

**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. November 1, 2016

IV. Properties Seeking COA - New Business

1. 643 Dayton Street (*Dayton-Campbell*) – Remove Shutters
2. 15 South B Street (*Rossville*) – Building Proposed for Mural
3. 212 Main Street (*Rossville*) – Building Proposed for Mural
4. 376 South D Street (*Rossville*) – Replace Basement Windows
5. 663 South C Street (*Rossville*) – Rear Fence

V. Miscellaneous/Discussion/On the Radar

- Property Inquiries:
 - o 219 South D Street (*Rossville*) – Concrete Steps to House, address disrepair and safety - Emergency COA

VI. Adjourn

VII. Guests:



AGENDA
Architectural Design Review Board
Tuesday, November 15, 2016

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To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #1**
643 Dayton Street – Removal of Shutters
Heather and Josh Hodges, Applicant
Meeting Date: **11/15/2016**
Received Application: **10/31/2016**
Impacts: Dayton-Campbell Historic District

Introduction:

The Applicant, Heather and Josh Hodges, has submitted a Certificate of Appropriateness Application for the property of 643 Dayton Street. The proposal involves the Removal of Shutters.

The subject property of 643 Dayton Street is part of the Dayton-Campbell Historic District and is Zoned “R-0”, Multi-Family Office District.

This property is also part of the State of Ohio Historic Inventory, referenced as BUT-983-9 – see attached.

Please note that the only item in need of ADRB review is the removal of the shutters. All other work, pertaining to roofing and wood repair, has been considered like-for-like and/or emergency.

PROPOSAL

Removal of Shutters from the Structure

- Shutters are primarily located on the front second and third floor, and on the northern elevation of the structure.
- Note that the southern elevation of the structure has no shutters.
- Applicants submitted two photos as evidence of the building not having shutters in the past. – See Exhibit Attachments A and A-1 for comparison.
 - One particular item is a picture of the structure during the 1913 flood.



Determining COA Approval:

In determining whether or not the Architectural Design Review Board will approve the issuance of a Certificate of Appropriateness, the Board shall consider:

1. **Whether the proposed change will adversely affect or destroy any significant exterior architectural and/or historical feature of the structure, site, monument, streetscape or neighborhood,**
2. **And whether it will adversely affect or destroy the general architectural and/or historical significance of the Historic District or Inventory Property.**

In the event the Architectural Design Review Board refuses to issue to an applicant Certificate of Appropriateness:

1. **The Architectural Design Review Board shall attempt to reconcile an alternative plan with the applicant – that is acceptable to both the applicant and to the Architectural Design Review Board.**
2. If the Architectural Design Review Board and the applicant are unable to reconcile an alternative plan, the applicant may appeal the decision of the Architectural Design Review Board to the Board of Zoning Appeals pursuant to the applicable provisions of the Hamilton Zoning Ordinance.

Supplemental Items

ADRB Policies & Guidelines; and Other Requirements

The proposal broaches the subject of Shutters in the ADRB Policies & Guidelines. However, the guidelines pertain to the installation of shutters, not the removal of shutters. Still, the section does encourage the use of evidence for shutter proposals – and despite proposing removal of shutters the Applicants have supplied diverse and sufficient photographic evidence for the case.

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT A1: Applicant Historical Images of Property – Evidence of No Shutters
3. EXHIBIT B1: Location Map
4. EXHIBIT B2: Map of Property
5. EXHIBIT C: COA Application
6. EXHIBIT D: State of Ohio Inventory Record

