

**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
SID (Vacant)	Graham	Palechek	Ripperger	Whalen	
SID alt (Vacant)	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 15, 2016

B. December 6, 2016

IV. Properties Seeking COA - Old Business

1. 943 Dayton Street (*Dayton-Campbell*) – Roofing – Emergency COA issued due to Health Division assessment. No action needed.

V. Properties Seeking COA - New Business

1. 723 Dayton Street (*Dayton-Campbell*) – Fence Replacement

VI. Miscellaneous/Discussion/On the Radar

Property Inquiries:

- 350 South D Street (Rossville) – Reroofing – Like-for-Like
- 624 Crescent Road (Rossville) – Painting/Refinishing – Like-for-Like
- 407 North Third Street – Board of Zoning Appeals; appeal of ADRB decision
 - Meeting Date: January 5, 2017

VII. Adjourn

VIII. Guests:



AGENDA
Architectural Design Review Board
Tuesday, December 20, 2016

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To: Architectural Design Review Board
From: Ed Wilson, ADRB
Subject: **AGENDA ITEM #1**
723 Dayton Street – Fence Replacement
Craig Clements, Applicant
Meeting Date: **12/20/2016**
Received Application: **11/26/2016**
Impacts: Dayton-Campbell Historic District

Introduction:

The Applicant, Craig Clements, has submitted a Certificate of Appropriateness Application for the property of 723 Dayton Street. The proposal involves Fence Replacement and the side rear and rear yard.

The subject property of 723 Dayton Street is part of the Dayton-Campbell Historic District and is Zoned “R-O”, Multi-Family Residential Office District. This property is also part of the State of Ohio Historic Inventory, referenced as BUT-987-9 – see attached.

The fence has been nearly completed, the applicant performing the work without a COA – wanting to complete the fence utilizing the extended opportunity of the Thanksgiving break. Mr. Clements had also consulted Dayton-Campbell Representative, Dan Graham, prompting his submittal of a COA application for review by the Planning Staff and the ADRB. Mr. Clements also submitted additional photos, diagrams, materials in the application, and forwarded further documentation, with reasons for the fence, including a claim of trespass upon the property. Applicant noted that he followed existing Survey Pins noting the property line, and included photos as supplemental items. Further, the fence is only partially visible from North Seventh Street, and only under careful and direct scrutiny.

The fence has also been the subject of one inquiry – against the fence from an unidentified individual. Due in part to this, and the matters of the case, Staff noted a need for ADRB review of the proposal.

PROPOSAL

Replace Existing Chain-Link fence with Wooden Cedar Privacy Fence.

- 6 Feet in Height, with 10 Cedar Posts
- Fence consists of boards at 1 inch by 6 inch, Horizontally Run
- The course of the fence follows the shared property line with 120 North Seventh Street – with an Exhibit Attachment highlighting the proposal
- A Clear Stain may be put on the fence later on to maintain color (possibly in Spring)
- Approximately 50 Foot by 16 ½ Foot run at Rear (SW corner of 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 in the ADRB Policies & Guidelines. Summarily, the guidelines note a preference for wood fences or appropriate metal fencing. This proposal is for a wooden privacy fence, which would coincide with the guidelines.



Attachments:

1. EXHIBIT A: Images of the Property
2. EXHIBIT B: Diagram of Fence Course
3. EXHIBIT C: Fence (from North Seventh Street)
4. EXHIBIT C1: Fence in Progress - Applicant
5. EXHIBIT C2: Image of Chain-Link Fence
6. EXHIBIT C3: Sample of Fence – Material
7. EXHIBIT D: Property Survey – April 9, 2011 – Applicant Item
8. EXHIBIT D1: Survey Pin Images
9. EXHIBIT E: Map of Property
10. EXHIBIT F: COA Application
11. EXHIBIT G: State of Ohio Inventory Record

EXHIBIT A: Images of the Property



EXHIBIT B: Diagram of Fence Course



CLEMENTS / FEATHERSTONE
723 DAYTON ST.





