

**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 18, 2016
 - IV. Properties Seeking COA - New Business
 1. [318-320 Ross Avenue \(Rossville\) – Painting](#)
 2. [425 North Second Street \(German Village\) – Painting](#)
 - V. Miscellaneous/Discussion/On the Radar
 - Property Inquiries:
 - o 829 Dayton Street (Dayton-Campbell) – Garage Flat Roof - Like-for-Like COA
 - VI. Adjourn
 - VII. Guests:



AGENDA
Architectural Design Review Board
Tuesday, November 01, 2016

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

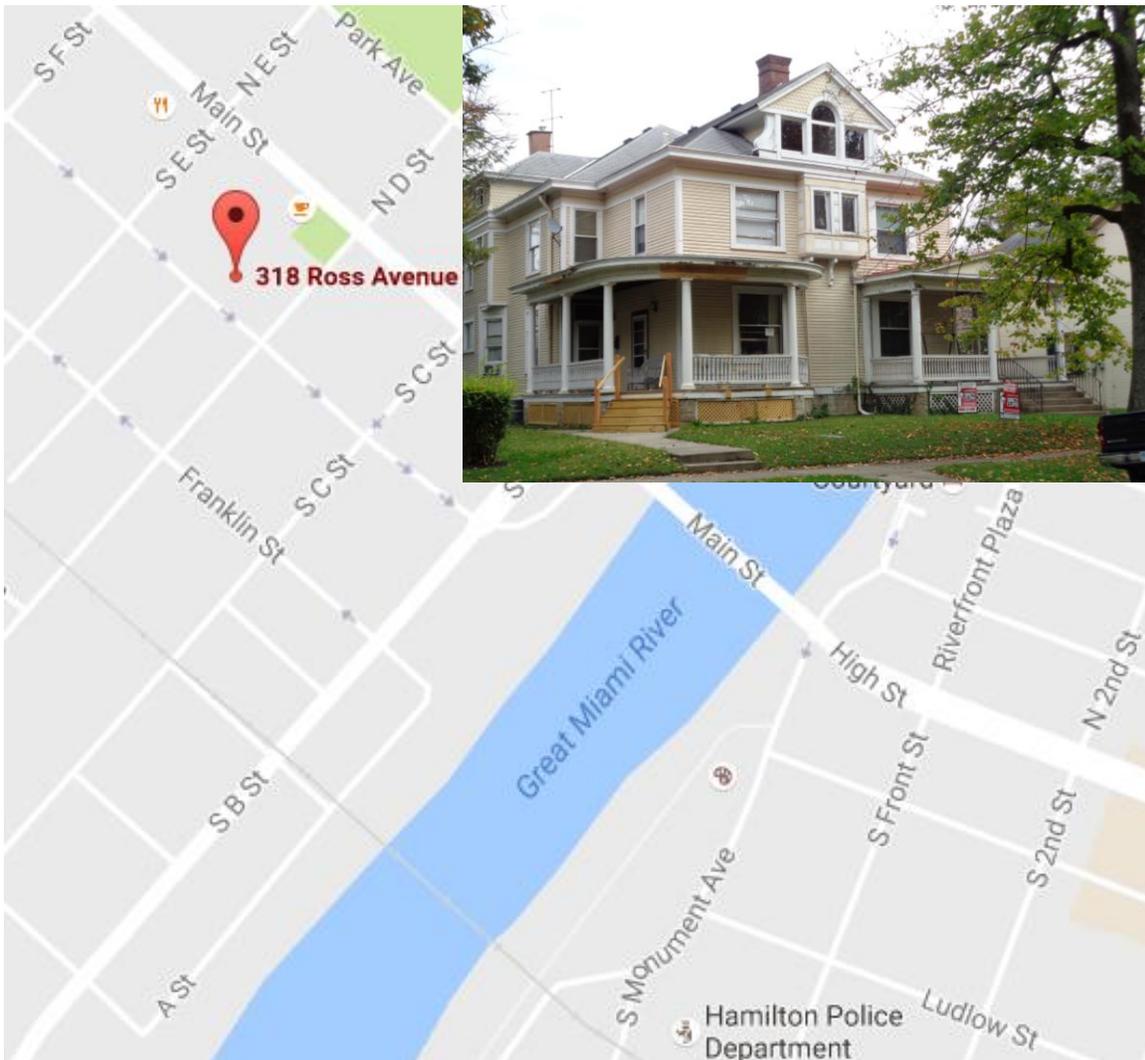
318-320 Ross Avenue – Painting

Lori Pollard (318 Ross) / Noel & Julie Metcalf (320 Ross), Applicant

Meeting Date: **11/1/2016**

Received Application: **10/21/2016**

Impacts: Rossville Historic District



Introduction:

Dear Board Members:

The Applicant, Lori Pollard (318 Ross) / Noel & Julie Metcalf (320 Ross), has submitted a Certificate of Appropriateness Application for the property of 318-320 Ross Avenue. The proposal involves Painting of the structure.

The subject property of 318-320 Ross Avenue is part of the Rossville Historic District and is Zoned "R-4", Multi-Family Residential District.

Background:

This COA application is a shared proposal to paint the whole structure of 318-320. The application was the result of the applicant's collaboration, as well as intermittent consultation of the Planning Staff. The applicants also noted a need to begin painting before the change of season due to the difficulties it would present.

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. The board may also consider Preservation Brief #10 for painting proposals. However, the board has simply reviewed paint proposals for an exterior as-is, without supplemental materials.

State of Ohio Historic Designation

This property of 318-320 Ross Avenue is part of the State of Ohio Historic Inventory, referenced as BUT-579-9. 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

Painting of the Structure using Sherwin Williams Paint – Historic Colors

Existing Color Composition of 318-320 Ross Avenue:

- Body – Light Yellow
- Trim - White

Proposed Colors:

- Body – “Cascade Green” SW 0066
- Trim – “Simple White” SW 7021

Applicant specifies: All Trim that is existing White will be painted in the “Simple White” color

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Submitted Paint Swatches
3. EXHIBIT C: Sample Rendering of Proposed Colors – Staff
4. EXHIBIT D: COA Application
5. EXHIBIT E: State of Ohio Inventory Record



EXHIBIT A: Images of the Property



EXHIBIT B: Submitted Paint Swatches

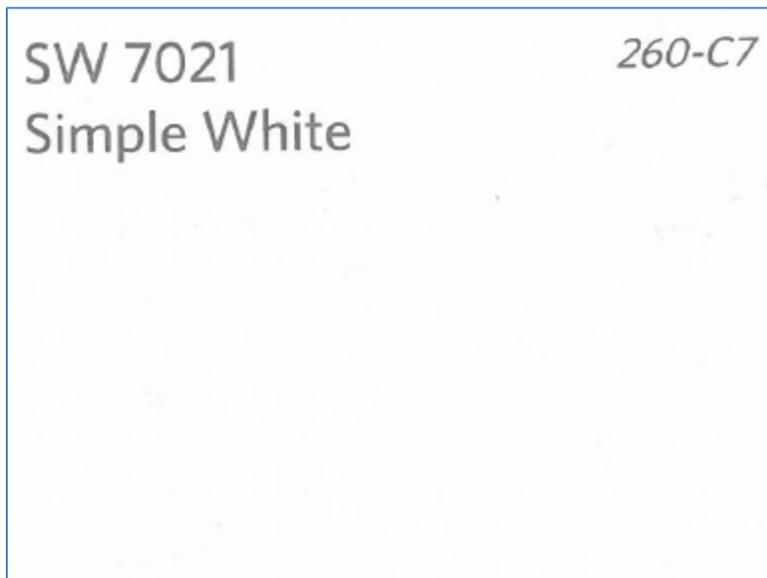
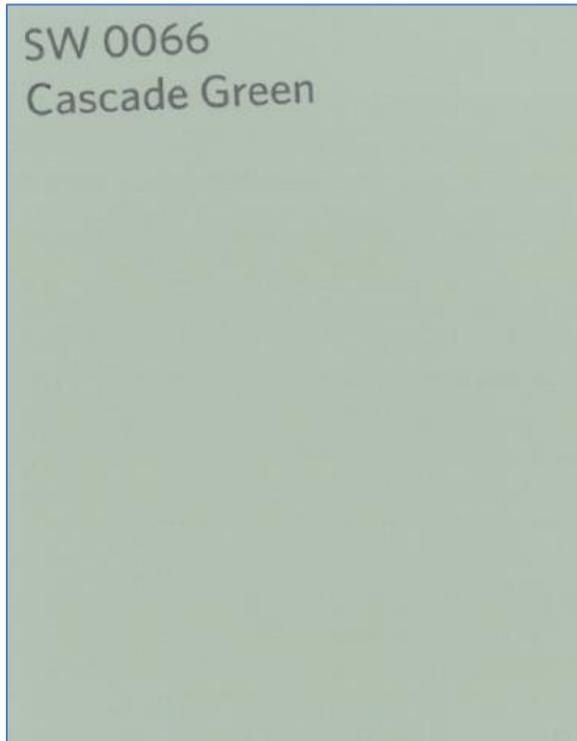


