



Architectural Design Review Board
February 21, 2023 @ 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)
Pfirman (Torgersen)	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. New Business – Properties Seeking COAs

1. 128 S C St (Rossville)- Privacy Fence

Motion:

ADRB move to approve the COA request to install a wood picket privacy fence 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. 742 Campbell Ave (Dayton-Campbell) - Paint Primary Residence

Motion:

ADRB move to approve the COA request to paint the primary residence as proposed after determining it maintains compliance with Section 2600 of the Hamilton Zoning Ordinance and ADRB Policies & Guidelines, with the condition that all paint be silicate or limestone based in order to maintain the integrity of the brick and mortar joints.

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.

IV. Administrative Approvals/Extension Requests

1. 318-320 Ross Ave- Final Extension- Accessory Structure to be constructed as a shared garage and constructed of Split-Faced CMU with a hipped roof and dimensional shingles. Location of approved structure is on the rear property line adjacent to the alley.

V. Miscellaneous

1. January 3, 2023 Minutes- Change Victoria “Torginson” to “Torgersen.”
2. 316 Main St- Rossville Flats- proposed signage will be administratively approved, exceeds sign regulation size requirement.
3. Legal Update Regarding ADRB Policies & Guidelines

VI. Approval of Meeting Minutes:

1. February 7, 2023

VII. Adjourn





To: Architectural Design Review Board
From: Dani Baxter
Subject: **New Business - AGENDA ITEM #1**
128 S C St- Fence
Hazel Vargas, Applicant
Meeting Date: **2/21/2023**
Received Application: **1/27/2023**
Impacts: Rossville-Main Historic District

Introduction:

The Applicant, Hazel Vargas, has submitted a Certificate of Appropriateness Application for a new six foot (6') tall, wood privacy fence proposed at 128 S C St. The request involves the installation of a new wood picket, privacy fence to replace a previous chain link fence.

This property is located within the Rossville-Main Historic District and is Zoned TN-1. This property is located on the State of Ohio Historical Inventory as the Arnell Hollman House (BUT037909).

Proposal

- Existing Fence- There is no existing fence, there was a chain link fence surrounding the property from the front sidewalk, down the alley, and cut in front of the tree to the rear of the home.
- Proposed Fence- Six foot (6') tall, wood picket privacy fence would be installed in front of the side door, down the alley and turn south after the tree. There will be a vehicular gate installed at the driveway off the alley and a pedestrian gate leading to the side door off the alley.

Hamilton Zoning Ordinance

ADRB Policies & Guidelines

This application broaches the topic of fences in the ADRB Policies and Guidelines:

Fences:

Requests for Certificates of Appropriateness (COA) involving fences will be treated by the Board as follows:

When proposing fences, it is recommended that the applicant consider the fences typical of the historic district and how the proposed fence interacts with adjacent properties and visibility from the right-of-way.

- A. Fences visible from the right of way, especially fences in the front yard, should be made of high quality materials and should be designed with the context of the neighborhood in mind. Fences such as wrought iron, decorative fences, or picket fences are primary options for a front yard space in a historic district. Modern materials and fence designs that are visually harmonious with the property, streetscape, and historic district can also be considered.
- B. Rear yards and side yards which serve as the primary outdoor space for a property can have some liberty and leeway regarding fence types. Fences proposed for this space can continue the course and type of the front yard. Wood privacy fences are a generally accepted rear-yard fence. Other types of fencing, including chain-link fencing, can be considered depending on the context of the property, though they may be subject to additional requirements and conditions of the ADRB for approval.
- C. Brick Walls, Stone Walls, and Masonry Walls are considered fencing and require a COA.
- D. Applicants and the ADRB should also consider issues such as visual appearance, color continuity, and material continuity with other fences along the street. However, this should not discourage COA Applications based in individual preferences and proposals for any fence, if either the proposed fence contributes to the property and streetscape, or the fence's impact to a property or historic district is relatively minimal.

Fence Composition and Course:

- A. For each yard space, only one type of fence should be proposed (for instance: wood picket or wrought iron for the whole front yard; wood privacy for the whole rear yard; etc.)
- B. Bollards erected either to continue the barrier of a fence, or for protection of a fence can be considered, but where possible they should be harmonious with the fence in terms of design, placement, and color.
- C. Front Yard Fences should be limited to three and a half feet in height.
- D. Rear Yard Fences should be limited to six feet in height.

