

**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. April 5, 2016
 - IV. Properties Seeking COA - Old Business - None
 - V. Properties Seeking COA - New Business
 1. 1008 Dayton (*Dayton Campbell*) – Fence and Painting
 - VI. Miscellaneous/Discussion/On the Radar
 - Property Inquiries:
 - o 1022 Campbell (*Dayton Campbell*) – Like for Like COA for Paint
 - VII. Adjourn
 - VIII. Guests:



AGENDA
Architectural Design Review Board
Tuesday, June 21, 2016

TABLE OF CONTENTS

Subject: AGENDA ITEM # 1

1008 Dayton Street – Fence & Painting..... 3

Introduction:5

Background:5

PROPOSAL.....6



To: Architectural Design Review Board
From: Heather Hodges, ADRB
Subject: **AGENDA ITEM # 1**
1008 Dayton Street – Fence & Painting
 Kelly Rohan, Applicant
 Meeting Date: **6/21/2016**
Received Application: **6/10/2016**
Impacts: Dayton-Campbell Historic District

Dear Board Members:

Synopsis

A Certificate of Appropriateness application has been submitted for 1008 Dayton Street needing Architectural Design Review Board examination and approval.

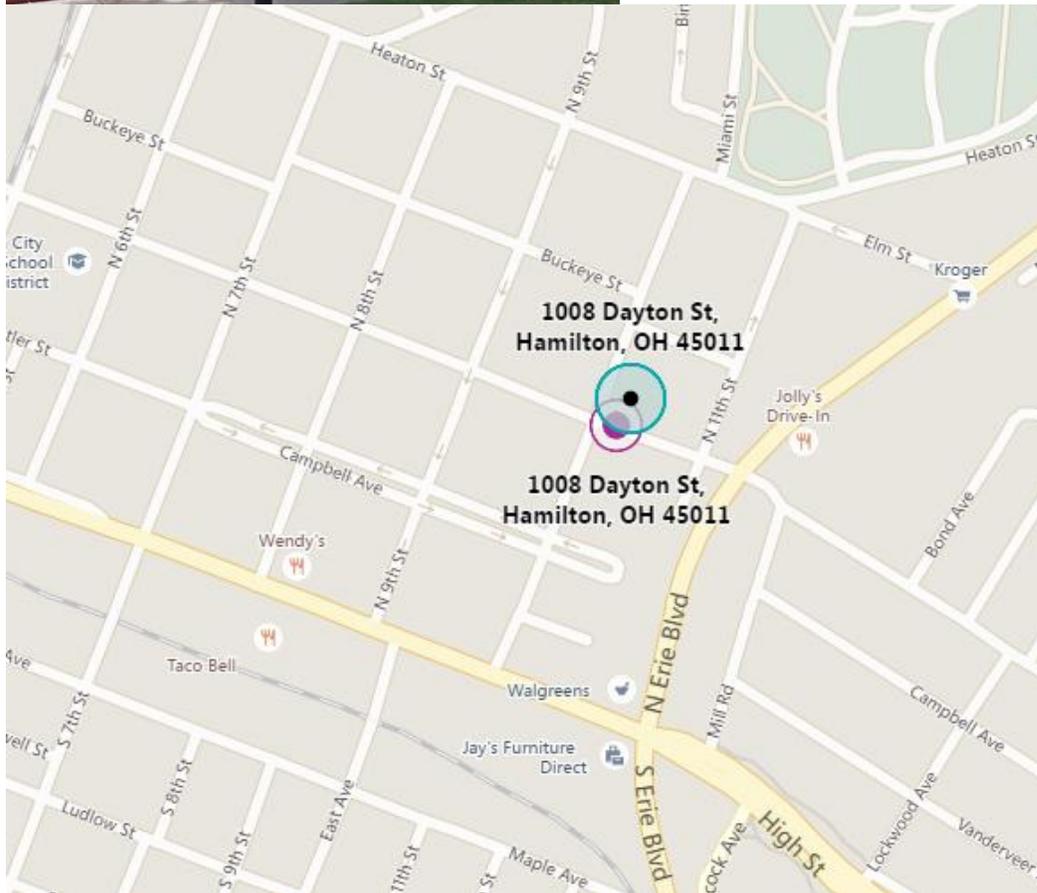
COA Application includes the following proposal items and **only these items**:

Proposed Items Needing ADRB COA Approval	Reason
Fence	Change of Exterior Appearance Alteration of Property
<i>Existing: No Fence</i>	
Painting of fascia, windows & accents	Change of Exterior Appearance
<i>Existing: Green with gold accents</i>	

**Applicant has also proposed the repair of existing soffit with beadboard, to match current, which has been Secretary approved as Like-for-Like work.



