

**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. May 3, 2016
 - B. May 17, 2016
 - C. June 7, 2016
 - IV. Properties Seeking COA - Old Business - None
 - V. Properties Seeking COA - New Business
 1. 334 High Street (*Central Building Inventory*) – Storefront
 2. 135 Main Street (*Rossville*) – Storefront
 - VI. Other New Business - New Business
 1. Mural Guidelines – Background and Purpose Statements - DRAFT
 - VII. Miscellaneous/Discussion/On the Radar
 - Property Inquiries:
 - o 240 Ross Avenue (*Rossville*) – Flat Roof - Like-for-Like COA
 - VIII. Adjourn
 - IX. Guests:



AGENDA
Architectural Design Review Board
Tuesday, July 19, 2016

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To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #1**
334 High Street – Storefront
 CDA - Community Design Alliance, Applicant
 Meeting Date: **7/19/2016**
Received Application: **7/8/2016**
Impacts: Central Area Building Inventory

Dear Board Members:

Synopsis

A Certificate of Appropriateness application has been submitted for 334 High 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
Storefront Removal of Awning	Alteration of Structure Change of Exterior Appearance
<i>Existing:</i>	



334 High Street Storefront



Introduction:

The Applicant, CDA - Community Design Alliance, has submitted a Certificate of Appropriateness Application for the property of 334 High Street, the former Ohio Lunch. The proposal involves Replacing Existing Storefront with New Glass Storefront, Removal of the Awning, and Upper Window Restoration.

The subject property of 334 High Street is part of the Central Area Building Inventory and is Zoned "DT-1" Downtown Core, Form-Based Zoning.

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 334 High Street is part of the State of Ohio Historic Inventory, however please note that reference information is incomplete. Additionally, the subject property is part of the Central Area Building Inventory, listed in Section 1126.00 of the Hamilton Zoning Ordinance.



PROPOSAL

Installation of new Storefront to mimic existing, with a new top row.

Storefront

- New Storefront to mimic existing
- Storefront has Three (3) panels at 77 inches by 69 inches

Awing Removal

- Awning to be removed – as noted in the COA Application.

Doors – for storefront

- New 3 Foot wide Door to replace existing door
 - Existing is 3 feet, 6 inches wide
- Door will have Sidelight to fit opening of 64 inches by 86 inches

Windows – for storefront

- New top row of Windows at 275 inches by 52 inches
- Lower Windows to be Replaced in Three (3) Sections to match existing
- Windows at top of existing storefront to be divided into Four (4) Sections, Vertically – to match the existing below

All Metal to be 2 inches by 4 inches, in a Dark Bronze color.

NOTE: A Plan Diagram depicting Storefront and Building Elevation Profiles has been included for reference as an Exhibit Attachment item.

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Included Quote – Proposed Work to Take Place
3. EXHIBIT C: Elevation Drawing of 334 High Street
4. EXHIBIT D: COA Application



EXHIBIT A: Images of the Property





EXHIBIT B: Included Quote – Proposed Work to Take Place

FRANKS GLASS, INC.
5191 DIXIE HWY
Fairfield, OH 45014-3030

PH:513-829-8284 FAX:513-829-8481

Federal Tax ID: 31-1395315

P/O#:	Cust State Tax ID:	Quote: QFFD039260
Taken By: Terry J	Cust Fed Tax ID:	
Installer:	Ship Via:	Date: 6/23/2016
SalesRep:	Adv. Code:	Time: 07:43 AM

OTIS CLARK
332 HIGH STREET
HAMILTON, OH 45011

OTIS CLARK
332 HIGH STREET
HAMILTON, OH 45011

(513) 335-9067

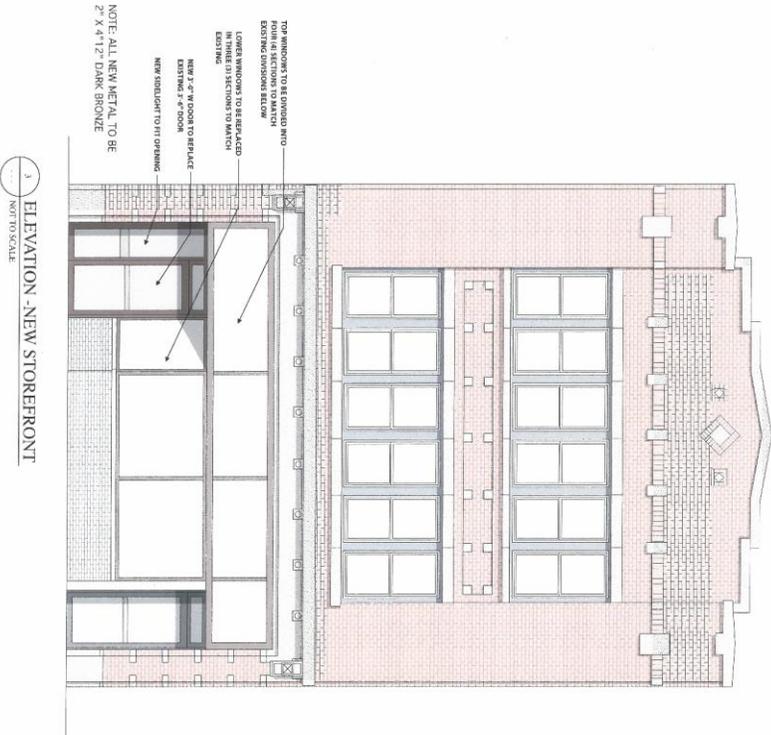
Qty	Part Number	Description	Sell	Total
1	COMMISC	new storefront as follows Note: new store front to mimic existing and new top row at 275"x 52" metal to be 2" x 4 1/2" dark bronze 2 new doors to be 3670 narrow stile with rim panic on exterior , offset pivots, surface mount closers, 1"dia pull handels and ada thresholds storefront to have 3 panels at 77" x 69" with 1 at 135 return to door break metal will be used for angles at transitions door to have sidelite to fit opening of 64"x 86" windows at top of existing storefront to be devided into 4 sections vertically to match existing below	\$9,155.00	\$9,155.00
1	LABOR20	Comm Service Call, Labor to Install	\$4,200.00	\$4,200.00