EXHIBIT C: Fence (from North Seventh Street)

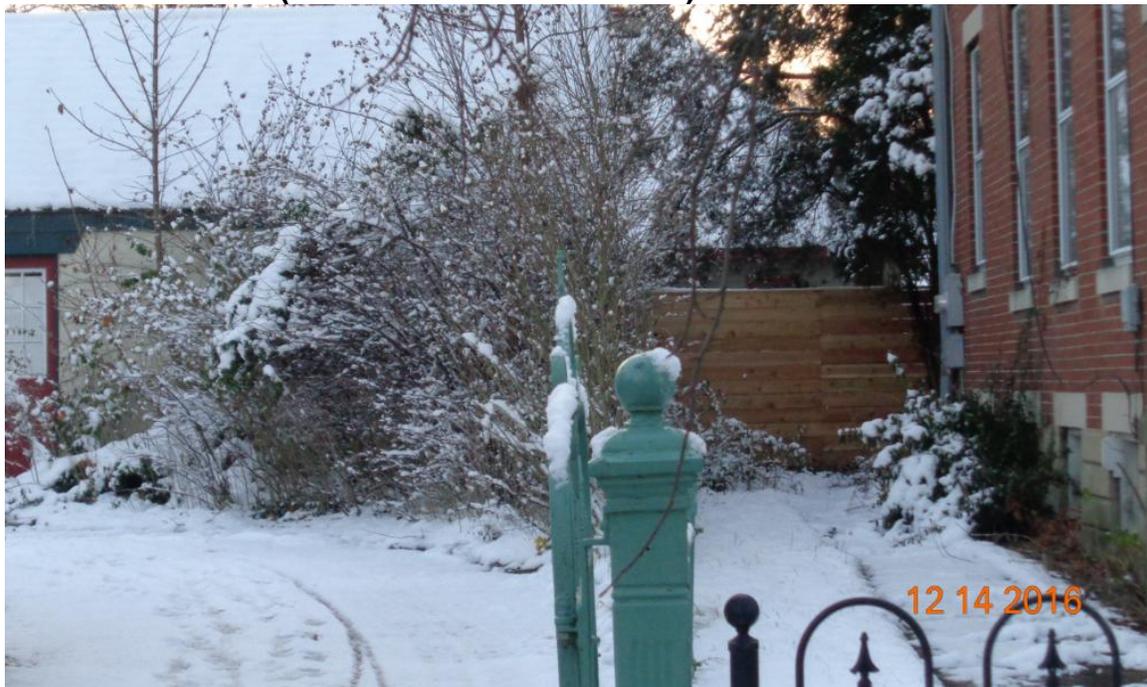


EXHIBIT C1: Fence in Progress - Applicant



Fence in Progress – Applicant Photo





Comparison (Top image – After; Bottom image – Before)



EXHIBIT C2: Image of Former Chain-Link Fence



EXISTING CHAIN LINK SHOWN IN PHOTO.



EXISTING CHAIN LINK SHOWN IN PHOTO -
WITH OVER DRAWING OF PROPOSED CEDAR
PRIVACY FENCE.

POSTS SET ON "INSIDE" OF FENCE

FENCE APPROX. 50' X 16.5'