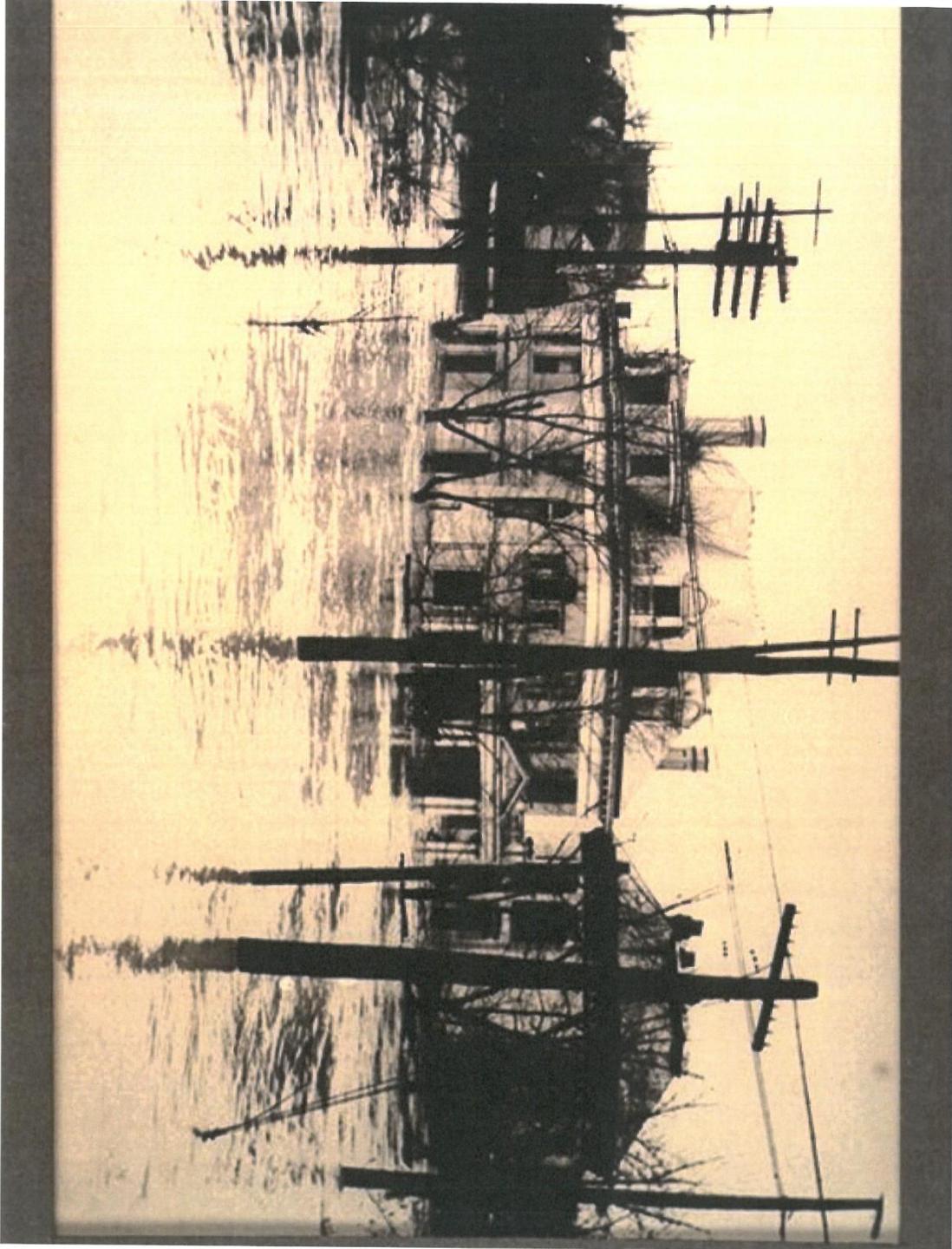


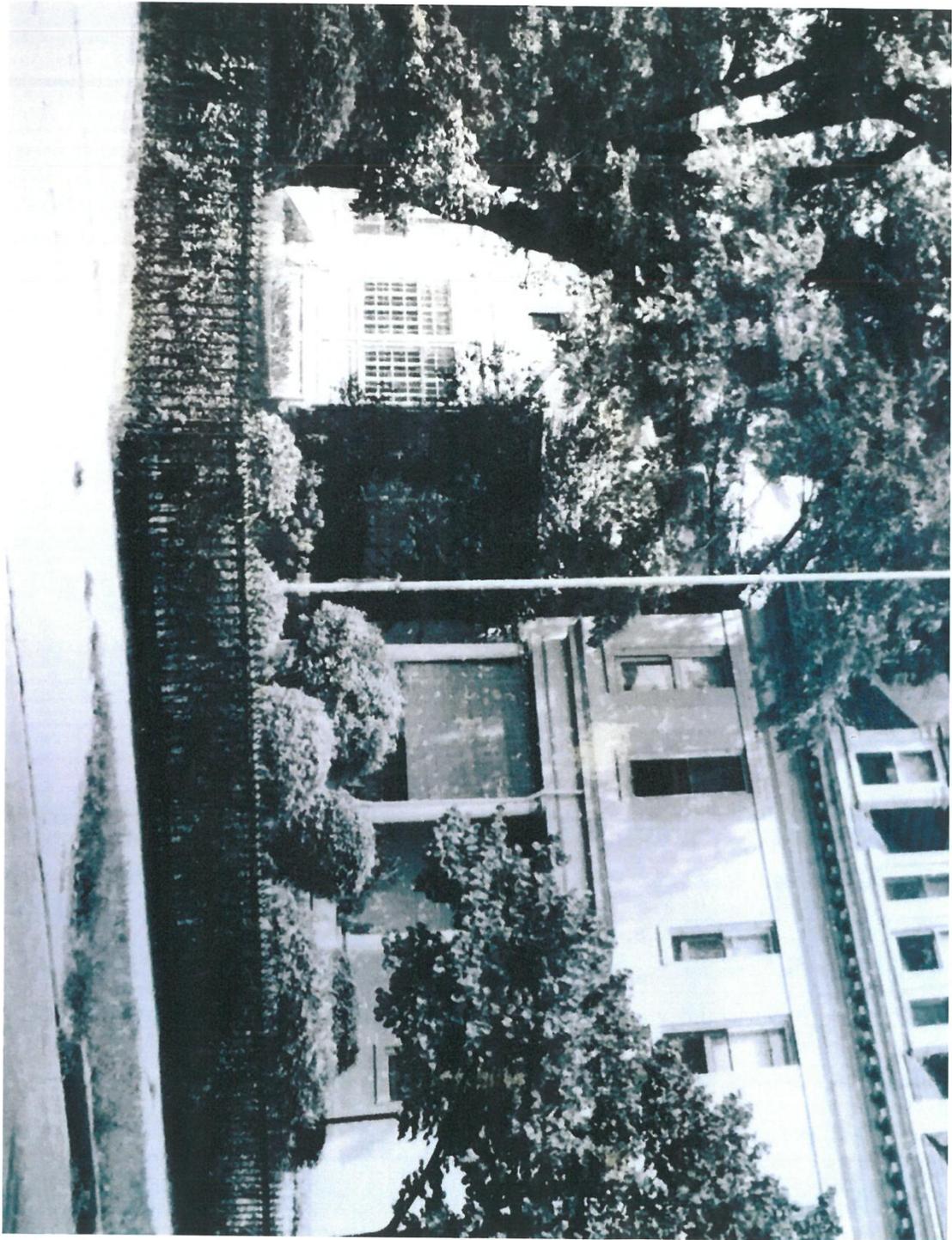
EXHIBIT A: Images of the Property





EXHIBIT A1: Applicant Historical Images of Property – Evidence of No-Shutters





4



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6





EXHIBIT B1: Location Map

643 Dayton Street - Location Map

Date: 11/9/2016

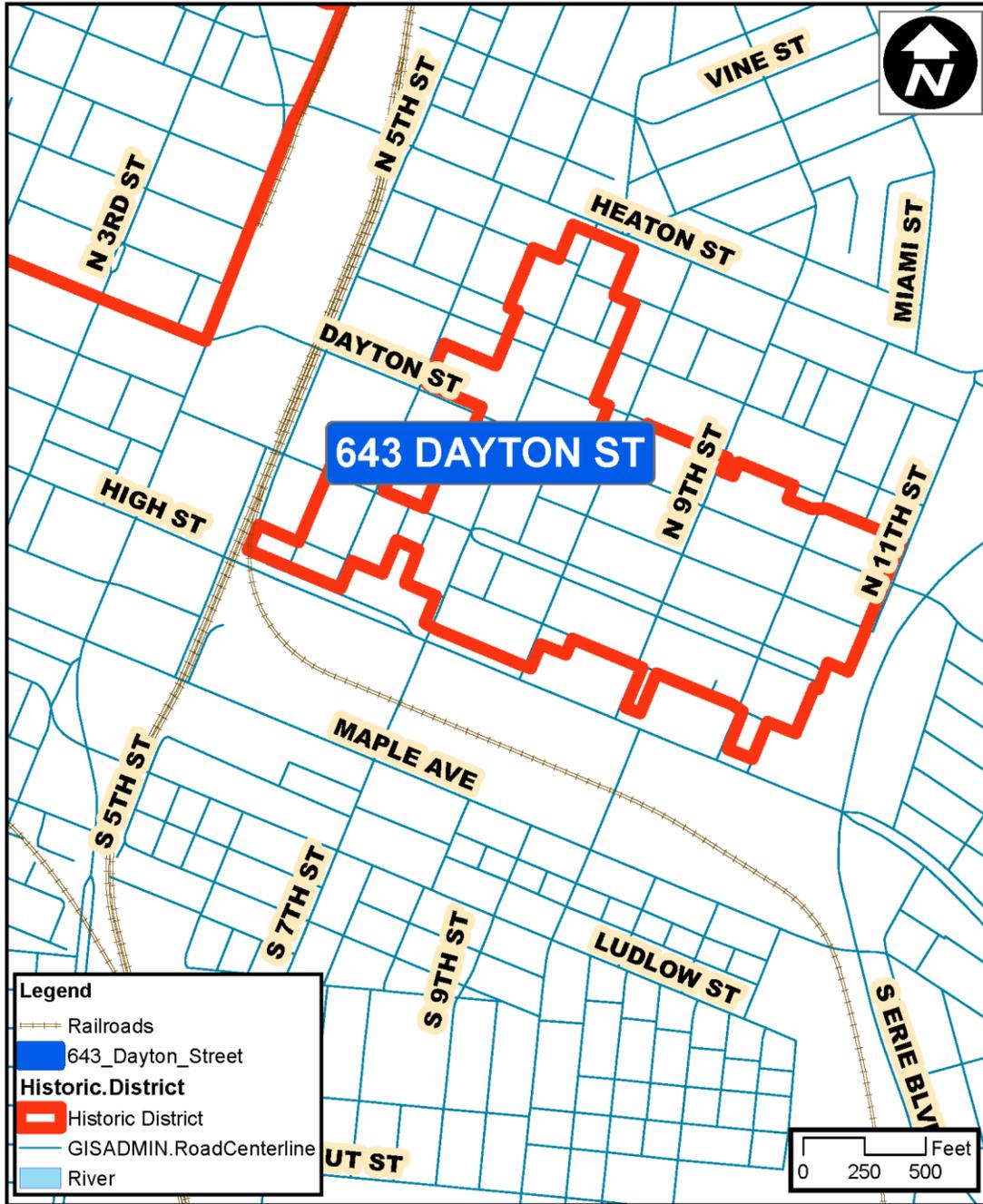


EXHIBIT B2: Map of Property

643 Dayton Street

Date: 11/9/2016

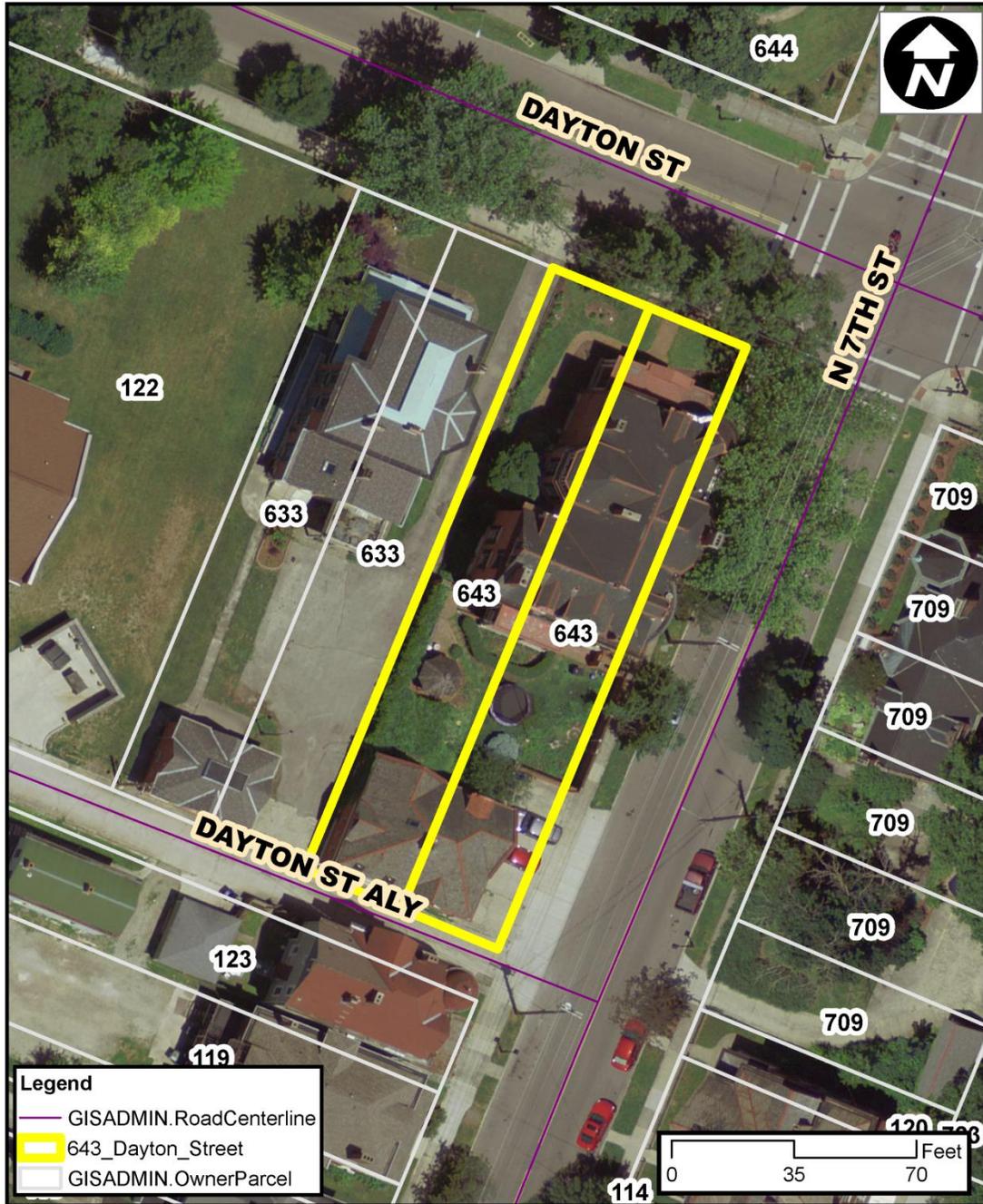


EXHIBIT C: COA Application

A163911
A163912



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: 4433 Dayton St., Hamilton, OH 45011

Applicant Name: Heather & Josh Hodges

Applicant Mailing Address: same

Owner/s Name: same

Owner Mailing Address: same

Daytime Contact Phone: 785-7028 Email: heatherk-hodges1@gmail.com

Applicant Signature: Heather Hodges Date: 10/27/16

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)

Relining of box gutters w/ .60 mills rubber; relining of flat roofs w/ same rubber; Repair of rotted wood on front porch w/ like materials; Replacement of all downspouts to match current; Removal of shutters (see photos)

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): *metal roof squares painted red*
Proposed Roof (material, style, color): *black rubber membrane .60 mills*
Manufacturer: _____ Location: *front: back porches + turrets.*

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): Rubber & aluminum membrane in box gutter

Proposed Gutter (material, style, location, color): Rubber 0.60 mils membrane

Manufacturer: Also replacement of all downspouts w/ like materials

Soffit

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

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

Other Work not listed above: Removal of shutters - see photo that shows shutters were not originally on the house - per Mike Dingeldein the house wouldn't have shutters based on the age of the house. Shutters detract from architectural features on the house.

Demolition

NOTE: 1126.60 Certificate of Appropriateness – Demolition: In the event an application for a Certificate of Appropriateness includes demolition of any property in the Architectural Conservation/Historic District the applicant shall be required to submit evidence to the Architectural Design Review Board indicating that at least one of the following conditions prevail:

- That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District,
- That the property proposed for demolition contains no features of architectural and/or historical significance; or
- That there is no reasonable economic use for the property as it exists or as it might be rehabilitated, that there is no feasible means or prudent alternative to demolition,
- Existing structures listed in section 1126.110 (Central Area Building Inventory) shall be maintained. For buildings listed in that inventory, the cost of rehabilitation must exceed 67% of the replacement cost of the same structure at the time of the proposed demolition based on the Marshall Swift Construction Cost Index or a similar industry standard index before a Certificate of Appropriateness for demolition can be issued. No building listed in the Central Area Building Inventory may be demolished without approval by the Architectural Design Review Board regardless of existing building condition. (OR2013-2-22)
- Both the architectural and historical significance of the property, its relation to the street and to the historic district as a whole shall be considered.

Please Explain the selection made above: _____

Please attach additional sheets if necessary.

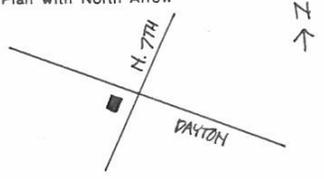


EXHIBIT D: State of Ohio Inventory Record

#13

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

OHIO HISTORIC INVENTORY

1. No. <u>BUT- 983-9</u>		4. Present Name(s)		1 983-9	
2. County <u>Butler</u>		5. Other Name(s)			2 BUTLER
