact Phone: 937.609.0890 Email: Spoonster1955@Yahoo.com  
Contractor Phone: 513.723-4363 Email: www.blacktite.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)

- 1) Remove existing, original basement windows; Present condition inoperable, leaky, rotted, no insular properties, leaded paint
- 2. Install Glass block windows with ventilation and dryer vents as per contract
- 3 Remove all leaded paint debris + properly dispose

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

Applicant Signature: [Signature] Date: 1/26/2016  
See Next Page

Hamilton  
City Office  
1/27/16  
1:25:00



**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): Original Construction circa 1890  
Proposed Windows/Door (style, material, size, color, location): Glass Block w Vents - see flyer  
Manufacturer: Pittsburgh Corning Type (if applicable): Glass Block w/Vents

**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): \_\_\_\_\_



**To:** Architectural Design Review Board  
**From:** Ed Wilson, ADRB  
**Subject:** **AGENDA ITEM #2**  
**117 Village Street – Vinyl Siding**  
 William Wilks, Applicant

**Meeting Date: 11/17/2015**  
**Received Application: 10/16/2015**

**Impacts:** German Village

---

Dear Board Members:

**Synopsis**

A Certificate of Appropriateness application has been submitted for 117 Village Street to include the following proposal items needing Architectural Design Review Board examination and approval:

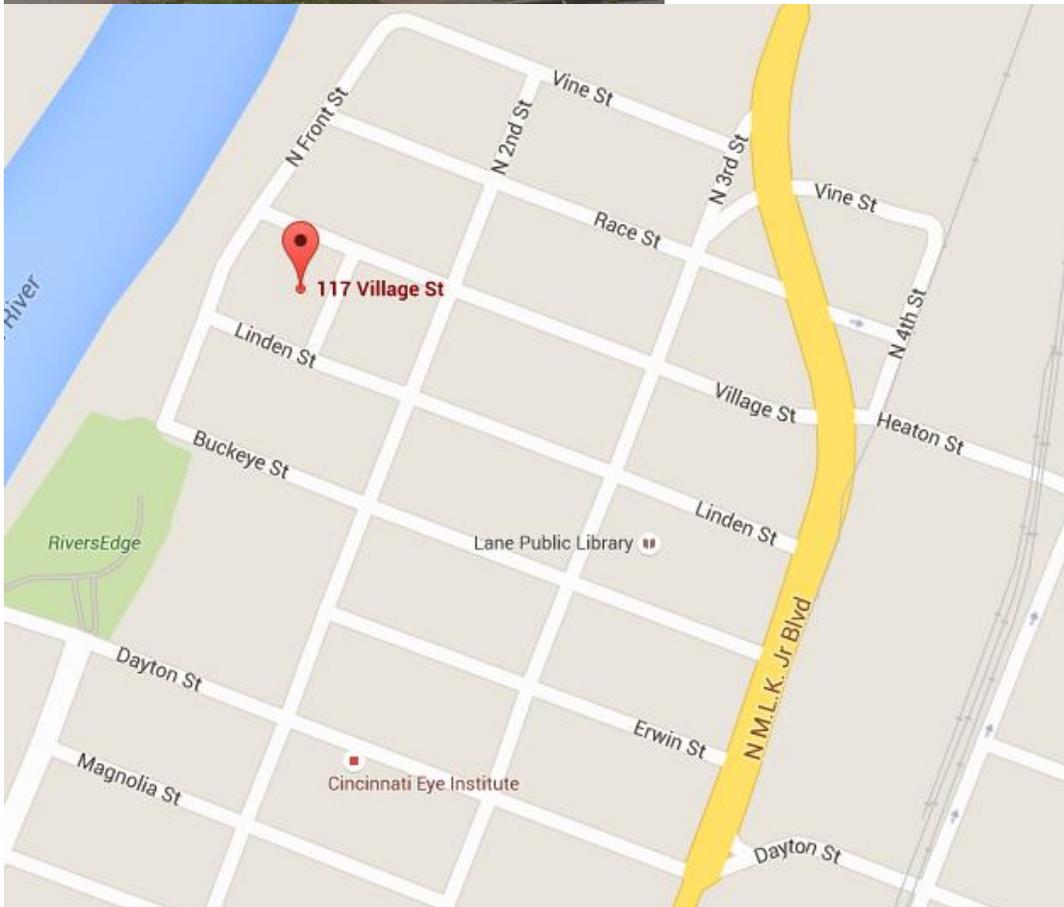
Needing ADRB COA Approval	Reason
Vinyl Siding	Significant Alteration of Structure Change of Existing Materials
Painting/Color Accent and Trim	Current colors do not match previous

NOTE: The work on the structure is already completed. This COA application is the result of repeated Stop Work orders.