Fence Color:

- A. Fence colors are recommended by the guidelines as follows, with consideration for the natural appearance of wood colors and consideration for the colors of stained wood. Colors beyond the recommended can be considered on a case-by-case basis. Staff recommends applicants provide reasoning for their color choices.
 1. Wood Rear Yard or Side Yard Privacy:
 - Natural Wood
 - Stained Wood



- Browns, Mute Reds, Grays

2. Wood Front Yard, Picket:

- Natural Wood
- Stained Wood
- Browns, Mute Reds, Grays, White

Privacy Fences:

- A. A privacy fence will generally be approved in the rear yard of a property if it is not extensively visible from a public right-of-way (public street, public roadway, public sidewalk, or alley). If a privacy style fence is visible from public right-of-way, the finished side of the fence must face the right-of-way and the Board may impose installation/setback conditions for approval.
- B. The ADRB may also impose a landscaping requirement for the sides of the fence visible from a public street, public roadway, or public sidewalk, to reduce or mitigate the appearance of a privacy fence when this fence is not the prevailing fence type of the district, or as deemed necessary based upon the review.

Fence Maintenance, Upkeep of Fences:

- A. A condition for COA fence approval is that fence must be properly maintained, including the approved color of fence. The fence should not have holes or missing pieces, and the fence should be properly affixed to the ground or base, not leaning or falling.

Motion:

The ADRB may approve, modify, or deny the COA request as presented to the Board. Planning Department staff has prepared the following motions for the Board's consideration:

- ADRB move to approve the COA request to install a wood picket privacy fence 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.



Attachments:

1. Exhibit A – Location Map
2. Exhibit B – Certificate of Appropriateness Application
3. Exhibit C – Site Plan & Photos
4. Exhibit D – Rendering & Material Specs
5. Exhibit E – Ohio Historic Inventory



Exhibit A – Location Map



Exhibit B – Certificate of Appropriateness Application



Planning Department
345 High Street, 3rd floor
Hamilton, Ohio 45011

Architectural Design Review Board

Phone: 513-785-7350

Fax: 513-785-7359

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 2600) 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 fifty-dollar (\$50.00) fee for Residential property or one-hundred-dollar (\$100.00) fee for Commercial property is due when a Certificate of Appropriateness application is submitted.

Fee Schedule		
Proposal:	Residential	Commercial
Exterior Change	\$50	\$100
Like for Like Work (no board review)	\$0	\$0
Return to Original Historic Materials	\$0	\$0
Work without COA Fee (First Occurrence)	\$100	\$200
Work W/O COA Fee (Multiple Occurrences)	\$300	\$600

Property Address: 128 S. C Street.

Applicant Name: Hazel Vargas.

Applicant Mailing Address: 5874 Eldon Drive, Liberty township, 45011.

Owner/s Name: Hazel Vargas (Vargas Properties LLC),

Owner Mailing Address: 5874 Eldon Drive Liberty township, 45011.

Daytime Contact Phone: 513-348-4660 Email: hazelvargas217@gmail.com

Applicant Signature: Hazel Vargas Date: 1/26/23

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

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

Rev. 01/01/2023



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

DESCRIPTION OF WORK TO BE PERFORMED

Please specify the exact location on the structure, the nature of the work, the materials and methods to be used, and the existing historic features to be repaired or replaced not previously mentioned. 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. The more information provided, the better:

Installation of wood Privacy Fence. Please See Attached Photos.
Fence will begin in front of side door - out to pre existing fence line where chain link was. Continue along side of house to just past the big tree and join up with neighbors fence. There will be a gate at the side door walkway and double gate at driveway.

Demolition

NOTE: 2600 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 two of the following conditions prevail:

- A. That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District. For example, it may have been built at a time outside of the period of significance of the historic district.
- B. That the property proposed for demolition contains no features of architectural and/or historical significance.
- C. 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,
- D. Existing structures listed in Section 2603.1(Central Area Building Inventory) shall be maintained. No demolition proposal will be accepted:

1. Without evidence showing significant financial infeasibility of preserving, rehabilitating, restoring or reconstructing the structure. An example might be providing a pro forma that documents how the costs of rehabilitation could not be recuperated reasonably through the reuse of the building.

2. Without a detailed plan of demolition and potential reuse of the property.

3. Without a detailed plan of preserving any remaining exterior architectural features and/or historical features of the structure and site.

