

Architectural Design Review
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:
 1. September 6, 2016
 - IV. Properties Seeking COA - Old Business
 - a. N/A
 - V. Properties Seeking COA - New Business
 1. 113 Village Street (German Village)
 2. 345-349 North Third Street (German Village)
 3. 228 Linden Street (German Village)
 4. 117 South B Street (Rossville)
 - VI. Other New Business - New Business
 1. N/A
 - VII. Miscellaneous/Discussion/On the Radar
 1. N/A
 - VIII. Adjourn



Architectural Design Review Board
Tuesday, September 6, 2016
4:32 p.m.

Planning Commission	At-Large		Council	Chamber of Commerce	Rossville
Tom Alf <input type="checkbox"/>	Steve Beckman	Armand Bloch <input type="checkbox"/>	Robert Brown <input type="checkbox"/>	Madam Chair Mary Pat Essman <input type="checkbox"/>	Pauline Fairbanks <input type="checkbox"/>
Joshua Smith				Rob Weigel	Jane Jacobs
SID	Dayton Lane	Architect	German Village	Historic Hamilton	
Larry Fiehrer <input type="checkbox"/>	Dan Graham	Todd Palechek <input type="checkbox"/>	Debbie Ripperger	Karen Whalen <input type="checkbox"/>	
Rick Demmel	Thomas O'Neill <input type="checkbox"/>		Ann Brown <input type="checkbox"/>	Shi O'Neill	

Staff: Mr. Ed Wilson, Ms. Kathy Dudley (Assistant Law Director), and Ms. Kim Kirsch.

Guests: Taylor Welch

The meeting was called to order by Madam Chair Essman at 4:32 pm.

I. Roll Call

Mr. Alf, Mr. Bloch, Mr. Brown, Madam Chair Essman, Ms. Fairbanks, Mr. Fiehrer, Mr. O'Neill, Mr. Palechek, Ms. Brown, and Ms. Whalen.

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

There were no members of the audience to be sworn in.

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

- A. June 21, 2016 – Motion to Approve by Mr. Bloch, 2nd by Mr. Palechek. With a roll call vote of 8-0-2 (Abstain by Mr. O’Neill & Ms. Whalen), the Motion passes and the minutes are approved.
- B. July 5, 2016 – Ms. Whalen requested that a small change be made. With the note that said change would be made, Mr. Alf made a Motion to Approve. With a 2nd by Ms. Whalen and a roll call vote of 5-0-5 (Abstain by Mr. Brown, Ms. Fairbanks, Mr. Fiehrer, Mr. O’Neill, Ms. Brown), the Motion passes and the minutes are approved. Ms. Dudley confirmed that since there were only 7 at the meeting on the 5th, it is okay.
- C. July 19, 2016 – Motion to Approve by Mr. Fiehrer. With a 2nd by Mr. Brown and a roll call vote of 7-0-3 (Abstain by Mr. O’Neill, Mr. Palechek, Ms. Brown), the Motion passes and the minutes were approved.

IV. Properties Seeking COA - Old Business - None

V. Properties Seeking COA - New Business

Agenda Item # 1 - 401 North Second Street (German Village) – Porch Work - Extensive

Introduction:

The Applicant, Community Design Alliance, has submitted a Certificate of Appropriateness Application for the property of 401 N. Second Street. The proposal involves replacement of the current porch.

The subject property of 401 N. Second Street is part of the German Village and is Zoned “BPD”, Business Planned Development.

Background:

401 N. Second Street has been a subject of Certificate of Appropriateness applications and ADRB reviews in recent years. Numerous property improvements have been applied for and approved by the board, including changes in paint color. The current COA Application is another proposal in an ongoing series of property improvements for the structure.

State of Ohio Historic Designation

The property at 401 N. Second Street is not part of the State of Ohio Historic Inventory.

Mr. Wilson gave a summation of the Staff report and showed photos of the property to the Board (including the proposal of work to be done).