NOTE 2: The COA Application also references Painting of the Decorative Trim, along with Scraping and Repair as needed. The colors are noted as Same Colors: Gray, Red, White. However, the current appearance of the structure does not match the former in terms of color, particularly accent colors for the shutters and the color of the porch rail spindles.



**117 Village Street**  
**Vinyl Siding**



## **Introduction:**

The Applicant, and property owner, William Wilks, has submitted a Certificate of Appropriateness Application for the property of 117 Village Street. The proposal involves the use of vinyl siding over the existing siding of the structure.

The subject property of 117 Village Street is part of the German Village and is Zoned “BPD”, Business Planned Development Zoning.

## **Background:**

The subject property of 117 Village Street was brought to the attention of the Community Development Department Planning Division due to inquiries of work occurring at the property. Staff issued a Stop Work Order to the property owner in order to rectify the situation. The Stop Work Order had no valid response or action from the property owner. As a result, a second Stop Work Order was issued, which included posting a copy of the Stop Work Order on the property premises. Thereafter, the applicant mailed a completed COA application for review by the ADRB.

Summarily, the work for 117 Village Street was in response to a Citation from the City’s Health Division for compliance. Per the Applicant, the existing slate siding would no longer hold paint, hence the erection of vinyl siding.

## **Supplemental Items**

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

The proposal concerning Vinyl Siding broaches the Architectural Design Review Board Policies & Guidelines pertaining to the subject of siding. Summarily, all efforts should be made to maintain and preserve the existing appropriate siding of a historic structure. Additionally, vinyl siding could be considered and approved in proven extenuating circumstances, such heavy damage to the siding for example.

The Architectural Design Review Board Policies & Guidelines is included as a separate attachment in the overall ADRB Agenda for reference. Additionally, the applicant was supplied a copy of Preservation Brief #8 via email, per the Policies & Guidelines.

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

117 Village Street is not part of the State of Ohio Historic Inventory.



## **PROPOSAL**

Erecting Vinyl Siding on the structure. Also included is the painting of decorative items. Per the Applicant, the total work looks similar to the previous look of the structure.

### **Siding**

#### **Existing Siding is Slate**

- The color of the existing siding is of a Grey hue.
- Per the Applicant, the existing slate will No Longer Hold Paint.
  - Note that no significant evidence of this claim was included with the COA Application for 117 Village Street
  - Additionally, known previous COA items and historic review items for 117 Village Street have been included by Staff for consideration, including evidence of the applicant having previous transactions with the historic review process.
  - Per the ascertained COA and historic review items for the property: The existing siding in the discovered COA notes that at one point it was asbestos siding, and that the proposal involved the repainting of this siding.

#### **Propose the Erection Vinyl Siding on top of the existing siding of the structure**

- Per the Applicant, the color is similar to either Porter Paints (PPG 1010-2 “Fog” or PPG 1010-3 “Solstice”).
- Siding is Harborstone Pro Pride Weathermaster
- Per the Applicant submitted attachment of a copy of the Health Division Citation for 117 Village Street, the work was performed to address this.



## **PROPOSAL (Continued)**

### **Painting**

#### **Proposed for the Window, Trim, Accent and Doors (using Porter Paints)**

- Per Applicant writing on the provided samples: Shutters and Trim as PPG 1010-7 “Zombie”
  - Resembles a deeper gray color
  
- Per Applicant writing on the provided samples: Window Frames, Spindles and Decorative Trim as PPG 1025-1 “Commercial White”
  - Within the family of a white color
  
- Per Applicant writing on the provided samples: Trim, Gutters and Soffit as PPG 1066-7 “Baked Bean”
  - Resembling a deep mute red color

### **Attachments:**

1. **EXHIBIT A: Images of the Property**
2. **EXHIBIT B: Applicant Photos of 117 Village Street – Before and After**
3. **EXHIBIT C: Submitted Citation from Health Division**
4. **EXHIBIT D: Applicant Submitted - Paint Swatches and Color Samples**
5. **EXHIBIT E: COA Application for Current Proposal**
6. **EXHIBIT F: Previous COA and Historic Review records for 117 Village Street**
  - a. **Exhibit F1: Issued COA, circa May 1987**
  - b. **Exhibit F2: Approval Letter issued June 1987**



