

**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. October 4, 2016
 - IV. Properties Seeking COA - New Business
 1. 226 Main Street (*Rossville*) – Painting, Roof – Rear Addition
 - V. Miscellaneous/Discussion/On the Radar
 - Property Inquiries:
 - o 300 High Street (*Downtown / Central Building Inventory*) – Roof - Like-for-Like COA
 - VI. Adjourn
 - VII. Guests:



AGENDA
Architectural Design Review Board
Tuesday, October 18, 2016

TABLE OF CONTENTS

Subject: AGENDA ITEM #1

226 Main Street – Paint, Roof 3

Introduction: 4

Background: 4

PROPOSAL 5





To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #1**

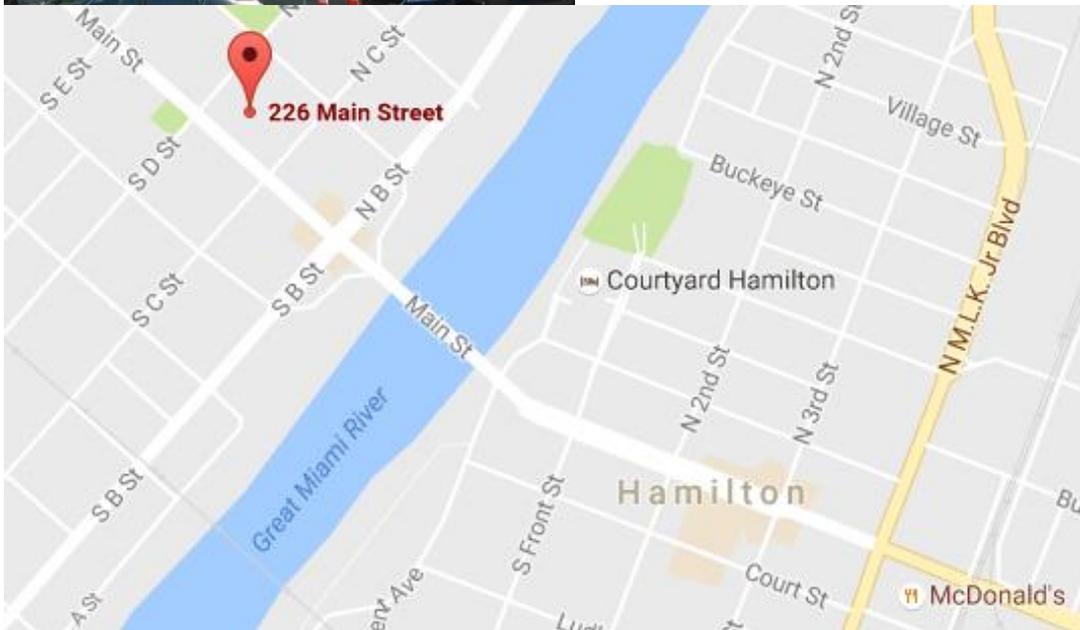
226 Main Street – Paint, Roof

Community Design Alliance / Hamilton CORE Fund, Applicant

Meeting Date: **10/18/2016**

Received Application: **10/6/2016**

Impacts: Rossville Historic District



Introduction:

Dear Board Members:

The Applicant, Community Design Alliance / Hamilton CORE Fund, has submitted a Certificate of Appropriateness Application for the property of 226 Main Street. The proposal involves the Painting of the Siding of the Structure and Roofing of the Back Addition of the main building.

The subject property of 226 Main Street is part of the Rossville Historic District and is Zoned "MS-1", Main Street Core Form-Based Zoning

Background:

The proposal for 226 Main Street is another in a long line of project works and improvements for properties along Main Street in Rossville.

In regards to the proposal's status, as of this report, paint swatches and schemes have not been submitted to this office, but the applicant assured these items would be ready in a reasonable amount of time for board review and for the ADRB meeting. When received the items will be forwarded as an addendum to this report.

Further, the applicant proposal references the replacement of siding for the rear structure, with equivalent items. This is counted as like-for-like work and a COA will be issued reflecting such.

Supplemental Items

Implications for ADRB Policies & Guidelines; and Other Requirements

The proposal broaches the subject of painting, regarding the ADRB Policies & Guidelines. Summarily, the ADRB may refer to publications such as A Century of Color and Victorian Exterior Decoration. However, the board has simply reviewed paint proposals for an exterior as-is, without supplemental materials.



State of Ohio Historic Designation

This property of 226 Main Street is not part of the State of Ohio Historic Inventory.

PROPOSAL

Painting of the Siding of the Structure – to be painted in Sherwin Williams Paint.

- Applicant has yet to submit colors and placement scheme

Roofing – proposed for rear addition

Rear addition of structure is somewhat visible from right-of-way.

- New Shingles proposed – Owens Corning Duration Series
- “Teak” Color proposed
- Located on rear addition on main building.
- Samples have been included as Exhibit Attachment Items.

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Roof Sample
3. EXHIBIT C: COA Application



EXHIBIT A: Images of the Property



EXHIBIT B: Roofing Sample



EXHIBIT C: COA Application

A163565
A163566



Architectural Design Review Board

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

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.

A fee will be charged for any Certificate of Appropriateness application that is required to be heard before the ADRB, unless the proposed change is returning to or restoring to previous or original historic materials that can be referenced in past Architectural Design Review Board or other official City of Hamilton/State of Ohio Historic Inventory records. A proposal that is Like for Like (A repair or improvement in relation to a property in which the repair or improvement utilizes the existing materials/colors and replaces them with matching materials) does not require ADRB review and will be approved by the Secretary.

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.

Fee Schedule		
Proposal:	Residential	Commercial
Exterior Change	\$25	\$50
Like for Like Work (no board review)	\$0	\$0
Return to Original Historic Materials	\$0	\$0

Property Address: 226 - 228 MAIN

Applicant Name: Community Design Alliance / Hamilton C.O.R.E. Fund

Applicant Mailing Address: 236 High Street, Hamilton, OH 45011

Owner/s Name: Hamilton C.O.R.E. Fund

Owner Mailing Address: 236 High Street, Hamilton, OH 45011

Daytime Contact Phone: (513) 271-1740 Email: mike@cdalliance.net
seve@cdalliance.net

Applicant Signature: [Signature] Date: Oct 16, 2016

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

City of Hamilton
 Director of Planning
 10/16/2016 3:43 PM
 \$50.00



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.

Work Proposed: (Describe type of work, existing conditions, and methods to be used, materials proposed)

Siding to be replaced with equivalent on back addition.
New roofing on main building & back addition.
Paint Siding on back addition.

CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided Siding to be painted in
Appearance of Color: _____
Color Name & Manufacturer: Sherwin Williams color to be submitted
Location (body, window trim, specific trim, accent): next week

Siding Sample Provided On back addition...
Existing Siding (style, material, color, location): Existing lap siding to be replaced
Proposed Siding (style, material, color, location): with new that is equivalent
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* sample submitted
Existing Roof (material, style, color): New shingles to be Owens Corning
Proposed Roof (material, style, color): Duration Series - Teak color
Manufacturer: _____ Location: on back addition
& on main building

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): _____