EXHIBIT C3: Sample of Fence - Material

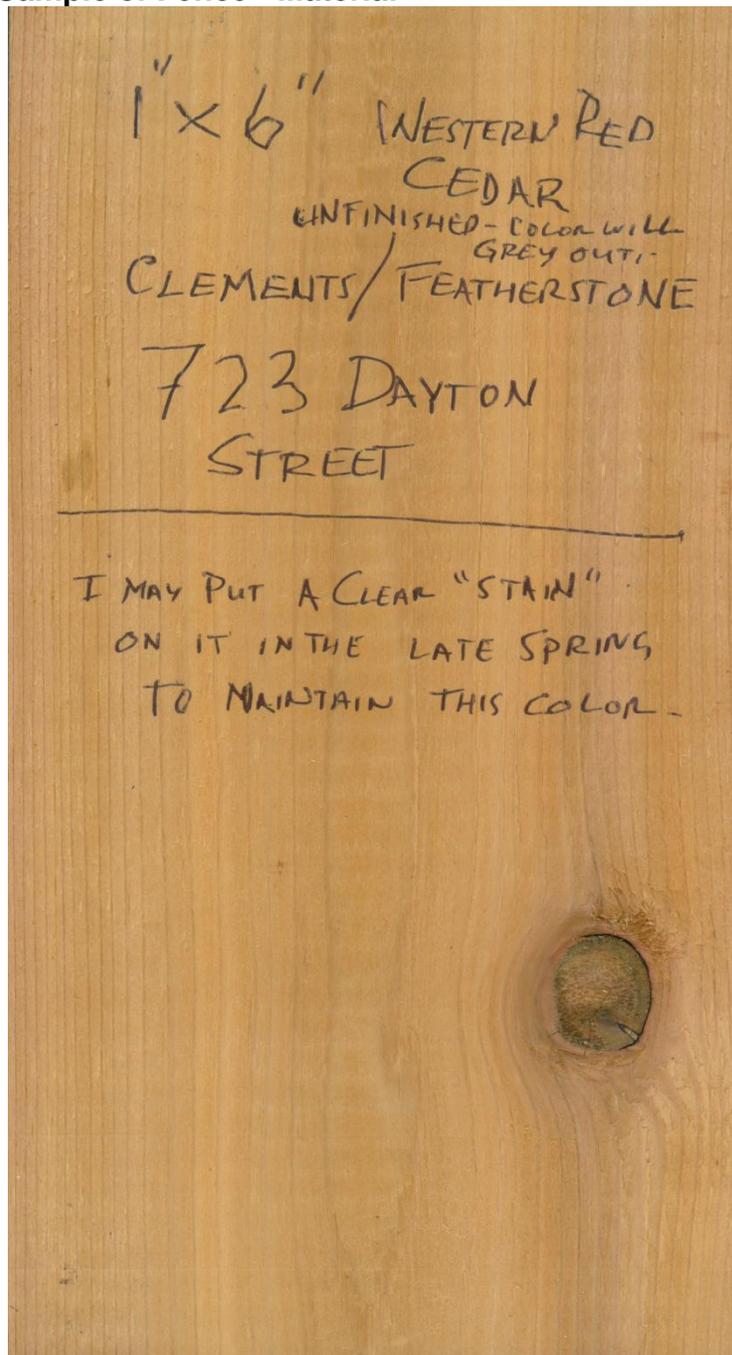


EXHIBIT D: Property Survey – April 9, 2011 – Applicant Item

