

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

Applicants, PLEASE REVIEW YOUR PROPOSAL for accuracy.

Board Members

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

I. Roll Call:

II. Swearing in of Those Providing Testimony to the Board:

Kathy Dudley, Assistant Law Director

III. Approval of Meeting Minutes – Written Summary and Audio Recording for these dates:

A. March 1, 2016

IV. Properties Seeking COA - New Business

1. 127 Hueston Street (Rossville) – Front Shutters

V. Properties Seeking COA - New Business

1. 232 North Second Street (German Village) – Gable Window

2. 50 North Sixth Street (Dayton-Campbell) – Fences and Bollards

3. 202 South B Street (Rossville) – Demolition

4. 131 Hueston Street (Rossville) – Demolition

5. 221 North Eighth Street (Dayton-Campbell) – Demolition

VI. Miscellaneous/Discussion/On the Radar

- Property Inquiries:
None

VII. Adjourn

VIII. Guests:



AGENDA
Architectural Design Review Board
Tuesday, May 17, 2016

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To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM, Old Business #1**
127 Hueston Street – Add Shutters to Front of House
Jane Jacobs, Applicant
Meeting Date: **5/17/2016**
Received Application: **4/13/2016**
Tabled (Porch Proposal Only): **5/3/2016**
Impacts: Rossville Historic District

Dear Board Members:

Synopsis

A Certificate of Appropriateness application has been submitted for 127 Hueston Street to include the following proposal items needing Architectural Design Review Board examination and approval.

These remaining proposal items and **only these items** need ADRB review:

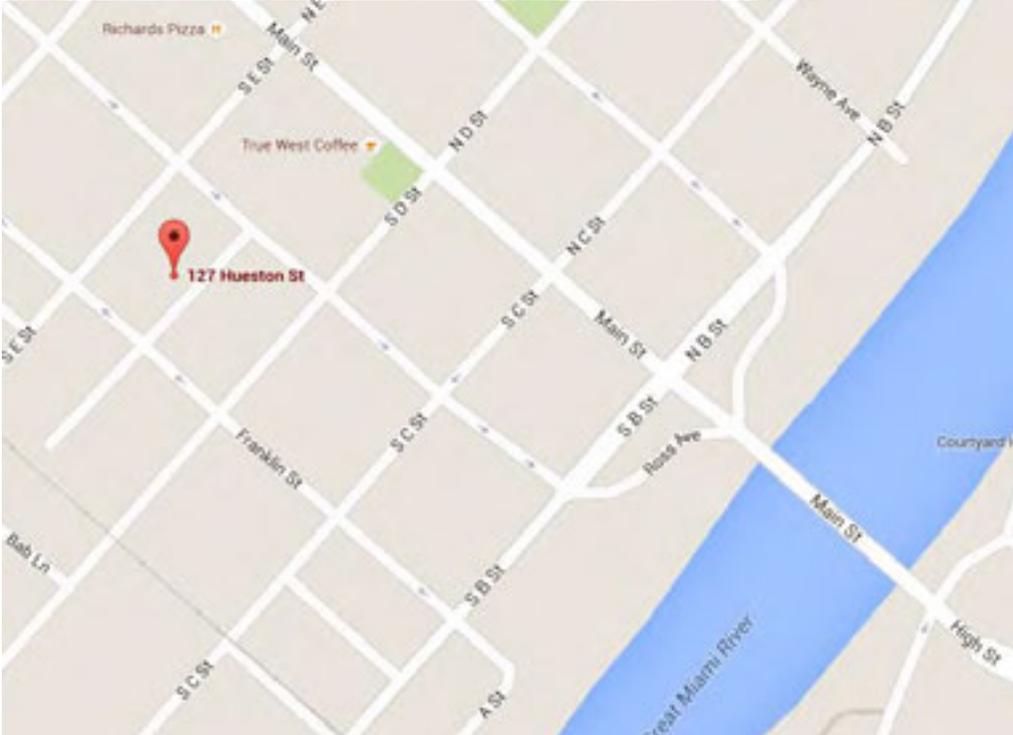
Add Shutters to Front of House	Addition of Architectural Detail
<i>Existing: Existing shutters were removed</i>	

The Proposal is also part of, or due to, one of the following City of Hamilton function:

NONE	
------	--



127 Hueston Street
Add Shutters to Front of House



Introduction:

The Applicant, Jane Jacobs, has submitted a Certificate of Appropriateness Application for the property of 127 Hueston Street. The proposal involves removal of vinyl siding and vinyl windows; installation of wooden windows; painting; and the addition of shutters on the front of the house.

The proposal of Shutters to the front of the house remains as an item in need of ADRB review, having been tabled at the May 3rd 2016 meeting.

The subject property of 127 Hueston Street is part of the Rossville Historic District and is Zoned "R-4", Multi-Family Residential.

Supplemental Items

Implications for ADRB Policies & Guidelines; and Other Requirements

The project proposal broaches the topic Shutters concerning the Architectural Design Review Board Policies & Guidelines.

In summation, it is encouraged for shutters to be appropriately sized and with a material closely related to the architecture of the structure, though there are exceptions and permissive criteria for different situations, allowing for some variation.

The applicant proposal notes the installation of wood shutters for the front of the structure, at least serving the policies-guidelines inclination for natural or historic materials for window shutters.



State of Ohio Historic Designation

This property of 127 Hueston Street is not part of the State of Ohio Historic Inventory.

PROPOSAL

Addition of shutters on front of structure.

Shutters

- Add shutters to front of house

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Comparison of Previous to New (for reference)
3. EXHIBIT C: COA Application



EXHIBIT A: Images of the Property





EXHIBIT B: Comparison of Previous to New (for reference)



Previous (Late 2014)



Current (May 2016)



EXHIBIT C: COA Application

7/16/06



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.

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: 127 Houston Street
Owner's Name: JANE AUSTIN
Owner Mailing Address: 520 CRESCENT RD
Daytime Contact Phone: 513 560-0090 Email: JANE.AUSTIN@CINCI.PR.COM
Contractor Phone: Email:

Is this work part of another City of Hamilton function?
[] Health Department [] Building Permit [] NDD Work [] Public Works [] Other:
Copy of Certificate to:

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.

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

Work Proposed: (Describe type of work, existing conditions, and methods to be used, materials proposed)
Remove vinyl siding and paint
remove vinyl windows and replace
with 1/2" wooden windows
add shutters on front of house

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

Applicant Signature: [Signature] Date: 4.5.16
See Next Page Page 1 of 4

Paint



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
Appearance of Color: _____
Color Name & Manufacturer: Vandy - MSC Brook trout
Location (body, window trim, specific trim, accent): Trim - white

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): _____

Gutters
Existing Gutter (material, style, location, color): _____
Proposed Gutter (material, style, location, color): 1/2 round galvanized
Manufacturer: or brown

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 # 1**
232 North Second Street – Gable Window Replacement
 Marion Arbino, Applicant
 Meeting Date: **5/17/2016**
 Received Application: **5/4/2016**
Impacts: German Village Historic District

Dear Board Members:

Synopsis

A Certificate of Appropriateness application has been submitted for 232 North Second Street needing Architectural Design Review Board examination and approval.

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

Proposed Items Needing ADRB COA Approval	Reason
Gable Window Replacement (Vinyl with Poplar Wood Trim painted white)	Change of Structure Component Change of Exterior Appearance Change of Existing Materials
<i>Existing:</i>	

The Proposal is also part of, or due to, one of the following City of Hamilton function:

✓ Health Division (Health Department)	Work occurred due to Health Citation.
---------------------------------------	---------------------------------------



232 North Second Street Gable Window Replacement



Introduction:

The Applicant, Marion Arbino, has submitted a Certificate of Appropriateness Application for the property of 232 North Second Street. The proposal involves replacement of existing gable window with a new rectangular window.

The subject property of 232 North Second Street is part of the German Village Historic District and is Zoned “BPD” – Business Planned Development.

Background:

The case of 232 North Second Street began with visual confirmation of work occurring without a Certificate of Appropriateness (COA) at the residential structure, April 15, 2016. This confirmation transpired during a local inventory session and photographs were taken as evidence of the occurrence on this date. This was followed by the issuance of a Stop Work order through the mail.

Thereafter, and upon receipt of the Stop Work order, the property owner and applicant, Mr. Arbino, contacted the Planning Division to discuss the specifics and gain information on the needed steps to resolve the situation. Staff answered Mr. Arbino’s questions and outlined the approval process steps for COA application and ADRB review. During this conversation, Mr. Arbino noted the Health Division citations lobbied towards 232 North Second Street, mentioning the windows and needed paint for relevant trim work. Mr. Arbino also voiced distress and disapprobation of the citations from the Health Division and the issued Stop Work Order.

Following this, Mr. Arbino met in-person to further discuss the situation involving 232 North Second Street. The Applicant highlighted the work that occurred at 232 North Second Street, emphasizing that the existing gable windows were rotted and needed replacement. Mr. Arbino mentioned the compounding items of the Health Division citing the gable window for paint, the subsequent Court Case and the resultant monetary fine. The Applicant emphasized that all work was to improve the structure and underscored the efforts to make 232 North Second Street a decent property. Mr. Arbino also revealed the aluminum siding covering the gable was damaged in a recent windstorm, prompting the decision to remove that siding; the outcome of which revealed the original fish-scale/scallop siding, which the Applicant touched up with white paint.



During the consultation meeting, Staff provided Mr. Arbino with a copy of the ADRB Policies & Guidelines, with citation towards the subject of windows. Additionally, Staff summarized to Mr. Arbino that the ADRB focus pertains to the exterior appearance and design of the structure. Likewise, it was noted that the current state of 232 North Second Street consisted of several non-historic and/or artificial construction products already in place at the structure, and having been in place for years. This was further supported by an issued COA approving Aluminum Siding to the wood siding from Hamilton's German Village Commission, circa 1977. In summation, due to the existing use and evidence of approval of non-original materials, the impact of a non-original artificial replacement window, with poplar wood trim, as noted by the Applicant, is arguably negligible compared to most typical non-original material proposals, such as full vinyl siding or replacement of all windows as vinyl on a historic structure.

At the end of the meeting, Staff supplied a copy of the ADRB Policies & Guidelines with emphasis on the topic of windows, printed copies of the inventory photos showing the appearance alteration – both the former and current state of 232 North Second Street as of the latest Community Development-ADRB records, and a copy of the COA issued by the Hamilton German Village – circa 1977. The foremost item is included as an overall ADRB Agenda attachment, while the latter items are included as Exhibit Attachments for this report.

Supplemental Items

Implications for ADRB Policies & Guidelines; and Other Requirements

As noted in the Background section of this report, the transpired work of 232 North Second Street, broaches the subject of Windows, pertaining to the ADRB Policies & Guidelines. Additionally, the Applicant was provided a copy of the ADRB Policies & Guidelines with emphasis of the subject of Windows.

Summarily, the policies and guidelines discourage the use of artificial material windows. However, the guidelines do not ban the use of artificial material windows. Other tenets of the policies & guidelines pertaining to windows, note that replacement windows should match the original where possible. Staff accentuated these items during the meeting with the Applicant, including highlighting and citation of the Applicant's provided paper copy of the ADRB guidelines.



State of Ohio Historic Designation

This property of 232 North Second Street is not part of the State Historic Inventory.

PROPOSAL

Replacement of existing wooden gable window, with a new rectangular vinyl window, trimmed in poplar wood.

The work has already occurred without a COA.

- Per the Applicant, multiple developments prompted the proposal and replacement of the window.
 - The subject property of 232 North Second Street was issued a Health Citation, for Paint and Fix, particularly the Gable Window.
 - Per the Applicant, the situation resulted in being taken to court and fined over the matter, prompting and expediting the work further.
 - Per the Applicant, the existing window was rotted and had to be replaced.
 - Per the Applicant, the current work on 232 North Second Street was satisfactory to the Health Sanitarian responsible for the case.
 - The work also included removal of damaged aluminum siding, resulting in the reveal of the original existing fishscale/scallop siding. This could be considered a mitigating item as it is step towards utilizing an existing, historic appropriate component of the structure.
 - The relevant items available for dissemination and pertaining to the ADRB case of 232 North Second Street have been included as Exhibit Attachment items.



Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Comparative Before and After Images of 232 North Second Street
3. EXHIBIT C: Copy of COA Issued by Hamilton German Village – circa 1977
4. EXHIBIT D: Issued Stop Work Order – April 18, 2016
5. EXHIBIT E: COA Application

EXHIBIT A: Images of the Property



EXHIBIT B: Comparative Before & After Images of 232 North Second Street



Before (03/08/2016)



After (04/15/2016)





EXHIBIT C: Copy of COA Issued by Hamilton German Village – circa 1977

Certificate of Appropriateness
issued by
Hamilton German Village Commission

On this 19th day of December, 1977, the Hamilton German Village Commission does hereby issue this Certificate of Appropriateness for the property located at: 232 North Second Street Description of changes and/or improvements to structure: the Hamilton German Village Commission has examined plans and approves the following changes and/or improvements to be made to the above referenced structure: To apply aluminum siding to existing wood siding utilizing the same color scheme as now exists.
All existing details to be left intact and closely followed in the aluminum details.

Above said improvements and/or structural changes do not constitute in themselves waivers from the City of Hamilton building code, zoning code, or other regulations. It is, however, the opinion of this Commission that such proposed changes are in conformance with the character of the Hamilton German Village area and will not be detrimental to the rehabilitation of this area as prescribed by Ordinance No. 7804 of the City Council of the City of Hamilton, Ohio.

Date of Commission Approval

December 19, 1977

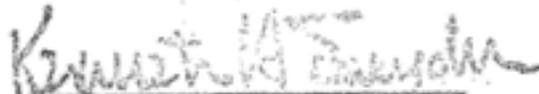

President, German Village Commission



EXHIBIT D: Issued Stop Work Order – April 18, 2016



Certified Mail – First Notice

April 18, 2016

Marion Arbino
232 North Second Street
Hamilton, OH 45011

Dear Marion Arbino,

Re: 232 North Second Street

It has come to our attention that you have recently started or completed some exterior work at your building at 232 North Second Street. The exterior work noted was: Replacement of Gable Window with vinyl/non-original window; Porch Work.

While the City of Hamilton appreciates efforts to improve property, this building is located in the German Village Historic District. It is subject to the regulations as defined in Section 1126.00 of the Hamilton Zoning Ordinance regarding exterior changes, and exterior work must have a Certificate of Appropriateness (COA).

Concerning 232 North Second Street, all exterior work must stop immediately. To resume work:

1. Please contact the City's Community Development Department, Planning Division.
2. Submit a COA Application (a copy is included with this letter).
3. And have the City's Architectural Design Review Board (ADRB) approve the proposed work.

Please complete and submit a COA Application to the Community Development Department, Planning Division by within 14 days of receipt of this letter. Be advised, that failure to submit a COA Application can result in the City seeking legal punitive measures as noted in Section 1126.120 of the Hamilton Zoning Ordinance.

We can provide a detailed overview of this process or you can find additional information, resources, and forms on the City of Hamilton website. (<http://www.hamilton-city.org>).

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 (513) 785-7350.

Sincerely,

Edward Wilson III

Ed Wilson
Preservation Planner, ADRB Secretary
Community Development Department
City of Hamilton, Ohio



EXHIBIT E: COA Application



A161325
A161326

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: 232 N. 2nd ST.
Applicant Name: MARION ARBINO
Applicant Mailing Address: 1771 E. HUNTLEY RD GOSHEN OH 45122
Owner/s Name: MARION ARBINO
Owner Mailing Address: 1771 E. HUNTLEY RD GOSHEN OH 45122
Daytime Contact Phone: 513 616 3726 Email:
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)
replace missing gable, refurbish original siding, replace rotted porch wood, replace rotted window. Paint as ordered by City of Hamilton Council. Given 3 weeks by Court to complete painting.

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

Applicant Signature: Marion Arbin

Date: 4/28/10

See Next Page

Page 1 of 4

nightrider 510.3@YAHOO.COM
Nightrider 5103@yahoo.com





To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM # 2**
50 North Sixth Street – Front Yard & Back Yard Fence, Bollards
Leon Meschoulam, Applicant
Meeting Date: **5/17/2016**
Received Application: **5/4/2016**
Impacts: Dayton-Campbell Historic District

Dear Board Members:

Introduction:

The Applicant, Leon Meschoulam, has submitted a Certificate of Appropriateness Application for the property of 50 North Sixth Street. The proposal involves the replacement of the existing rear chain-link fence with a new black chain-link fence, the erection of a new front fence, and the installation of bollards at the front entrance walkway, following the course of the proposed front fence.

The subject property of 50 North Sixth Street is part of the Dayton-Campbell Historic District and is Zoned “R-4”, Multi-Family Residential.

Synopsis

A Certificate of Appropriateness application has been submitted for 50 North Sixth Street needing Architectural Design Review Board examination and approval.

Please see the next page for the itemization synopsis of the Applicant’s proposal and the reasoning for needed ADRB review.



Synopsis (Continued)

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

Needing ADRB COA Approval	Reason
Front Yard Fence	Alteration of Property Appearance due to new fence
<i>Existing: None</i>	

Needing ADRB COA Approval	Reason
Back Yard Fence	Change in Color of Property Component
<i>Existing: Chain-link Fence</i>	

Needing ADRB COA Approval	Reason
Bollards at Front Walkway	Alteration of Property Appearance due to new Bollards on front walkway
<i>Existing: None</i>	

The Proposal is also part of, or due to, one of the following City of Hamilton functions:

NONE	
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50 North Sixth Street
Front Yard & Back Yard Fence, Bollards



Background:

50 North Sixth Street came to the attention of the Planning Division due to the Applicant's contact of the office, researching the historic status of the property and the relevant requirements for submitting property proposals.

Staff answered Mr. Meschoulam's questions and worked with the Applicant concerning historic and zoning requirements. Summarily, the proposal stems from a desire to improve and secure the property in a fashion seen fit by the Applicant.