EXHIBIT C: Sample Rendering of Proposed Colors – Staff



EXHIBIT D: COA Application

4163793
4163794



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

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: 318 + 320 Ross Ave

Applicant Name: Lori Pollard

Applicant Mailing Address: 6628 Kennelcrest Drive Liberty Twp. OH 45014

Owner/s Name: Lori + David Pollard - Noel + Julie Metcalf

Owner Mailing Address: 6628 Kennelcrest Drive Liberty Twp. OH 45014

Daytime Contact Phone: 513-368-9331 Email: L.Pollard@Sbcycleline.com

Applicant Signature: [Signature] Date: 10/9/16

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



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)

CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
 Appearance of Color: Cascade Green / trim Simple White
 Color Name & Manufacturer: Cascade Green from Sherman Williams Historic colors
 Location (body, window trim, specific trim, accent): All trim that is white will be painted the color Simple 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): _____



EXHIBIT E: State of Ohio Historic Inventory Record

OHIO HISTORIC INVENTORY **CODED** Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

<p>1. No. <u>BUT-579-9</u></p> <p>2. County Butler</p> <p>3. Location of Negatives Hamilton Planning Dept.</p>	<p>4. Present Name(s)</p> <p>5. Other Name(s) Harry & Louis Sohngen Residence</p>	1. No. <u>BUT-579-9</u>																									
<p>6. Specific Location 318-320 Ross Ave. PT. 4069 Ward S1</p> <p>7. City or Town If Rural, Township & Vicinity Hamilton</p> <p>8. Site Plan with North Arrow</p>  <p>9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>187</u> <u>5</u></p> <table border="1" style="width: 100%; text-align: center;"> <tr> <td>10</td><td>7</td><td>0</td><td>9</td><td>4</td><td>4</td><td>4</td><td>3</td><td>0</td><td>1</td><td>4</td><td>0</td> </tr> <tr> <td colspan="3">Zone</td><td colspan="4">Easting</td><td colspan="5">Northing</td> </tr> </table> <p>10. Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/></p> <p>11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>15. Name of Established District</p>	10	7	0	9	4	4	4	3	0	1	4	0	Zone			Easting				Northing					<p>16. Thematic Category Manufacturing/industry</p> <p>17. Date(s) or Period c.1910</p> <p>18. Style or Design</p> <p>19. Architect or Engineer</p> <p>20. Contractor or Builder</p> <p>21. Original Use, if apparent Residence</p> <p>22. Present Use Residence</p> <p>23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/></p> <p>24. Owner's Name & Address, if known</p> <p>25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>26. Local Contact Person or Organization Hamilton Planning Dept.</p> <p>27. Other</p> 	<p>28. No. of Stories <u>2 1/2</u></p> <p>29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>30. Foundation Material Ashlar cut stone</p> <p>31. Wall Construction Frame</p> <p>32. Roof Type & Material Hip-gable-shingles</p> <p>33. No. of Bays Front <u>4</u> Side <u>3</u></p> <p>34. Wall Treatment Clapboard</p> <p>35. Plan Shape Irreg.</p> <p>36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/></p> <p>37. Condition Interior _____ Exterior <u>Excellent</u></p> <p>38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>41. Distance from and Frontage on Road <u>20'</u></p>	2. County Butler
10	7	0	9	4	4	4	3	0	1	4	0																
Zone			Easting				Northing																				
<p>42. Further Description of Important Features Asymmetrical facade with two distinctive porches. One square with strong front gable including heraldic carvings with dentils, doric columns and turned balusters; other, rounded no gable, dentils, columns and balusters. 3rd story dormer gable with imbricated shingles surrounding Palladian window. Scrolled (heavy) ornamentation at corners. Metal finial at crest of gable. Second story center front windows of leaded, stained glass, supported by large carved brackets</p> <p>43. History and Significance The 1910 census listed Harry Sohngen, 25 as the asst. sect. and treasurer of the Edward Sohngen Malt Co. He rented the house. The 1912 City Directory lists Harry L. Sohngen at 318, and Louis Sohngen, manager of Las-Stick Patch Manufacturing Co. as the resident of 320 Ross. This is significant as an example of early twentieth century (over)</p> <p>44. Description of Environment and Outbuildings Residential area composed of late 19th and early 20th century structures. Barn with vertical siding in rear.</p> <p>45. Sources of Information P.O. 1912 and 1919-20 Williams Hamilton Directory U.S. census, 1910</p>	<p>46. Prepared by JPF</p> <p>47. Organization Historic Hamilton, Inc.</p> <p>48. Date _____ 49. Revision Date(s) _____</p>	4. Present Name(s) Butler																									
<p>43. (continued) classically-influenced eclectic architecture.</p>		5. Other Name(s) Harry & Louis Sohngen Residence																									