**EXHIBIT A: Images of the Property**



**Before**



**After**



EXHIBIT B: Applicant Photos of 117 Village Street – Before and After

*Before*



*After*



**EXHIBIT C: Submitted Citation from Health Division**



Founded 1791

117-119-121  
Village  
by 9-11

*-copy-*

**Department of Public Health**

City of Hamilton, Ohio  
Hamilton Municipal Building  
345 High Street, Hamilton, Ohio 45011  
Telephone 513 785-7080  
www.hamilton-city.org

06/10/2015

William Wilks  
319 N Second Po Box 295  
Hamilton, OH 45012

Dear William Wilks:

Location of property 117 VILLAGE  
Complaint ID # 201504196  
LOT # 186W38.25OFE81.3 PARCEL P6431009000025

An inspection of your premises indicates a violation of the following City Ordinance(s). You are hereby ordered to correct these violations within the specified time. TIME LIMITATION : 90 days by September 11, 2015

~~Peeling and flaking paint observed on siding,~~ window components, gutters and soffits. Violations can be corrected by applying a protective coating or covering to surfaces with peeling and flaking paint.

If you can not meet this required time frame, please contact the sanitarian listed below to submit a written compliance time frame for review.

Hamilton City Administration is making a concentrated effort to improve the appearance of our community. As part of this effort, the Health Department has been tasked with inspecting properties and notifying the owners of needed repairs and improvements to be compliance with City's property maintenance requirements.

An inspection of you property indicates a violation of the following City Ordinance(s):

**1713.11 WEATHER AND WATERTIGHT.**

Every structure, used for human habitation, shall be so maintained that it will be weather and watertight.

PRIOR TO REMEDIATING THIS ORDINANCE, PLEASE VIEW THE EPA WEBSITE FOR A BRIEF BROCHURE ON HOW TO PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME.  
<http://www.epa.gov/lead/pubs/leadpdf.pdf>  
IF YOU DO NOT HAVE ACCESS TO THE INTERNET, COME INTO THE HEALTH DEPARTMENT FOR A FREE BROCHURE: 345 HIGH ST SUITE 330, HAMILTON, OHIO 45011.