Supplemental Items

Implications for ADRB Policies & Guidelines; and Other Requirements

The proposal for 50 North Sixth Street prompts the topic of Fences concerning the Architectural Design Review Board Policies & Guidelines. Succinctly, the guidelines discourage chain-link fences, save for specific conditions and mitigating circumstances. Primarily, chain-link fences should be at the rear of the structure and painted green or black as a method of blending with the surroundings and alleviating the appearance of the chain-link. Other than this, the general guidelines emphasize the use of historic appropriate materials and designs for fences such as metal or wood.

Note that the proposed rear chain-link fence would be black in color, while the proposed front fence is black steel. Both items are within overall adherence to the fence provisions of the policies and guidelines.

State of Ohio Historic Designation

The property of 50 North Sixth Street is not part of the State of Ohio Historic Inventory.



PROPOSAL

Replacement of rear yard fence, erection of front yard fence, installation of bollards at front entry walkway.

Rear Yard Fence

- *Removal of existing chain-link fence.*
- Installation of new chain-link fence, 61 feet in total length along the same course as the previous existing fence.
- 72 inch high fence, with posts spaced at 4 feet apart.
- Vinyl Coated chain-link, in a Black color.
- Includes two (2) 5 foot wide gates with expanded metal screen, plus panic bar, and one (1) 4 foot wide gate with expanded metal screen, plus panic bar.

Front Yard Fence

- Installation of new fence, 88 feet in total length for the front yard.
- 42 inch high fence, with posts are spaced at 4-5 feet apart.
- Fence is Montage Plust Steel Speartop.

Bollards

- Installation of two (2) bollards for the concrete walkway located at the front elevation of the property.
- Square Black Powder-Coated Steel, concrete-filled bollards.
- Bollards have 4 inch black ballcaps.
- Placed to follow the course of the proposed front fence.

All items have supplemental items for further information and illustration, included as Exhibit Attachment items.



Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Work Quote from Mills Fence Co. – Applicant Submitted
3. EXHIBIT C: Back Fence, Proposed, Photo Sample – Applicant Submitted
4. EXHIBIT D: Back Fence, Material Example – Applicant Submitted
5. EXHIBIT E: Front Fence, Proposed, Photo Sample – Applicant Submitted
6. EXHIBIT F: Bollards for Front, Sample – Applicant Submitted
7. EXHIBIT G: Front of Synagogue Photo – Applicant Submitted
8. EXHIBIT H: Existing Fence in Back to be replaced – Applicant Submitted
9. EXHIBIT I: COA Application



EXHIBIT A: Images of the Property





EXHIBIT B: Work Quote from Mills Fence Co. – Applicant Submitted

	6315 Wiehe Road Cincinnati, Ohio 45237 Phone: 513-631-0333 Fax: 513-631-2703	13200 Walton Verona Road Walton, Kentucky 41094 Phone: 859-485-6656 Fax: 859-485-6659 www.millsfence.com
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Your Mills Fence Co. Estimator Contact Information: Name: Kyle Reynolds Cell: (513) 425-9511 Email: kyle@millsfence.com		
Proposal Submitted For: Leon Meschoulam	Date: 3/11/16	Job Name: Congregation Beth Israel
Street: 50 N. 6th Street	Email: leon_meschoulam@yahoo.com	Job Location:
City, State, Zip Code: Hamilton, OH 45011	Contact Number(s): Home: Cell: 513-305-1911	Job Phone:

We hereby submit the specifications and estimates for:

- Mills Fence Co. proposes to remove and haul away 61' of existing fence and furnish and install 61' of 72"H SS-40 6-GAUGE VINYL-COATED CHAINLINK w/ (2) two 5' wide gates w/ expanded metal screen and panic bars and (1) one 4' wide gate w/ expanded metal screen and panic bar. All posts spaced @ 4' apart and set in 36" of concrete. 3" TERMINAL POSTS, 2 1/2" LINE POSTS.

Total: \$6,790 *BACK FENCE*
- Mills Fence Co. proposes to furnish and install 88' of 48"H MONTAGE PLUST STEEL SPEARTOP w/ posts spaced @ 4-5' apart in 36" of concrete w/ (2) 4" SQUARE BLACK POWDER-COATED STEEL concrete-filled bollards w/ 4" black ballcaps, water-drilled into concrete walkway.

Total: \$5,500 *FRONT FENCE*

ALL POSTS SET IN CONCRETE

We propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of \$_____

Terms and Conditions of Sale
 Terms of payment are noted on Mills Fence's invoice. Interest will be charged at 1-10% per month (12% per year) on all past due accounts. All costs of enforcement of these terms and conditions of sale and collection of any balance due, including, but not limited to, reasonable attorney's fees incurred by Mills Fence, shall be paid by customer. Mills Fence reserves the right to cancel this order, delay delivery, reschedule installation or demand immediate full or partial payment in advance of delivery if customer's credit standing, or ability or willingness to pay, is called into question by an event or circumstance, including, but not limited to customer's default of any obligation owed to Mills Fence. Any deposit required prior to installation is only refundable within 48 hours of transferring the funds to Mills Fence. Installation dates and times are approximate, are not guaranteed and are subject to change.
 For Ohio customers: Mills Fence will arrange to have public underground utilities marked. For Kentucky and Indiana customers: Customer must call to have underground utilities marked. In Kentucky, call 1-800-763-4697; in Indiana, call 1-800-362-2754. Mills Fence assumes no responsibility for any unmarked public or private underground obstructions such as underground utilities, sprinkling systems, pipes, cables, drain lines, tree roots, vegetation, or property lines. Customer understands that the fence line must be clear of all obstructions and that she will locate or mark the fence line. All customers are required to obtain their own permit, by contacting their local municipality.
 All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications resulting extra costs will be assessed only upon written orders and will become an extra charge over and above the estimate. Mills Fence will repair or replace at our option any of our work that may prove to be defective in its workmanship or materials within a period of one year from the date of installation. As a condition precedent to this warranty, Customer grants Mills Fence the right to place a sign on the fence that is no more than 12" wide and no more than 6" high in a location solely determined by Mills Fence. MILLS FENCE HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AS TO THE QUALITY OF MATERIAL, I.E., WOOD PRODUCTS SOLD BY MILLS FENCE. ALL WARRANTIES, IF ANY, BY A MANUFACTURER OR SUPPLIER OTHER THAN MILLS FENCE ARE THEREIN, NOT MILLS FENCE'S, AND ONLY SUCH MANUFACTURER OR SUPPLIER SHALL BE LIABLE FOR PERFORMANCE UNDER SUCH WARRANTIES.
 Gates should be kept in a locked position when not in use. All agreements contingent upon strikes, accidents, or delays are beyond our control. Delay to carry the terms and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance.

The laws of the State of Ohio shall apply to the construction of these terms of the contract or any dispute arising hereunder without giving effect to such jurisdiction's conflict of laws principles. Customer submits to the jurisdiction in the courts of Hamilton County, Ohio.
 In the event any one or more of the provisions contained herein should be invalid, illegal, or unenforceable in any respect, the remaining provisions contained herein shall not be affected or impaired in any manner.

Authorized Signature

 Mills Fence Company, Inc. Authorized Representative
 Note: This proposal may be withdrawn if not accepted within 30 days.

Acceptance of Proposal: The above prices, specifications, terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____



EXHIBIT C: Back Fence, Proposed, Photo Sample – Applicant Submitted

Back Fence



but it will be black



EXHIBIT D: Back Fence, Material Example – Applicant Submitted



Front Fence (example of material)



EXHIBIT E: Front Fence, Proposed, Photo Sample – Applicant Submitted

Back Fence (example of material)



EXHIBIT F: Bollards for Front, Sample – Applicant Submitted

Bollards for front

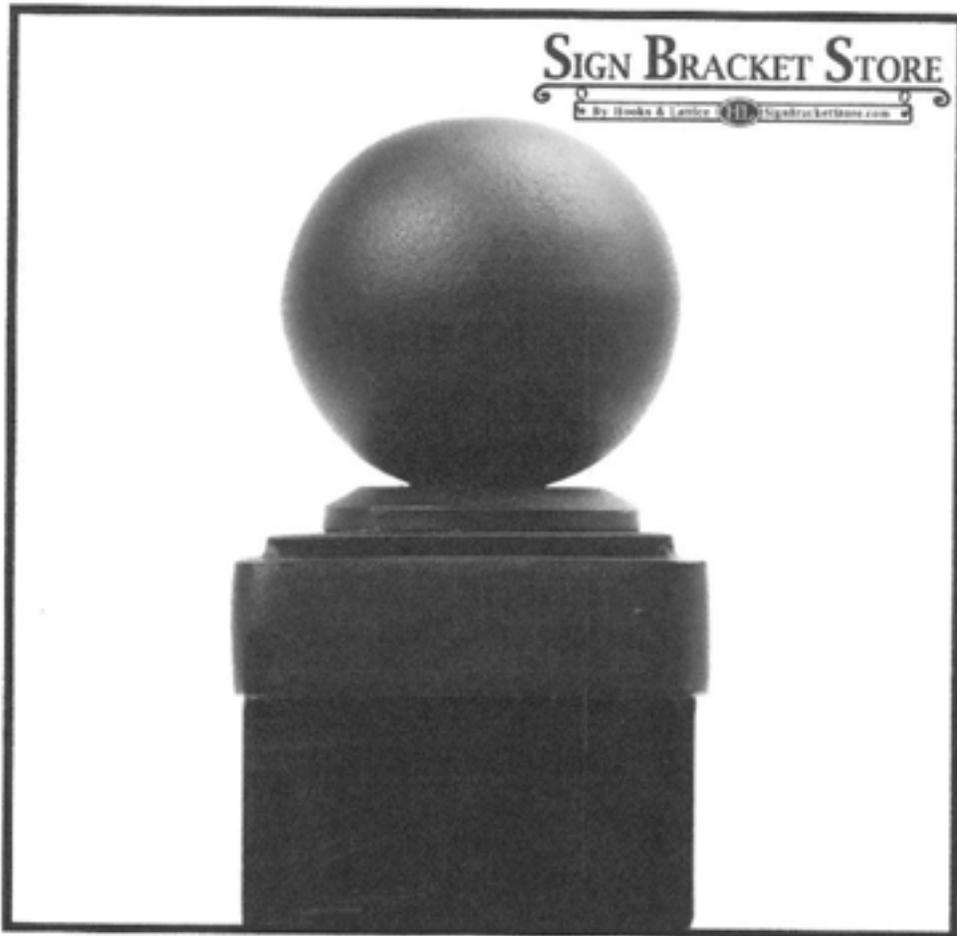


EXHIBIT G: Front of Synagogue Photo – Applicant Submitted

Front of Synagogue



EXHIBIT H: Existing Fence in Back to be replaced – Applicant Submitted

Existing fence in back to be replaced



EXHIBIT I: COA Application



A 161348
 A 161349

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: 50 N 6th Street Hamilton OH 45011
 Applicant Name: Leon Meschaoulam
 Applicant Mailing Address: 50 N 6th St Hamilton OH 45011
 Owner/s Name: Beth Israel Synagogue
 Owner Mailing Address: 50 N 6th Street Hamilton OH 45011
 Daytime Contact Phone: 513-265-1911 Email: leon_meschaoulam@yahoo.com
 Contractor Phone: Kyle Reynolds Email: 513-631-0333
 Is this work part of another City of Hamilton function? no Kyle @ mills fence.com
 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)

We would like to replace the back fence and install a decorative fence in the front. Please see attached quote and pictures from contractor for details

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

Applicant Signature: [Signature] Date: 5/3/16

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: _____
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): _____
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): Aluminum chain link, color gray. ^{60 feet in front}
Proposed Fence (type, material, color, location, course): For the back black vinyl coated chain link
Front: 48" montage post (black) steel spear top w/ black ball
in entrance

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 # 3**
202 South B Street – Demolition
 City of Hamilton, Applicant
 Meeting Date: **5/17/2016**
Received Application: **5/4/2016**
Impacts: Rossville Historic District

Dear Board Members:

Synopsis

A Certificate of Appropriateness application has been submitted for 202 South B Street needing Architectural Design Review Board examination and approval.

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

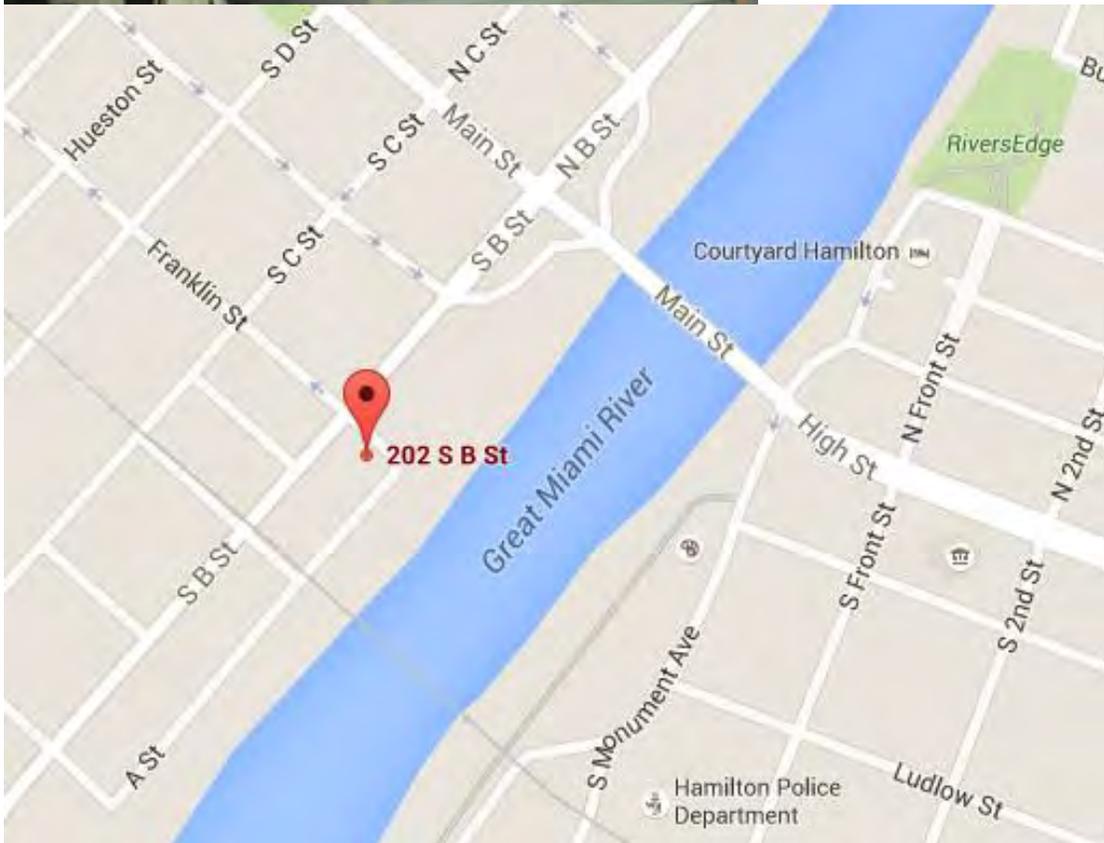
Proposed Items Needing ADRB COA Approval	Reason
Demolition	Demolition of Structure
<i>Existing:</i>	

The Proposal is also part of, or due to, one of the following City of Hamilton function:

<input checked="" type="checkbox"/> Health Division (Health Department)	
---	--



202 South B Street Demolition



Introduction:

The Applicant, City of Hamilton, has submitted a Certificate of Appropriateness Application for the property of 202 South B Street. The proposal involves the Demolition of the Structure.

The subject property of 202 South B Street is part of the Rossville Historic District and is Zoned “MS-2”, South B Street, Form-Based Zoning District.

Background:

The Applicant, City of Hamilton, proposes demolition of the structure at 202 South B Street due to several reasons. The City’s Health Division dealt with the property for multiple cases and violations since at least 2008. The structure has been without utilities since September 2010. Subject property and structure have been subject to significant damage and neglect since at least 2013. 202 South B Street was declared a public nuisance, the details of which are available in Exhibit B. In 2015, photos and assessments of the property were taken, including the condition of the structure’s interior, noting damage, animals inhabiting the structure and animal wastes.

Summarily, the Applicant assertion in reference to the justification for historic structure demolition of 202 South B Street is that there is no reasonable economic use for the property as it exists or rehabilitated – or that there is no feasible means or prudent alternative to demolition.

Multiple narratives, documents and photos have been included as Exhibit Attachments for reference and consideration pertaining to the case of 202 South B Street.



Supplemental Items

Requirements for Demolition

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:

- A. That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District (or)
- B. That the property proposed for demolition contains no features of architectural and/or historical significance; or
- C. 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

State of Ohio Historic Designation

The property of 202 South B Street is not part of the State of Ohio Historic Inventory.

PROPOSAL

Demolition of the structure.



RECOMMENDATION:

If the ADRB determines to grant approval of a Certificate of Appropriateness for the demolition of the structure located at 202 South B Street the Community Development Department recommends that the motion include the ADRB's consideration of Part C of criteria listed in 1126.60 above:

- C. 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.