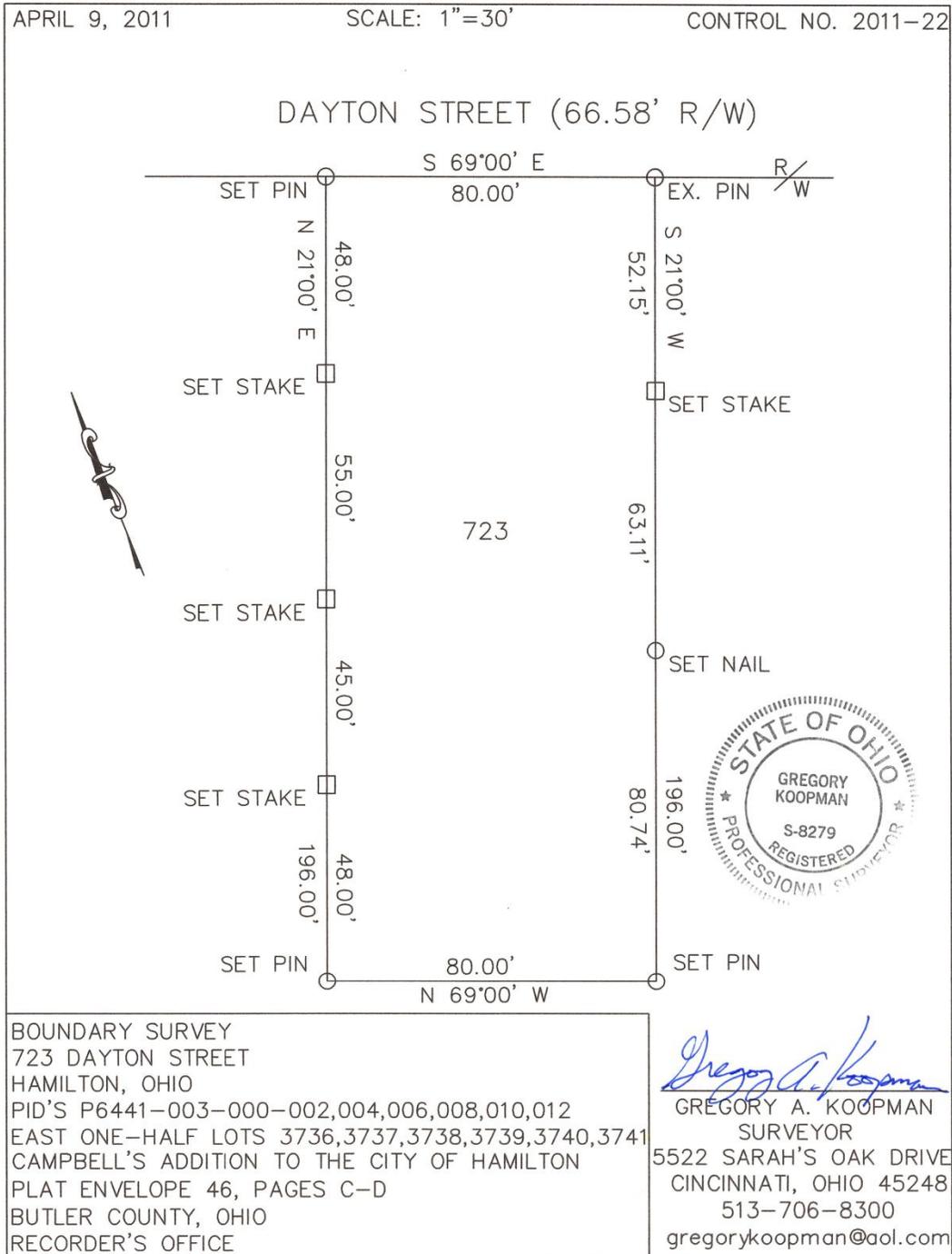


EXHIBIT D1: Survey Pin Images



Chainlink Fence with Survey Pin (before)



New Fence with Survey Pin (after)

