

Architectural Design Review Board
January 16, 2024 @ 4:00 p.m.
Council Chambers
First Floor, 345 High Street
Hamilton, Ohio 45011

NOTE: Agenda and Reports may be amended as necessary or as required.
Applicants, please review your proposal for accuracy.

Board Members

Bloch (Torgersen)	Combs (Powell)	Essman (O'Neill)	Jacobs (Wieland)	Moeller (Vaughn)
Vacant	Sandlin (White)	Schneider (Vacant)	Spurlock (Mills)	Weltzer (Ripperger)

I. Roll Call:

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

1. Notary Public – Liz Hayden

III. Conflict of Interest

Prior to consideration of the following agenda items, each member should examine the agenda to determine whether he or she has any conflict of interest with any agenda item. If so, please note the agenda item for which you intend to abstain or recuse yourself as an exception to the upcoming motion. You may not discuss or vote on any item you have a conflict of interest with or act in any way to influence the deliberation or vote.

Motion: I move that a note be made upon the minutes that each member of the ADRB was furnished a copy of the agenda prior to its being considered at this meeting, and that, with the exception of the items so noted, no member has identified any conflict of interest regarding any agenda item.

IV. New Business – Properties Seeking COAs

1. 218 High St (Central Area Building Inventory & OHI)- New Doorway

Motions:

- ADRB move to approve the COA request to install the new doorway and stairs as proposed after determining it maintains compliance with Section 2600 of the Hamilton Zoning Ordinance and ADRB Policies & Guidelines.
- ADRB move to deny the COA request as proposed, as it is not compliant with Section 2600 of the Hamilton Zoning Ordinance and/or ADRB Policies & Guidelines.

2. 139 S C St (Rossville-Main & OHI)- Window Replacement without a COA

Motions:

- ADRB move to approve the COA request to:
 - Install Andersen 100 series windows to the original size and style
 - 1 over 1 on all front façade (facing S C St) windows
 - 6 over 1 on 1st floor- all other facades
 - 1 over 1 on 2nd floor- all other facades
 - Replace all missing window sills/lintels to their original size with appropriate substitute material
 - Install new steel door along Franklin St

as proposed after determining it maintains compliance with Section 2600 of the Hamilton Zoning Ordinance and ADRB Policies & Guidelines.

- ADRB move to deny the COA request as proposed, as it is not compliant with Section 2600 of the Hamilton Zoning Ordinance and/or ADRB Policies & Guidelines.



V. Administrative Approvals

1. 742 Dayton St- Like-for-Like repair and replacement of box gutters/lining and mismatched roof shingles along the bottom of the roof.
2. 937 Dayton St- Temporary removal of retaining wall and fence in order to replace failing clay sewage lines. Retaining wall and fence will be reinstalled with like for like materials in the spring/summer. Like for like gutter repair and replacements.
3. 504 S B St- Pave existing gravel driveway and apron off Millikin St (26 feet x 26 feet) with black top or concrete. Installation of three (3) foot wide landscape area along the perimeter of the paved driveway, with exception of walkway.
4. 942 Campbell Ave- 1 Year Extension- Like-for-Like emergency repair (roof collapse) and replacement of wood frame and rubber membrane roof on the non-historic rear addition (flat roof). Replace gutters with matching white aluminum gutters on non-historic rear addition.

VI. Miscellaneous

1. Nominate Chair and Vice Chair positions
2. Representatives from City Council will be Mayor Moeller and Susan Vaughn, as the alternate.

VII. Approval of Meeting Minutes:

- December 19, 2023
- January 2, 2024

VIII. Adjourn