Attachments:

- 1. EXHIBIT 1-1: Images of the Property
- 2. EXHIBIT 1-2: Applicant Assessment of 202 South B Street
- 3. EXHIBIT A: Health Division – Summary of Events, Violations of 202 South B Street
- 4. EXHIBIT B: Nuisance Declaration, September 13, 2013
- 5. EXHIBIT C: Motion to Vacate Foreclosure, Dismissing Foreclosure Complaint, August 07, 2014
- 6. EXHIBIT D: Forfeiture Order, February 17, 2016
- 7. EXHIBIT E: Photos of Property, 1st Set – Applicant Submitted
- 8. EXHIBIT F: Photos of Property, 2nd Set – Applicant Submitted
- 9. EXHIBIT G: Photos of Property, Interior – Applicant Submitted
- 10. EXHIBIT H: Photos of Property, Basement – Applicant Submitted
- 11. EXHIBIT I: Photos of Property, September 2015 – Applicant Submitted
- 12. EXHIBIT J: COA Application



EXHIBIT 1-1: Images of the Property



EXHIBIT 1-2: Applicant Assessment of 202 South B Street

APPLICATION TO DEMOLISH 202 S. B STREET

The City seeks to demolish this property which has been without utilities since September 2010. Health has been dealing with the property since 2008. See Exhibit A. In September 2013 city council declared the property a public nuisance. See Exhibit B--Resolution 2013-09-81. At the time of the resolution a foreclosure by Lebanon Citizens was pending against the two estates which held title. Neither executrixes of the estates responded to orders from Health regarding needed repairs. The foreclosure was granted to Lebanon Citizens in Case No. CV2013-08-2435 but the property failed to sell at sheriff sale and the bank then dismissed its foreclosure judgement. Exhibit C Subsequently a tax foreclosure was filed by the the Butler County Treasurer and the property did not sell after two sheriff sales and forfeited to the state. Exhibit D. The Butler County Land Bank exercised its option to take the property and it then transferred to the city.

Exhibit E and F show that in May 2013 there were already significant roof issues which had damaged the soffits and roof. Either due to squatters or finding access to the interior structure cats had begun occupying the structure and both cat urine and feces issues were noted by health inspectors. Exhibit G. The interior damage caused by the roof issues can be seen in photos labeled Exhibit F which were taken in 2015.

Due to the longstanding neglect issues there is no reasonable economic use for the property as it exists or rehabilitated, or that there is no feasible means or prudent alternative to demolition.



EXHIBIT A: Health Division – Summary of Events, Violations of 202 South B Street

202 S B Street
P6412111000054
Lot 1581, New London area (Rossville)
Prepared on 8/14/2013

6/27/08 Violation letter sent for grass.
7/1/08 Violation letter sent for debris.
7/31/08 Complaint received regarding high grass.
9/2/08 Violation letter sent to remove dead fallen tree from yard.

3/16/09 Violation letter sent for debris and tree limbs pile in yard.
4/16/09 Violation letter sent for grass.
8/25/09 Violation letter sent for grass.
11/23/09 Violation letter sent for debris.

5/13/10 Violation letter sent for grass. City had to hire a contractor. \$92.50
6/30/10 Violation letter sent for debris
09/16/10 Utilities were shut off.
12/2/10 Failure to obtain court service.

6/23/11 Violation letter sent for trash, tree limbs.
7/25/11 Violation letter sent for grass.
9/15/11 Violation letter sent for grass.

4/5/12 Violation letter sent for grass. City had to hire a contractor. Failure to obtain court service.
6/6/12 Violation letter sent to repair and paint exterior of house.
6/11/12 Violation letter sent for grass. City had to hire a contractor. \$30.00
10/9/12 Violation letter sent for grass. City had to hire a contractor. \$24.00

4/10/13 Violation letter sent to secure house. City had to hire a contractor to secure \$188.00 plus \$50.00.

4/25/13 Orders sent requiring demolition or rehabilitation plan. No cooperation or response from the owner.

5/20/13 Violation letter sent for grass. City had to hire a contractor
6/20/13 City had to hire a contractor to secure open cistern hole and secure house.

Property has been neglected and without utilities since 9/16/2010. Owner of record is John B Connaughton Tr and James R Rutherford Tr. (Executors are Katherine Hanson and Robbie Gregory and I also notified Madonna Connaughton).



EXHIBIT B: Nuisance Declaration, September 13, 2013

RESOLUTION NO. R2013-9-81

A RESOLUTION FINDING AND DECLARING THE PREMISES AND CONDITIONS ATTENDANT TO THE PREMISES LOCATED ON LOT NUMBER 1581, SITUATED IN THE FIRST WARD OF THE CITY OF HAMILTON, OHIO, CONSTITUTE A PUBLIC NUISANCE, AND AUTHORIZING AND DIRECTING THE DIRECTOR OF LAW TO COMMENCE AN ACTION IN THE COMMON PLEAS COURT OF BUTLER COUNTY, OHIO, TO ABATE SAID NUISANCE. (202 South B Street, Owners: John B Connaughton Tr. and James R. Rutherford Tr.)

WHEREAS, Ohio Revised Code Section 715.44(A) empowers a municipal corporation to abate any nuisance and prosecute in any court of competent jurisdiction any person who creates, continues, contributes to or suffers such nuisance to exist; and

WHEREAS, Ohio Revised Code Section 715.44(C) empowers a municipal corporation to prevent injury and annoyance from any nuisance; and

WHEREAS, condition(s) or circumstance(s), or a combination of conditions and circumstances on or about real property which arise from the use, nonuse, misuse, abuse, occupancy, abandonment, or enjoyment of such property within the City can create a public nuisance which is injurious to the public health, safety and welfare of the community and its residents; and

WHEREAS, the existence of public nuisances damages the reputation of the City generally by making it appear Hamilton residents do not take pride in their neighborhoods and by projecting a public image of Hamilton as a city of dilapidated and rundown buildings; and

WHEREAS, the conditions of the premises described in this Resolution have been observed by Council either personally or by means of videotape or photographs prior to the consideration of this Resolution; and

WHEREAS, Council wishes to hold a public hearing regarding the premises described herein, the abatement of the public nuisance created by the current condition of such premises and demolition of the structure on the premises;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hamilton, Ohio:

SECTION I: That the Council of the City of Hamilton hereby finds and declares that the premises located within the City and identified as Lot Number 1581, situated in the First Ward, also known as 202 South B Street (hereinafter referred to as the "premises"), constitutes a PUBLIC NUISANCE and is a danger to the public health, safety, and welfare of the citizens of the City of Hamilton in that the:

- (a) two-story dwelling with a full basement has been vacant and without utilities since September 16, 2010 and has been neglected and is in need of maintenance;
- (b) City's Health Department has received many complaints due to this unsecured and neglected vacant nuisance in the community;
- (c) City has had to hire contractors to maintain the property more than six separate times and has had to do so as recently as June 20, 2013;
- (d) owners of record, John B. Connaughton Tr. and James R. Rutherford Tr., have failed to submit proper rehabilitation or demolition information as ordered by the Health Department and service in Municipal Court has not been obtainable;
- (e) structure is unfit for human habitation and remains a health hazard and represents a blighting influence on the community, pursuant to Section 1701.01 of the City of Hamilton's Codified Ordinances; and
- (f) premises continues to deteriorate and, to the Department of Health's knowledge, no efforts to bring the premises into compliance have occurred.

SECTION II: That the conditions set forth in SECTION I either constitute a blighting influence, a present threat to or are presently injuriously affecting the public health, safety or welfare of the City and its residents.



Resolution No. R2013-9-B (cont'd)

SECTION III: That the scope and extent of the conditions found on the premises require that legal action be filed by the City to abate the existing nuisances.

SECTION IV: That the Director of Law is hereby authorized and directed, pursuant to Section 1787.05 of the Codified Ordinances of the City of Hamilton, Ohio, and by R.C. Section 715.44(A), to prosecute a public nuisance action against the above premises, its Owner(s), and all persons having a legal or equitable interest in the same in the Common Pleas Court of Butler County, Ohio, for the purpose of abating the existing nuisances and in order to secure either the complete restoration of the premises to a fit and habitable condition or its demolition at the Owner(s)' expense if demolition, restoration or rehabilitation is found to be necessary or appropriate by the Court of Common Pleas.

SECTION V: This resolution shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: September 11, 2013


Mayor

Effective Date: Immediately

ATTEST: Krystal Dansberry
City Clerk

CERTIFICATE

I, Krystal Dansberry, City Clerk of the City of Hamilton, Butler County, Ohio, hereby certify that the foregoing Resolution No. R2013-9-B was duly published as provided by Section 113.01 of the Codified Ordinances of the City of Hamilton, Ohio, by posting ten days after passage, a copy thereof in each fire station within the City for a period of ten days. POSTED: Sep 13, 2013


Krystal Dansberry, City Clerk
CITY OF HAMILTON, OHIO



EXHIBIT C: Motion to Vacate Foreclosure, Dismissing Foreclosure Complaint, August 07, 2014

2015 FEB 11 PM 12:36
COURT OF COMMON PLEAS
BUTLER COUNTY, OHIO

NANCY E. NIX, TREASURER OF
BUTLER COUNTY, OHIO
CLERK OF COURTS
Plaintiff

v.

JAMES R. RUTHERFORD, TRUSTEE, et
al.
Defendant

Case No. CV2013-08-2435
Judge: POWERS

ENTRY GRANTING PLAINTIFF'S
MOTION TO VACATE JUDGMENT
ENTRY/DECREE OF FORECLOSURE
AND TO DISMISS FORECLOSURE
COMPLAINT

For good cause shown, the motion filed by Plaintiff to Vacate Judgment Entry/Decree of Foreclosure and to Dismiss the Foreclosure Complaint is well taken. The court hereby vacates the Judgment Entry/Decree of Foreclosure entered by the court on August 07, 2014, and to Dismiss the Foreclosure Complaint filed on August 20, 2013.

IT IS SO ORDERED


Judge Powers



EXHIBIT D: Forfeiture Order, February 17, 2016

2016 FEB 17 AM 10:56 COURT OF COMMON PLEAS
BUTLER COUNTY, OHIO

<p>NANCY E. NIX, TREASURER BUTLER COUNTY, OHIO Plaintiff</p> <p>v.</p> <p>THE ESTATE OF JOHN B. CONNAUGHTON, et al. Defendants</p>	<p>Case No. CV2015-06-1344 Powers, J.</p> <p>ENTRY ORDERING LANDS FORFEITED TO THE STATE OF OHIO</p> <p>AUDITOR'S PERMANENT PARCEL NO(S).</p> <p>P6412-111-000-054</p>
--	--

Pursuant to R.C. §5723.01, and upon certification by the Prosecuting Attorney of Butler County that the property has been advertised and offered for sale on two separate occasions, not less than two weeks apart, and not sold for want of bidders, it is hereby ORDERED that the following described property is forfeited to the State of Ohio, to wit:

Situated in the City of Hamilton, County of Butler, and State of Ohio

Being the northeast part of Lot Numbered 1581 as the same is known and designated upon the Revised List of Lots in the First Ward of the City of Hamilton, Butler County, Ohio;

Beginning at the northwest corner of said lot running thence southeastwardly with the north line of said lot 166 1/2 feet; thence southwardly at right angles 30 feet; thence northwestwardly and parallel with the north line of said lot 101 1/2 feet; thence northwardly and at right angles 3 feet; thence northwestwardly and parallel with said north line 65 feet to the west side of said lot; thence northeastwardly with said line 27 feet to the place of beginning. Being 27 feet fronting on South "B" Street with the rear part of said Lot being 30 feet in width.

Property Address: 202 South "B" Street, Hamilton, OH 45013
Parcel Number: P6412-111.000-054

It is further, ORDERED that a copy of this Entry be certified to the Auditor of Butler County, and to the Butler County Recorder, and thereupon all right, title, claim and interest of the former owner, and of any other person, or entity, claiming an interest therein, is transferred to and vested in the state to be disposed of in compliance with R.C. Chapter 5723.

It is further, ORDERED that the following encumbrances against said property shall be, and hereby are, cancelled of record, to wit:

Claimant	Interest
State Of Ohio, Department Of Taxation	a State Tax Lien filed with the Clerk of the Court of Common Pleas of Butler County, Ohio, on 11/13/2012, in case number ST2012-11-7057 in the original amount of \$182.19
State Of Ohio, Department	a State Tax Lien filed with the Clerk of the Court of Common Pleas of Butler County, Ohio, on 08/05/2008, in case



Of Taxation	number ST2008-08-1811 in the original amount of \$126.90
State Of Ohio, Department Of Taxation	a State Tax Lien filed with the Clerk of the Court of Common Pleas of Butler County, Ohio, on 08/05/2008, in case number ST2008-08-1810 in the original amount of \$5,135.06
State Of Ohio, Department Of Taxation	a State Tax Lien filed with the Clerk of the Court of Common Pleas of Butler County, Ohio, on 08/05/2008, in case number ST2008-08-1809 in the original amount of \$4,062.09
State Of Ohio, Department Of Taxation	a State Tax Lien filed with the Clerk of the Court of Common Pleas of Butler County, Ohio, on 12/26/2007, in case number ST2007-12-3708 in the original amount of \$816.88
State Of Ohio, Department Of Taxation	a State Tax Lien filed with the Clerk of the Court of Common Pleas of Butler County, Ohio, on 03/19/2007, in case number ST2007-03-1168 in the original amount of \$2,014.20
The Lebanon Citizens National Bank	a Mortgage filed on 07/31/2003, and recorded at O.R. 7175 Page 744 of the Records of the Recorder of Butler County, Ohio in the original amount of \$56,000.00

Dan L. Ferguson

[Signature]
 Judge Noah E. Powers

Dan L. Ferguson, 0036957
 Assistant Prosecuting Attorney

PROOF OF SERVICE

On February 8, 2016, a copy of the foregoing was served by Regular U.S. Mail upon the following parties, and counsel of record, in accordance with Civil Rule 5:

- The Estate of John B. Connaughton, c/o Madonna R. Connaughton, Administrator, 6132 Schaffers Run Drive, Hamilton, OH 45011-7900
- Madonna R. Connaughton and Unknown Spouse, 6132 Schaffers Run Drive, Hamilton, OH 45011
- Tari Tripp and Unknown Spouse, 7345 Fox Chase Drive1, West Chester, OH 45069-9198
- James Rodney Rutherford, aka James Rutherford and Unknown Spouse, 6520 Canastota Drive, Hamilton, OH 45011
- State Of Ohio, Department Of Taxation, Revenue Recovery Section, 150 East Gay St., 3rd floor, Columbus, OH 43215
- The Lebanon Citizens National Bank, 2 N. Broadway, Lebanon, OH 45036

Michael T. Gmoser
 Prosecuting Attorney of Butler County, Ohio
Dan L. Ferguson
 By _____
 Dan L. Ferguson, 0036957
 Assistant Prosecuting Attorney



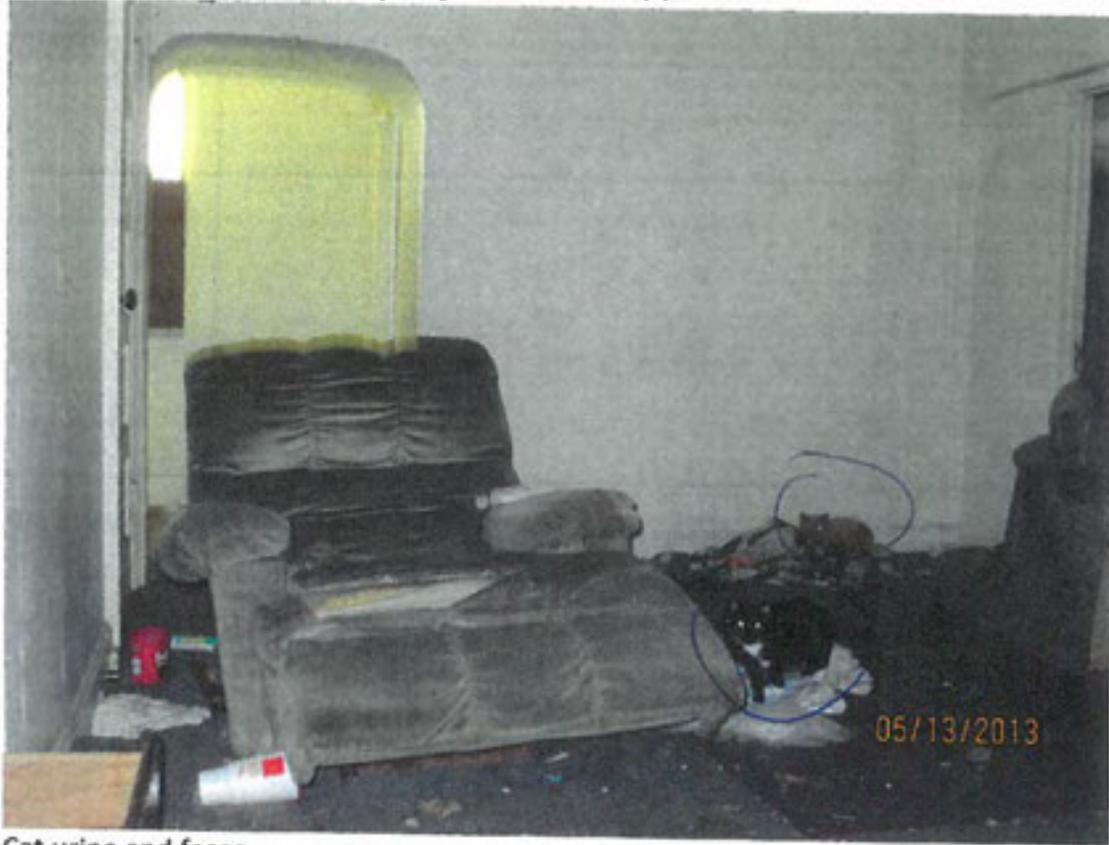
EXHIBIT E: Photos of Property, 1st Set – Applicant Submitted