3. Location of Negatives <u>City Planning</u>		<u>George Adam Rentschler House</u>			
6. Specific Location <u>643 Dayton Street</u>		16. Thematic Category		2 BUTLER	
7. City or Town <input type="checkbox"/> If Rural, Township & Vicinity <u>Hamilton</u>		17. Date(s) or Period <u>1882; 1900-1901</u>			4 Present Name(s)
8. Site Plan with North Arrow 		18. Style or Design <u>Neo-Classical</u>		4 Present Name(s)	
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>9 794</u> 1 6 7 1 0 6 4 0 4 3 6 3 8 0 0		19. Architect or Engineer			4 Present Name(s)
10. <input type="checkbox"/> Site Building <input checked="" type="checkbox"/> Structure Object		20. Contractor or Builder		4 Present Name(s)	
11. On National Register? Yes <input type="checkbox"/> No <input type="checkbox"/>		21. Original Use, if apparent <u>Residence</u>			4 Present Name(s)
12. Is it Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use <u>Residence/apartments</u>		4 Present Name(s)	
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input type="checkbox"/>			4 Present Name(s)
14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known <u>Sherry Corbett 643 Dayton Hamilton, OH 45011</u>		4 Present Name(s)	
15. Name of Established District <u>Dayton-Campbell H.D. (1983)</u>		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			4 Present Name(s)
42. Further Description of Important Features Classical revival porch composed of Tuscan columns, pediment and spindle balustrade with ceramic tiled floor. Entrance has double doors with beveled oval glass windows and leaded transom. Rounded corner pavilions and three-story projecting bays distinguish the side elevations. A series of gabled dormers with shell-like medallions and metal pilasters project from roof. Interior has several rooms decorated in wood themes, one type of wood predominating in each room.		26. Local Contact Person or Organization <u>Dayton Lane Association</u>		5 Other Name(s) RENTSCHLER, GEORGE ADAM	
43. History and Significance Home of George A. Rentschler and his family until the 1940's. Built in 1882 and remodeled in 1900-01. Although it was built for Rentschler, it was the home during the late 1880's of Rev. McMillan and his daughter Mary, who became a fairly prominent literary figure. Rentschler came to Hamilton in 1873, and three years later founded Sohn and Rentschler. Sohn was his next door neighbor as well. (Their houses were built as mirror (cont'd)		27. Other Surveys in Which Included NATIONAL REGISTER			5 Other Name(s) RENTSCHLER, GEORGE ADAM
44. Description of Environment and Outbuildings Two story carriage house with Palladian window and dentiled frieze. Vintage iron fence borders north and east sides. Brick wall with iron work on top of it borders the back yard. Located in a residential area which contains largest homes in the district.		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		5 Other Name(s) RENTSCHLER, GEORGE ADAM	
45. Sources of Information National Register nomination - Steve Gordon/Sherry Corbett Williams' Hamilton City Directories		41. Distance from and Frontage on Road <u>25 ft.</u>			5 Other Name(s) RENTSCHLER, GEORGE ADAM
		46. Prepared by <u>Rita Walsh</u>		5 Other Name(s) RENTSCHLER, GEORGE ADAM	
		47. Organization <u>Dayton Lane Assoc.</u>			5 Other Name(s) RENTSCHLER, GEORGE ADAM
		48. Date <u>10/82</u>		5 Other Name(s) RENTSCHLER, GEORGE ADAM	
		49. Revision Date(s)			5 Other Name(s) RENTSCHLER, GEORGE ADAM



OHIO HISTORIC INVENTORY

43. (continued)

images.) Other companies that Rentschler was involved in were Hooven, Owens & Rentschler, Hamilton Foundry & Machine Co., Phoenix Caster Co., Hamilton Ice Delivery Co., Royal Pottery Works, Hamilton Dime Savings Bank and Citizens Savings Bank & Trust Co. The building is significant for its long association with the Rentschler family and for its Classical architecture and superb craftsmanship.