Mr. Taylor Welch, Applicant for CDA, was present (but not sworn) and gave a few additional details about their proposed scope of work for the porch. He said that they are restoring it closer to what it was originally. Ms. Whalen asked if there were any photos of the original house in the archives, and Mr. Welch replied that there were not. Mr. Bloch added that he has seen the work that is being done on the inside, and it looks very nice. Ms. Fairbanks asked about the materials to be used for the steps and porch floor, and Mr. Welch replied that they will both be concrete. Mr. Brown asked about the type of wood that is being modified for the arches, and Mr. Welch answered him, with additional information being given by Mr. Palechek.

Mr. Bloch made a Motion to close the Public Hearing. With a 2nd by Mr. Alf and all "ayes, the Public Hearing was closed. Mr. Alf complimented Mr. Welch on the work that has been done.

Mr. Brown made a Motion to accept the requested COA as presented. With a 2nd by Mr. Bloch and a roll call vote of 10-0, the Motion passes and the COA is approved.

VI. Other New Business - Mural Guidelines – Background and Purpose Statements – DRAFT

Ms. Essman spoke about the mural guidelines and proposal. She stated that what has been presented to the Board is just background information, it is not details, and that a committee would look at details next (ie: funds for upkeep, color samples, etc).

Mr. Wilson showed the following draft of Background, Purpose, and notes for the Board in moving forward:

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.

NOTE 1: Guidelines are just for guidance; they can be cited but have been followed with varying stringency depending on circumstances.

NOTE 2: The Mural Guideline would simply be added as a New Section in Policies & Guidelines at this stage – there is no need for review from Council or other board (based on 1988, 2005 and 2009 Policies & Guidelines actions).

Ms. Whalen and Madam Chair Essman had a discussion regarding what was actually being voted on at the meeting, what the next step would be, and who would be on the committee. Madam Chair Essman said that it would be made of people from the ADRB Board and Jenn-Acus Smith (from StreetSpark). The next step would be that the committee would meet and come up with the details, they would come back to the ADRB Board for approval, and then go to City Council (upon Staff request). Ms. Dudley said that staff is requesting it go to Council because it is a substantial amendment to procedures, and it is combined with StreetSpark.

Mr. Bloch asked Madam Chair Essman a question about the last sentence in the "Purpose" section of the draft, and she answered that.

Ms. Fairbanks made a Motion to adopt the Background & Purpose Statement. With a 2nd by Mr. Bloch and all "ayes", the Motion is passed and the Background & Purpose Statement is adopted.

Madam Chair Essman then asked for volunteers to work on the "Details" section with her. It was decided that Ms. Fairbanks, Mr. Bloch, Mrs. Shi O'Neill (per Mr. O'Neill), and Jenn Acus-Smith will be working with her on the next phase.

Madam Chair Essman said that she would advise Ian MacKenzie-Thurley of their project.

VII. Miscellaneous/Discussion/On the Radar

Property Inquiries Like-for-Like COA

- 376 South D Street – Like-for-Like Repairs/Paint – COA Issued
- 610 Dayton Street – Like-for-Like Porch Work – COA Issued
- 320 Ross Avenue – Like-for-Like Porch Work – COA Issued
- 302 Main Street – Like-for-Like/Emergency Roofing – COA Issued

VIII. Adjourn

Mr. Bloch made a Motion to adjourn. With a 2nd and all “ayes”, the Motion is approved and the meeting is adjourned.

Submitted by:

Chair:

Ed Wilson
Secretary, ADRB

Mary Pat Essman
Madam Chair, ADRB



To: Architectural Design Review Board
From: Heather Hodges, ADRB
Subject: **AGENDA ITEM # 1**
113 Village Street – Painting of Shutters & Trim
William Wilks, Applicant
Meeting Date: **9/20/2016**
Received Application: **9/9/2016**
Impacts: German Village Historic District

Introduction:

The Applicant, William Wilks, has submitted a Certificate of Appropriateness Application for the property of 113 Village Street. The proposal involves painting of shutters and trim.

The subject property of 113 Village Street is part of the German Village Historic District and is Zoned BPD – Business Planned Development.