EXHIBIT F: Photos of Property, 2nd Set – Applicant Submitted



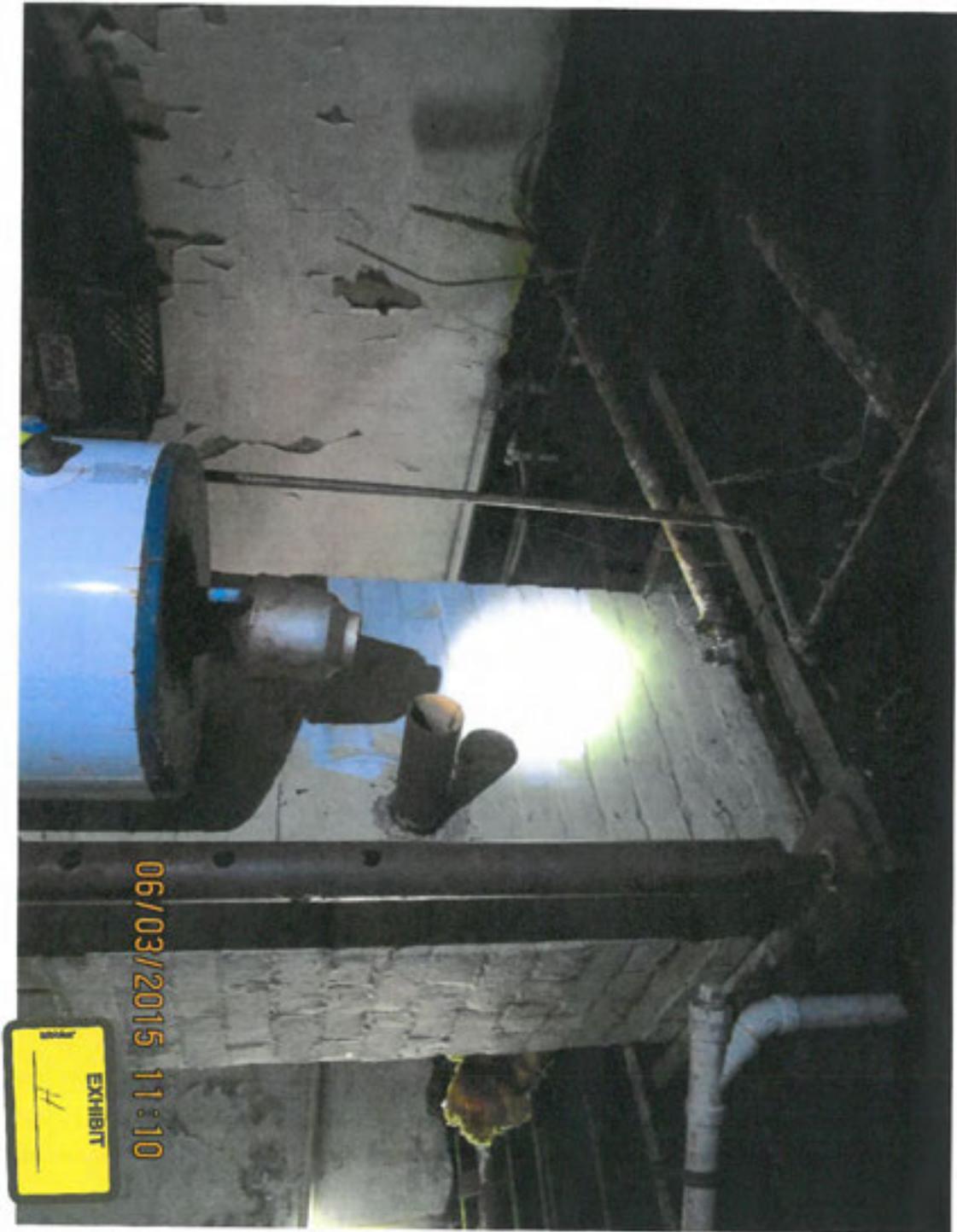
EXHIBIT G: Photos of Property, Interior – Applicant Submitted



Cat urine and feces.



EXHIBIT H: Photos of Property, Basement – Applicant Submitted







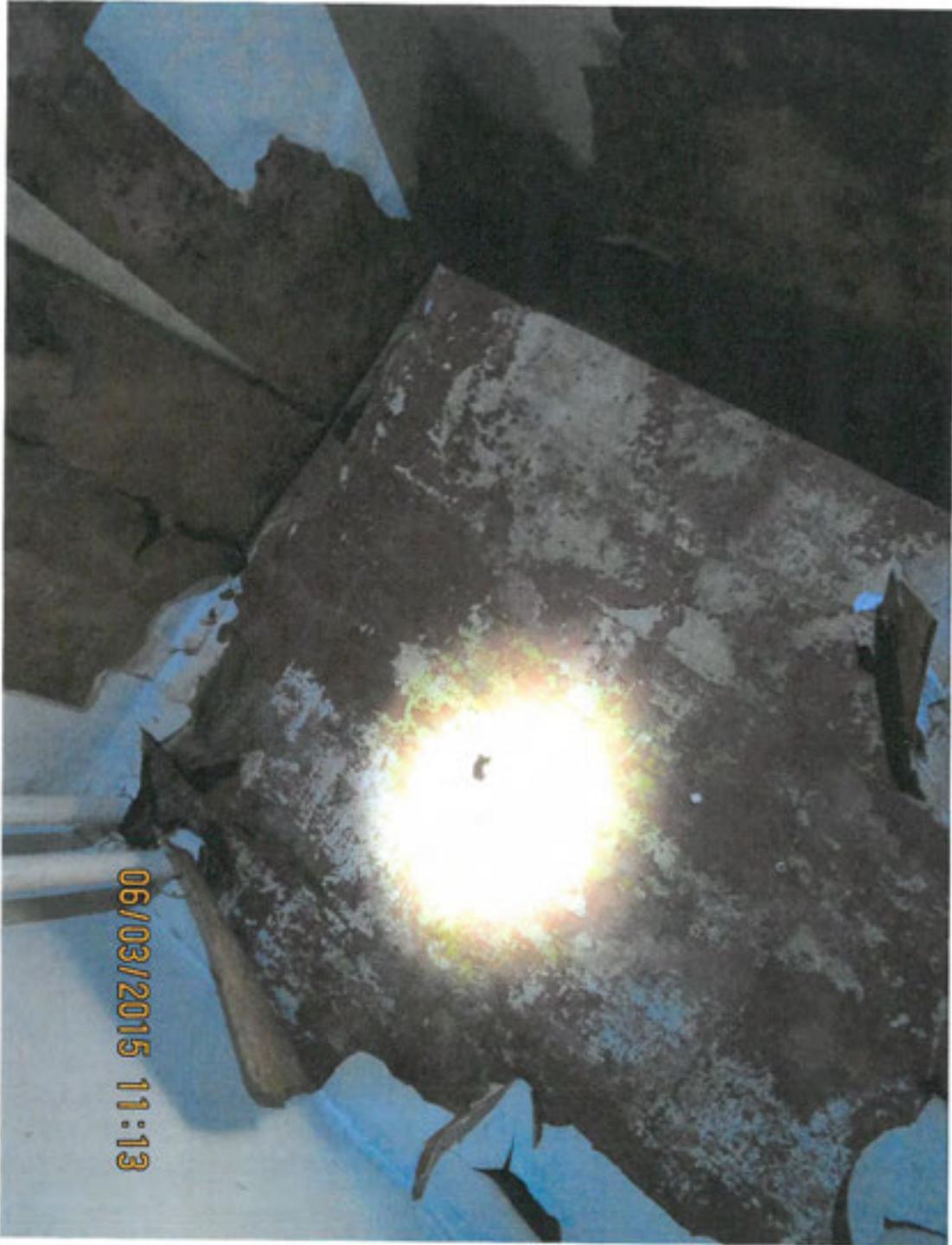


EXHIBIT I: Photos of Property, September 2015 – Applicant Submitted





EXHIBIT J: COA Application



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: 202 S B ST, HAMILTON, OHIO
Applicant Name: CITY OF HAMILTON
Applicant Mailing Address: 345 HIGH ST, 3rd FLOOR
Owner/s Name: CITY OF HAMILTON
Owner Mailing Address: _____
Daytime Contact Phone: _____ Email: _____
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)

DEMOLITION

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

Applicant Signature: Mary K. Rosky Date: 5/4/16
See Next Page Page 1 of 4



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: SEE NARRATIVE



To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM # 4**
131 Hueston Street – Demolition
 City of Hamilton, Applicant
 Meeting Date: **5/17/2016**
Received Application: **5/4/2016**
Impacts: Rossville Historic District

Dear Board Members:

Synopsis

A Certificate of Appropriateness application has been submitted for 131 Hueston Street needing Architectural Design Review Board examination and approval.

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

Proposed Items Needing ADRB COA Approval	Reason
Demolition	Demolition of Structure
<i>Existing:</i>	

The Proposal is also part of, or due to, one of the following City of Hamilton function:

✓ Health Division (Health Department)	
---------------------------------------	--



131 Hueston Street Demolition



Introduction:

The Applicant, City of Hamilton, has submitted a Certificate of Appropriateness Application for the property of 131 Hueston Street. The proposal involves the Demolition of the Structure.

The subject property of 131 Hueston Street is part of the Rossville Historic District and is Zoned "R-4", Multi-Family Residential District.

Background:

The property of 131 Hueston Street was acquired by the Butler County Land Reutilization Corporation in February of 2016. The property was subject to bank foreclosure initiated in January 2013, filed by Wells Fargo. The property was at sheriff's sale and has been shifted between several different corporations. Further background information pertaining to the known and relevant immediate history of 131 Hueston Street can be found in Exhibit A, and in the Applicant's addendum summarizing the demolition application.

The City, proposes demolition of the structure at 131 Hueston Street for substantial reasons. The structure is currently encased in vinyl siding and contains vinyl replacement windows. Per the Applicant submitted addendum, historically significant interior and exterior items have been removed from 131 Hueston Street, prior to recent attempts to repair and refashion the structure. Exhibit items C through H illustrate these articles. Concurrently, the structure's exterior and interior have significant damage. The exterior assessment includes neglected and damaged gutters, with water damage to the foundation. The interior assessment encompasses significant damage to the basement and temporary bracing utilized as a stopgap measure.

Summarily, the Applicant assertion in reference to the justification for historic structure demolition of 131 Hueston Street is twofold. First, that the structure proposed for demolition contains no features of architectural and/or historical significance. Second, that there is no reasonable economic use for the property as it exists or rehabilitated – or that there is no feasible means or prudent alternative to demolition.

Multiple narratives, documents and photos have been included as Exhibit Attachments for reference and consideration pertaining to the case of 131 Hueston Street.



Supplemental Items

Requirements for Demolition

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:

- A. That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District (or)
- B. That the property proposed for demolition contains no features of architectural and/or historical significance; or
- C. 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

State of Ohio Historic Designation

The property of 131 Hueston Street is not part of the State of Ohio Historic Inventory.

PROPOSAL

Demolition of the structure.



RECOMMENDATION:

If the ADRB determines to grant approval of a Certificate of Appropriateness for the demolition of the structure located at 131 Hueston Street the Community Development Department recommends that the motion include the ADRB's consideration of Part B and/or C of criteria listed in 1126.60 above:

- B. That the property proposed for demolition contains no features of architectural and/or historical significance; or
- C. 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

Attachments:

- 1. EXHIBIT 1-1: Images of the Property
- 2. EXHIBIT 1-2: Applicant Assessment of 131 Hueston Street
- 3. EXHIBIT A: Property Transaction History – 131 Hueston Street
- 4. EXHIBIT B: Exterior Image
- 5. EXHIBIT C: Interior Image
- 6. EXHIBIT D: Interior Image
- 7. EXHIBIT E: Interior Image
- 8. EXHIBIT F: Interior Image
- 9. EXHIBIT G: Interior Image
- 10. EXHIBIT H: Interior Image
- 11. EXHIBIT I: Exterior Image, Gutter and Missing Downspout
- 12. EXHIBIT J: Exterior Image, Foundation and Siding
- 13. EXHIBIT K: Exterior Image, Concrete and Siding
- 14. EXHIBIT L: Exterior Image, Cellar Storm Way to Basement
- 15. EXHIBIT M: Interior Image, Cellar Storm Way, Steps
- 16. EXHIBIT N: Interior Image, Foundation Damage
- 17. EXHIBIT O: Interior Image, Basement
- 18. EXHIBIT P: Interior Image, Basement
- 19. EXHIBIT Q: Interior Image, Basement
- 20. EXHIBIT R: Interior Image, Basement
- 21. EXHIBIT S: Interior Image, Basement
- 22. EXHIBIT T: COA Application



EXHIBIT 1-1: Images of the Property



EXHIBIT 1-2: Applicant Assessment of 131 Hueston Street

APPLICATION TO DEMOLISH 131 HUESTON STREET

This property is owned by the City of Hamilton, having been acquired by the Butler County Land Reutilization Corporation in February, 2016. It had been the subject of a bank foreclosure which began in January, 2013 and was filed by Wells Fargo. Wells Fargo was the successful bidder at sheriff's sale and then it was transferred to several different corporations. See Exhibit A.

The structure is encased in vinyl siding and in places is not properly secured. Exhibit B. The windows also appear to be vinyl replacement windows. Any significant interior or exterior architecturally significant features appear to have been removed before the most recent attempts to remodel. Exhibits C-H. The HVAC has also been taken.

The exterior shows that gutters and downspouts have not been maintained (Exhibit I) and water appears to have caused damage to the foundation. Exhibits J and K show patching to cement and cracks in concrete abutting the structure. Access to the basement via the outside stairwell, shows deterioration of the concrete for that entrance. Exhibits L, M. The basement itself shows concrete deterioration and cracks. Exhibits N and O. Temporary bracing has been used to provide structural support and that shows evidence of significant bowing due to the weight load it is carrying. Exhibits P and Q. Joists indicate moisture damage and there have been holes made into them. Exhibits R and S.



EXHIBIT A: Property Transaction History – 131 Hueston Street

5/4/2016

Butler County

Home Property Records Feedback General Information Help

Profile

Proposed Levies for March, 15, 2016 Election

Links

- Residential
- Manufactured Homes
- Commercial
- Out Buildings
- Permits
- Land
- Photos
- Tax Detail 2015
- Tax Detail 2014
- Tax Detail 2013
- Tax Detail 2012
- Tax Detail 2011
- Tax Detail 2010
- Tax Detail 2009
- Tax Detail 2008
- Tax Detail 2007
- Tax Detail 2006
- Tax Detail 2005
- Sketch
- Value History
- Maps
- Special Assessments

PARID: P641211000003
CITY OF HAMILTON OHIO
131 HUESTON ST

Sales

Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer
25-FEB-16			1407	BUTLER COUNTY LAND REUTILIZATION CORP	CITY OF HAMILTON OHIO
23-FEB-16			1375	DAYMARK TRUSTEE LLC	BUTLER COUNTY LAND REUTILIZATION CORP
07-AUG-15	LAND & BUILDING	\$15,731.00	7554	ODELL BARNES LLC	DAYMARK TRUSTEE LLC
12-JUN-15	LAND & BUILDING	\$13,231.00	5327	WELLS FARGO BANK NA TR	ODELL BARNES LLC
04-NOV-14	LAND & BUILDING	\$25,000.00	1048	MULLINS CLYDE C	WELLS FARGO BANK NA TR
25-SEP-03	LAND & BUILDING	\$ 00	-4964	MULLINS CLYDE C	MULLINS CLYDE C
18-SEP-95	LAND & BUILDING	\$42,000.00	8008	INALCES HEATING	MULLINS CLYDE C
09-MAR-93	LAND & BUILDING	\$3,000.00			

Return to Search Results

Actions

- Printable Summary
- Printable Version

Reports

- Mailing List Export
- CSV/Buffer Export
- Property Report Card

Links

- Pay My Tax Bill
- Tax Codes, Descriptions, Calc Formulas and Probable Rates
- Special Assessment Project Codes
- Pending Specials
- Land Use/Use-By Codes
- Commercial Structure Codes

Location: [Google Map](#)
130 High Street
Hamilton, OH 45011

Real Estate:
Phone: (513) 867-3154
Fax: (513) 867-3149

Site Links:
[Contact Us](#)
[General Information](#)

Property Address: 131 Hueston Street, Hamilton, OH 45011

http://propertysearch.butlercountyohio.org/PT/lotdetails/detail.aspx?mode=sales&index=0&id=1&Mparent=20