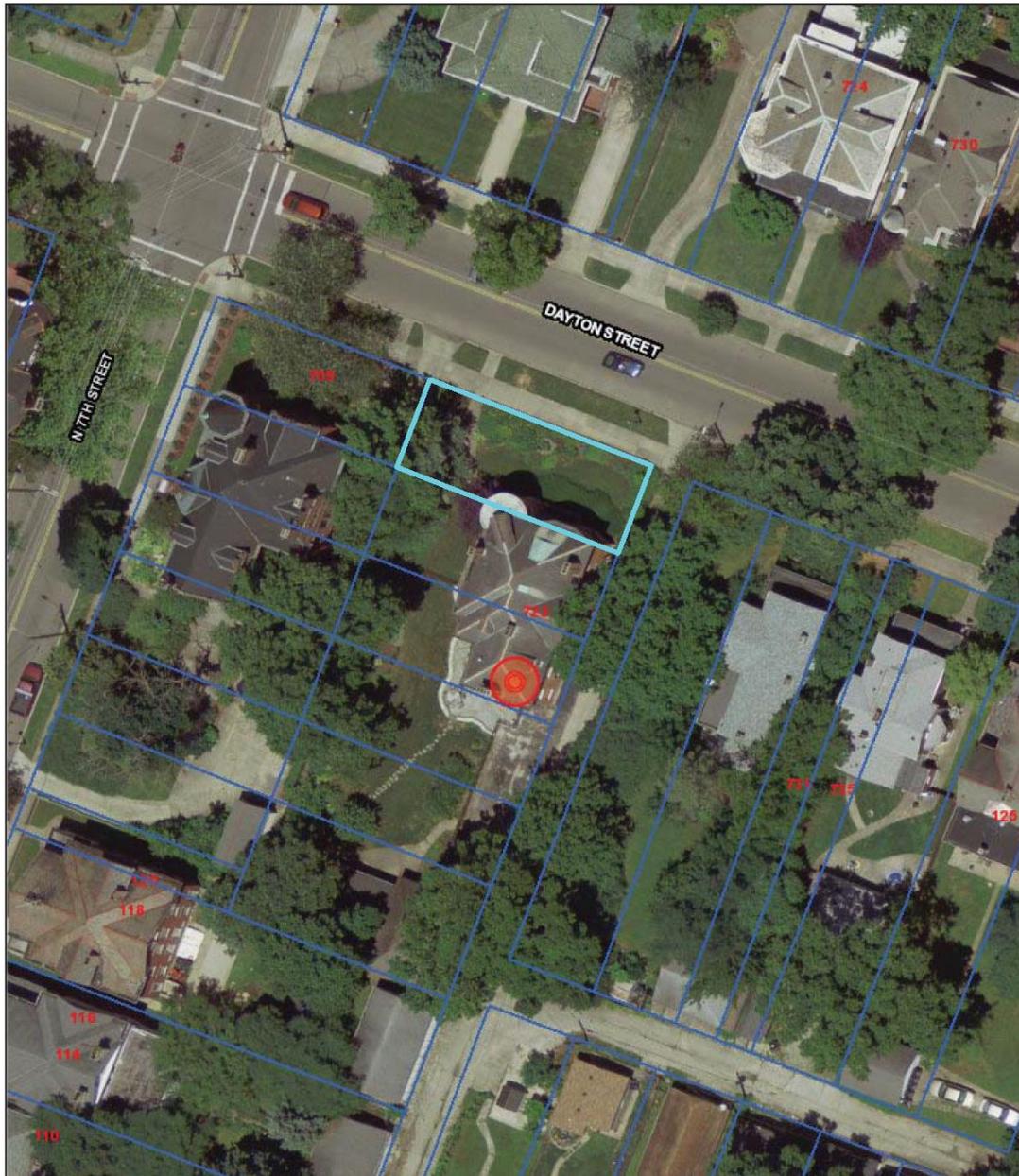




New Fence with Survey Pin (After)



EXHIBIT E: Map of Property



723 Dayton Street
City of Hamilton, Ohio

The information contained in this map is a public resource for general information, and is provided for use only as a graphical representation. The City of Hamilton makes no warranty to the content, accuracy, or completeness of the information contained herein, and assumes no liability for any errors. Any reliance on this information is the exclusive risk of the user.



Date: 12/13/2016

1 inch = 57 feet



EXHIBIT F: COA Application



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

*A164248
 A164250*

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: 723 DAYTON STREET, HAMILTON, OH 45011

Applicant Name: CRAIG CLEMENTS

Applicant Mailing Address: 723 DAYTON STREET, HAMILTON, OH 45011

Owner/s Name: CRAIG CLEMENTS AND TRACY FEATHERSTONE

Owner Mailing Address: 723 DAYTON STREET, HAMILTON, OH 45011

Daytime Contact Phone: (513) 668-8113 Email: macaroni343@hotmail.com

Applicant Signature: *S. Clements* Date: 11-26-2016

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



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)

REMOVE AN EXISTING CHAIN LINK FENCE IN THE REAR OF THE PROPERTY AND REPLACE WITH A 6' HIGH 1"x6" HORIZONTALLY RUN - CEDAR PRIVACY FENCE.