Background:

The property received a City of Hamilton Health Department citation for flaking paint in June of 2015.

Proposal

Painting using Porter Paints:

- Trim, Porch Detail and Window Frames -- Black Evergreen 5009-1
- Shutters, Porch Columns and Trim -- Lead Cast 5007-2B
- Trim and Front Porch Wall -- Lyndhurst Estate Cream 3004-8C

113 Village Street
Painting of Shutters & Trim



Attachments (provided by the applicant):

1. EXHIBIT A: Applicant Provided Diagram of the Property
2. EXHIBIT B: COA Application
3. EXHIBIT C: Health Department Citation

EXHIBIT A: Applicant Provided Diagram of the Property

113-115 Village

“BE”

- trim
- porch detail
- window frames

cream

BE

LC

BE

LC

BE

CREAM

BE

LC

BE

“LC”

“cream”

5009-1
Black Evergreen

5007-2B
Lead Cast

3004-8C
Lyndhurst Estate Cream



EXHIBIT B: COA Application

A163168
A163169



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

Architectural Design Review Board

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.
Contact the Planning Department for the location and time of the ADRB Meeting.

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: 113 Village St. Hamilton OH 45011
 Owner/s Name: William C. Wilks Trustee
 Owner Mailing Address: 319 N Second St. Hamilton, OH 45011
 Daytime Contact Phone: 513-808-9000 Email: bill@wilksinsurance.com
 Contractor Phone: Randy @ 907-6390 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. 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)
Necessary Exterior Repairs + Painting
 Attached: Health Dept. Requirements

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

Applicant Signature: [Signature] Date: 9-8-16

See Next Page

Date: 9/7/2016
 Acct #: 364535
 Amount: 0000388
 Payment: 25.00
 Check: 1000000000
 Home for the Holidays
 CHST
 8/2016 4:29:47PM
 \$25.00



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
Appearance of Color: Body to stay as it is. Change shutters + trim colors
Color Name & Manufacturer: Baker Paint (match to Lowe's samples)
Location (body, window trim, specific trim, accent): Attached

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): _____
Manufacturer: _____

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



EXHIBIT C: Health Department Citation June 2015



Founded 1791

113-115
release

Department of Public Health

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

06/10/2015

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

Dear William Wilks:

Location of property [REDACTED]
Complaint ID # 201504195
LOT # 186E32.20OFW1173 PARCEL P6431009000024

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

Peeling and flaking paint observed on the porch floors, porch railings, porch posts, window components and foundation. Violations can be corrected by applying a protective coating or covering to surfaces with peeling and flaking paint.

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

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

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

1713.11 WEATHER AND WATERTIGHT.

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

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

1713.12 PROTECTIVE COATING.

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





To: Architectural Design Review Board
From: Heather Hodges, ADRB
Subject: **AGENDA ITEM # 2**
345-349 N. Third Street – Painting
William Wilks, Applicant

Meeting Date: **9/20/2016**

Received Application: **9/9/2016**

Impacts: German Village Historic District

Introduction:

The Applicant, William Wilks, has submitted a Certificate of Appropriateness Application for the property of 345-349 N. Third Street. The proposal involves painting of the property.

The subject property of 345-349 N. Third Street is part of the German Village Historic District and is Zoned BPD – Business Planned Development.

Background:

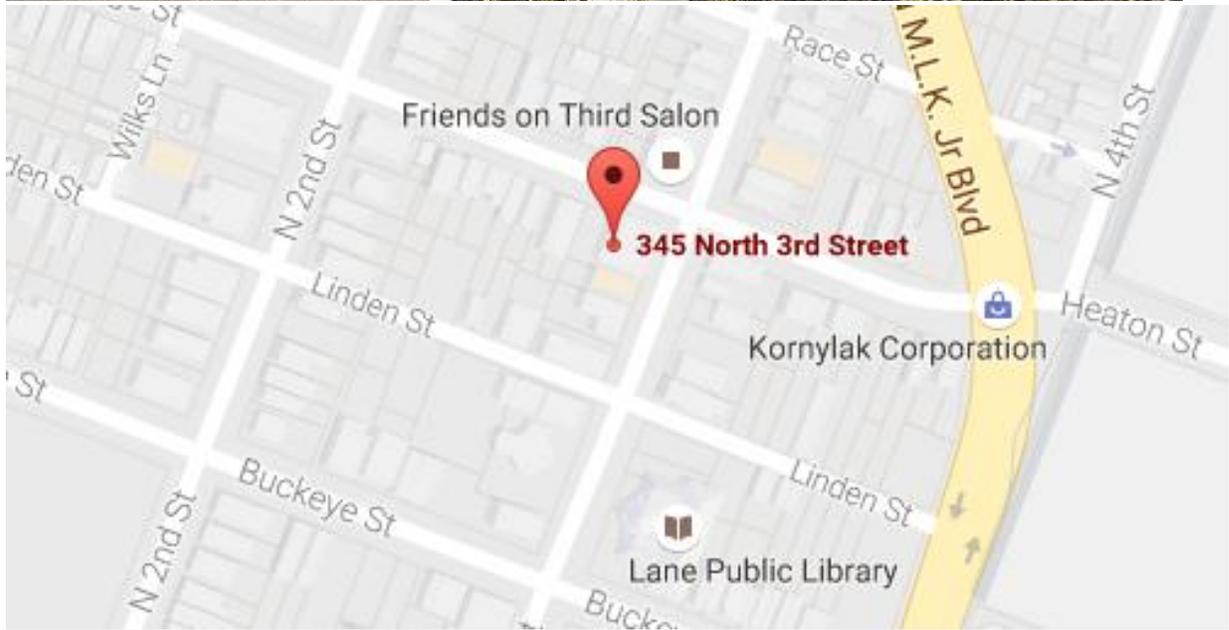
The property received a citation from the City of Hamilton Health Department in January of 2015 for flaking paint.

PROPOSAL

Painting of the property using Porter Paints:

- Shutters, Porch Columns, Boards over the stucco -- Golden Granola PPG 1094-5
- Interior window frames and panes, Stucco -- Loofah PPG 1094-2
- Top & bottom window detail, Wood Shingle Wrap, Doors -- Maple Syrup PPG 1084-7

345-349 N. Third Street
Painting



Attachments (provided by the applicant):

1. EXHIBIT A: Applicant Provided Description of painting proposal
2. EXHIBIT B: COA Application
3. EXHIBIT C: Health Department Citation

EXHIBIT A: Applicant provided description of proposal



345 North Third:
Shutters - Golden Granola PPG-1094-5
Windows - Top and bottom detail - Maple Syrup PPG1084-7
Windows - Interior frames and panes - Loofah PPG1094 -2
Columns Porch - Golden Granola
Stucco Sections - Loofah on the Stucco and Golden Granola on the boards
Wood Shingle wrap to replace the shakes - Maple Syrup
Doors - Maple Syrup



EXHIBIT B: COA Application

A163165
A163166



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.
Contact the Planning Department for the location and time of the ADRB Meeting.

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: 345-349 N Third St. Hamilton OH 45011
 Owner/s Name: William C. Wilks Trustee
 Owner Mailing Address: 319 N Second St. Hamilton, OH 45011
 Daytime Contact Phone: 513-808-9000 Email: bill@wilksinsurance.com
 Contractor Phone: _____ Email: _____

Is this work part of another City of Hamilton function?

Health Department Building Permit NDD Work Public Works Other: _____
 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. 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)

Necessary Exterior Repairs + Painting
Attached: Health Dept. Requirements

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

Applicant Signature: [Signature] Date: 9/8/16

See Next Page

Page 1 of 3

City of Hamilton
 Office: CNST
 Date: 9/7/2016
 Acct#: 381534
 Cash Ref: cnstvs
 Name: _____
 Receipt #: 8100720
 Payment total: \$50.00
 Check: _____
 (\$50.00)



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint

Sample Provided

Appearance of Color: _____
Color Name & Manufacturer: Poster Paint attached
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): _____
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): _____