1. Name		2. Address		3. City		4. State		5. Zip	
6. Date of Construction		7. Date of Renovation		8. Architect		9. Contractor		10. Other	
11. Style		12. Material		13. Height		14. Area		15. Other	
16. Significant Dates		17. Significant Events		18. Significant People		19. Significant Organizations		20. Significant Documents	
21. Other		22. Other		23. Other		24. Other		25. Other	
26. Other		27. Other		28. Other		29. Other		30. Other	
31. Other		32. Other		33. Other		34. Other		35. Other	
36. Other		37. Other		38. Other		39. Other		40. Other	
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516. Other		517. Other		518. Other		519. Other		520. Other	
521. Other		522. Other		523. Other		524. Other		525. Other	
526. Other		527. Other		528. Other		529. Other		530. Other	
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571. Other		572. Other		573. Other		574. Other		575. Other	
576. Other		577. Other		578. Other		579. Other		580. Other	
581. Other		582. Other		583. Other		584. Other		585. Other	
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591. Other		592. Other		593. Other		594. Other		595. Other	
596. Other		597. Other		598. Other		599. Other		600. Other	
601. Other		602. Other		603. Other		604. Other		605. Other	
606. Other		607. Other		608. Other		609. Other		610. Other	
611. Other		612. Other		613. Other		614. Other		615. Other	
616. Other		617. Other		618. Other		619. Other		620. Other	
621. Other		622. Other		623. Other		624. Other		625. Other	
626. Other		627. Other		628. Other		629. Other		630. Other	
631. Other		632. Other		633. Other		634. Other		635. Other	
636. Other		637. Other		638. Other		639. Other		640. Other	
641. Other		642. Other		643. Other		644. Other		645. Other	
646. Other		647. Other		648. Other		649. Other		650. Other	
651. Other		652. Other		653. Other		654. Other		655. Other	
656. Other		657. Other		658. Other		659. Other		660. Other	
661. Other		662. Other		663. Other		664. Other		665. Other	
666. Other		667. Other		668. Other		669. Other		670. Other	
671. Other		672. Other		673. Other		674. Other		675. Other	
676. Other		677. Other		678. Other		679. Other		680. Other	
681. Other		682. Other		683. Other		684. Other		685. Other	
686. Other		687. Other		688. Other		689. Other		690. Other	
691. Other		692. Other		693. Other		694. Other		695. Other	
696. Other		697. Other		698. Other		699. Other		700. Other	



To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #2**
15 South B Street – Building Planned for Mural
StreetSpark (Jennifer Acus-Smith, Program Manager), Applicant
Meeting Date: **11/15/2016**
Received Application: **11/4/2016**
Impacts: Rossville Historic District

Introduction:

The Applicant, StreetSpark (Jennifer Acus-Smith, Program Manager), has submitted a Certificate of Appropriateness Application for the property of 15 South B Street. The proposal involves Building Planned for Mural.

The subject property of 15 South B Street is part of the Rossville Historic District and is Zoned “MS-1”, Main Street Core, Form-Based Zoning.

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

StreetSpark is in the process of another round of murals for 2017, including selecting high-visibility buildings for murals. Note that the application is to determine the appropriateness of the building for a mural. The mural has not been selected and is not being reviewed at this time.

PROPOSAL

A mural is planned for the North Elevation Wall at 15 South B Street.

- The Wall will be repaired and primed
- The Mural will be painted using NovaColor exterior mural paint
 - The Mural will then be sealed with Aquathane varnish

Determining COA Approval:

In determining whether or not the Architectural Design Review Board will approve the issuance of a Certificate of Appropriateness, the Board shall consider:

1. **Whether the proposed change will adversely affect or destroy any significant exterior architectural and/or historical feature of the structure, site, monument, streetscape or neighborhood,**
2. **And whether it will adversely affect or destroy the general architectural and/or historical significance of the Historic District or Inventory Property.**



In the event the Architectural Design Review Board refuses to issue to an applicant Certificate of Appropriateness:

1. **The Architectural Design Review Board shall attempt to reconcile an alternative plan with the applicant – that is acceptable to both the applicant and to the Architectural Design Review Board.**
2. If the Architectural Design Review Board and the applicant are unable to reconcile an alternative plan, the applicant may appeal the decision of the Architectural Design Review Board to the Board of Zoning Appeals pursuant to the applicable provisions of the Hamilton Zoning Ordinance.

Supplemental Items

ADRB Policies & Guidelines; and Other Requirements

The proposal broaches the subject of Murals regarding the ADRB Policies & Guidelines. Murals have been the recent subject of review for the Policies-Guidelines, with the recently adopted Background and Purpose statements.

- Summarily,
 - The Background notes the benefits and value of murals, serving as a medium to display art, history and culture of a community, whilst enhancing the character of historic areas;
 - The Purpose concerns compatibility, massing, scale, along with the intent of minimal intrusion into the artistic expression.

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT A1: Location of Mural – Applicant Supplied Image
3. EXHIBIT B1: Location Map
4. EXHIBIT B2: Map of Property
5. EXHIBIT C: COA Application