Thank you for your patronage.

Sub Total: \$13,355.00
Tax: \$595.08
Total: \$13,950.08



EXHIBIT C: Elevation Drawing of 334 High Street



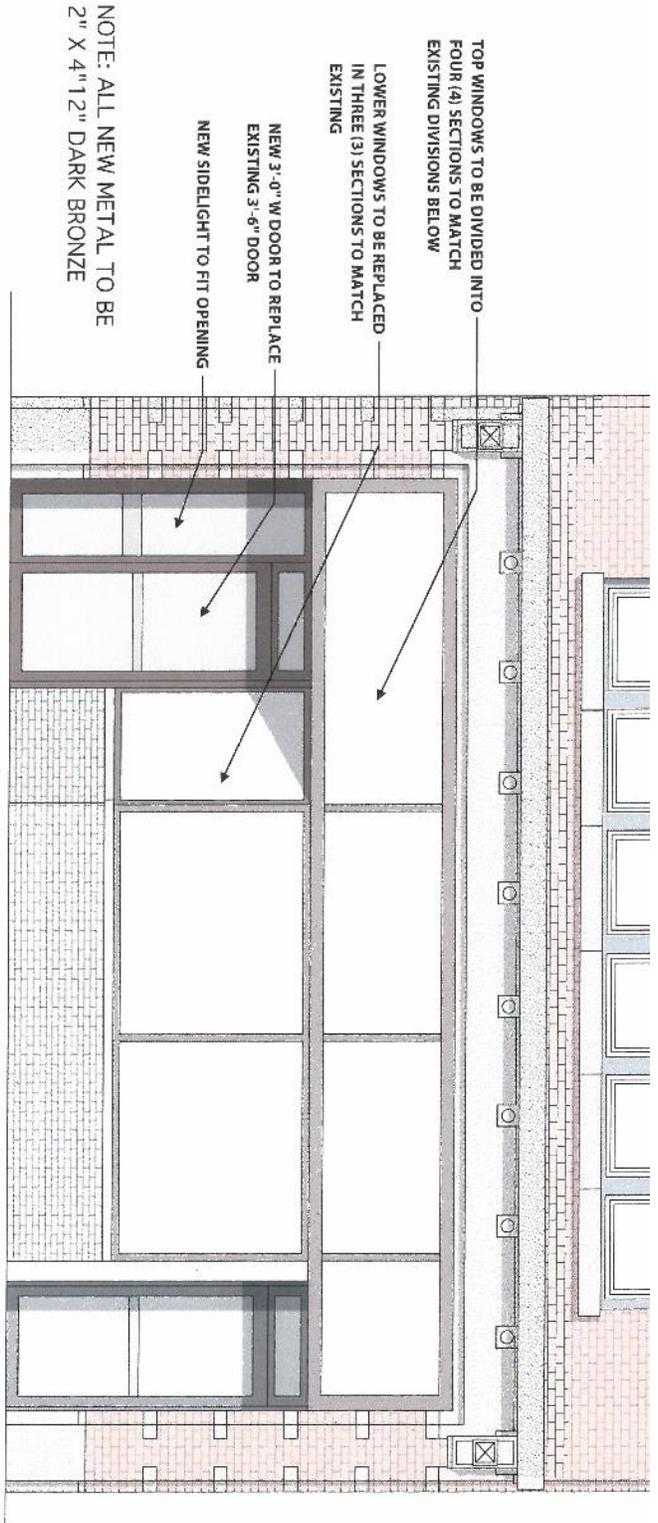
3 ELEVATION - NEW STOREFRONT
NOT TO SCALE

ELEVATION
DATE: MAY 8, 2018
COMPILED BY: [redacted]
SHEET NO. [redacted]