EXHIBIT B: Exterior Image



EXHIBIT C: Interior Image



EXHIBIT D: Interior Image



EXHIBIT E: Interior Image

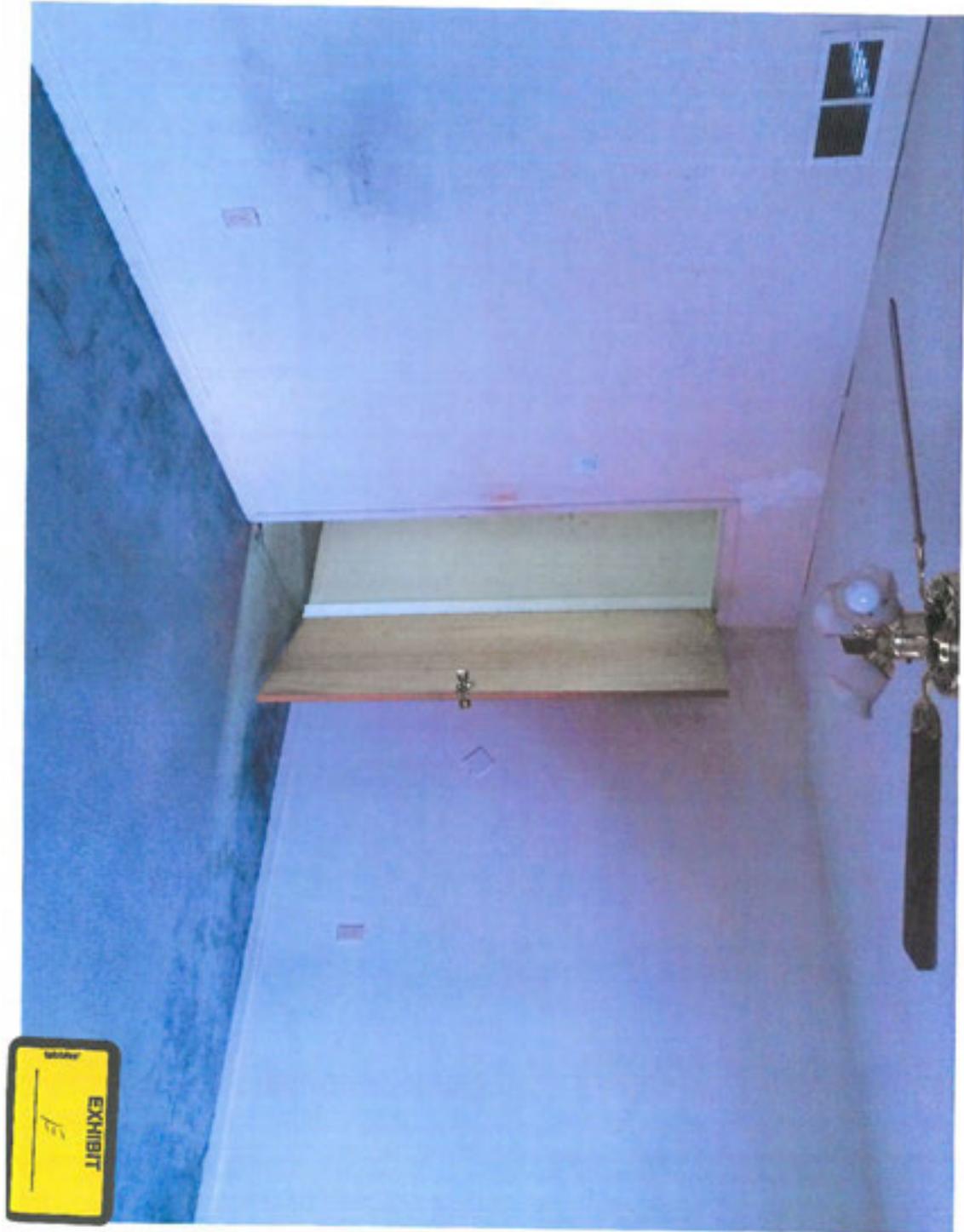


EXHIBIT F: Interior Image

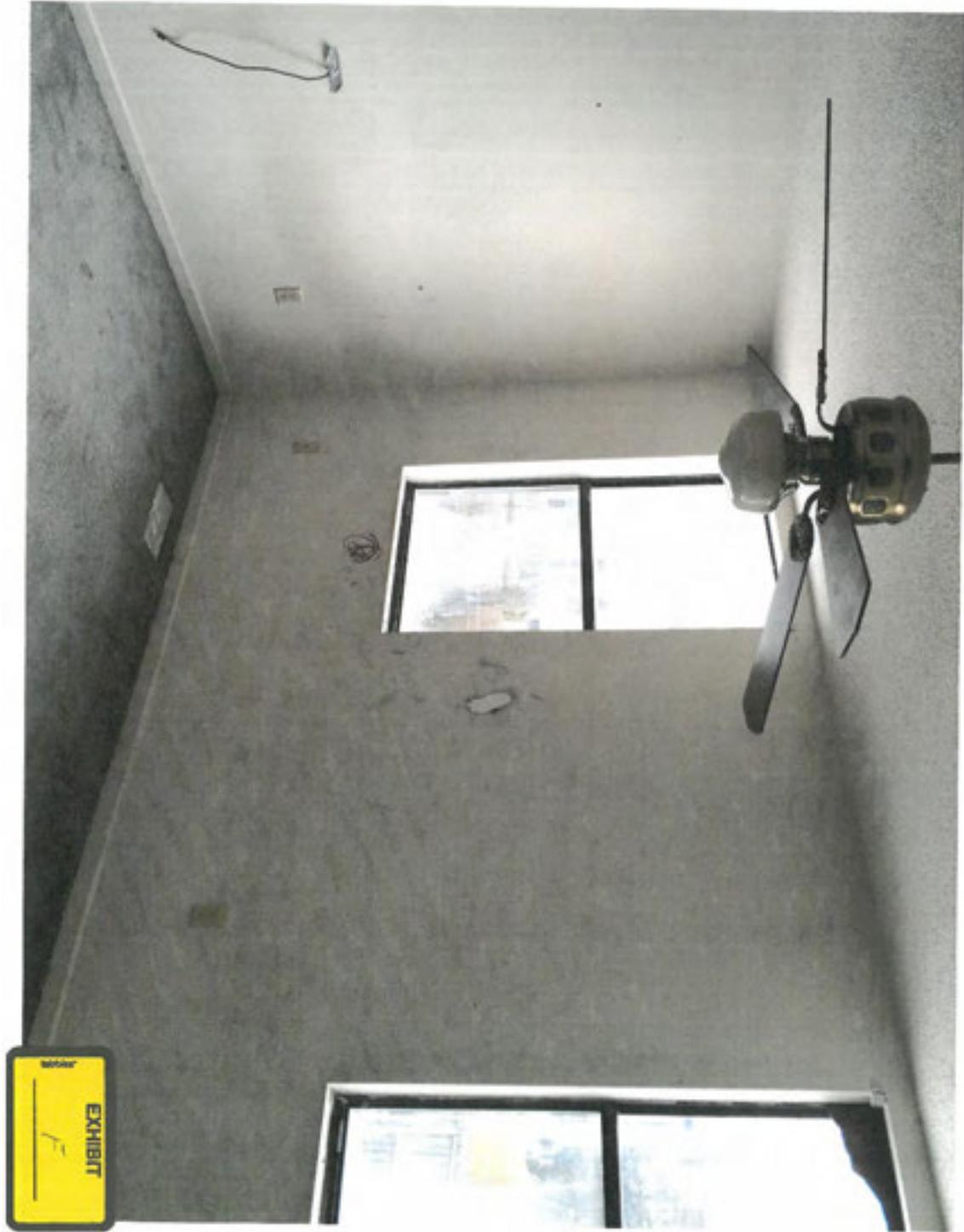


EXHIBIT G: Interior Image

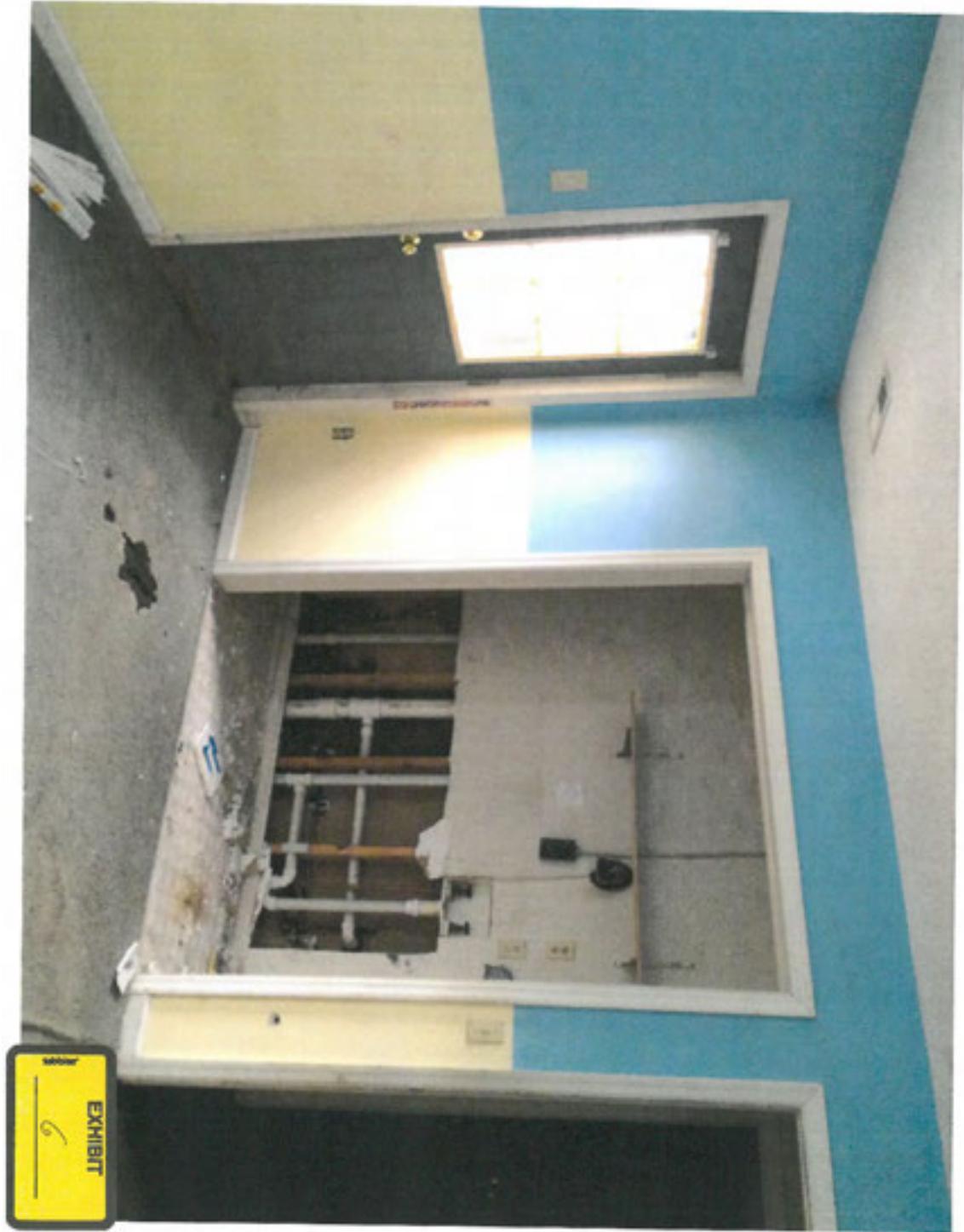


EXHIBIT H: Interior Image

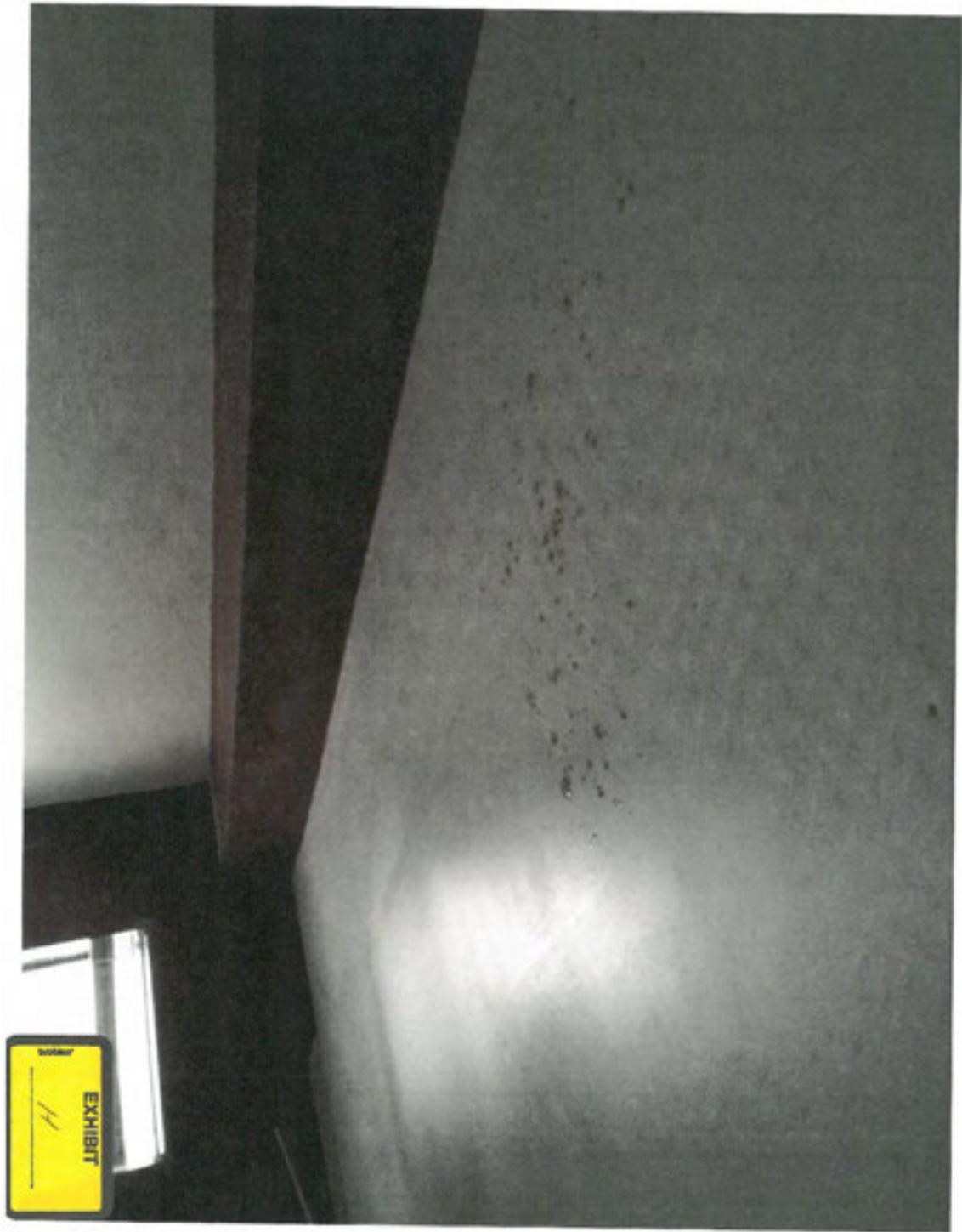


EXHIBIT I: Exterior Image, Gutter and Missing Downspout



EXHIBIT J: Exterior Image, Foundation and Siding



EXHIBIT K: Exterior Image, Concrete and Siding

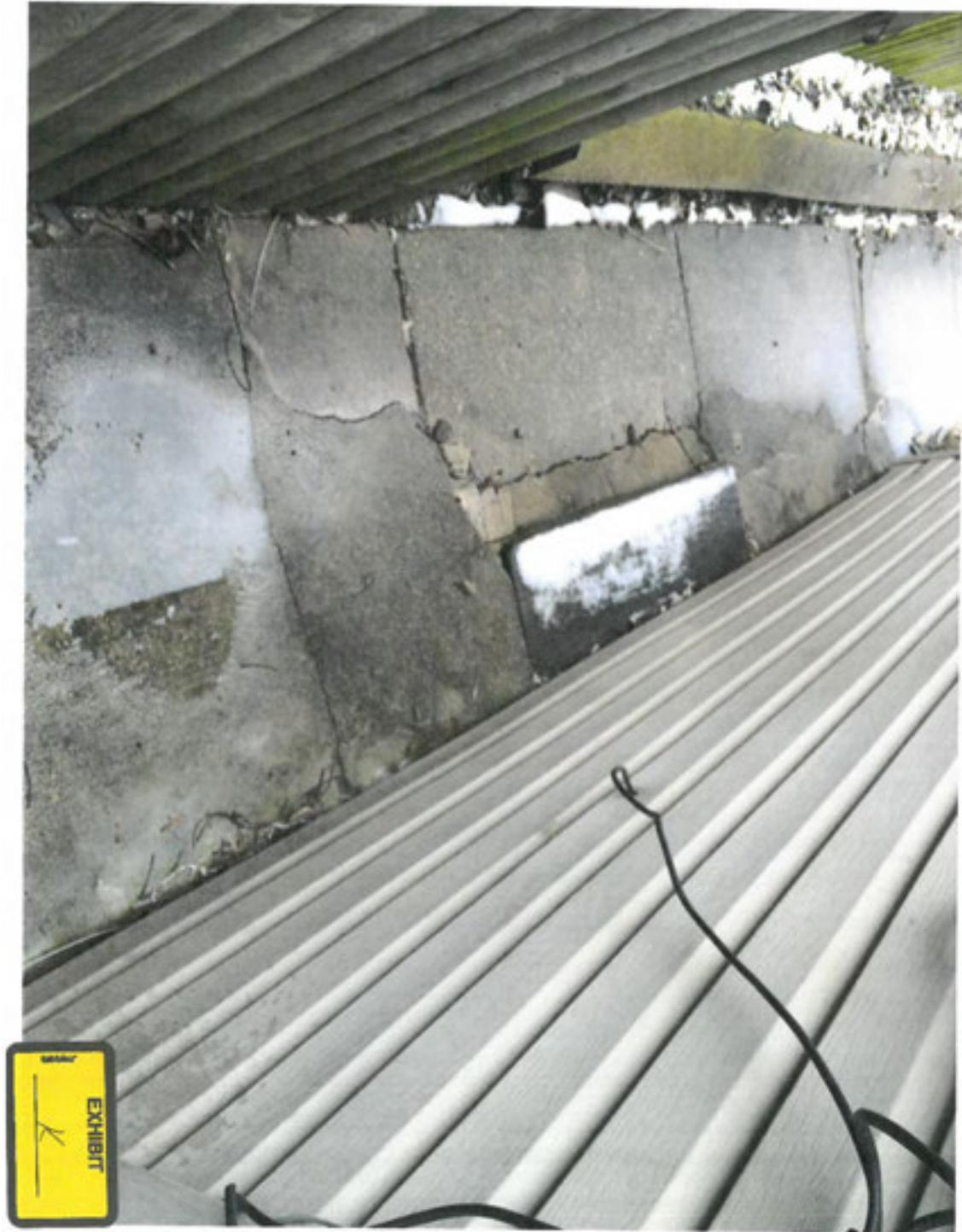


EXHIBIT L: Exterior Image, Cellar Storm Way to Basement



EXHIBIT M: Interior Image, Cellar Storm Way, Steps

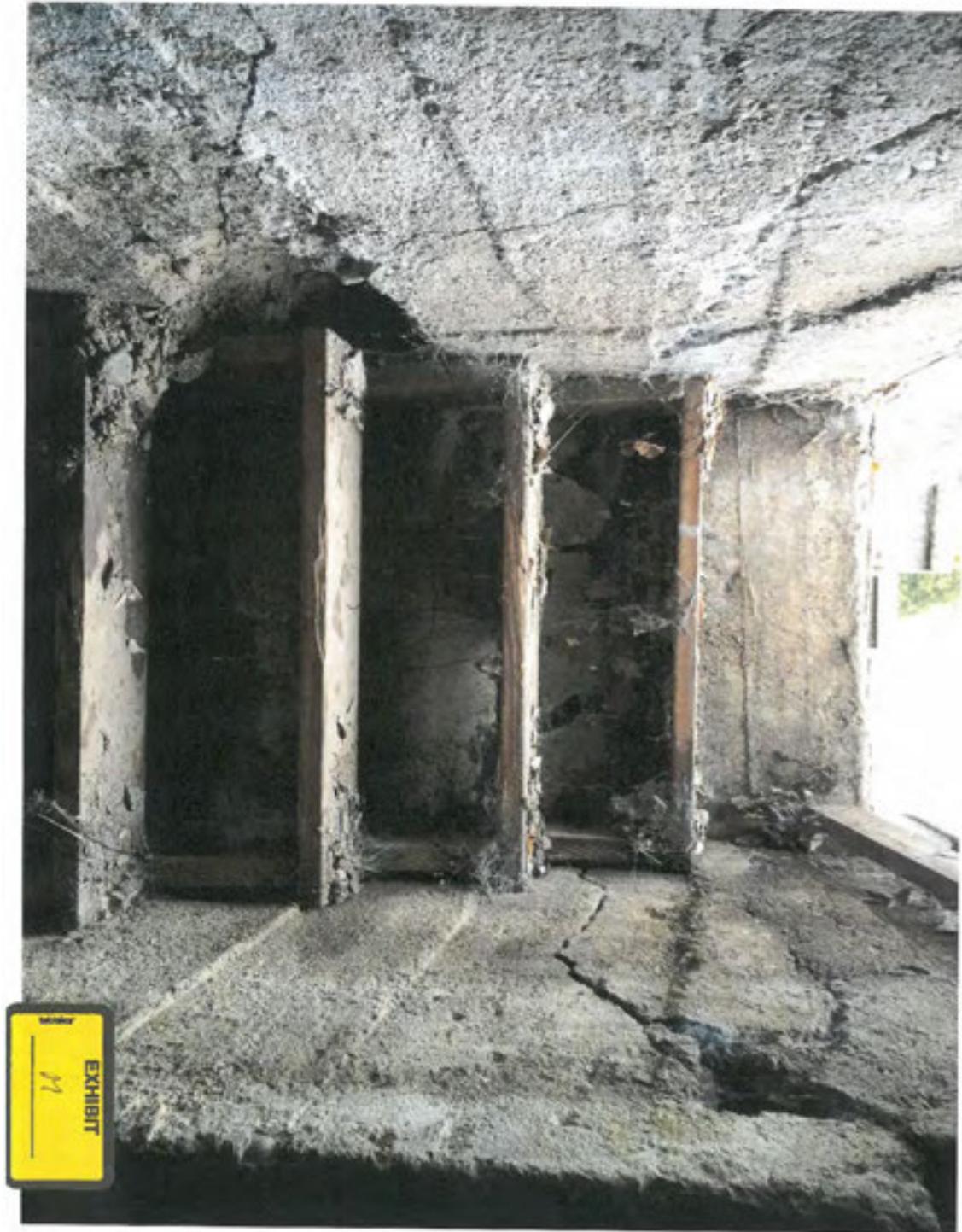


EXHIBIT N: Interior Image, Foundation Damage

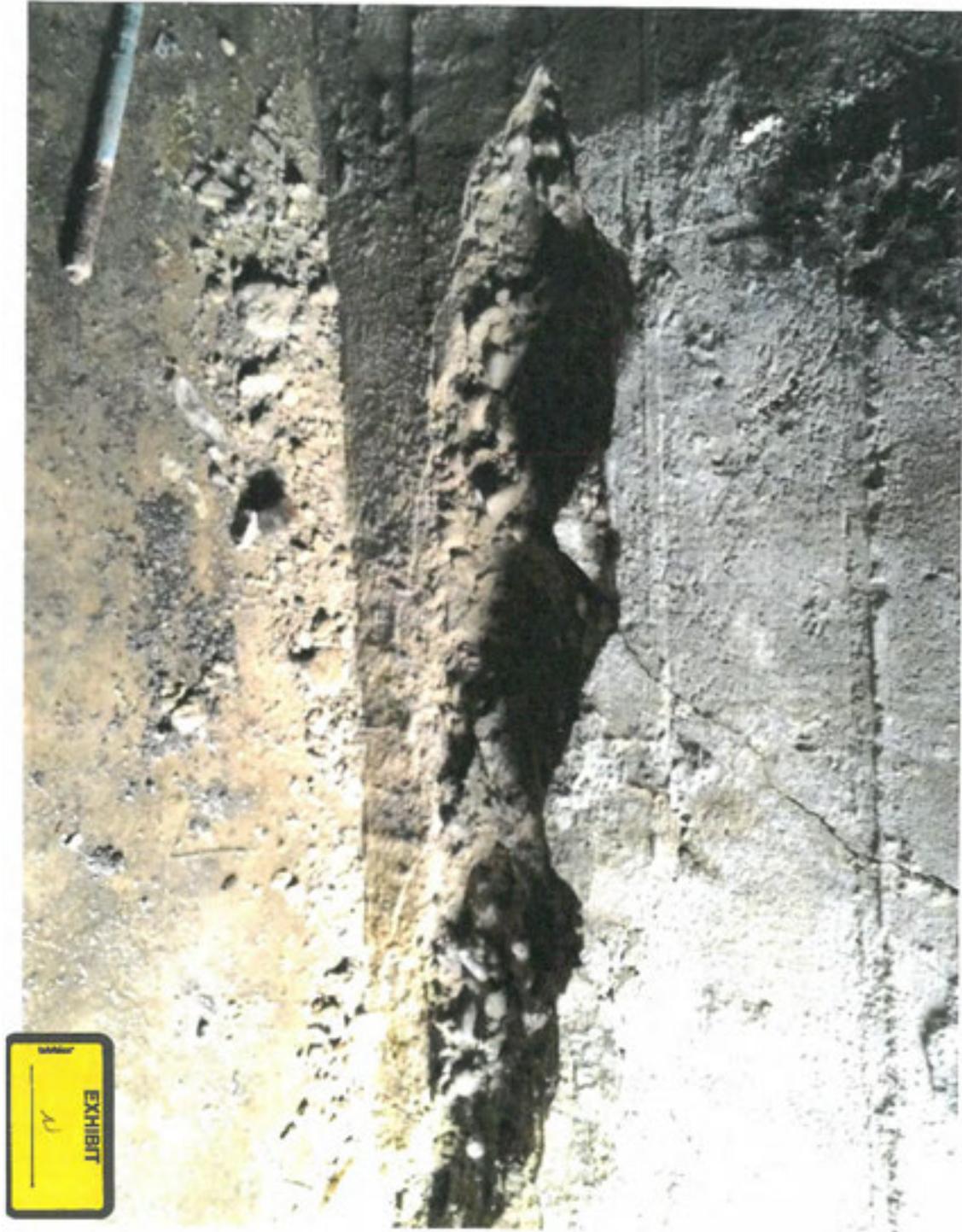


EXHIBIT O: Interior Image, Basement

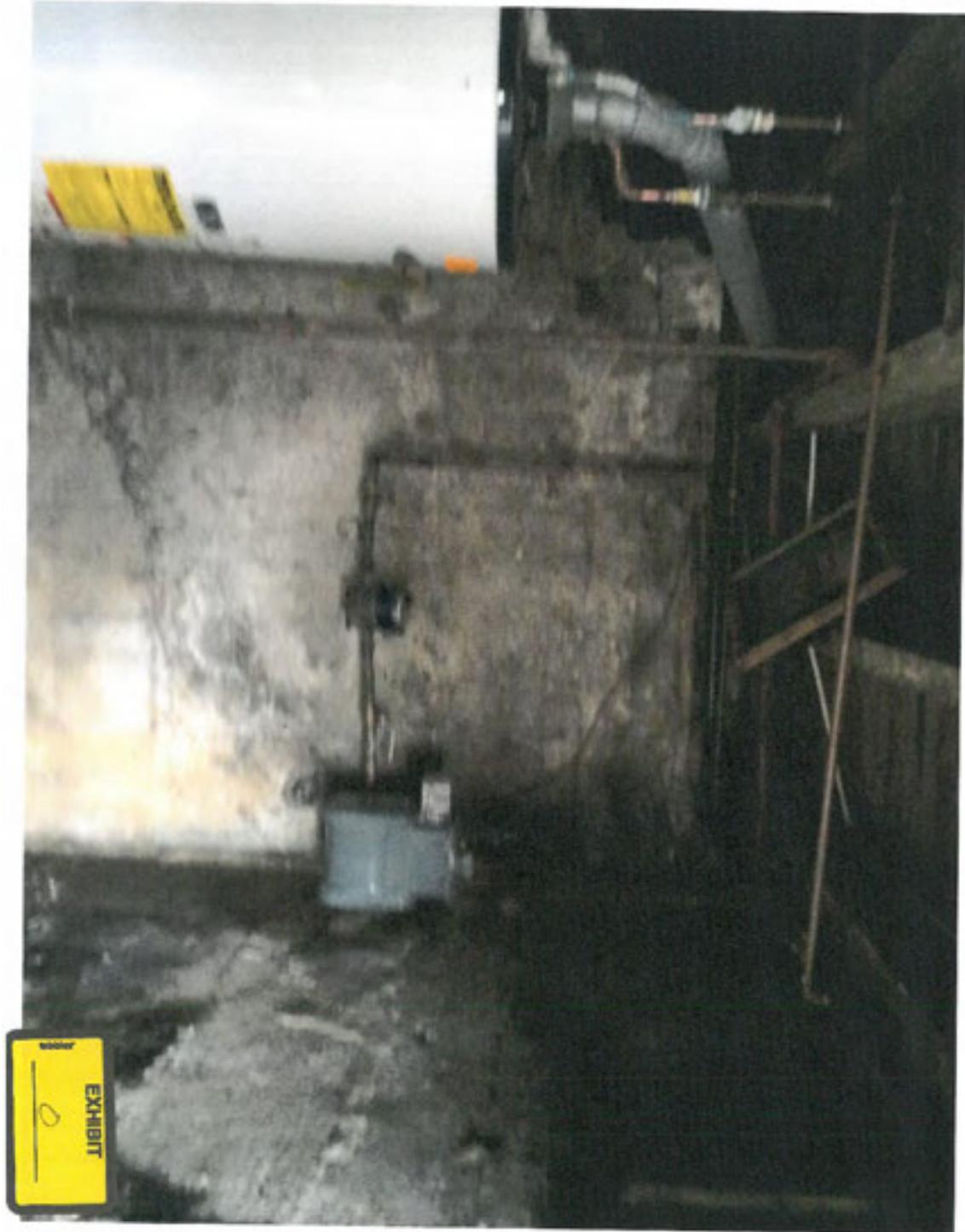


EXHIBIT P: Interior Image, Basement

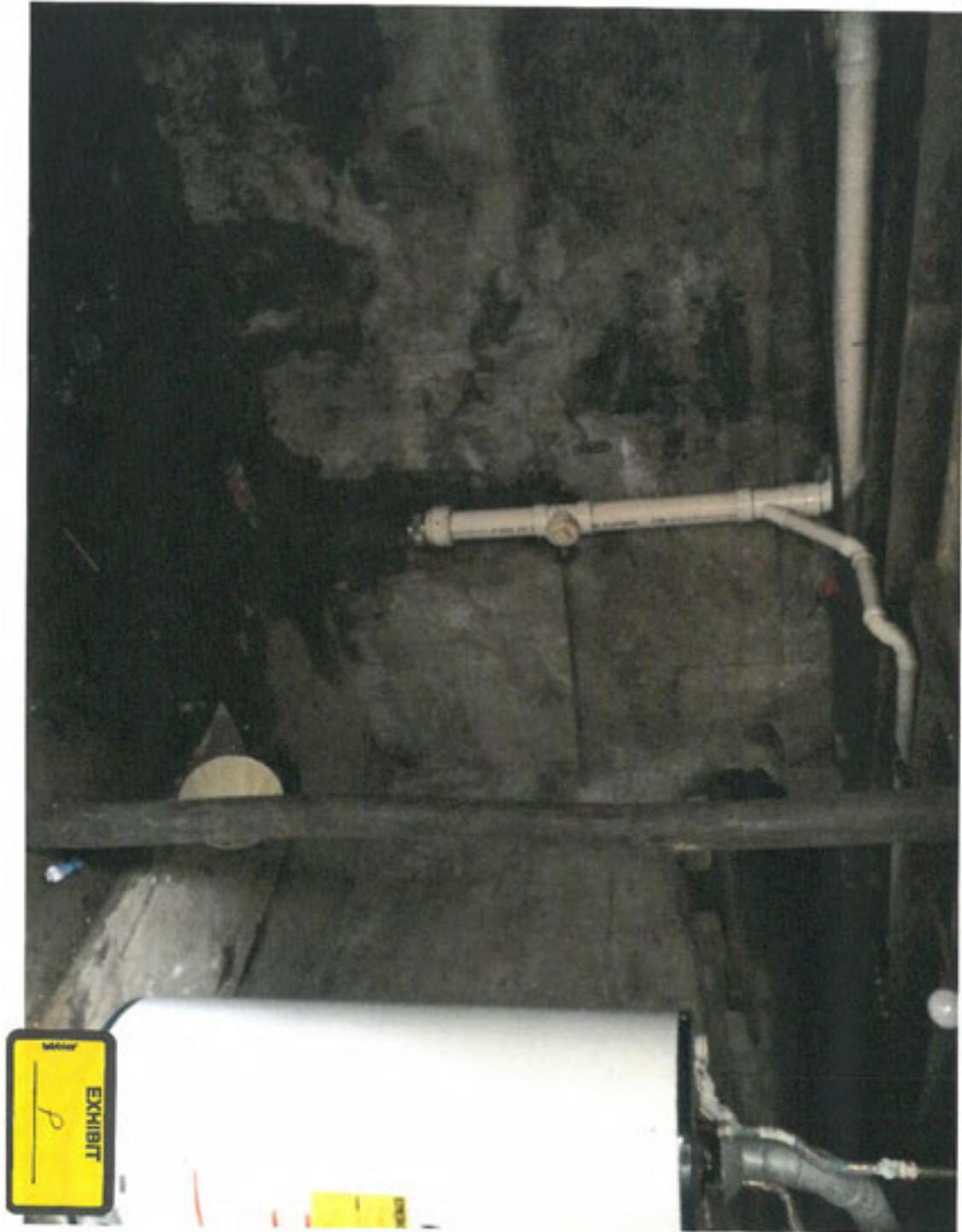


EXHIBIT Q: Interior Image, Basement

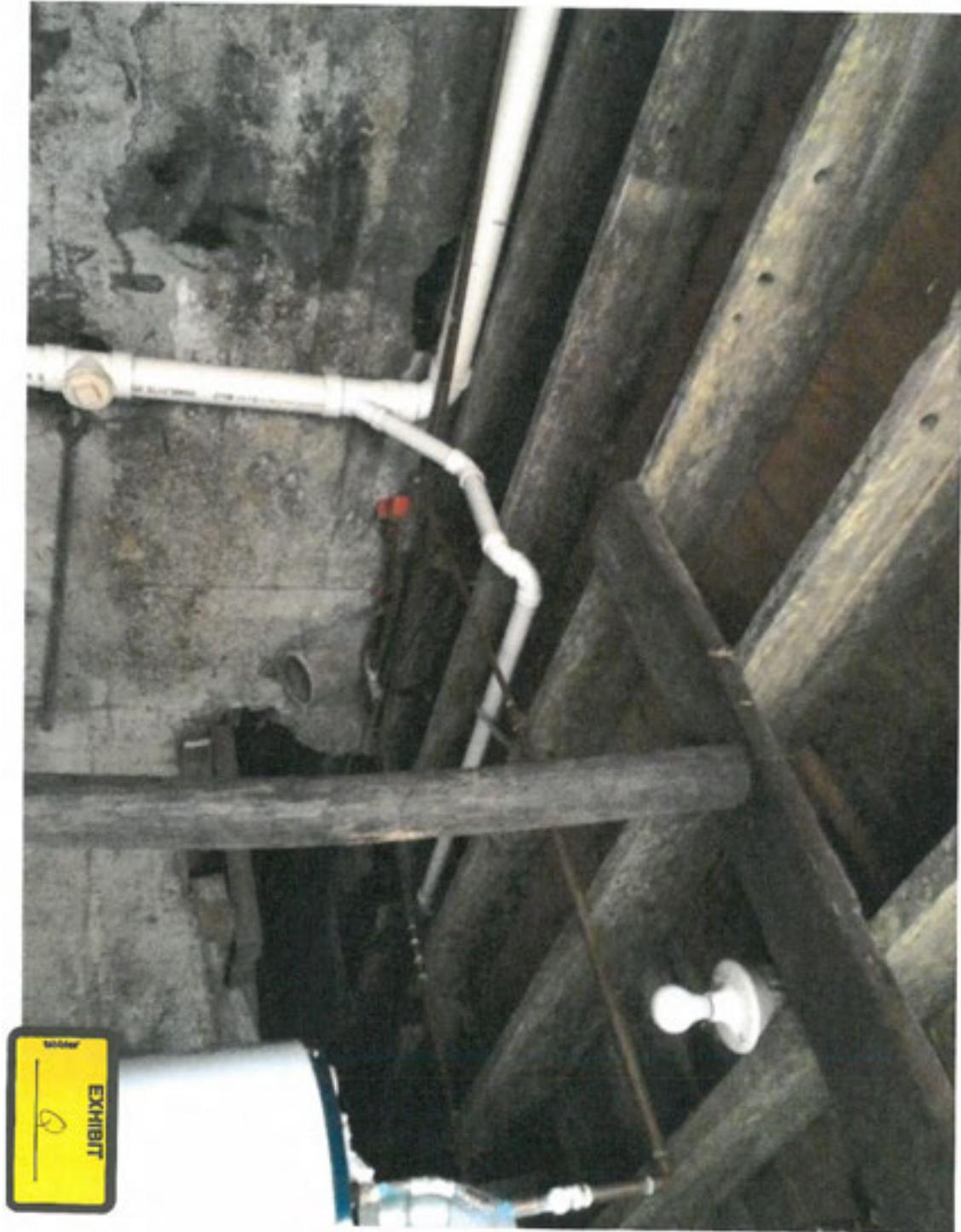


EXHIBIT R: Interior Image, Basement

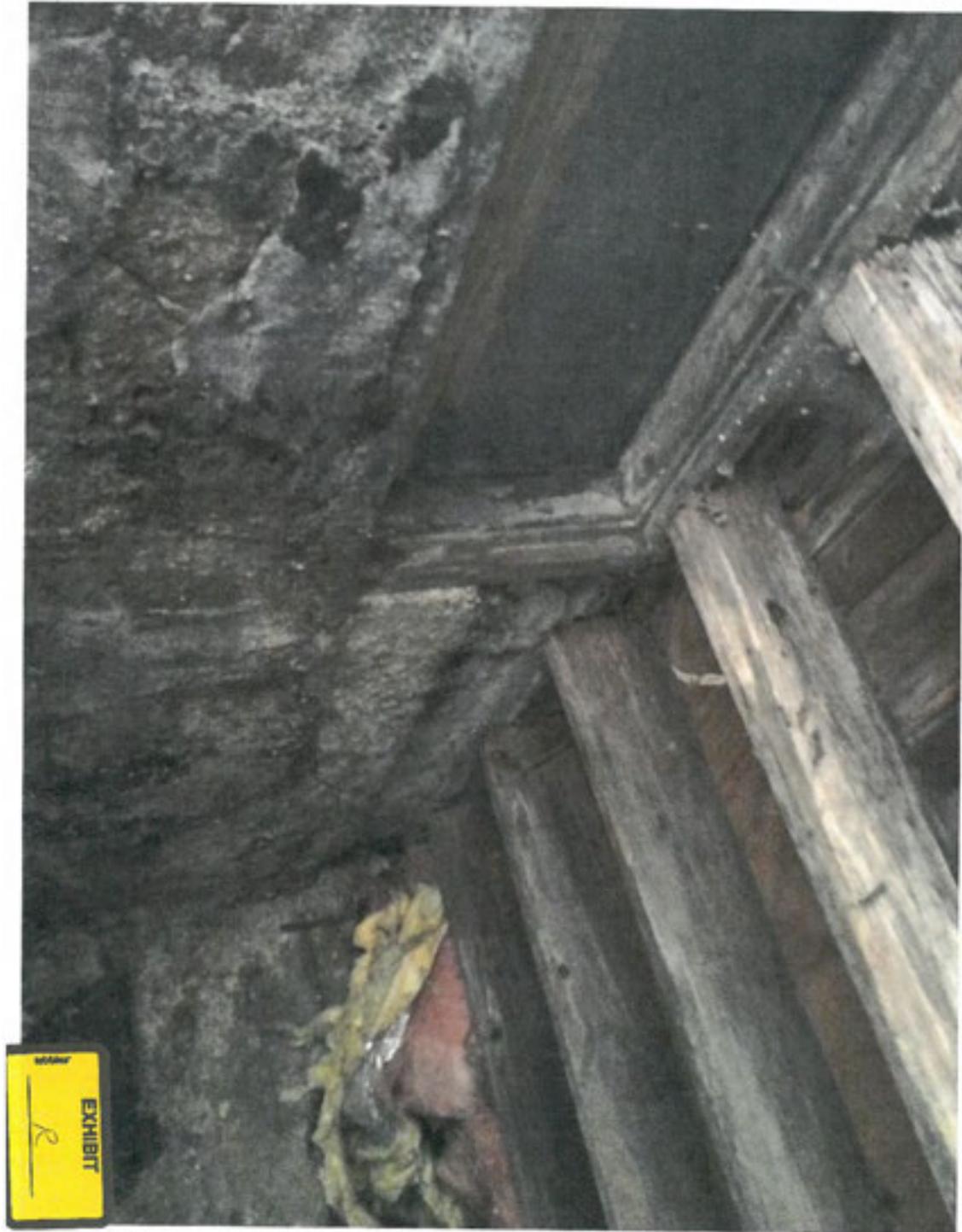


EXHIBIT S: Interior Image, Basement

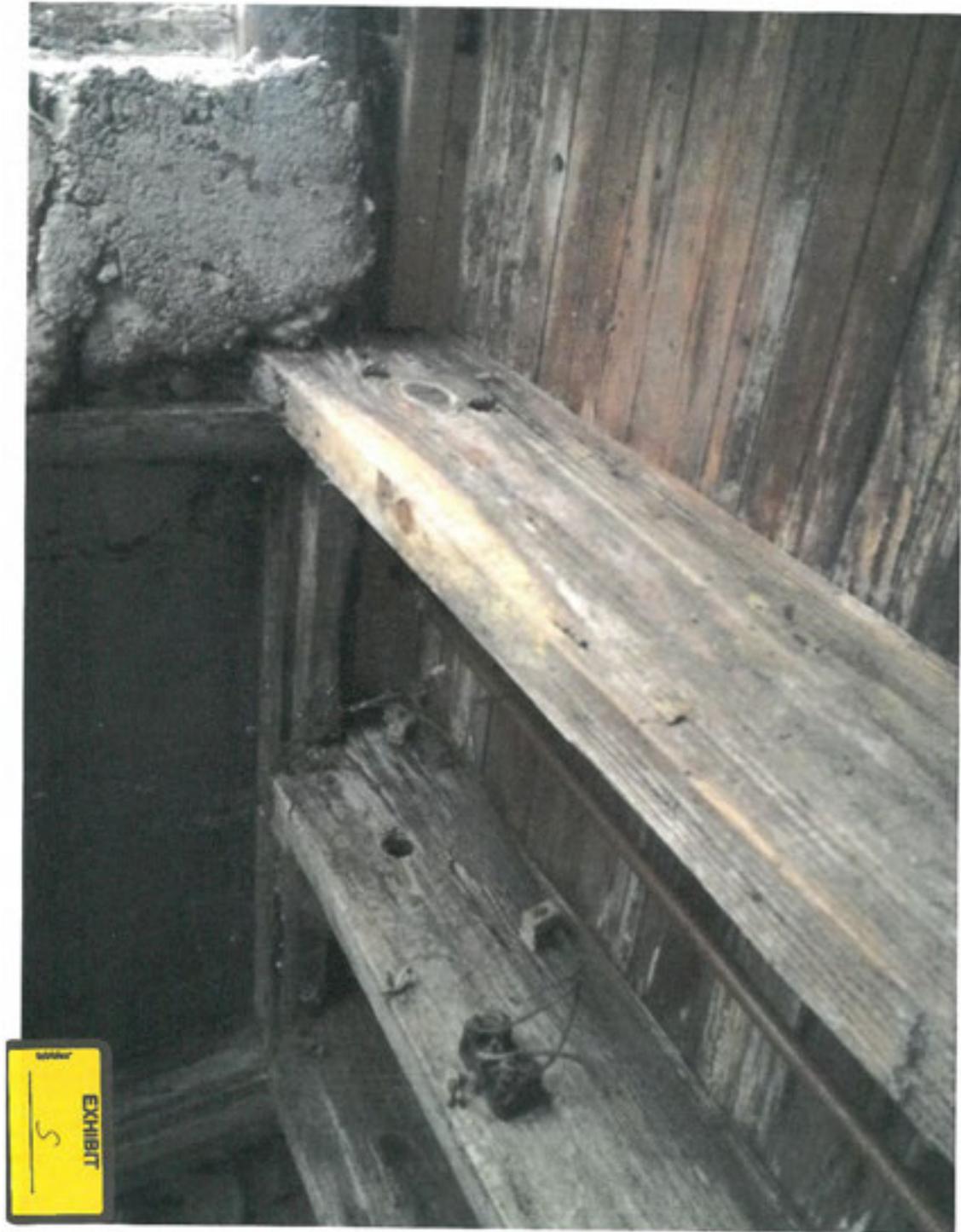


EXHIBIT T: COA Application



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

A161340
A161339K

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: 121 HVESTON ST.

Applicant Name: CITY OF HAMILTON

Applicant Mailing Address: 295 HIGH ST. 30 FLOOR

Owner/s Name: CITY OF HAMILTON

Owner Mailing Address: _____

Daytime Contact Phone: 513-785-7161 Email: _____

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)

Demolition

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

Applicant Signature: May K. Kelly Date: 5/4/16

See Next Page Page 1 of 4



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: see attached



To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM # 5**
221 North Eighth Street – Demolition
 City of Hamilton, Applicant
 Meeting Date: **5/17/2016**
 Received Application: **5/4/2016**
Impacts: Dayton-Campbell Historic District

Dear Board Members:

Synopsis

A Certificate of Appropriateness application has been submitted for 221 North Eighth Street needing Architectural Design Review Board examination and approval.

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

Proposed Items Needing ADRB COA Approval	Reason
Demolition	Demolition of Structure
<i>Existing:</i>	

The Proposal is also part of, or due to, one of the following City of Hamilton function:

✓ Health Division (Health Department)	
---------------------------------------	--



221 North Eighth Street
Demolition



Introduction:

The Applicant, City of Hamilton, has submitted a Certificate of Appropriateness Application for the property of 221 North Eighth Street. The proposal involves the Demolition of the Structure.

The subject property of 221 North Eighth Street is part of the Dayton-Campbell Historic District and is Zoned “R-4”, Multi-Family Residential Zoning District.

Background:

The Applicant, City of Hamilton, proposes demolition of the structure at 221 North Eighth Street due to extensive interior and exterior damage. The structure lacks gutters, resulting in significant deterioration of the soffits and exterior wood. Interior water damage and remodeling eradicated the architecturally significant building components.

Summarily the Applicant’s justification for demolition of 221 North Eighth Street is that there is no economic use for the property as it exists due to the extent of structure damage. Additionally, the Applicant noted that the property proposed for demolition contains no features of architectural and/or historical significance.



Supplemental Items

Requirements for Demolition

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:

- A. That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District (or)
- B. That the property proposed for demolition contains no features of architectural and/or historical significance; or
- C. 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

State of Ohio Historic Designation

The property of 221 North Eighth Street is not part of the State of Ohio Historic Inventory.

PROPOSAL