EXHIBIT A: Images of the Property

EXHIBIT A1: Location of Mural - Applicant Supplied Image



EXHIBIT B1: Location Map

15 South B Street - Location Map

Date: 11/8/2016

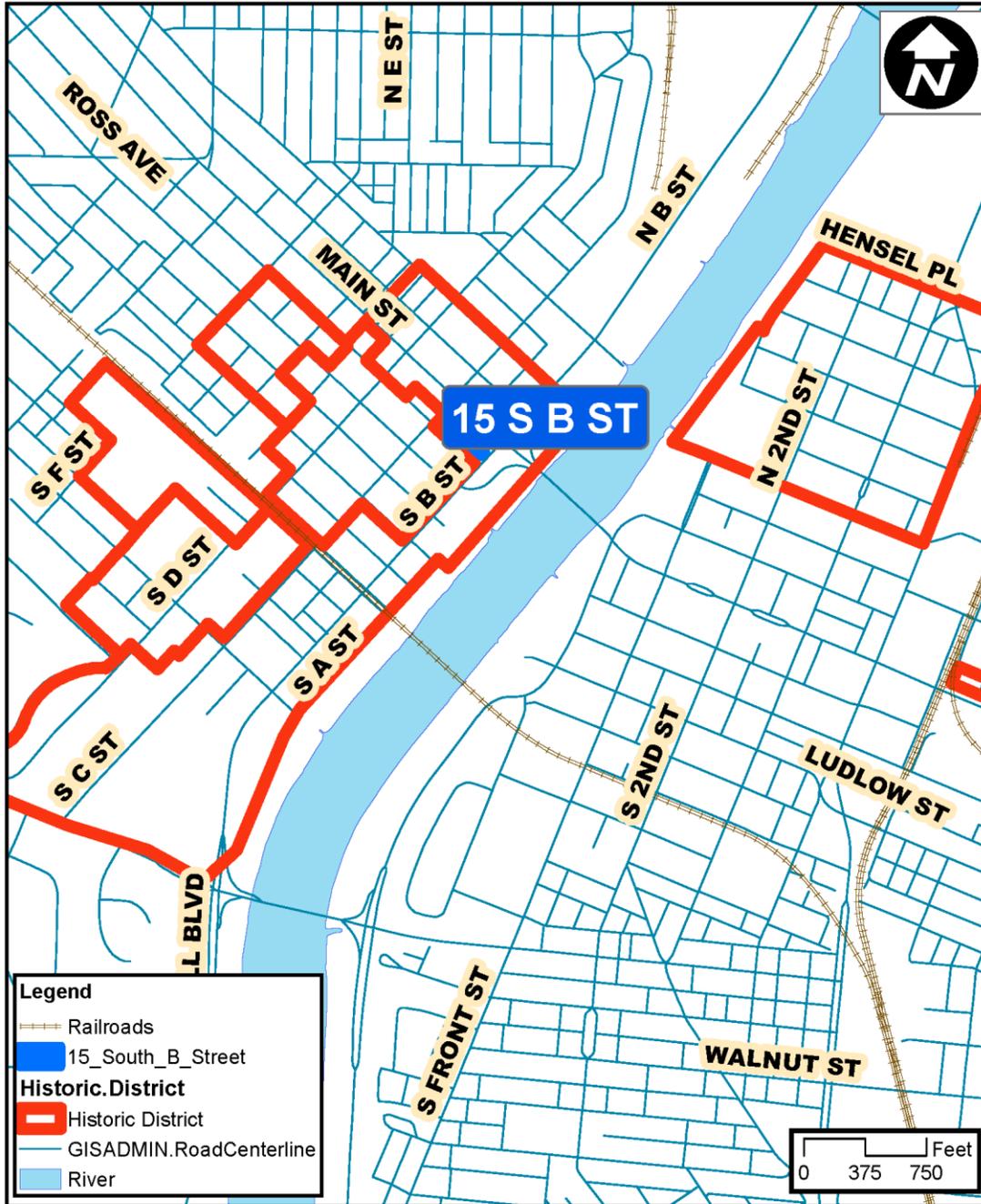


EXHIBIT B2: Map of Property

15 South B Street

Date: 11/8/2016

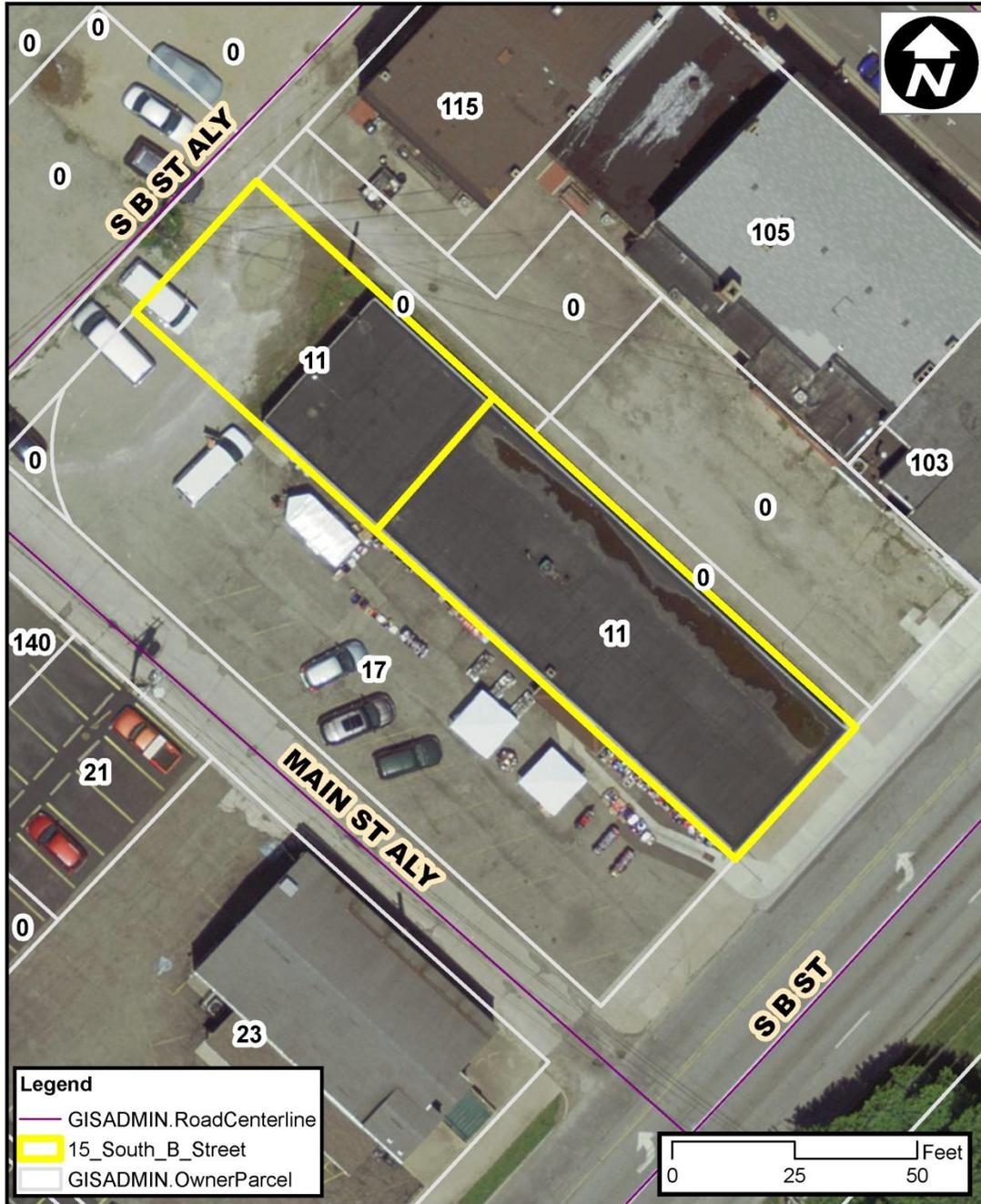


EXHIBIT C: COA Application



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

A163994
 A163995

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: 15 S. B Street, Hamilton, OH 45013
 Applicant Name: Jennifer Acus-Smith / Streetspark Program Manager
 Applicant Mailing Address: 101 S. Monument Ave. Hamilton, OH 45011
 Owner/s Name: Gary Kraft
 Owner Mailing Address: Wildrose Inc., 915 Hogan Dr. Hamilton, OH 45013
 Daytime Contact Phone: 513-703-5611 Email: garykraft@msn.com
 Applicant Signature: [Signature] Date: 11-4-16

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)

A mural is planned for the wall at 15 S. B St. (see image). The existing wall will be repaired and primed. The mural will be painted using NovaColor exterior mural paint and sealed with Aquathane varnish.

CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided

Appearance of Color: _____

Color Name & Manufacturer: NovaColor paints, Aquathane varnish

Location (body, window trim, specific trim, accent): wall (see image)

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): _____





To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #3**
212 Main Street – Building Planned for Mural
StreetSpark (Jennifer Acus-Smith, Program Manager), Applicant
Meeting Date: **11/15/2016**
Received Application: **11/4/2016**
Impacts: Rossville Historic District

Introduction:

The Applicant, StreetSpark (Jennifer Acus-Smith, Program Manager), has submitted a Certificate of Appropriateness Application for the property of 212 Main Street. The proposal involves Building Planned for Mural.

The subject property of 212 Main Street is part of the Rossville Historic District and is Zoned “MS-1”, Main Street Core, Form-Based Zoning.

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

StreetSpark is in the process of another round of murals for 2017, including selecting high-visibility buildings for murals. The surface wall intended for the mural appears unoriginal to the building proper for 212 Main Street. Note that the application is to determine the appropriateness of the building for a mural. The mural has not been selected and is not being reviewed at this time.

PROPOSAL

A mural is planned for the East Elevation Wall at 212 Main Street.

- The Wall will be repaired and primed
- The Mural will be painted using NovaColor exterior mural paint
 - The Mural will then be sealed with Aquathane varnish

Determining COA Approval:

In determining whether or not the Architectural Design Review Board will approve the issuance of a Certificate of Appropriateness, the Board shall consider:

1. **Whether the proposed change will adversely affect or destroy any significant exterior architectural and/or historical feature of the structure, site, monument, streetscape or neighborhood,**
2. **And whether it will adversely affect or destroy the general architectural and/or historical significance of the Historic District or Inventory Property.**



In the event the Architectural Design Review Board refuses to issue to an applicant Certificate of Appropriateness:

1. **The Architectural Design Review Board shall attempt to reconcile an alternative plan with the applicant – that is acceptable to both the applicant and to the Architectural Design Review Board.**
2. If the Architectural Design Review Board and the applicant are unable to reconcile an alternative plan, the applicant may appeal the decision of the Architectural Design Review Board to the Board of Zoning Appeals pursuant to the applicable provisions of the Hamilton Zoning Ordinance.

Supplemental Items

ADRB Policies & Guidelines; and Other Requirements

The proposal broaches the subject of Murals regarding the ADRB Policies & Guidelines. Murals have been the recent subject of review for the Policies-Guidelines, with the recently adopted Background and Purpose statements.

- Summarily,
 - The Background notes the benefits and value of murals, serving as a medium to display art, history and culture of a community, whilst enhancing the character of historic areas;
 - The Purpose concerns compatibility, massing, scale, along with the intent of minimal intrusion into the artistic expression.

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT A1: Location of Mural – Applicant Supplied Image
3. EXHIBIT B1: Location Map
4. EXHIBIT B2: Map of Property
5. EXHIBIT C: COA Application