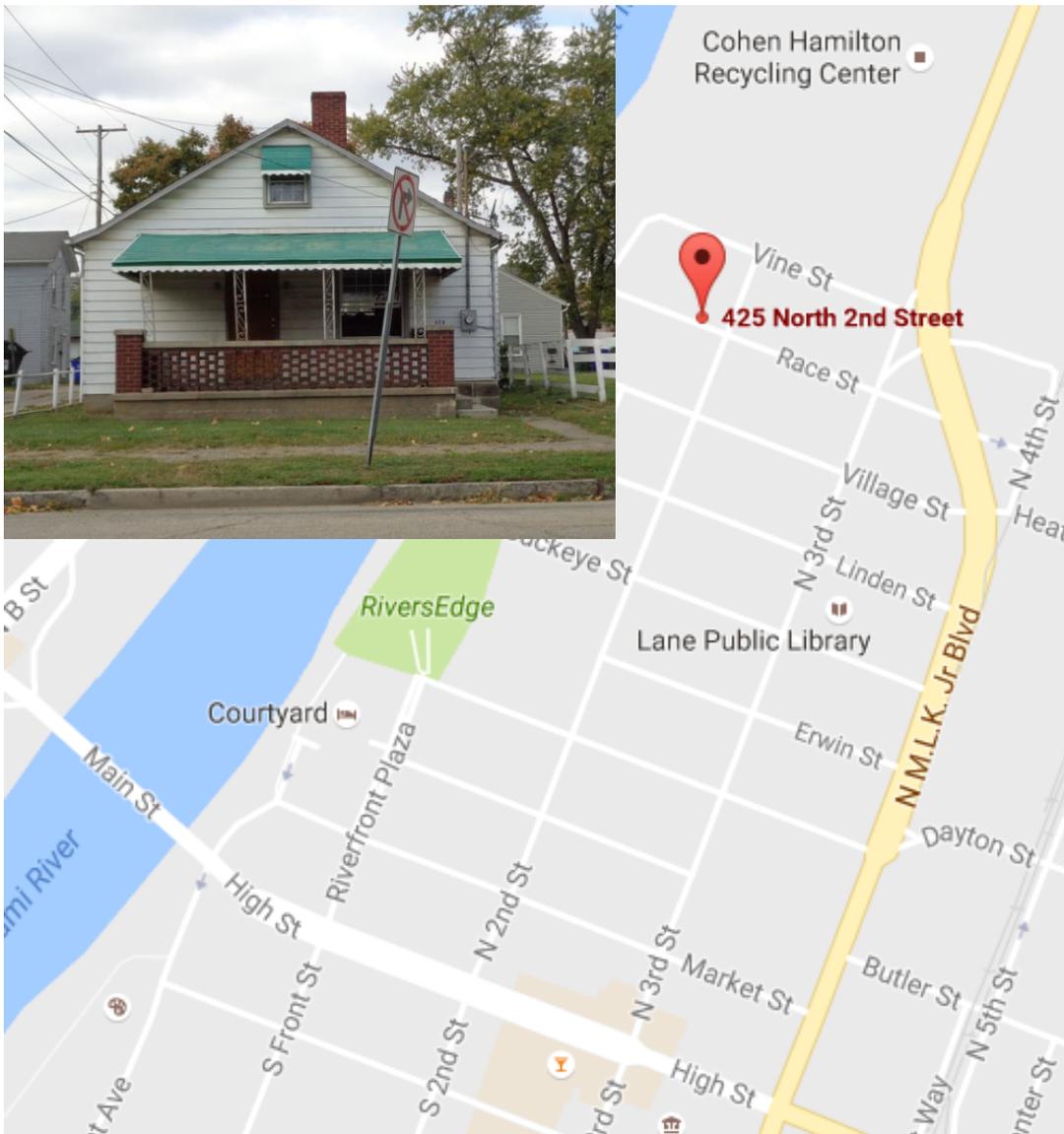


To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #2**
425 North Second Street – Painting
Craig Wilks, Applicant

Meeting Date: **11/1/2016**

Received Application: **10/21/2016**

Impacts: German Village Historic District



Introduction:

Dear Board Members:

The Applicant, Craig Wilks, has submitted a Certificate of Appropriateness Application for the property of 425 North Second Street. The proposal involves Painting of the structure.

The subject property of 425 North Second Street is part of the German Village Historic District and is Zoned “BPD”, Business Planned Development.

Background:

This is another proposal by the applicant, in a long line of similar applications involving painting of structures. The paint is intended to enhance the look of the property.

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. The board may also consider Preservation Brief #10 for painting proposals. However, the board has simply reviewed paint proposals for an exterior as-is, without supplemental materials.

State of Ohio Historic Designation

This property of 425 North Second Street is not part of the State of Ohio Historic Inventory.



PROPOSAL

Painting of the structure using PPG / Porter Paints.

Proposal Synopsis:

- Body of the house as: “House Sawdust”, PPG 1206-4
- Awnings as: “March Music”, PPG 1127-3
- Doors as: “Green Tea Leaf”, PPG 1128-5
- Trim as: White

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Applicant Images of Property
3. EXHIBIT C: Digital Sample of Proposed Paint Appearance - Staff