HOLCOMB & HYDE, LLC
332 HIGH STREET
HAMILTON, OHIO 45011

CDA
COMMUNITY
DESIGN ALLIANCE





3 ELEVATION - NEW STOREFRONT
NOT TO SCALE



EXHIBIT D: COA Application



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

A162299
A162300

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: 334 332 High Street, Hamilton OH 45011
Applicant Name: Community Design Alliance
Applicant Mailing Address: 236 High Street, Hamilton OH 45011
Owner/s Name: Richard Hyde / Holcomb & Hyde LLC
Owner Mailing Address: 6 South Second Street, Suite 311, Hamilton OH 45011
Daytime Contact Phone: 513-892-8251 Email: rhyde@hngattorneys.com
Contractor Phone: Otis Clark 513-335-9067 Email: oclarkjr@gmail.com
Is this work part of another City of Hamilton function?
[] Health Department [] Building Permit [] NDD Work [] Public Works [] Other:

DESCRIPTION OF WORK TO BE PERFORMED

Please specify the exact location on the structure, the nature of the work, the materials to be used, and the existing historic features to be repaired or replaced. Landscape, fence, and out buildings, etc., should include a sketch of the property showing the proposed location.

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 existing storefront with new glass storefront. Awning to be removed. Upper windows to be restored to similar to original design. Metal to be in dark bronze. See attached quote and drawing for more information.

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

Applicant Signature: Taylor Wetch Date: 7-8-16
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): Aluminum storefront
Proposed Windows/Door (style, material, size, color, location): New storefront in dark bronze
Manufacturer: Franks Glass, Inc. Type (if applicable): _____

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

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

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

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



To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #2**
135 Main Street – Storefront
 Hamilton CORE Fund, Applicant
 Meeting Date: **7/19/2016**
Received Application: **7/8/2016**
Impacts: Rossville Historic District

Dear Board Members:

Synopsis

A Certificate of Appropriateness application has been submitted for 135 Main 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
Storefront	Alteration of Structure Change of Exterior Appearance
<i>Existing: Brick and Glass Storefront</i>	



135 Main Street
Storefront



(Former Image – Circa 2015)



Introduction:

The Applicant, Hamilton CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 135 Main Street. The proposal involves Replacing Existing Storefront with a complete New Storefront.

The subject property of 135 Main Street is part of the Rossville Historic District and is Zoned “MS-1” Main Street Core, Form-Based Zoning.

Background:

The relevant background on the subject property pertaining to the submitted proposal and related work is brief. At present, maintenance work appears to be taking place on the structure. The only information forwarded was pertained to needed work for the roof and stabilization of the structure. Note that this would count as a maintenance item in regards to general ADRB rules, and the assessment of present conditions at the property.

The submitted application is needed work, proposed for a new business at 135 Main Street, Fleurish Home.

The proposal is also another in an overarching theme of reuse and redevelopment occurring along the core portion of Main Street.

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 135 Main Street is not part of the State of Ohio Historic Inventory.



PROPOSAL

Installation of new Storefront for the structure

Propose: Reframing and Clad with Exterior Sheathing

- Metal-Stud Framed Columns
- Metal-Stud Framed Cornice
- Metal-Stud Framed Soffit
 - All clad in Sheathing and Fypon trim – Painted
 - Note that Paint is – To-Be-Determined

Existing: Front Façade consists of brick

Windows – for Storefront

- New Storefront Windows framed with Wood Mullions

Doors – for Storefront

- Steel door with glass insert – Painted
 - Note that Paint is – To-Be-Determined

Lights – for Storefront Facade

- Four 10 inch Gooseneck Lights
 - Installed at the top central frame for illumination (of signage / future signage)

NOTE: A Plan Diagram depicting Storefront and Building Elevation Profiles has been included for reference as an Exhibit Attachment item.