EXHIBIT A: Images of the Property

EXHIBIT A1: Location of Mural - Applicant Supplied Image



EXHIBIT B1: Location Map

212 Main Street - Location Map

Date: 11/8/2016

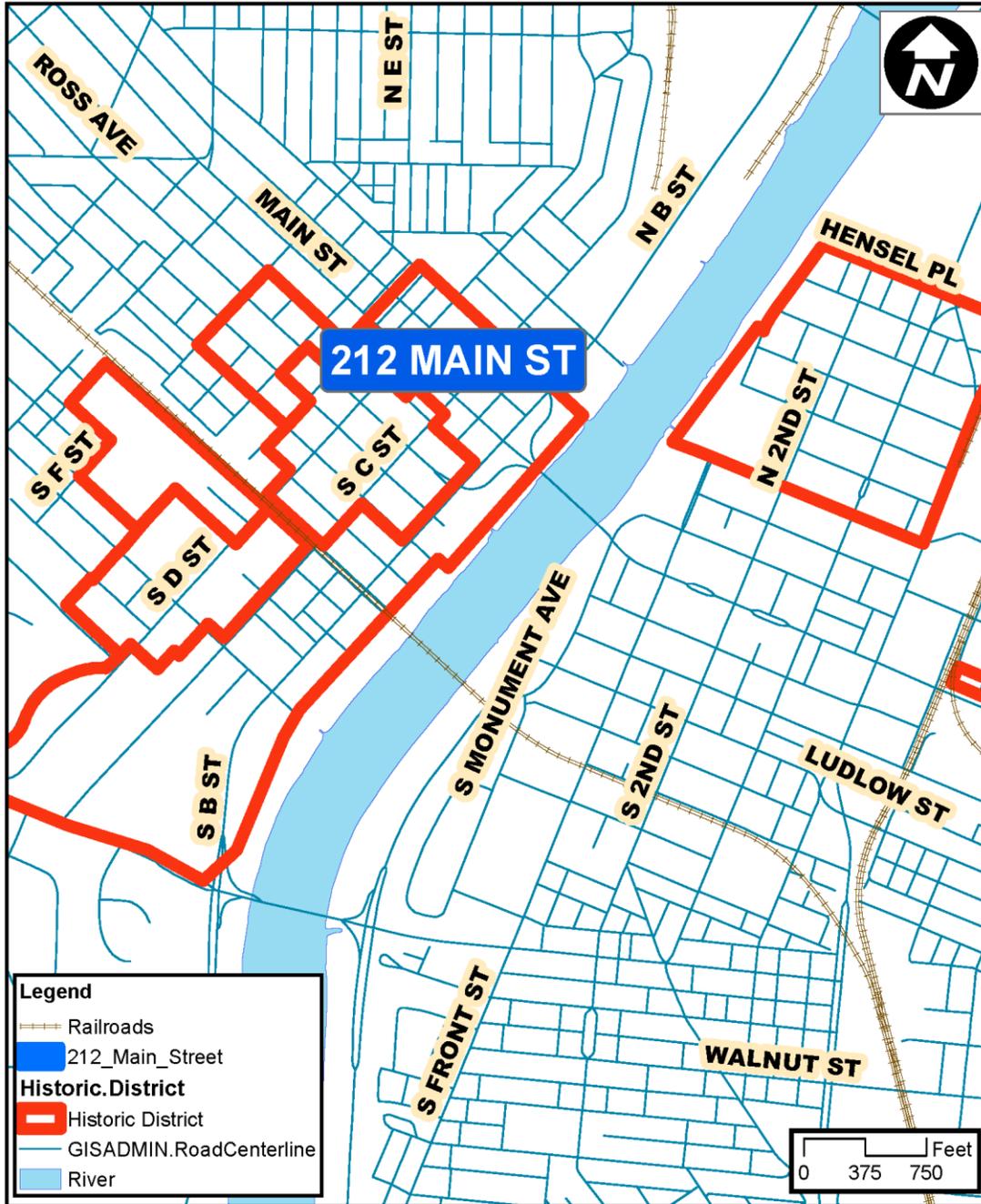


EXHIBIT B2: Map of Property

212 Main Street

Date: 11/8/2016



EXHIBIT C: COA Application



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

A163996
A163997

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: 212 Main Street

Applicant Name: Jennifer Acus-Smith / Streetspark Manager ⁵¹³⁻⁵⁰²⁻⁰⁶⁷⁸

Applicant Mailing Address: 101 S. Monument Ave. Hamilton, OH 45011

Owner/s Name: Date Wurzelbacher

Owner Mailing Address: Main St. Investment group 2650 Clyde Ct. Fairfield, OH 45014

Daytime Contact Phone: 513-479-8170 Email: jdwurzelbacher@aol.com

Applicant Signature: [Signature] Date: 11/27/16

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)

A mural is proposed for the wall (see image) on 212 Main St. The existing wall will be smoothed and primed. The mural art will be painted using Novacolor exterior mural paint and sealed with aquathane varnish.

CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint Sample Provided
Appearance of Color: _____
Color Name & Manufacturer: Novacolor paints, aquathane varnish
Location (body, window trim, specific trim, accent): concrete wall (see image)

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): _____





To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #4**
376 South D Street – Replace Basement Windows
Michael D. Wiley, Applicant
Meeting Date: **11/15/2016**
Received Application: **11/4/2016**
Impacts: Rossville Historic District

Introduction:

The Applicant, Michael D. Wiley, has submitted a Certificate of Appropriateness Application for the property of 376 South D Street. The proposal involves the replacement of the Basement Windows.

The subject property of 376 South D Street is part of the Rossville Historic District and is Zoned “R-2”, Single-Family Residential 2.

This property is also part of the State of Ohio Historic Inventory, referenced as BUT-436-9 – see attached.

The Applicant noted through communications that a neighbor’s house has glass block windows and that the new windows are desired for security. Additionally, the basement windows proposed are not entirely visible from the public right-of-way, due to the property conditions, such as the ramp and foliage.

PROPOSAL

Replace Seven (7) Basement Windows.

- Existing Windows are wood frame, in very poor condition.(Per Application)
- **Proposed:** Glass Block Windows
 - Windows will be made to fit the original openings

Determining COA Approval:

In determining whether or not the Architectural Design Review Board will approve the issuance of a Certificate of Appropriateness, the Board shall consider:

1. **Whether the proposed change will adversely affect or destroy any significant exterior architectural and/or historical feature of the structure, site, monument, streetscape or neighborhood,**
2. **And whether it will adversely affect or destroy the general architectural and/or historical significance of the Historic District or Inventory Property.**



In the event the Architectural Design Review Board refuses to issue to an applicant Certificate of Appropriateness:

1. **The Architectural Design Review Board shall attempt to reconcile an alternative plan with the applicant – that is acceptable to both the applicant and to the Architectural Design Review Board.**
2. If the Architectural Design Review Board and the applicant are unable to reconcile an alternative plan, the applicant may appeal the decision of the Architectural Design Review Board to the Board of Zoning Appeals pursuant to the applicable provisions of the Hamilton Zoning Ordinance.

Supplemental Items

ADRB Policies & Guidelines; and Other Requirements

The proposal broaches the subject of Windows pertaining to the ADRB Policies & Guidelines. Summarily, the window guidelines follow the main tenet of the Policies-Guidelines for decision making as a whole – that property should retain close to an original appearance and material, as is possible. Alternative windows have been approved in the past, and additionally, per the Applicant, the neighboring property has glass block basement windows.

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B1: Location Map
3. EXHIBIT B2: Map of Property
4. EXHIBIT C: COA Application
5. EXHIBIT D: State of Ohio Inventory Record