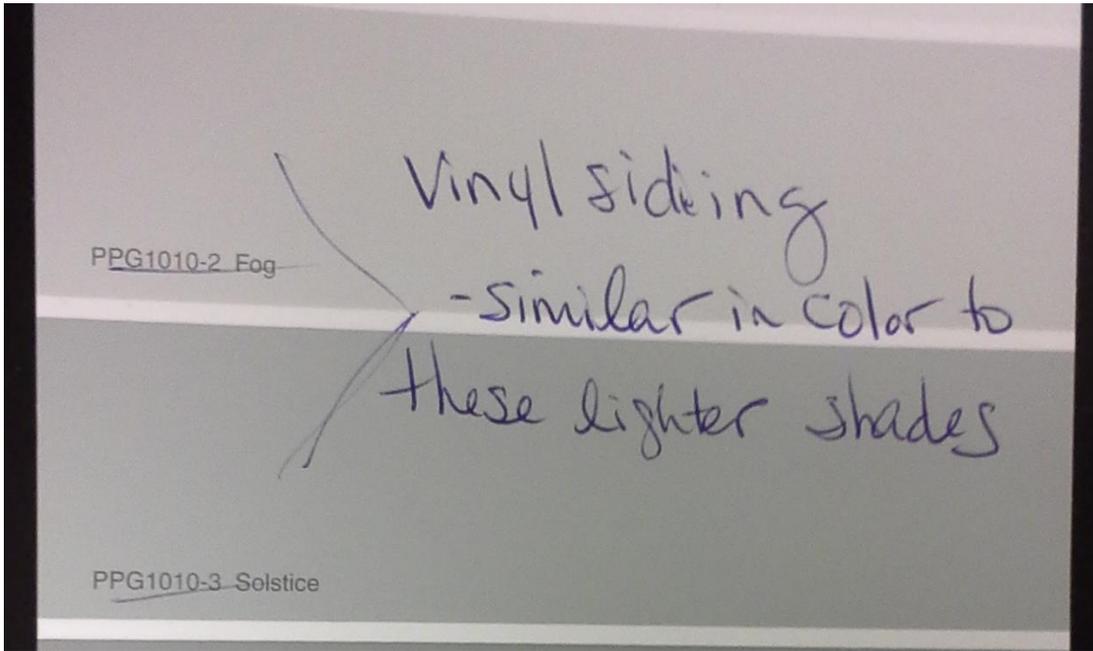
**1713.12 PROTECTIVE COATING.**

The exterior surfaces of all structures shall be kept painted or protected with an approved coating or material where necessary for the purpose of preservation and avoiding a blighting influence on adjoining premises. Exterior wood, composition or metal surfaces shall be protected from the elements by paint or another protective covering, applied in an approved manner according to manufacturer's suggestion, and of a color and appearance to match or complement other structural surfaces on the premises. Surfaces shall be maintained so as to be kept clean and free of flaking, loose or peeling paint or covering. Those surface

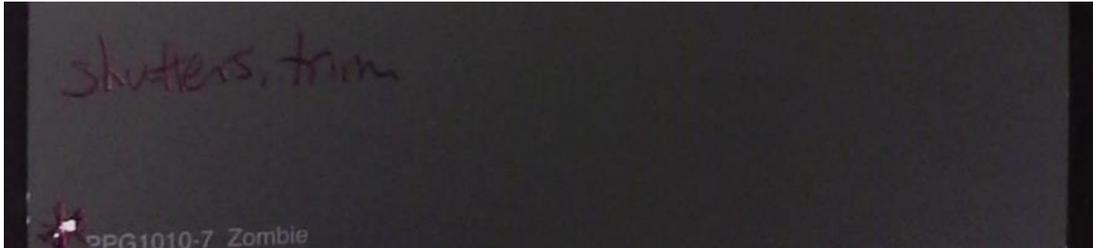


**EXHIBIT D: Applicant Submitted – Paint Swatches and Color Samples**

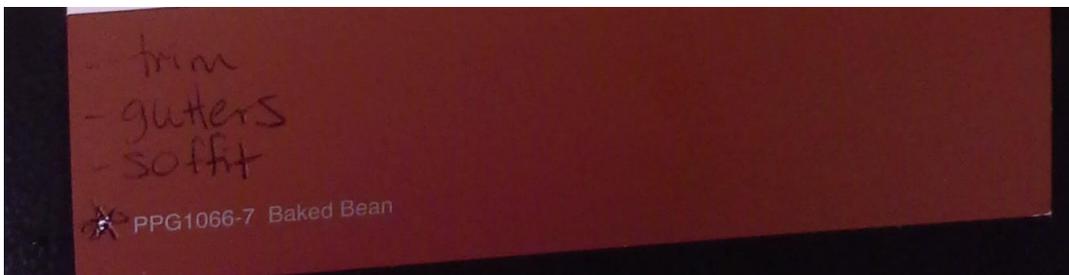
Noted color of the Vinyl Siding: **Between PPG1010-2 “Fog” and PPG1010-3 “Solstice”**



Shutters, Trim: **PPG1010-7 "Zombie"**



Trim, Gutters, Soffit: **PPG1066-7 "Baked Bean"**



Window Frames, Spindles, Decorative Trim: **PPG1025-1 "Commercial White"**



**EXHIBIT E: COA Application for Current Proposal**

*Application # A160035  
Approval # A160036*



**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: 117 Village St., Hamilton-45011  
 Applicant Name: William Wilks  
 Applicant Mailing Address: P.O. Box 295 - 45012  
 Owner/s Name: William C. Wilks  
 Owner Mailing Address: Same  
 Daytime Contact Phone: 513-808-9000 Email: bill@wilksinsurance.com  
 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)  
Adding vinyl siding over slate -- slate no longer work  
hold paint. Paint decorative trim -- scrape + repair as needed.  
Same colors: gray, red, white

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

Applicant Signature: [Signature] Date: 1-20-16  
 See Next Page

City of Hamilton  
 Dept: 72/2016  
 Recd: 5/11/16  
 Reference # 007740  
 Amount Total \$25.00  
 (check) ended: 1-15/2016 8:55 AM  
 \$25.00  
 Page 1 of 4



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

Paint  Sample Provided  
Appearance of Color: Gray, white, red  
Color Name & Manufacturer: Porter Paint: Zombie - white - Baked Beans  
Location (body, window trim, specific trim, accent): \* doors

Siding  Sample Provided  
Existing Siding (style, material, color, location): Body - slate will no longer hold paint  
Proposed Siding (style, material, color, location): Body: Harborstone Pro Pride Weathermaster  
Manufacturer: Pro Pride Proposed Size: \_\_\_\_\_