EXHIBIT C: Health Department Citation



Founded 1791

345 N3
-BAR-

Department of Public Health

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

01/29/2015

William Wilks Tr
319 N Second St
Hamilton, OH 45011

Dear William Wilks Tr:

Location of property 345 N THIRD ST
Complaint ID # 201500531
LOT # 192 N 70 PARCEL P6431010000023

An inspection of your premises indicates a violation of the following City Ordinance(s). You are hereby ordered to correct these violations within the specified time. TIME LIMITATION : 120 days by 6/4/2015

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

Paint flaking shutters, drive thru overhang, soffits, fascia trim, gutters, walls, window frames and door frames; repair damaged soffits, hole in wood shingle, damaged fascia trim; paint flaking metal poles in parking lot.

1779.07 SPECIFIC MAINTENANCE REQUIREMENTS.

(A) Exterior Building Maintenance.

(4) Exterior walls. All exterior walls shall be free from holes, breaks, loose or rotting materials, and shall be weatherproofed and properly surface coated where required to prevent deterioration. The exterior of every building and structure shall be free of obsolete hardware and fixtures. Any exterior painted surfaces which are altered by repairs or structural alterations shall be repainted.

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

1779.07 SPECIFIC MAINTENANCE REQUIREMENTS.

(A) Exterior Building Maintenance.

(6) Overhang extensions. All canopies, marquees, signs, metal awnings, stairways, fire escapes, sandpiper exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a safe and sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

1779.08 GROUNDS.

(A) Exterior Property Areas.

(4) Accessory structures. Structures and equipment, including curbs, guardrails, signs, light fixtures and poles, garages, fences and walls, shall be maintained in good repair. Structures and equipment which are deteriorated or obsolete shall be removed or replaced.

Sec. 1779.15: Inspection, Enforcement and Appeal.

(a) The Commissioner shall annually inspect the exterior of all non-residential properties, and shall conduct such additional inspections as may be deemed necessary.

(1) Such additional inspections may include, but not be limited to:





To: Architectural Design Review Board
From: Heather Hodges, ADRB
Subject: **AGENDA ITEM # 3**
228 Linden Street – Painting
William Wilks, Applicant
Meeting Date: **9/20/2016**
Received Application: **9/9/2016**
Impacts: German Village Historic District

Introduction:

The Applicant, William Wilks, has submitted a Certificate of Appropriateness Application for the property of 228 Linden Street. The proposal involves painting of the property.

The subject property of 228 Linden Street is part of the German Village Historic District and is Zoned BPD – Business Planned Development.

Background:

This property received a citation from the Health Department in July 2015 for flaking paint.

Proposal

Painting of the property with Porter Paints:

- Body of the House -- Zombie PPG1010-7
- Trim & back privacy fence -- Black Magic D58-6
- Trim, short picket fence, corbels -- Commercial White PPG1025-1
- Door, soffit, trim -- Baked Bean PPG1066-7

228 Linden Street
Painting



Attachments (provided by applicant):