1008 Dayton Street Fence & Painting



Introduction:

The Applicant, Kelly Rohan, has submitted a Certificate of Appropriateness Application for the property of 1008 Dayton Street. The proposal involves installation of a new wrought iron fence around the perimeter of the front yard and painting of the fascia, windows and accents.

The subject property of 1008 Dayton Street is part of the Dayton-Campbell Historic District and is Zoned "R-3" One to Four Family Residence District.

Background:

The subject property recently was purchased by the applicant. The Community Development Department sent notification to the applicant on May 31, 2016 of congratulations for purchasing the property and notification of the property's historic status and the process for obtaining a Certificate of Appropriateness. The Applicant also submitted further questions to Staff pertaining to the COA Application processes, which were answered and replayed to the Applicant for consideration.

Supplemental Items

Implications for ADRB Policies & Guidelines; and Other Requirements

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

State of Ohio Historic Designation

This property of 1008 Dayton Street is part of the State of Ohio Historic Inventory, referenced as BUT-996-9. Please note that despite the designation, immediate review jurisdiction falls with the local Architectural Design Review Board. This information is included to further enhance this report and for the board members to consider regarding deliberation of the property and proposal.



PROPOSAL

Installation of new wrought iron fence along front and side property lines with supporting curb.

- 16” supporting curb will be installed with curb cap to level grade along sidewalk in front of house
 - RockCast Caps
 - Appearance of limestone
- Black wrought iron fence, not to exceed maximum height allowed of 42”
 - Fence will be installed along front and side yards up to the backyard privacy fence (existing)
 - See applicant provided examples of fence, posts and gate style

Painting of trim, fascia, windows & accents

- Applicant has proposed colors from the Historic Collection of Do It Best paints
 - Fascia – F121 Untamed Desert
 - Windows & Accents – K052 Bur Oak

Attachments:

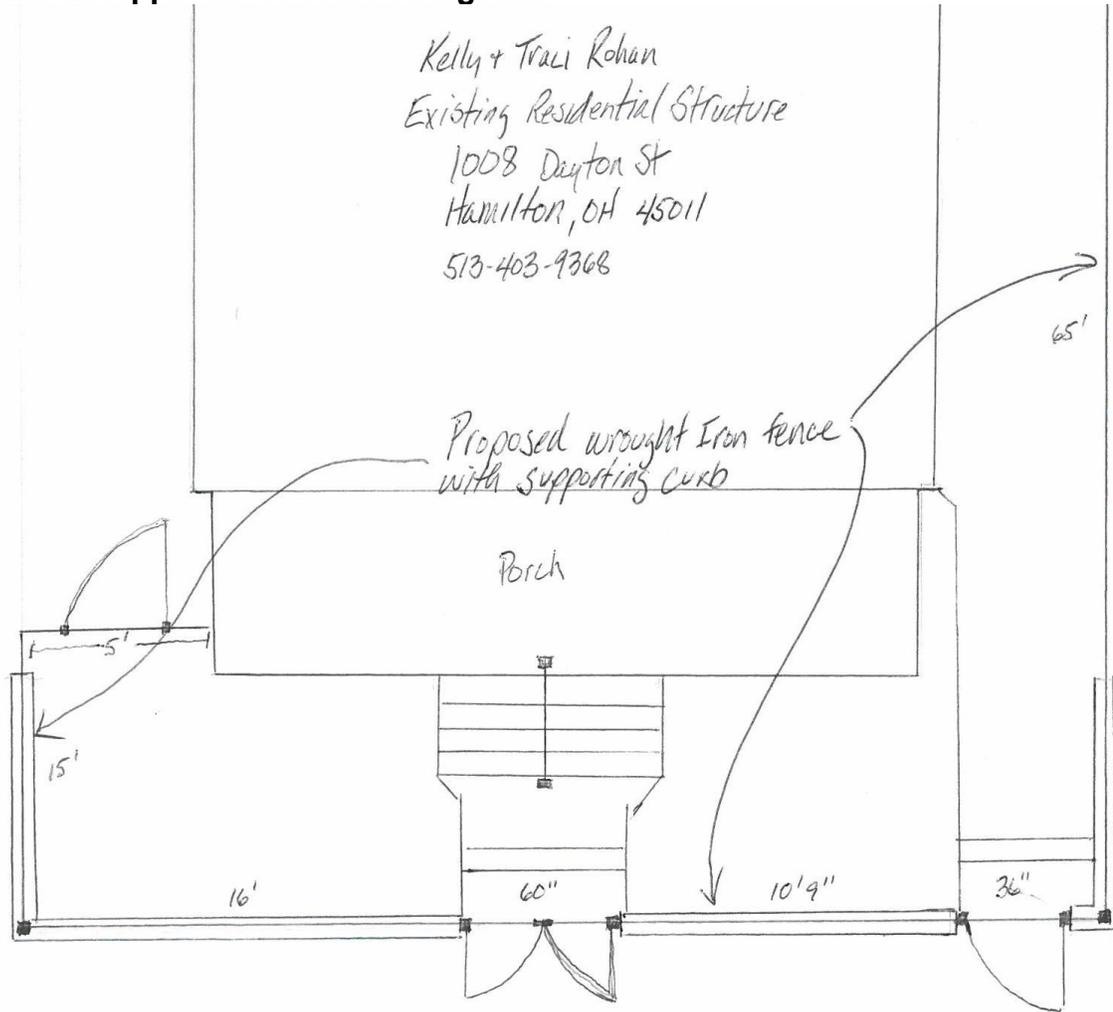
1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Applicant Provided Diagrams
3. EXHIBIT C: Applicant Provided Samples of Fence & Paint
4. EXHIBIT D: State of Ohio Inventory Record
5. EXHIBIT E: COA Application