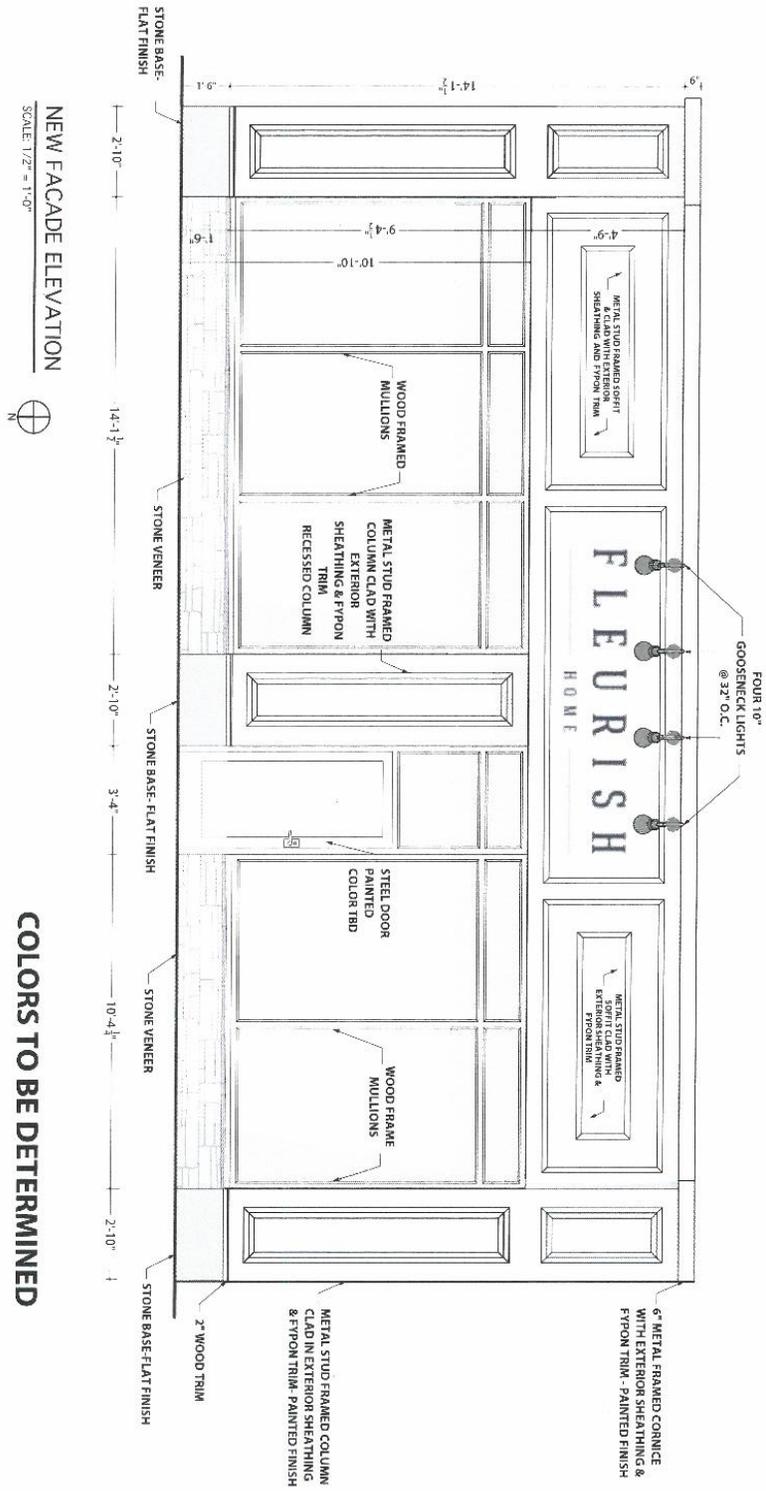
Attachments:

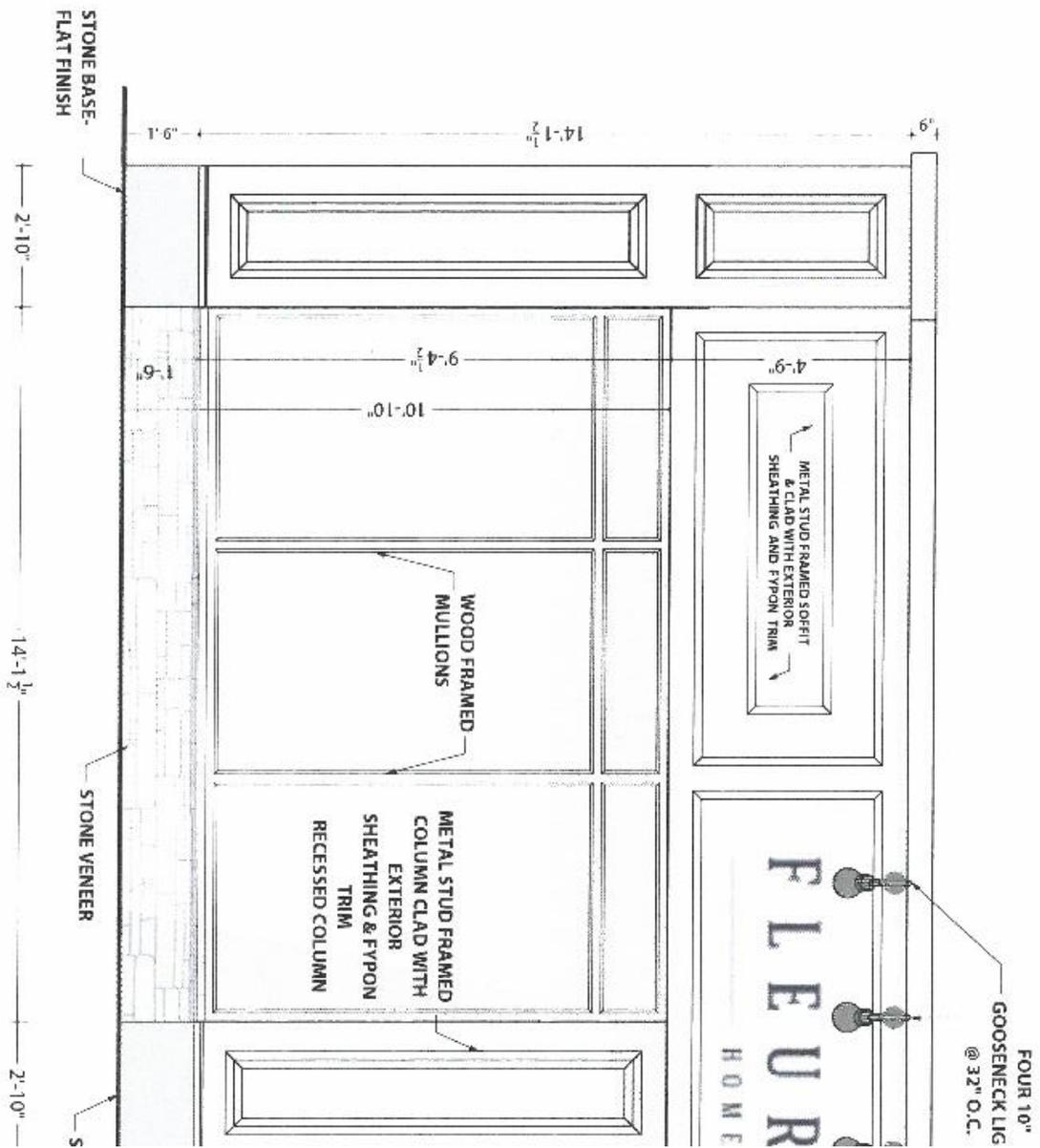
1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Elevation Drawing of 135 Main Street
3. EXHIBIT C: COA Application