1. EXHIBIT A: Applicant Provided Diagram
2. EXHIBIT B: COA Application
3. EXHIBIT C: Health Department Citation

EXHIBIT A: Applicant Provided Diagram

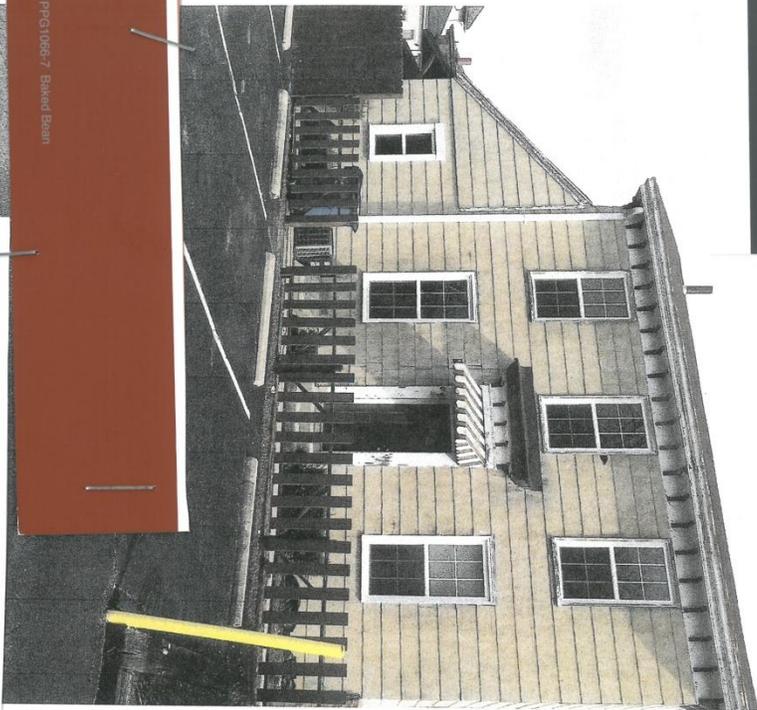


Zombie
PPG1010-7

PPG1066-7 Baked Bean

Commercial White
PPG1025-1

D58-6
Black Magic



228 Linden - Before (8/2014)



EXHIBIT B: COA Application

A163162
A163163



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

Architectural Design Review Board

Phone: 513-785-7350

Fax: 513-785-7349

Email: hamiltonhistoric@ci.hamilton.oh.us

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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APPLICANTS ARE HIGHLY ENCOURAGED TO APPEAR BEFORE THE BOARD TO SUPPORT THEIR APPLICATION.
Contact the Planning Department for the location and time of the ADRB Meeting.

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: 228 Linden St. Hamilton OH 45011
 Owner/s Name: William C. Wilks Trustee
 Owner Mailing Address: 319 N Second St. Hamilton, OH 45011
 Daytime Contact Phone: 513-818-9000 Email: bill@wilksinsurance.com
 Contractor Phone: Randy@907-6590 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. 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)

Necessary Exterior Repairs + Painting
Attached: Health Dept. Requirements

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

Applicant Signature: [Signature] Date: 8-30-16

See Next Page

Page 1 of 3

Date: 8/30/16
 Receipt #: 261342
 Receiver: # 01007557
 Cashier: # 25
 Check # 164
 \$25.00
 City of Hamilton
 Office of Planning & Services
 CNST
 8/30/16 4:28 PM



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint

Sample Provided

Appearance of Color: Gray, white, black, red
Color Name & Manufacturer: Porter Paint attached
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): _____
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): _____



EXHIBIT C: Health Department Citation

228
Linden



Public Health
345 High Street, Suite 330
Hamilton, Ohio 45011

07/13/2015

William C Wilks Tr
319 N Second St Po Box 295
Hamilton, OH 45013

Dear William C Wilks Tr:

Location of property 228 LINDEN AVE AKA 227 LINDEN AVE
Complaint ID # 201505620
LOT # 191 W 25 PARCEL P6431010000017

An inspection of your premises indicates a violation of the following City Ordinance(s). You are hereby ordered to correct these violations within the specified time. TIME LIMITATION : 90 days by October 15, 2015

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

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

Repair areas with peeling including but not limited to:

- window components
- door components
- eaves
- soffits
- shutters
- gutters
- trim

Repair damaged areas including but not limited to:

- siding
- soffits

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

1713.11 WEATHER AND WATERTIGHT.

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

PRIOR TO REMEDIATING THIS ORDINANCE, PLEASE VIEW THE EPA WEBSITE FOR A BRIEF BROCHURE ON HOW TO PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME.





To: Architectural Design Review Board
From: Heather Hodges, ADRB
Subject: **AGENDA ITEM # 4**
117 S. B Street – Painting & Column Replacement
William Groth, Applicant
Meeting Date: **9/20/2016**
Received Application: **9/9/2016**
Impacts: Rossville Historic District

Introduction:

The Applicant, William Groth, has submitted a Certificate of Appropriateness Application for the property of 117 S. B Street. The proposal involves painting of the property and replacement of columns.