EXHIBIT A: Images of the Property



EXHIBIT B: Applicant Provided Diagrams





Front elevation (see fence detail picture for actual design)





EXHIBIT C: Applicant Provided Samples of Fence & Paint



RockCast® Caps



The finest method for accentuating a design with the look of limestone. Add definition and distinct architectural expressions with RockCast Stone Caps—an ornamental flourish to noble wall design finish off any Allan Block Courtyard, Bedford Tumbled, brick or natural stone masonry wall.

*Additional sizes available. Refer to Spec Sheet in the download section.

**Three inch caps only available in Buckskin.

[Options](#)

[Information Downloads](#)

→ Curb with cap approx
16" to level
grade along
sidewalk
in front of
house

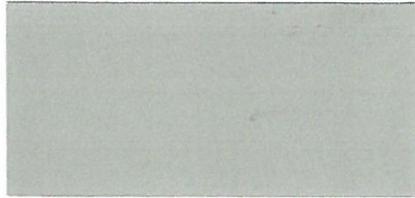
Please see actual page provided with application for true color proposed by the Applicant.



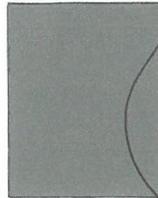


Historic

The charm of the past



Alameda Stone
F181



Khaki Knights
F183



Bur Oak
K052



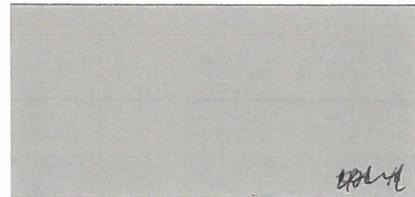
Sierra Shadows
F263



Natural Pose
E131



Nutmeg Spice
D114



Mocha Treat
F061



Deep Roast
F144



Ivy Vine
F214



Redwood Forest
D044

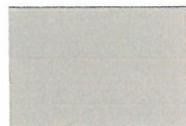


Red Skin Potatoes
D043

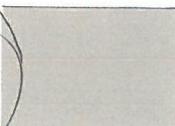


Raw Topaz
F134

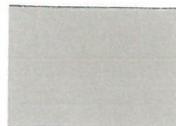
Sheen Selector - All sheens shown in Untamed Desert