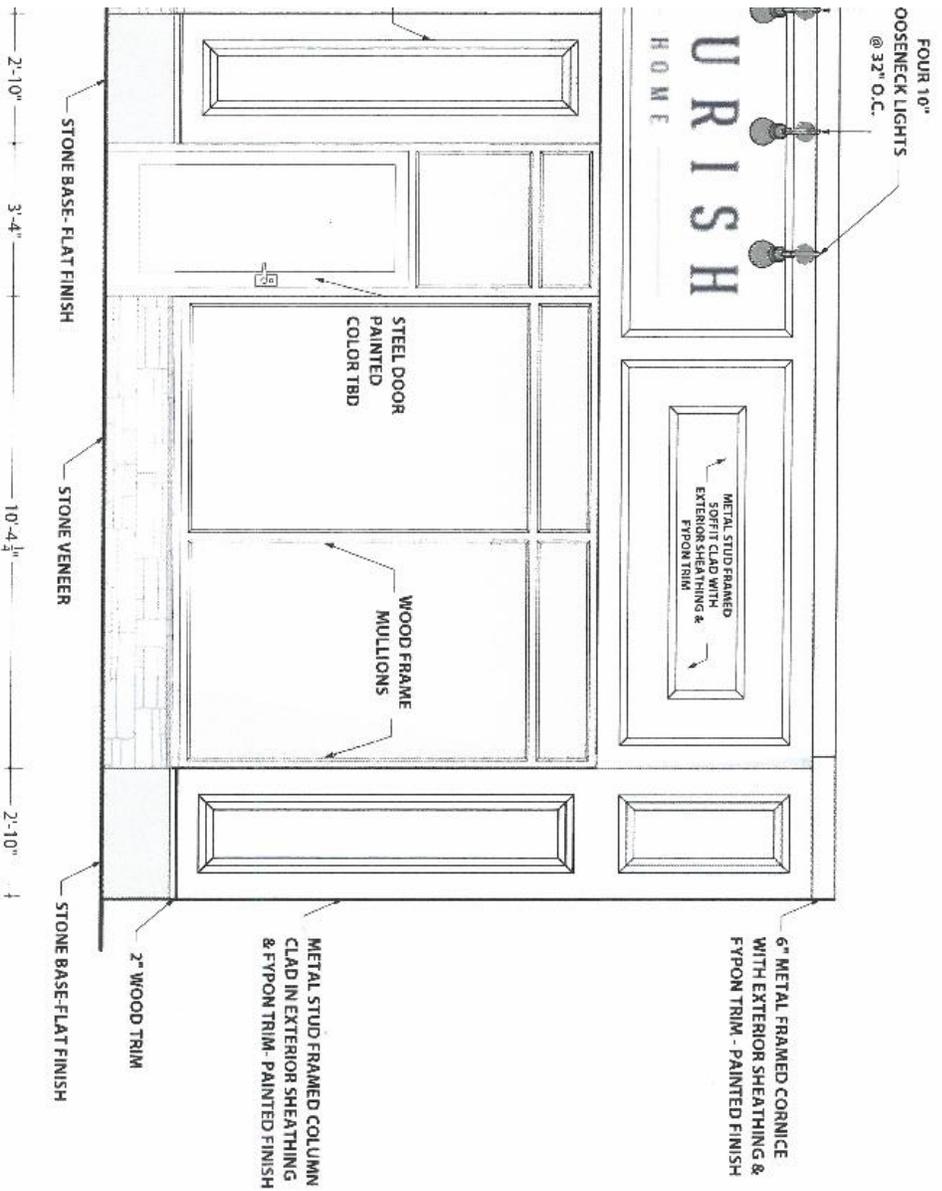
EXHIBIT A: Images of the Property



EXHIBIT B: Elevation Drawing