The subject property of 117 S. B Street is part of the Rossville Historic District and is Zoned MS-2 South B Street District.

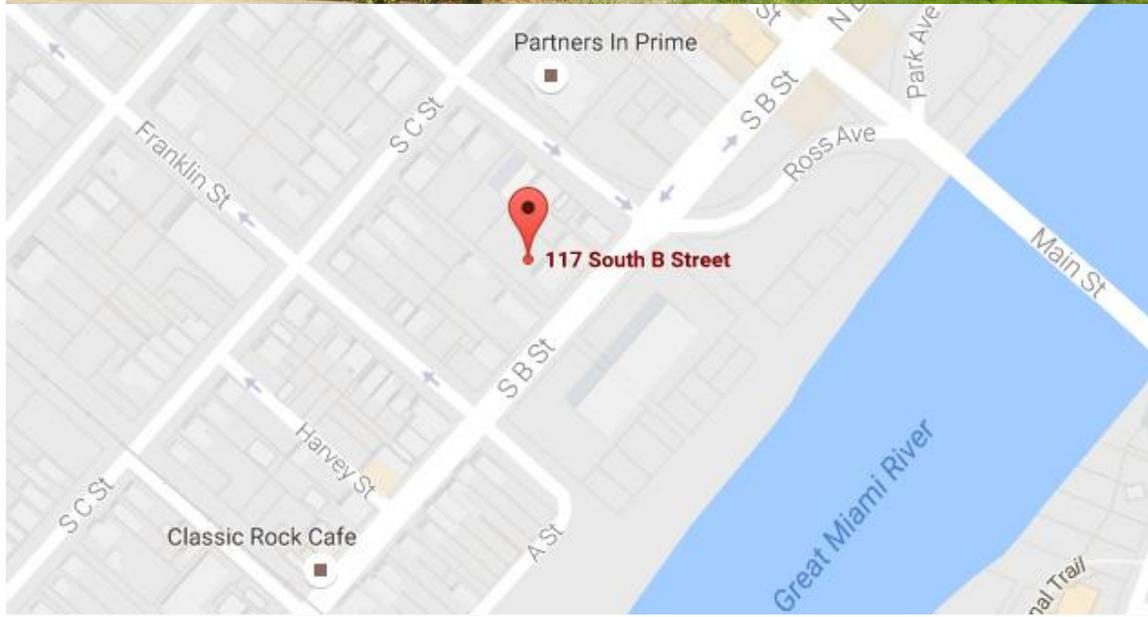
Proposal

Painting of the property using Sherwin Williams Products:

- All Brick/Body of the House -- Perfect Greige SW6073
- All trim and porch -- White

Replacement of Columns to match back porch – More information will be provided by the applicant at the ADRB Meeting.

117 S. B Street
Painting & Column Replacement



Attachments:

- 1. EXHIBIT A: COA Application
- 2. EXHIBIT B: State of Ohio Inventory Record

EXHIBIT B: COA Application

A16 3186
+163187

City of Hamilton, Ohio
Community Development Department - Planning Division
Architectural Design Review Board (ADRB)
345 High Street, Hamilton, Ohio 45011

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 encouraged to appear before the Board to support their application. Contact the Planning Division for the location and time of the ADRB Meeting.

A nonrefundable twenty-five dollar (\$25.00) fee for Residential or fifty dollar (\$50.00) fee for Commercial is due when a Certificate of Appropriateness application is submitted for consideration.

Property Address: 117 S B Street

Owner & Mailing Address: William Groth

Street: 117 S B Street

City: Hamilton State: Ohio Zip: 45011

Daytime contact phone: 863-4015 Contractor Contact: Tim JaroscaK
513-977-1012

Email Address : wag@ncradvisors.com Email Address: TJaroscaK@fuse.net

Is this work part of another City function?

- Health Department Building Permit (not submitted yet) NDD Work Public Works Other:

Copy of Certificate to: William Groth

Description of work to be done
Use the back of this form and/or attach necessary information

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 and fencing 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, catalogue information, and paint chips. ADRB staff will be happy to help you plan your work and complete the application.