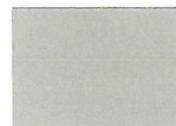
Flat
Untamed Desert F121



Satin
Untamed Desert F121



Semi-Gloss
Untamed Desert F121



Gloss
Untamed Desert F121

Color samples are affected by age, light, and manufacturing methods. Variations in surface, texture, lighting, and application ma



EXHIBIT D: State of Ohio Historic Inventory Record

NATIONAL REGISTER OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>BUT- 996-9</u>		4. Present Name(s)		1. No. 996-9
2. County <u>Butler</u>		5. Other Name(s) <u>William E. Schweizer House</u>		
3. Location of Negatives <u>City Planning</u>		6. Specific Location <u>1008 Dayton Street</u>		4. Present Name(s)
7. City or Town If Rural, Township & Vicinity <u>Hamilton</u>		16. Thematic Category		
8. Site Plan with North Arrow 		17. Date(s) or Period <u>ca. 1912</u>		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>84</u> <u>78</u> Zone Easting Northing <u>16</u> <u>711090</u> <u>4363690</u>		18. Style or Design <u>Craftsman</u>		
10. Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input type="checkbox"/> Object <input type="checkbox"/>		19. Architect or Engineer		31. Wall Construction <u>Brick</u>
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		20. Contractor or Builder		
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		21. Original Use, if apparent <u>Residence</u>		33. No. of Bays Front <u>3</u> Side <u>3</u>
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use <u>Residence</u>		
14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		35. Plan Shape <u>Square</u>
15. Name of Established District <u>Dayton-Campbell H.D. (1983)</u>		24. Owner's Name & Address, if known <u>John & Martha Webster</u> <u>1008 Dayton</u> <u>Hamilton, OH 45011</u>		
16. Further Description of Important Features <u>Wide front gable with large stick brackets. Tripartite window in front gable peak. Full-width front porch with stone and brick decoration. Front doorway has transom and sidelights of beveled glass. Wooden oriel bay on east side with supporting stick brackets. Windows have delicate stained glass transoms.</u>		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		37. Condition Interior _____ Exterior <u>Excellent</u>
17. History and Significance <u>William Schweizer is first listed at this house in 1913. In 1912, he is listed at 906 Dayton. Schweizer was superintendent at John Schweizer's carriage manufactory at Fifth and High Sts.</u>		26. Local Contact Person or Organization <u>Dayton Lane Association</u>		
18. Description of Environment and Outbuildings <u>Small office directly to the west on the corner. Residential area which contains examples of architecture from 1880's to 1920's.</u>		27. Other Surveys in Which Included		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
19. Sources of Information <u>Williams' Hamilton City Directory</u> <u>Co. Courthouse - deed search</u>		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
20. Prepared by <u>Rita Walsh</u>		46. Prepared by		5. Other Name(s) SCHWEIZER HOUSE
21. Organization <u>Dayton Lane Assoc.</u>		47. Organization		
22. Date <u>10/82</u>		48. Date		
23. Revision Date(s)		49. Revision Date(s)		



EXHIBIT E: COA Application



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

*A161855
A161858*

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: 1008 Dayton St.
 Applicant Name: Kelly Rohan
 Applicant Mailing Address: 1008 Dayton St.
 Owner/s Name: Kelly + Traci Rohan
 Owner Mailing Address: 1008 Dayton St.
 Daytime Contact Phone: 513-312-9491 Email: rohan.brian1@gmail.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)
Install new wrought iron fence along front and side property lines with supporting
curbs. Repair exist soffit on house and paint all trim with colors from historic
collection from DOT Best paints - fascia - F121 Painted Desert / windows +
feature - K052 Bur oak.

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

Applicant Signature: *[Signature]* Date: 6-7-16
 See Next Page B. Kelly Rohan

City of Hamilton
 Office of
 Planning &
 Community
 Development
 345 High Street
 Hamilton, OH 45011
 Phone: 513-785-7350
 Fax: 513-785-7349
 Email: hamiltonhistoric@ci.hamilton.oh.us



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
Appearance of Color: _____
Color Name & Manufacturer: Do It Best Historic Collection Flat Untanned Desert Rose Burcooks
Location (body, window trim, specific trim, accent): see details in "work proposed"

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): Black wrought iron along front + partial side of lot to meet privacy fence in rear

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

Soffit
Existing Soffit (style, material, location, color): beadboard soffit repair
Proposed Soffit (style, material, location, color): _____