- E. The demolition of the property would contribute to a significant economic development purpose or proposal that furthers the City of Hamilton's comprehensive plan, Plan Hamilton. That the demolition would have a strategic economic impact to the historic district or neighborhood as a whole beyond the individual property.

Please attach supporting information as a separate document as necessary

Applications can be submitted electronically to HamiltonHistoric@hamilton-oh.gov



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Architectural Style of Structure/House (put N/A if not known): _____

Paint Sample Provided (often required)

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 ***Roofing may require a building permit from the Building Department***

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 and material 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 ***Chain-link is discouraged unless certain conditions are met defined by ADRB***

Existing Fence (type, material, color): None (was a chain-link fence before)

Proposed Fence (type, material, color, location, course): Wood Privacy Fence

Gutters ***It is advised that all replaced gutters match the look of the existing***

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

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

Manufacturer: _____

Soffit

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

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

Other:

Applications can be submitted electronically to HamiltonHistoric@hamilton-oh.gov



Exhibit C – Site Plan & Photos





Feb 3, 2023 3:14:53 PM
126 South C Street
Hamilton
Butler County
Ohio



Feb 3, 2023 3:14:57 PM
126 South C Street
Hamilton
Butler County
Ohio







Feb 3, 2023 3:15:39 PM
128 South C Street
Hamilton
Butler County
Ohio




Exhibit D – Rendering & Material Specs







Exhibit E - Ohio Historic Inventory

OHIO HISTORIC INVENTORY		Ohio Historic Preservation Office Ohio Historical Center Columbus, Ohio 43211	
1. No. <u>BUT-379-9</u>		4. Present Name(s) Arnell Hollman House	
2. County Butler		5. Other Name(s)	
3. Location of Negatives City Planning			
6. Specific Location 128 S. "C" St. PT. 1573 Ward S1		16. Thematic Category Manufacturing/industry	
7. City or Town If Rural, Township & Vicinity Hamilton		17. Date(s) or Period ca. 1870-1890 1830	
8. Site Plan with North Arrow Ross Ave. 		18. Style or Design Federal Transitional	
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>397</u> 10 709300 436810		19. Architect or Engineer	
10. Zone Easting Northing Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder	
11. On National Register? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		21. Original Use, if apparent Residence	
12. Is it Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>		22. Present Use Residence	
13. Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
14. District Potent? Yes <input type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known	
15. Name of Established District Rossville Historic District		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
16. Further Description of Important Features Stone lugills and brick jack arches mark the 6/6 windows of the first and second story front facade. The porch is modern and there has been an addition made on the rear of this building.		26. Local Contact Person or Organization Hamilton Planning Dept.	
43. History and Significance In 1910, according to the census, the head of the household was Arnell Hollman, a 50 year old native of Germany who was a foreman of a brewery. He owned the house. This is an example of brick vernacular architecture.		27. Other Surveys in Which Included	
44. Description of Environment and Outbuildings Typical streetscape, primarily workers cottages, in late 19th early 20th century neighborhood.		28. No. of Stories 2	
45. Sources of Information p.o. 1910 census		29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>	
		30. Foundation Material Rubble stone	
		31. Wall Construction brick	
		32. Roof Type & Material Gable-asphalt shingle	
		33. No. of Bays Front 2 Side 4	
		34. Wall Treatment Painted common bond	
		35. Plan Shape rectangle	
		36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	
		37. Condition Interior _____ Exterior fair	
		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		41. Distance from and Frontage on Road 20 ft.	
		46. Prepared by JPF	
		47. Organization Historic Hamilton, Inc.	
		48. Date 1070 49. Revision Date(s) 1093 MBS	



51. Condition of Property

- Excellent
 Good/Fair
 Deteriorated
- Ruin
 Destroyed/Burned
 Date _____

52. Historic Outbuildings and Dependencies

Barn Type(s)

- Corn Crib or Shed
 Summer Kitchen
 Silo
 Smoke House
 Spring House
 Ice House
 Privy
 Garage
 Designed landscape features

53. Affiliated OAI Site Number(s) _____ one _____ multiple

Archaeological Feature:	Observed	Expected on Basis of Archival Research
Well	_____	_____
Privy	_____	_____
Cistern	_____	_____
Foundation	_____	_____
Structural Rubble	_____	_____
Formal Trash Dump	_____	_____
Other _____	_____	_____

54. Farmstead Plan

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42. (Cont'd)

43. (Cont'd)