EXHIBIT A: Images of the Property



EXHIBIT B1: Location Map

376 South D Street - Location

Date: 11/8/2016

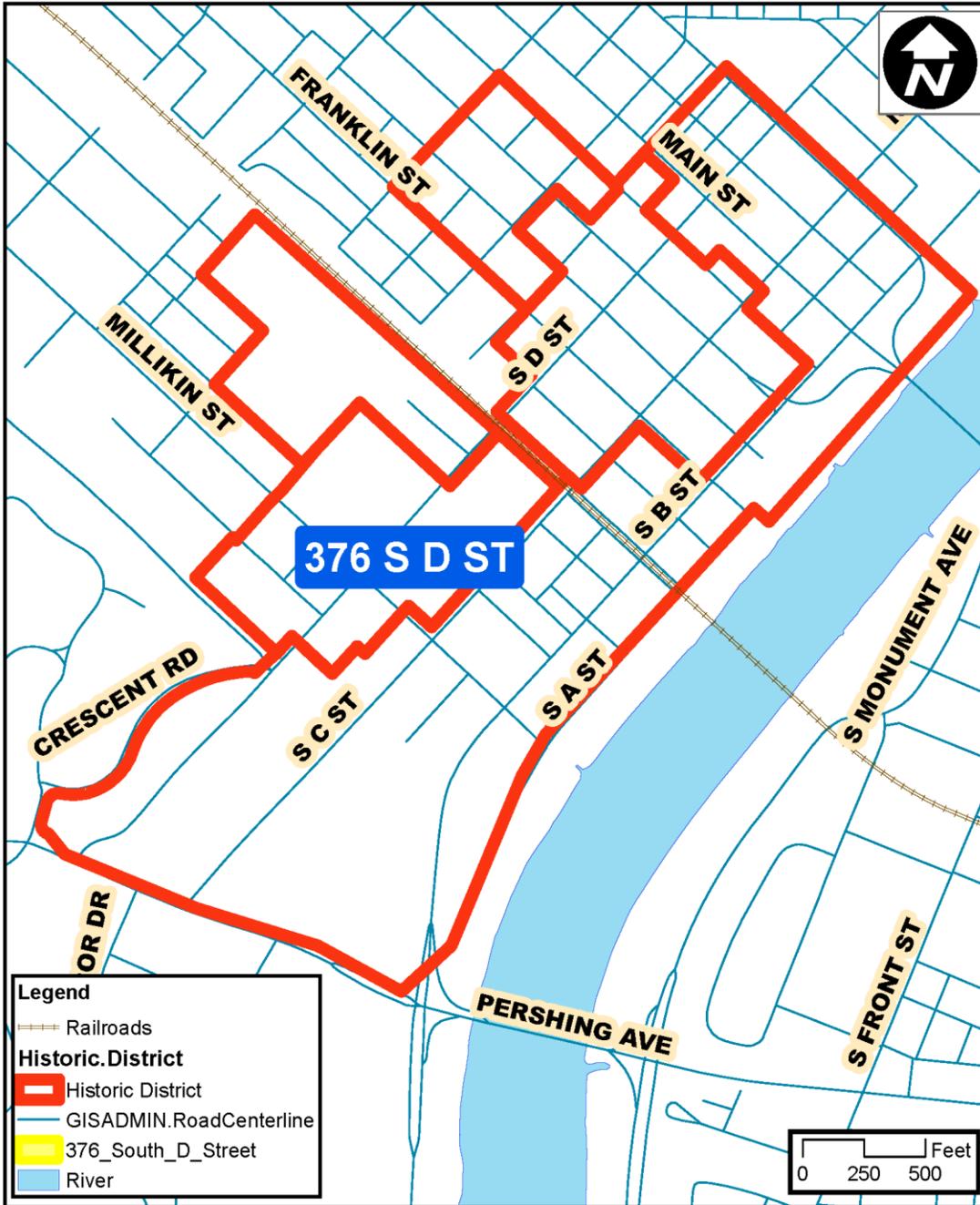


EXHIBIT B2: Map of Property

376 South D Street

Date: 11/8/2016

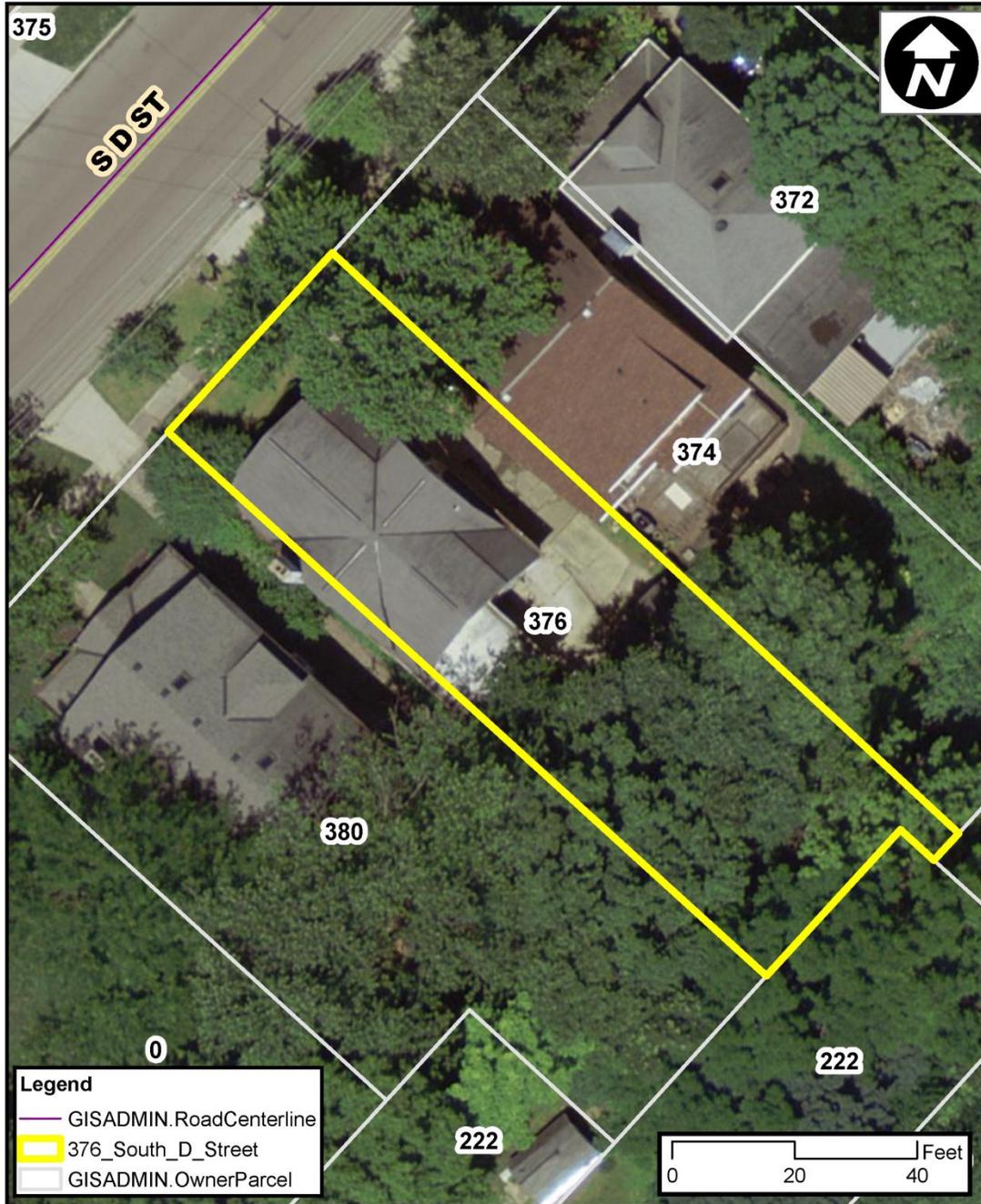


EXHIBIT C: COA Application



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

A163999
A163400
 NOV 4 2016 PM 4:06

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 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: 376 S. D STREET

Applicant Name: MICHAEL D. WILEY

Applicant Mailing Address: 3856 KEHR RD. OXFORD, OHIO 45056

Owner/s Name: SAME

Owner Mailing Address: SAME

Daytime Contact Phone: CELL: 859-393-7876 Email: MWILEY@HOWELLCONTRACTORS.COM

Applicant Signature: *Michael D. Wiley* Date: 10-24-16

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)

REPLACE 7 BASEMENT WINDOWS THAT ARE WOOD
FRAME IN VERY POOR CONDITION WITH GLASS BLOCK.
GLASS BLOCK WINDOWS WILL BE MADE TO FIT
ORIGINAL OPENINGS

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): WOOD FRAME, 2 PANEL GLASS
Proposed Windows/Door (style, material, size, color, location): GLASS BLOCK
Manufacturer: GLASS BLOCK 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): _____





To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #5**
663 South C Street – Rear Fence
Judy Hickey, Applicant
Meeting Date: **11/15/2016**
Received Application: **11/7/2016**
Impacts: Rossville Historic District

Introduction:

The Applicant, Judy Hickey, has submitted a Certificate of Appropriateness Application for the property of 663 South C Street. The proposal involves the erection of a rear yard chain-link fence.

The subject property of 663 South C Street is part of the Rossville Historic District and is Zoned “R-1”, Single-Family Residential 1.

The Applicant submitted a COA Application in response to a New Historic Owner informational letter that was received on November 4, 2016. Ms. Hickey expressed a need for a fence to contain two dogs owned by a soon-to-be visiting family member over the holidays. Staff relayed to the Applicant the ADRB Policies and Guidelines was not entirely conducive to chain-link fences, though the same Policies-Guidelines contained mitigating measures such as painting the fence a subdued color. Ms. Hickey explained that the fence would be much narrower and inward as opposed to starting at the edge of the house. Observed further mitigations included: the house was very wide, with rear lot depth, combined with foliage and shorter side setbacks, could make it difficult to see a potential rear fence with as described by the Applicant. Additionally, the property is part of the latter expansion of the Rossville Historic District along the southernmost end of South C Street, containing several comparatively newer houses – something similarly mentioned by the Applicant. Further, the previously approved wooden horizontal fences on nearby properties were mentioned in the consultation; however, the Applicant voiced disinclination towards that type of fence.

PROPOSAL

Erection of a rear yard Chain-Link Fence.

- Existing: No fence is present.
- **Proposed:** Erection of 4 foot high fence in rear yard
 - Length of 60 feet on both sides to the rear, and 64 feet wide
- Starting Points and Course of Fence:
 - Left Edge of the Rear Shed and the Right Edge of the Rear Deck
 - Will then run along the edge of the woods at the rear of the property.



Determining COA Approval:

In determining whether or not the Architectural Design Review Board will approve the issuance of a Certificate of Appropriateness, the Board shall consider:

1. **Whether the proposed change will adversely affect or destroy any significant exterior architectural and/or historical feature of the structure, site, monument, streetscape or neighborhood,**
2. **And whether it will adversely affect or destroy the general architectural and/or historical significance of the Historic District or Inventory Property.**

In the event the Architectural Design Review Board refuses to issue to an applicant Certificate of Appropriateness:

1. **The Architectural Design Review Board shall attempt to reconcile an alternative plan with the applicant – that is acceptable to both the applicant and to the Architectural Design Review Board.**
2. If the Architectural Design Review Board and the applicant are unable to reconcile an alternative plan, the applicant may appeal the decision of the Architectural Design Review Board to the Board of Zoning Appeals pursuant to the applicable provisions of the Hamilton Zoning Ordinance.

Supplemental Items

ADRB Policies & Guidelines; and Other Requirements

The proposal broaches the subject of Fences pertaining to the ADRB Policies & Guidelines. As indicated, the Applicant was apprised of the relevant tenets regarding fences. Summarily, chain-link fences are discouraged, but mitigation may be proposed as a compromise, such as painting the fence black or green to hide the fence.

Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B1: Location Map
3. EXHIBIT B2: Map of Property
4. EXHIBIT C: Fence Course, Estimation – Staff Provided (ArcMap/GIS)
5. EXHIBIT D: COA Application



EXHIBIT A: Images of the Property



EXHIBIT B1: Location Map

663 South C Street - Location Map

Date: 11/9/2016

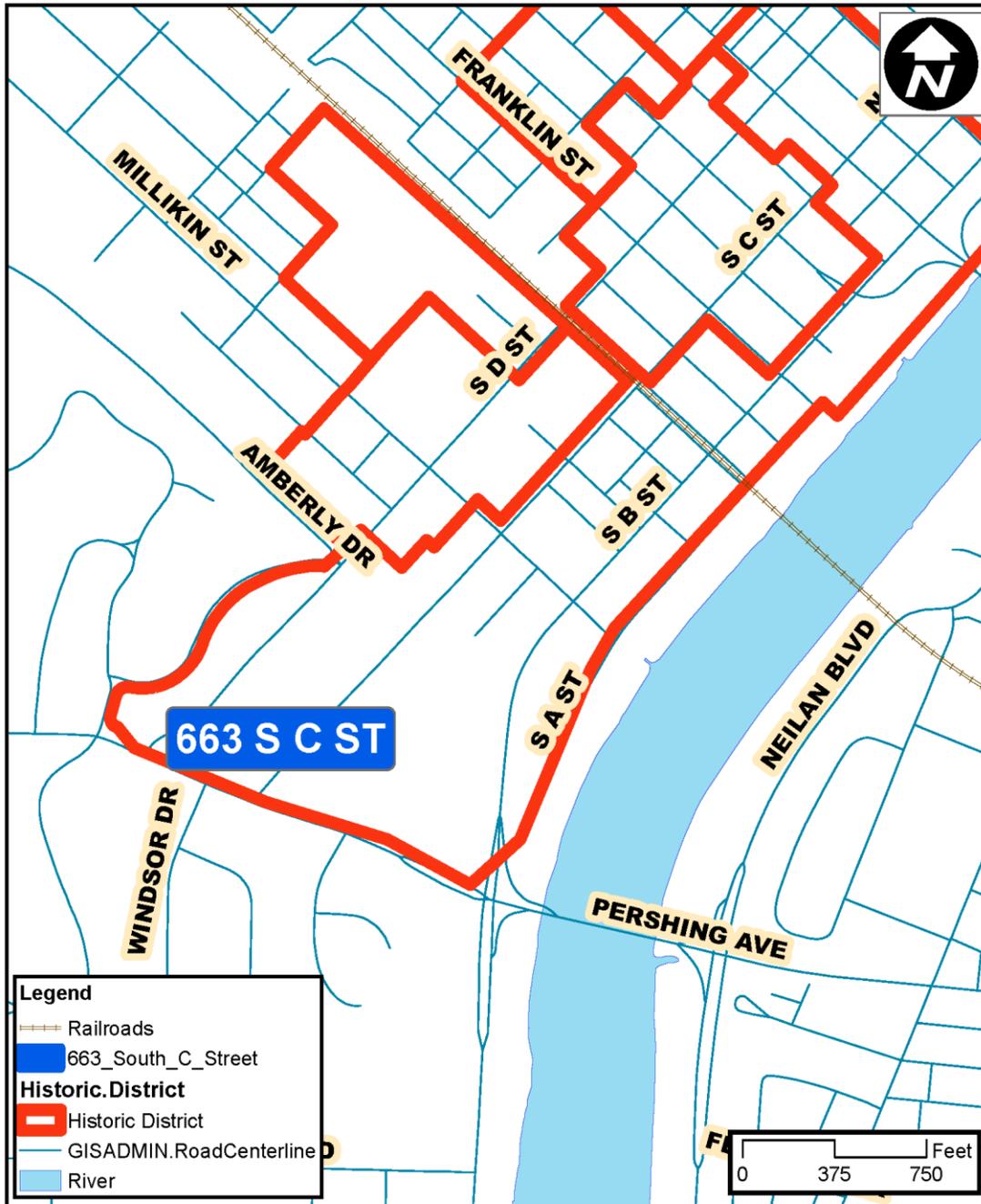


EXHIBIT B2: Map of Property

663 South C Street

Date: 11/9/2016

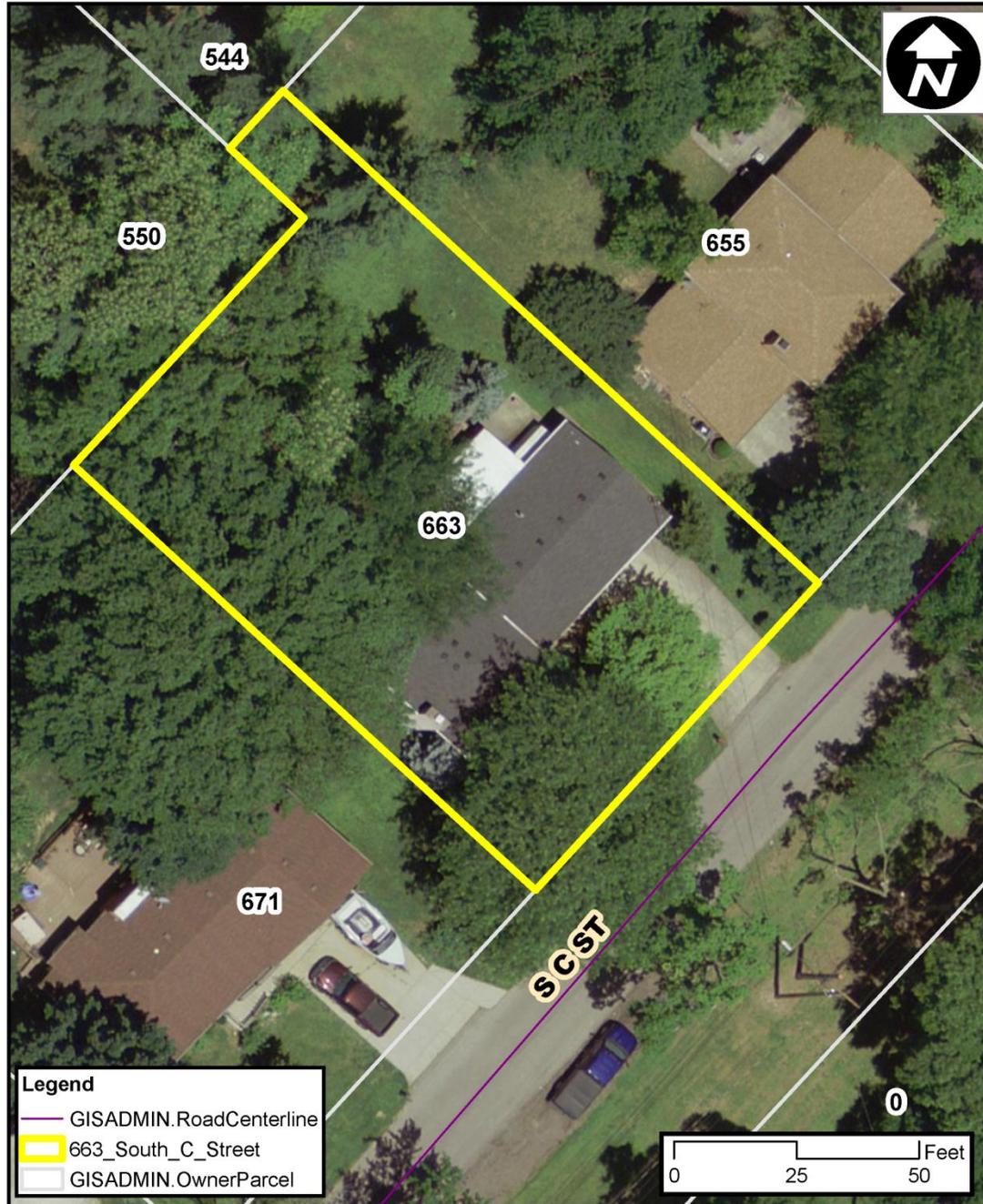


EXHIBIT C: Fence Course, Estimation – Staff Provided (ArcMap/GIS)



EXHIBIT D: COA Application



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

*A164015
 A164016*

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: 663 So. C St. Hamilton, Oh. 45013

Applicant Name: Judith Hickey

Applicant Mailing Address: 663 So. C St. Hamilton, Oh. 45013

Owner/s Name: Judith A. Hickey

Owner Mailing Address: 663 So. C St. Hamilton, Oh 45013

Daytime Contact Phone: 513-829-3923 Email: _____

Applicant Signature: Judith A. Hickey Date: 11-7-16

APPLICANTS ARE HIGHLY ENCOURAGED TO APPEAR BEFORE THE BOARD TO SUPPORT THEIR APPLICATION.

Please see Page 4 for the Meeting Dates and Application Deadlines.

Check amount: \$25.00
 Date: 11/7/2016
 Time: 9:42 AM
 Office: 318166
 Phone: 0104886
 Fax: 318166
 Total: 25.00
 Payment: 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)

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): _____
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): Chain Link, Back Yard