4. EXHIBIT D: Paint Swatches – Staff Supplied
5. EXHIBIT E: COA Application



EXHIBIT A: Images of the Property



EXHIBIT B: Applicant Images of Property





EXHIBIT C: Paint Swatches – Staff Supplied



Body



Awning



Doors



EXHIBIT D: Digital Rendering of Proposed Paint Appearance – Staff



EXHIBIT E: COA Application

A163801
A163802



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

Architectural Design Review Board

Phone: 513-785-7350

Fax: 513-785-7349

Email: hamiltonhistoric@hamilton-oh.gov

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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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: 425 North 2nd Street

Applicant Name: Craig Wilks

Applicant Mailing Address: 371 North 2nd Street - Hamilton, Ohio 45011

Owner/s Name: Craig F. Wilks

Owner Mailing Address: Same

Daytime Contact Phone: 513.868.9000 Email: CRAIG@WILKSINSURANCE.COM

Applicant Signature: Craig F. Wilks Date: _____

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
 Dept. of Community Development
 345 High Street, Suite 370
 Hamilton, OH 45011
 Phone: 513-785-7350
 Fax: 513-785-7349
 Email: hamiltonhistoric@hamilton-oh.gov
 \$25.00



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)

Painting: House Siding PPG 6206-4
 Windows: Metch Music PPG 1127-3
 Doors: GREEN TEA LEAF PPG-1128-5
 Trim: White 6-2045X1
 Windows: Roof trim

CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
 Appearance of Color: _____
 Color Name & Manufacturer: PORTER PAINTS
 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): _____