of 135 Main Street

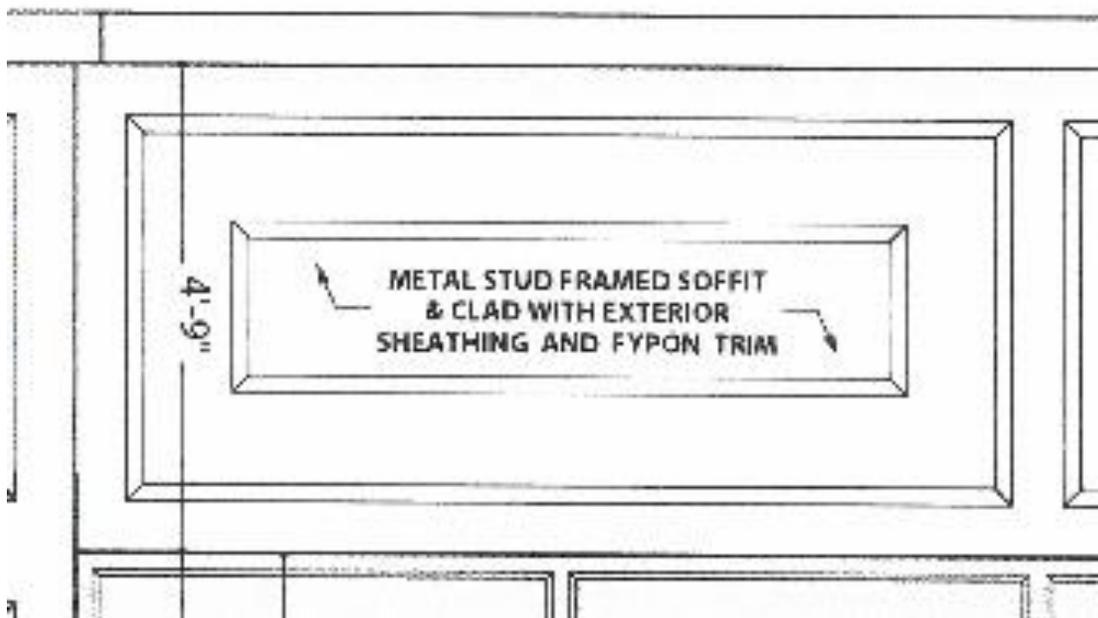
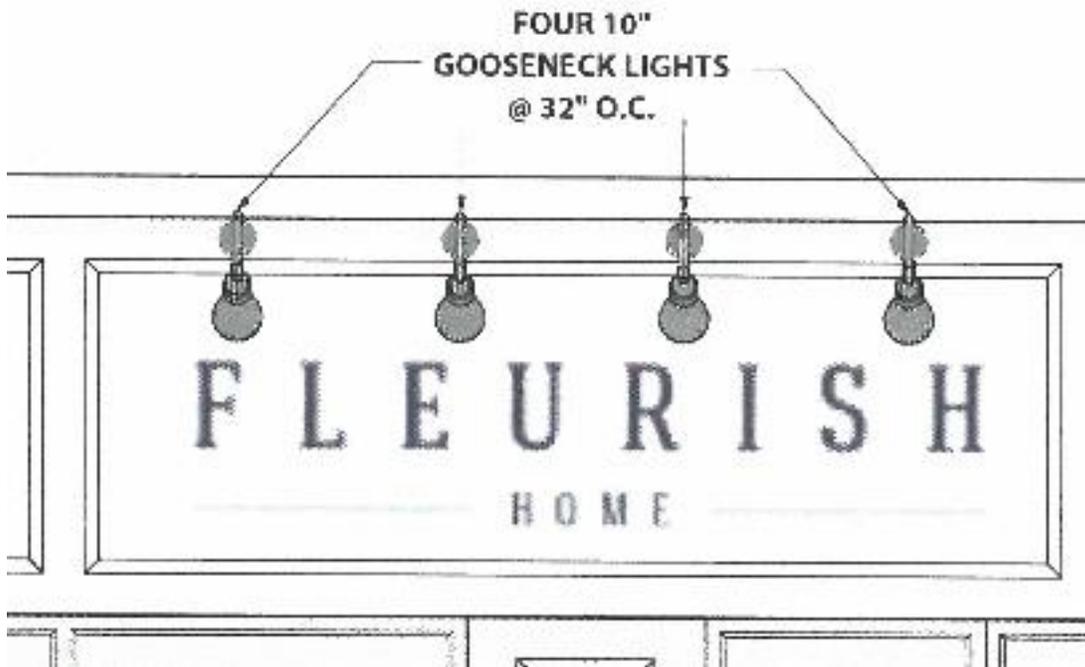