Demolition of the structure.



RECOMMENDATION:

If the ADRB determines to grant approval of a Certificate of Appropriateness for the demolition of the structure located at 221 North Eighth Street the Community Development Department recommends that the motion include the ADRB's consideration of Part B and/or C of criteria listed in 1126.60 above:

- B. That the property proposed for demolition contains no features of architectural and/or historical significance; or
- C. 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

Attachments:

- 1. EXHIBIT 1-1: Images of the Property
- 2. EXHIBIT 1-2: Applicant Assessment of 221 North Eighth Street
- 3. EXHIBIT A: Exterior Photo of the Structure
- 4. EXHIBIT B: Exterior Photo depicting gutter/soffit damage
- 5. EXHIBIT C: Exterior Photo depicting exposed siding
- 6. EXHIBIT D: Exterior Photo depicting siding damage
- 7. EXHIBIT E: Exterior Photo depicting damaged siding and foundation
- 8. EXHIBIT F: Interior Photo depicting exposed and damaged wall
- 9. EXHIBIT G: Interior Photo depicting damage and refuse
- 10. EXHIBIT H: Interior Photo depicting floor damage / exposed framework
- 11. EXHIBIT I: Interior Photo depicting water damage in wall
- 12. EXHIBIT J: Interior Photo depicting further damage
- 13. EXHIBIT K: Interior Photo depicting extensive ceiling rot and damage
- 14. EXHIBIT L: Interior Photo depicting damage and neglect of fireplace
- 15. EXHIBIT M: COA Application



EXHIBIT 1-1: Images of the Property





05 11 2016



EXHIBIT 1-2: Applicant Assessment of 221 North Eighth Street

APPLICATION FOR DEMOLITION

The property at 221 North Eighth Street was acquired by the City as part of a transaction with a property owner who could no longer take care of several properties including this one.

There is extensive interior and exterior damage. The lack of gutters have caused deterioration of the soffits and exterior wood. The interior water damage, remodeling, etc. have eliminated anything architecturally significant. Given the significance of the damage there is no reasonable economic use for the property as it exists.