**NOTE: If proposing vinyl or aluminum siding, per ADRB Guidelines, applicant must be provided a copy of Preservation Brief 8, concerning siding. It is HIGHLY recommended that applicant provide pictures and document extensive reasons why vinyl or non-historic siding is being proposed.**

Roof \*Please note, Roofing requires a building permit\*  
Existing Roof (material, style, color): \_\_\_\_\_  
Proposed Roof (material, style, color): \_\_\_\_\_  
Manufacturer: \_\_\_\_\_ Location: \_\_\_\_\_

Windows / Door  
Existing Windows/Door (style, material, size, color, location): \_\_\_\_\_  
Proposed Windows/Door (style, material, size, color, location): \_\_\_\_\_  
Manufacturer: \_\_\_\_\_ Type (if applicable): \_\_\_\_\_

**NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size as the original window opening. Covering of windows is highly discouraged. For vinyl or other non-historic windows, it is recommended to document existing windows, including the condition and reasons why original windows should be replaced.**

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

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

Soffit  
Existing Soffit (style, material, location, color): \_\_\_\_\_  
Proposed Soffit (style, material, location, color): \_\_\_\_\_



Other Work not listed above: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Demolition

**NOTE: 1126.60 Certificate of Appropriateness – Demolition:** In the event an application for a Certificate of Appropriateness includes demolition of any property in the Architectural Conservation/Historic District the applicant shall be required to submit evidence to the Architectural Design Review Board indicating that at least one of the following conditions prevail:

- That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District,
- That the property proposed for demolition contains no features of architectural and/or historical significance; or
- That there is no reasonable economic use for the property as it exists or as it might be rehabilitated, that there is no feasible means or prudent alternative to demolition,
- Existing structures listed in section 1126.110 (Central Area Building Inventory) shall be maintained. For buildings listed in that inventory, the cost of rehabilitation must exceed 67% of the replacement cost of the same structure at the time of the proposed demolition based on the Marshall Swift Construction Cost Index or a similar industry standard index before a Certificate of Appropriateness for demolition can be issued. No building listed in the Central Area Building Inventory may be demolished without approval by the Architectural Design Review Board regardless of existing building condition. (OR2013-2-22)
- Both the architectural and historical significance of the property, its relation to the street and to the historic district as a whole shall be considered.

Please Explain the selection made above: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



EXHIBIT F: Previous COA and Historic Review records for 117 Village Street

Exhibit F1: Issued COA, circa May 1987

**Certificate of Appropriateness**

On this 18th day of May, 1987, The Hamilton Historic Design Review Board does hereby issue this Certificate of Appropriateness for the property located at 117 Heaton Street. The Historic Design Review Board has examined plans and approves the changes and/or improvements to be made to the above referenced structure as listed below:

Repainting this asphalt sided frame structure in the following Perry & Derrick colors: the body, "Mansion Ivory"; the trim, "Mansion Tan"; the doors, shutters and accent points, "Linden Green".

The said improvements and/or structural changes listed above on this Certificate do not constitute, in themselves, waivers from the City of Hamilton building code, zoning code, or other regulations. Plans for changes to, additions to, and/or signage for property will still require review of the Construction Services Department and acquisition of the appropriate permits.

It is the opinion of this Board that such proposed changes are in conformance with the character of the German Village area in the Hamilton Historic District and will not be detrimental to the rehabilitation of this area as prescribed by the City Council of the City of Hamilton, Ohio, in Ordinance Number OR 85-11-91.

Date of Board Approval:  
May 18, 1987

*Sherry J. Corbett*  
Board Chairperson



**Exhibit F2: Approval Letter issued June 1987**

Municipal Building • 20 High Street at Monument 45011



June 9, 1987

Mr. William Wilks  
319 North Second Street  
Hamilton, OH 45011

Dear Mr. Wilks:

Enclosed are Certificates of Appropriateness for work approved by the Historic Design Review Board for properties you own in German Village. Your efforts to improve your neighborhood and your concern for the Historic District are deeply appreciated by both the Design Review Board and the City of Hamilton!

If we can be of any further assistance to you in the future, or if you have any questions or concerns, please do not hesitate to contact us Monday through Friday from 8:30 a.m. to 5:00 p.m. at 868-5878.

Sincerely,

John Lehner, Secretary  
Historic Design Review Board

JL:bm

Encs.