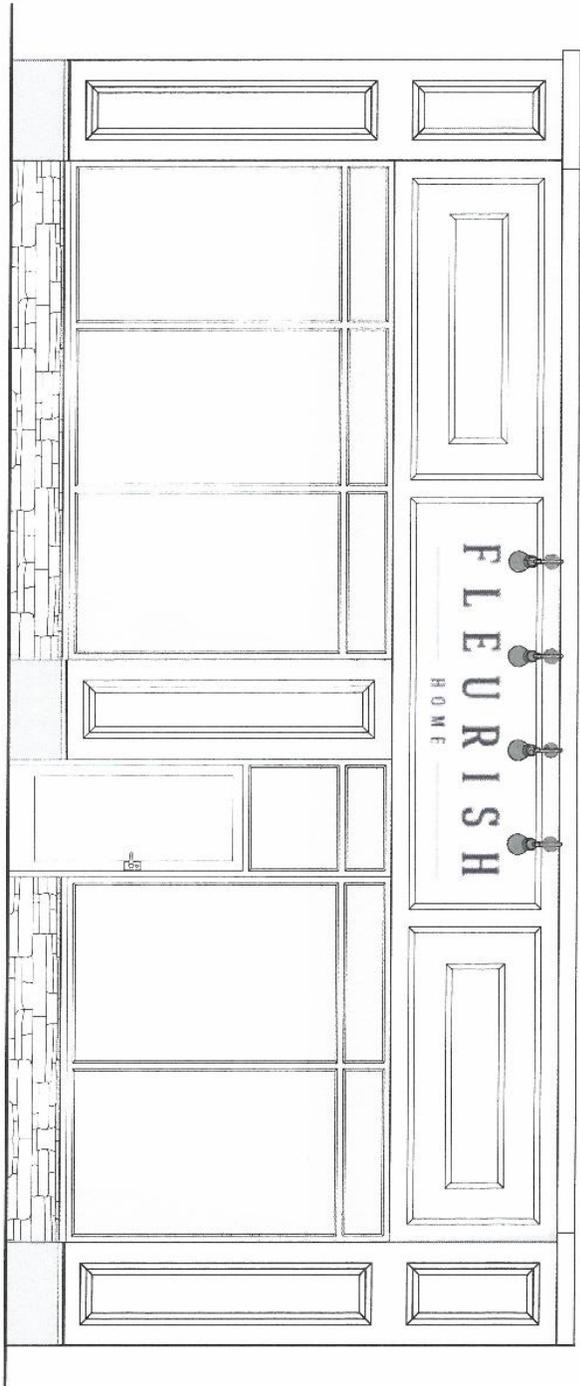




COLORS TO BE DETERMINED







NEW FACADE ELEVATION
SCALE: NONE



NEW FACADE PLAN
 SCALE: 1/2"=1'-0"

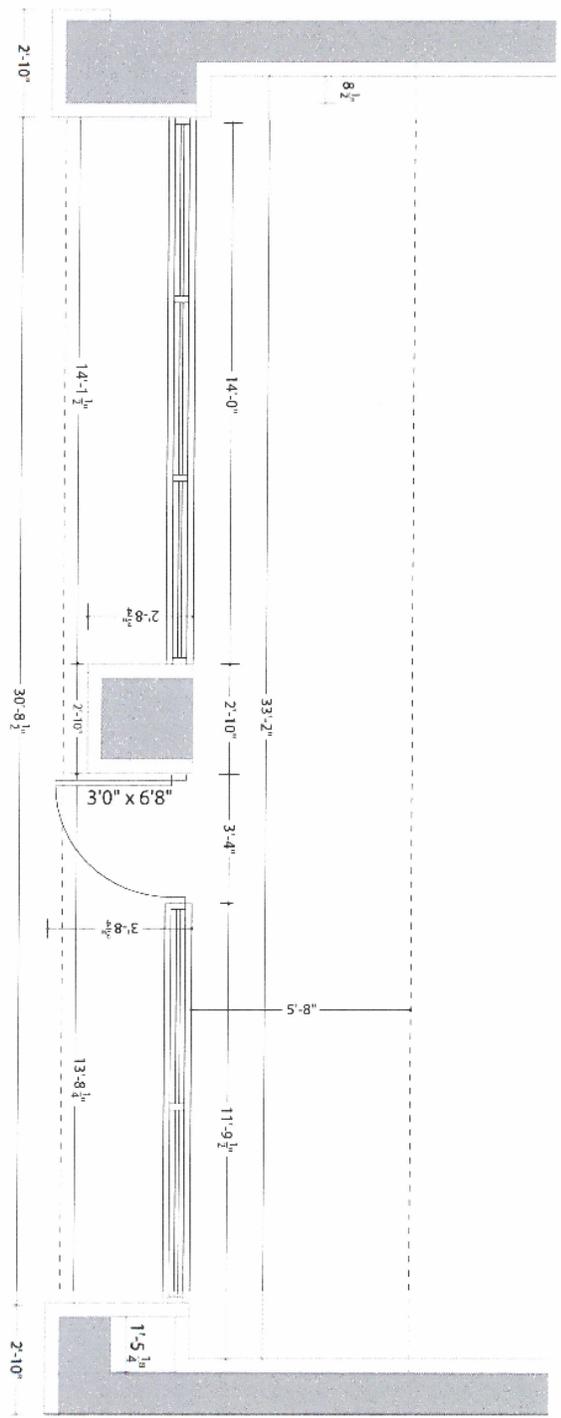


EXHIBIT C: COA Application



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

A16 2296
A16 2297

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: 135 Main Street
 Applicant Name: Hamilton CORE Fund
 Applicant Mailing Address: 236 High Street
 Owner/s Name: CODA Enterprises LLC
 Owner Mailing Address: 9636 Springwater Lane, Miamisburg, OH 45342
 Daytime Contact Phone: (937) 672-9606 Email: flewishshomeshop@gmail.com
 Contractor Phone: _____ Email: _____

Is this work part of another City of Hamilton function?