For changes in paint colors and roofing please complete the additional questions on the back of this application

[Signature] 9-9-16
Signature of Applicant Date



Roof Work

Existing Roof Material (Slate, fiberglass, shake, metal, diamond shaped or patterned):

Proposed roof material (color, type manufacturer etc.):

Painting Work

Paint manufacturer or color pallet:

Painting brick

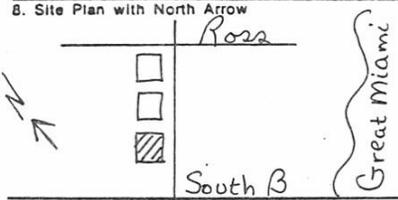
<u>Color Name</u>	<u>mfg. Number</u>	<u>location on structure (body, trim, etc.)</u>
SW 6073 Perfect Greige White	Sherwin Williams	Brick all trim/porch

Description of work to be done (use back or attach additional plans if necessary):

- Painting house
- Replacing columns / roof on porch
- Roof- flat rubber roof to replace existing copper roof
- Columns to match back porch
- Attached materials will be included/sub



EXHIBIT C: State of Ohio Historic Inventory Record

OHIO HISTORIC INVENTORY CODED		Ohio Historical Center Columbus, Ohio 43211	
1. No. <u>BUT-363-9</u>		4. Present Name(s)	
2. County <u>Butler</u>		5. Other Name(s)	
3. Location of Negatives <u>Hamilton Planning Dept.</u>		<u>Hughes House</u>	
6. Specific Location <u>117 South "B" St.</u>		16. Thematic Category <u>commercial</u>	28. No. of Stories <u>2 1/2</u>
7. City or Town <u>Hamilton</u>		17. Date(s) or Period <u>c1840</u>	29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. Site Plan with North Arrow 		18. Style or Design <u>Greek Revival</u>	30. Foundation Material <u>Stone</u>
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>62</u> <u>15</u> <u>1111</u> <u>7109</u> <u>1310</u> <u>4310</u> <u>1310</u> <u>10</u>		19. Architect or Engineer	31. Wall Construction <u>Brick</u>
10. Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder	32. Roof Type & Material <u>Gable/asphalt shingle</u>
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent <u>Residence</u>	33. No. of Bays Front <u>5</u> Side <u>3</u>
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use <u>Residence</u>	34. Wall Treatment <u>Common bond brick</u>
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	35. Plan Shape <u>Rectangle</u>
14. District Potent'l? Yes <input type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known <u>Cosmer Piraim</u>	36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>
15. Name of Established District		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	37. Condition Interior _____ Exterior <u>good</u>
16. Further Description of Important Features <u>Windows are 1/1 width simple wood shelf lintels with brackets and plain stone sills. Shutters are not operable. The door is recessed and has 3/4 sidelights and beaded molding. The portico with fluted columns is a later addition. Stone water table.</u>		26. Local Contact Person or Organization <u>Hamilton Planning Dept.</u>	38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
17. History and Significance <u>Built by Hughes, a stock broker and lumber broker from Cincinnati. In 1910, 20 year old Norma Brown was the owner and head of this house. This is a very fine example of Greek Revival style architecture.</u>		27. Other Surveys in Which Included	39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
18. Description of Environment and Outbuildings <u>Large contemporary apartment building located across the street. Small garage in rear. Wrought iron fence on stone base and with stone corner piers is intact.</u>		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
19. Sources of Information <u>P.O. & owner information U.S. Census, 1910</u>		41. Distance from and Frontage on Road <u>15'</u>	
20. Prepared by <u>J. Strasser</u>		42. Other Name(s) <u>Hughes House</u>	
21. Organization <u>MPA</u>		43. History and Significance	
22. Date <u>9-83</u>		44. Description of Environment and Outbuildings	
23. Revision Date(s)		45. Sources of Information	
		46. Prepared by	
		47. Organization	
		48. Date	
		49. Revision Date(s)	