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): CHAIN LINK - PAINTED SILVER
Proposed Fence (type, material, color, location, course): 6' HIGH - CEDAR PRIVACY FENCE MADE OF 1"x6" HORIZONTALLY RUN PLANKS -

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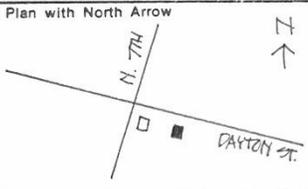
APPROXIMATELY 50' X 16 1/2' RUN AT REAR OF PROPERTY.



EXHIBIT G: State of Ohio Inventory Record

OHIO HISTORIC INVENTORY

Ohio Historical Center
Columbus, Ohio 43211

1. No. BUT- 987-9		4. Present Name(s)		1 No. 987-9
2. County Butler		5. Other Name(s)		
3. Location of Negatives City Planning		Linus Clawson-Frank C. Trowbridge House		2. County BUTLER
6. Specific Location 723 Dayton Street		16. Thematic Category		
7. City or Town If Rural, Township & Vicinity Hamilton		17. Date(s) or Period ca. 1890		4. Present Name(s)
8. Site Plan with North Arrow 		18. Style or Design Col. Revival/Queen Anne		
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference 12 768 1 6 7 1 0 7 8 9 4 3 6 3 8 9 9		19. Architect or Engineer		5. Other Name(s) CLAWSON, LINUS HOUSE
10. Zone Easting _____ Northing _____ 10. Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder		
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent Residence		
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use Offices		
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		
14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known Larry Fiehrer 723 Dayton Hamilton, OH 45011		
15. Name of Established District Dayton-Campbell H.D. (1983)		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
42. Further Description of Important Features Austere front facade with smooth stone beltcourses, large round tower on northwest corner and modillions decorating an otherwise plain frieze. West side exhibits Queen Anne elements. A second story door on west side has a window with leaded glass circle in center surrounded by small panes of glass. A large stained-glass window with radiating brick voussoirs is next to this door. Very tall corbelled chimneys on north, east and west (over).		26. Local Contact Person or Organization Dayton Lane Association		
43. History and Significance Built by Linus Clawson, one of the founders of the Black-Clawson Co., makers of machinery for paper mills, which was organized in 1876. F.C. Trowbridge, who started with the company as a draughtsman with the company, became president during WWI. This war was a great boon to the company, as 75% of the plant was devoted to war work, cooperating in engine building and manufacturing parts for the Eagle boats, (cont)		27. Other Surveys in Which Included NATIONAL REGISTER		
44. Description of Environment and Outbuildings Sited on a spacious lot which is bordered by an iron fence on the front and sides. Large carriage house in rear with overhanging eaves and large gable. All houses around are large and of approximately the same period.		28. No. of Stories 2 1/2		
45. Sources of Information Memoirs of the Miami Valley, Part III, ed. by Jos. C. Hover et al 1919 William's Hamilton City Directories Co. Courthouse-deed search		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
46. Prepared by R. Walsh		30. Foundation Material Cut stone		
47. Organization Dayton Lane Assoc.		31. Wall Construction Brick		
48. Date 10/82		32. Roof Type & Material Hip/Asbestos shing.		
49. Revision Date(s)		33. No. of Bays Front 3 Side _____		
42. (continued) sides of roof. Eyebrow dormer in front with standing seam copper roof. Porch on west side has newer brick railing.		34. Wall Treatment Common bond brick		
42. (continued) which was assembled at the Ford Motor Company in Detroit. The building possesses many significant architectural features and in both its setting and appearance retains a sense of the late nineteenth and early twentieth century.		35. Plan Shape Irr.		
		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>		
		37. Condition Interior _____ Exterior Good		
		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
		39. Endangered? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> By What? _____		
		40. Visible from Public Road? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
		41. Distance from and Frontage on Road _____		