- Health Department Building Permit NDD Work Public Works Other: _____
Have not applied yet

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.

new Stone base - columns flat stone windows stone ~~is~~ veneer
 Work Proposed: (Describe type of work, existing conditions, and methods to be used, materials proposed)
Storefront Improvements - New storefront windows framed w/ wood mullions
Metal framed columns clad in sheathing & Gypon trim - painted
Metal framed cornice clad in sheathing & Gypon trim - painted
Metal framed soffit clad in sheathing & Gypon trim - painted

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

Applicant Signature: _____

Date: 7-8-16

See Next Page

Page 1 of 4



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
Appearance of Color: TBD
Color Name & Manufacturer: _____
Location (body, window trim, specific trim, accent): _____

Siding Sample Provided
Existing Siding (style, material, color, location): front facade is currently brick
Proposed Siding (style, material, color, location): Reframe and clad w/ exterior sheathing
Manufacturer: _____ Proposed Size: 3/4" Plyon trim - painted finish
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): aluminum mullions glass paneled structure
Proposed Windows/Door (style, material, size, color, location): Steel door w/ glass insert - painted
Manufacturer: _____ Type (if applicable): wood mullions - tempered glass panels
NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size as the original window opening. Covering of windows is highly discouraged. For vinyl or other non-historic windows, it is recommended to document existing windows, including the condition and reasons why original windows should be replaced.

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

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

Soffit
Existing Soffit (style, material, location, color): currently brick w/ wood trim
Proposed Soffit (style, material, location, color): Metal framed w/ exterior sheathing
3/4" Plyon trim





To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #3**
Mural Guidelines – Background and Purpose - DRAFT
Submitted by Mural Sub-Group for ADRB, under guidance of
Madam Chair, Mary Pat Essman.

Meeting Date: **7/19/2016**

Impacts: All Historic Districts and Properties under ADRB Review Jurisdiction

Dear Board Members:

Synopsis

The Mural Sub-Group of the Architectural Design Review Board met and discussed possible mural guidelines for historic review. This discussion stemmed from a Work Group Collaboration meeting between the ADRB and arts organization StreetSpark.

The attached is a Draft version of the Background and Purpose statement to help craft the Mural Review Guidelines for ADRB.

Background:

The discussion of Mural Guidelines stemmed from the reviews and actions pertaining to a proposed mural for 244 Main Street, in the Rossville Historic District. The predominant result of the scenario prompted a discussion and need to review possible mural guidelines to better facilitate such reviews and serve as possible justification for decisions pertaining to proposed murals.

The ADRB Secretary endeavored in research, obtaining several differing documents of other communities related to mural review for historic districts. Sharing these documents with the whole of the ADRB and StreetSpark led to discussions and the aforementioned Work Session meeting on June 21, 2016. Stemming from this meeting, a sub-group of ADRB members formed to further discuss and draft mission statements for the topic of murals and ADRB mural review.

The attached document is the current summation of the background and purpose for review and discussion by the ADRB.



Attachments:

1. EXHIBIT A: July 10, 2016 Draft of Mural Review for ADRB Policies & Guidelines - Background and Purpose

EXHIBIT A: July 10, 2016 Draft of Mural Review for ADRB Policies & Guidelines - Background and Purpose

Draft – July 10, 2016

City of Hamilton Architectural Design Review Board

Background

The City of Hamilton Architectural Design Review Board reviews applications for Certificates of Appropriateness for substantial alterations to properties in the City's designated historic areas or properties individually listed by Ordinance. Mural art is considered a substantial alteration requiring approval of the Architectural Design Review Board.

The Architectural Design Review Board supports the use of mural art in the historic areas. Mural art is widely considered one of the oldest methods of artistic expression. Murals bring art from the private to the public sphere, add visual and aesthetic value to neighborhoods and provide a medium to display the history, beliefs, and culture of a community. When appropriately executed, murals can enhance the character and **reinforce the historic fabric of any** of the City's historic areas.

Purpose

The purpose of regulating mural art is to ensure the continued visual aesthetic of the historic district while allowing for compatible artistic and creative expression in appropriate locations and designs. The established review criteria provide guidance concerning the compatibility and appropriateness of the placement, massing scale and materials of mural art with minimal intrusion into the artistic expression and content of the work. **The criteria are written keeping sensitivity to the neighborhoods and their buildings as a priority.**