EXHIBIT A: Exterior Photo of the Structure



EXHIBIT B: Exterior Photo depicting gutter/soffit damage



EXHIBIT C: Exterior Photo depicting exposed siding

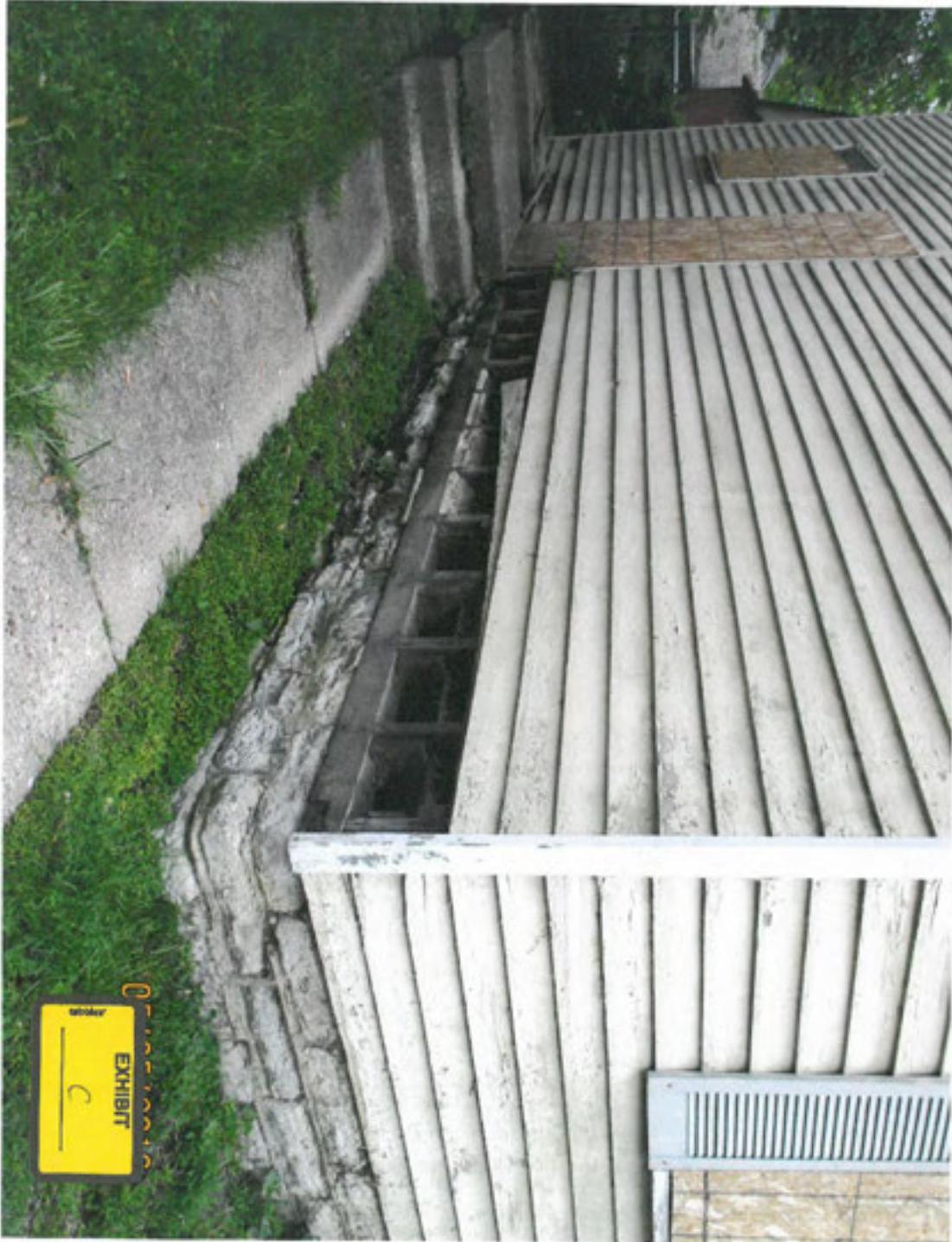


EXHIBIT D: Exterior Photo depicting siding damage



EXHIBIT E: Exterior Photo depicting damaged siding and foundation

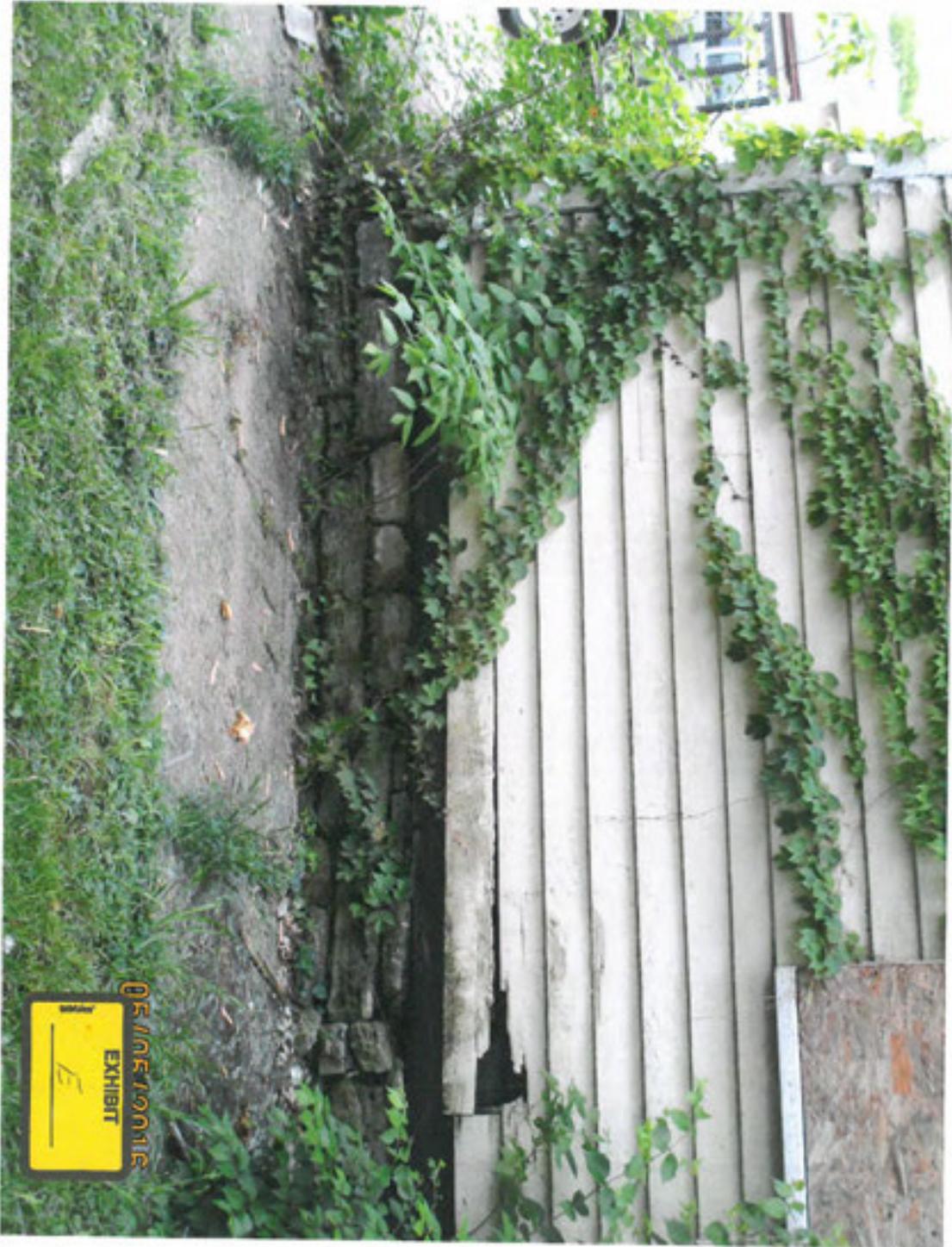


EXHIBIT F: Interior Photo depicting exposed and damaged wall

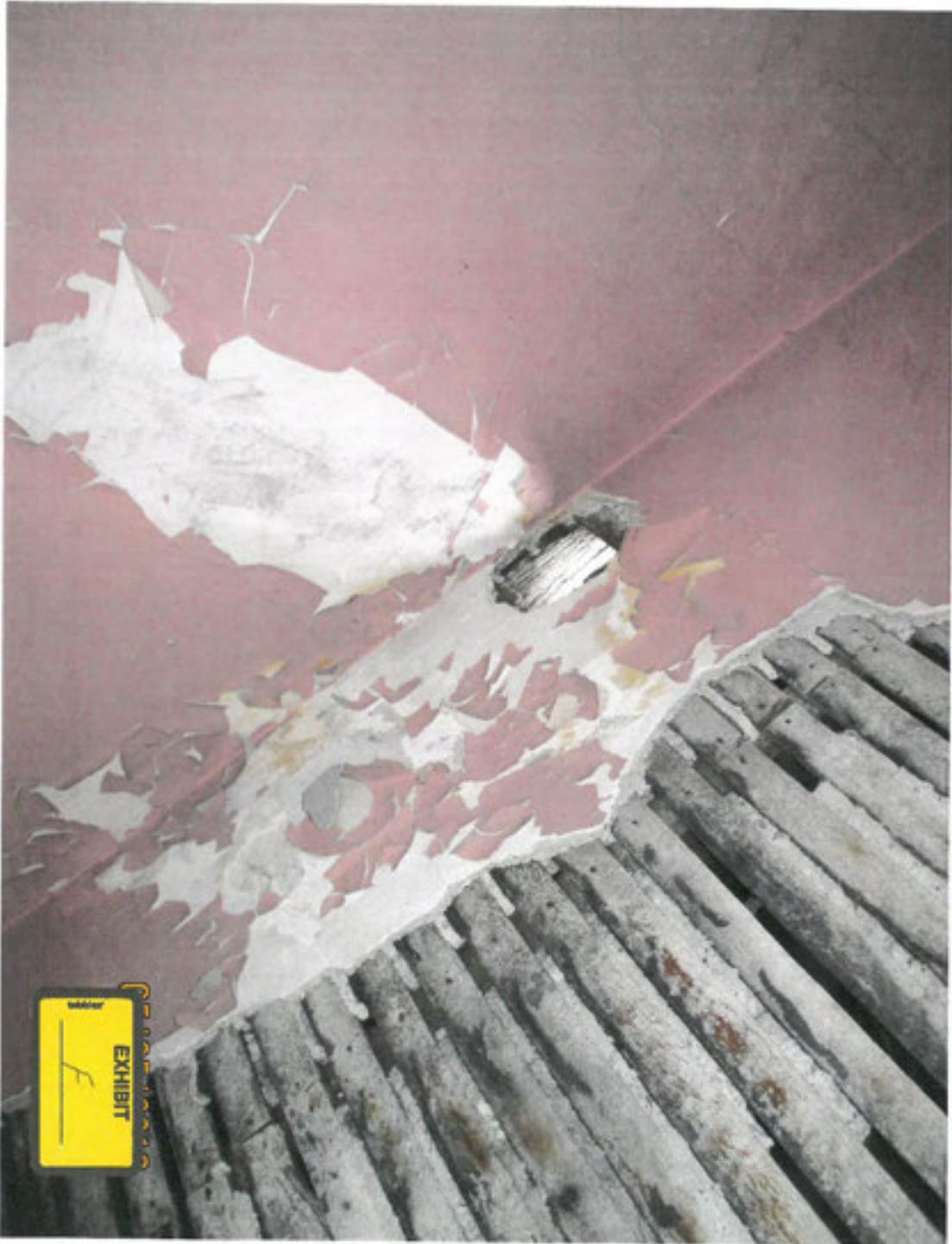


EXHIBIT G: Interior Photo depicting damage and refuse



EXHIBIT H: Interior Photo depicting floor damage / exposed framework



EXHIBIT I: Interior Photo depicting water damage in wall

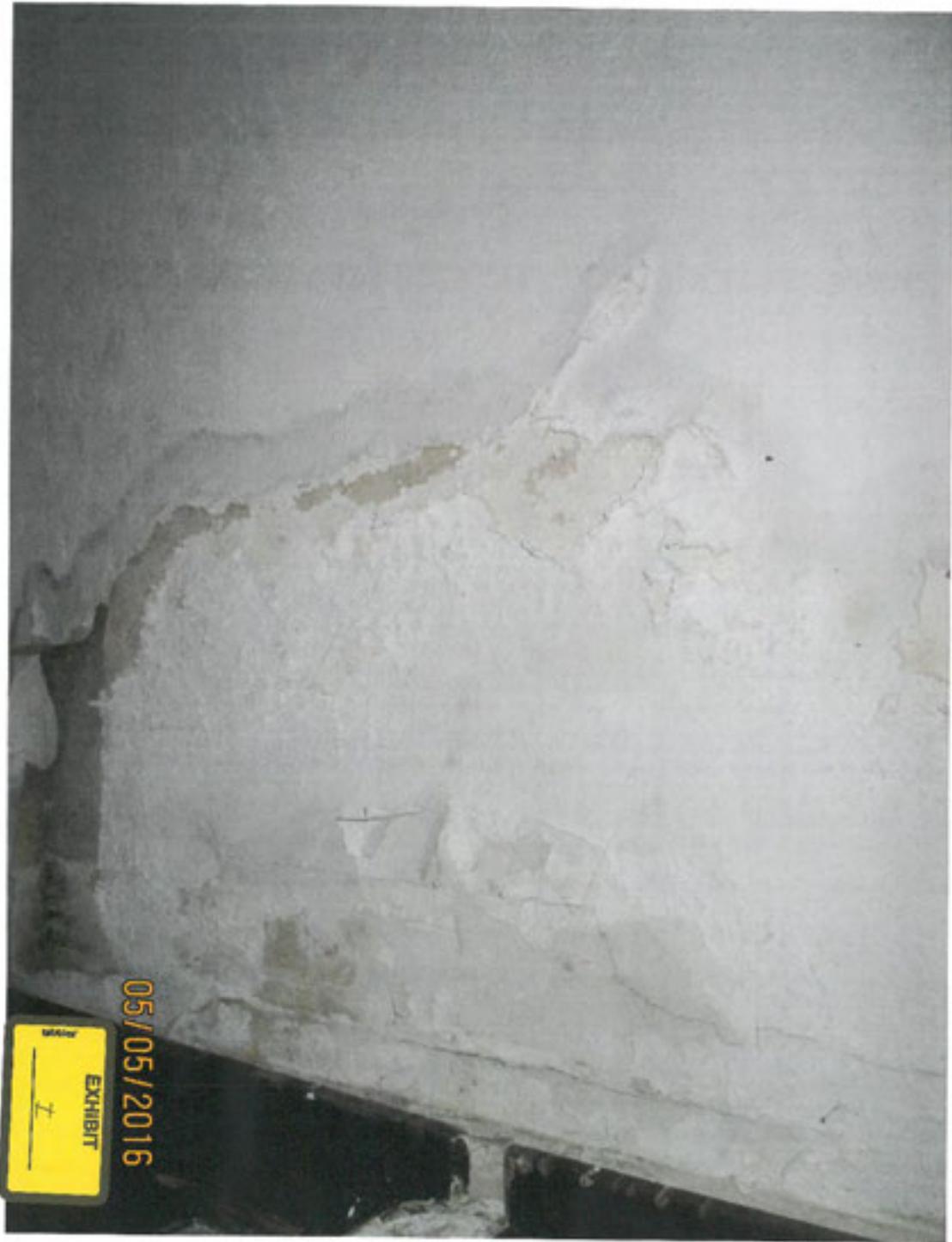


EXHIBIT J: Interior Photo depicting further damage

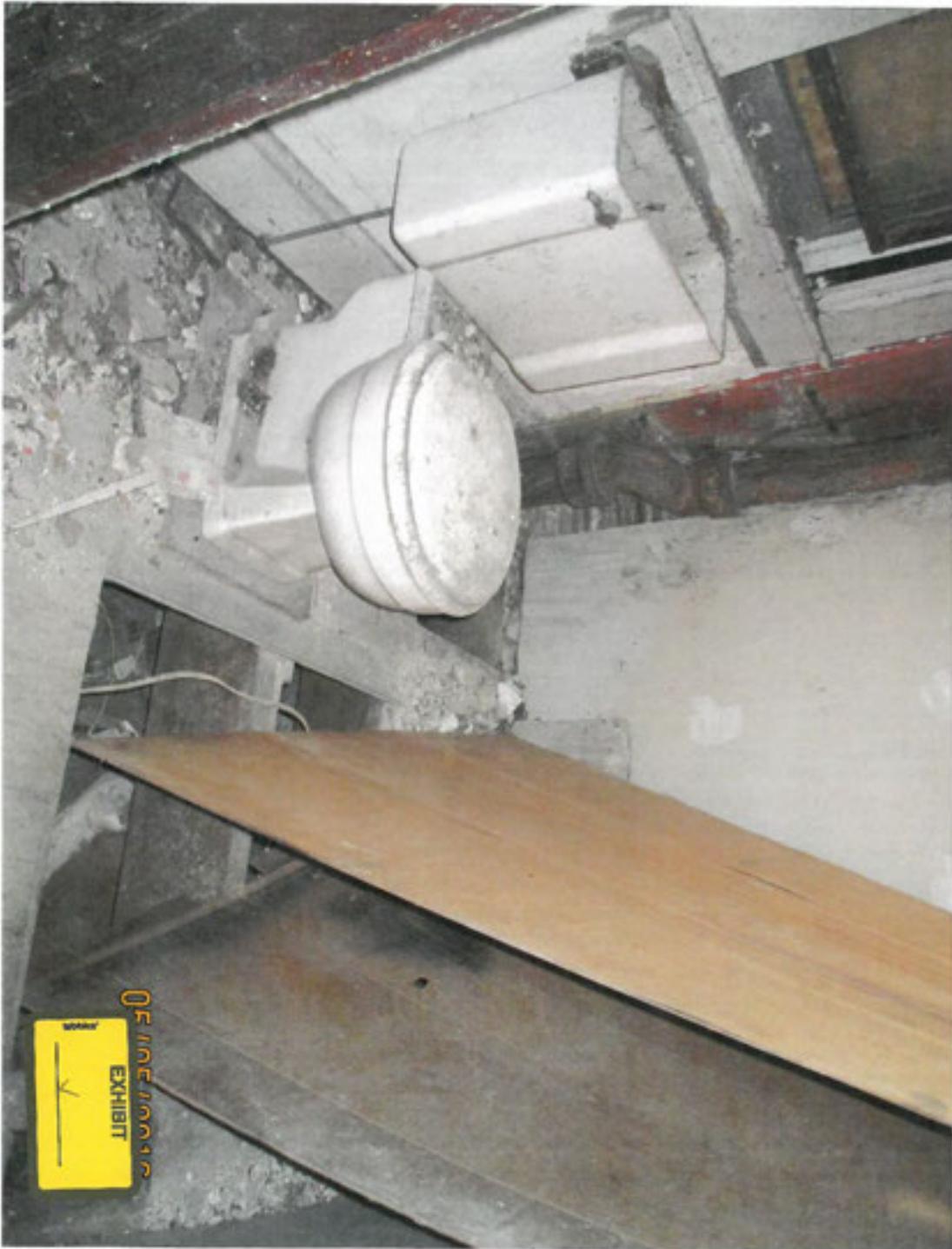


EXHIBIT K: Interior Photo depicting extensive ceiling rot and damage

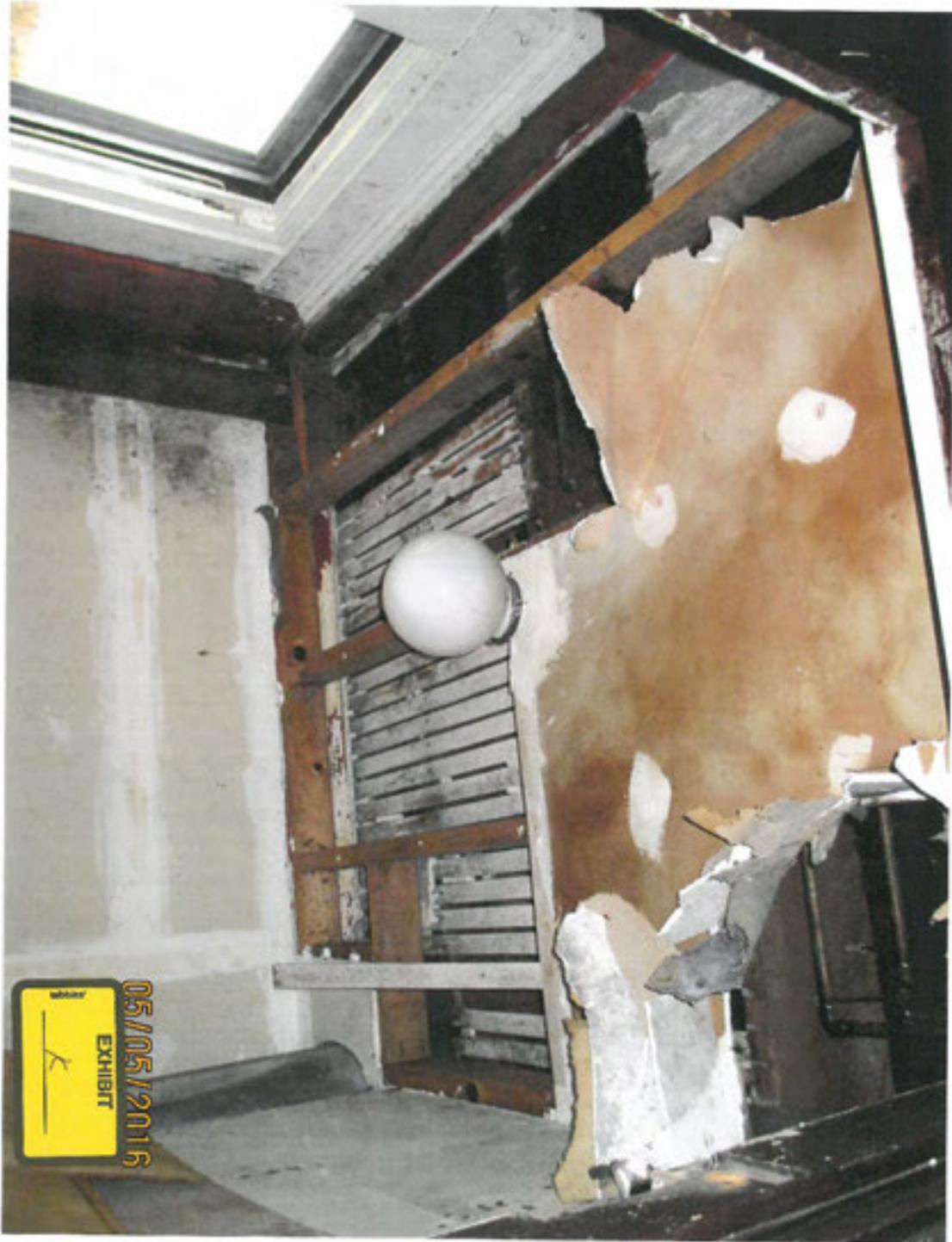


EXHIBIT L: Interior Photo depicting damage and neglect of fireplace



EXHIBIT M: COA Application



Architectural Design Review Board

Phone: 513-785-7350 Fax: 513-785-7349 Email: hamiltonhistoric@ci.hamilton.oh.us

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

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Property Address: 221 N ^{8TH} ST.

Applicant Name: CITY OF HAMILTON

Applicant Mailing Address: 345 HIGH ST., 3RD FLOOR, HAMILTON, OH 45011

Owner/s Name: CITY OF HAMILTON

Owner Mailing Address: _____

Daytime Contact Phone: 513-785-7161 Email: _____

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)

DEMOLITION

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

Applicant Signature: Thy K Sully Date: 5/5/14

See Next Page Page 1 of 4



Other Work not listed above: _____

Demolition

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 - 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: _____