To: Architectural Design Review Board
From: Dani Baxter
Subject: **New Business - AGENDA ITEM #2**

742 Campbell Ave - Paint
Davon Rodriguez, Applicant

Meeting Date:

February 21, 2023

Received Application:

February 6, 2023

Impacts: Dayton-Campbell Historic District

Introduction:

The Applicant, Davon Rodriguez, has submitted a verbal request for the ADRB to approve an accent color as proposed at 742 Campbell Ave. The proposal involves allowing an accent color of Red Theatre (SW7025) on the existing corbels along the roofline of the residence. In addition, the applicant is proposing to paint the body Backdrop (SW7025) and the window trim and lintels Classic Light Buff (SW0050), which are similar to the existing paint colors on the home. The applicant is proposing to paint the entire structure body Backdrop, which would include the raw brick on the front porch and west side addition, so the structure is one cohesive color.

Planning Department staff have researched the addition and front porch the applicant is proposing to paint and have found no indication that they are original. The addition and front porch are not indicated on the Sandborn map of the property from 1899. In addition, Planning Department staff found an image of the home from May 1988 that indicates the front porch and west side addition were already constructed at that time. (Please see attachments for additional information on the referenced documents.)

This property is located within the Dayton-Campbell Historic District and is Zoned TN-1. This property is not located on the State of Ohio Historical Inventory.

Color Proposal

- Existing
 - Material- raw and painted brick
 - Color- beige painted brick, raw red brick, and white trim and columns
- Proposed
 - Color- Backdrop (body), Classic Light Buff (window trim), and Red Theatre (corbels).

Hamilton Zoning Ordinance

ADRB Policies & Guidelines

This application broaches the topic of paint in the ADRB Policies and Guidelines.

Painting – Color Approval

Please note, that it is not a requirement or regulation to paint a building in its original colors. However, these guidelines, the Architectural Design Review Board, and the respective Historic District neighborhoods encourage that buildings in the district be painted in historically accurate colors or alternatively, subdued, or muted colors. At the same time, Applicant, Property Owner and User preferences can and will be considered by the ADRB, though providing reasoning for any and all paint proposals is recommended.

General Recommendations:

D. Recommend considering adjacent properties, neighboring properties and streetscapes when considering color choices. Color combinations can be unique, but they should not overpower the visual appeal of an overall streetscape.

F. Recommend removing deteriorated paint only down to the next intact layer using the gentlest means possible, such as:

- i. Hand-Sanding,
- ii. Mild chemical strippers, and
- iii. Hand-Scraping or Wire-Brushing.

Masonry and Stucco, Recommendations:

- A. Maintain and repaint historically painted masonry. Masonry buildings that historically have been painted—perhaps because of the use of soft brick or incompatible later brick infill—should not be stripped.
- B. Remove paint from masonry only when the following applies:
 - i. The paint is not historic,
 - ii. Removing the paint will not reveal visual problems, and
 - iii. The process of removal will not damage the masonry.
- C. Use low-pressure water as a supplement to other acceptable paint removal techniques only on masonry buildings.

Not Recommended:

Generally, do not paint unpainted masonry features or walls. Paint destroys the visual character of brick or stonework, such as texture and bonding pattern. Painted masonry requires significantly greater upkeep and may hide problems. In the event that paint is approved for unpainted brick due to a unique circumstance, such as a partially painted building or issues with graffiti, silicate based paint or limestone paint shall be the only approvable paints in order to maintain the integrity of the brick and mortar joints.



Color Schemes:

These guidelines recommend repainting with colors that are historically appropriate to the building style and district.

Paint color choices should consider other elements of the house, structure, and property, such as roof color, shutter color, fence color, masonry wall color, and others. Note that large trees and other elements capable of casting shadows can make your paint and colors appear darker when viewed. Further, painting the structure with consideration of the streetscape, the immediate neighborhood, and the historic district as a whole, is encouraged.

The use of color, much of which results from painting various building features, is an important part of architectural style.

Choose a simple color scheme. A three-color (3 colors) combination of paint is recommended as: Body, Trim, and Accent. Most houses require no more than four (4) colors, including the roof, which is generally not painted:

1. Roof Color
2. Wall Color (Body, Façade)
 - a. Color of Main Body of Structure, Main Siding
3. Major Accent Color (Trim)
 - a. for trim areas such as porch, cornice, and window frames and sashes
4. Minor accent color (Accent)
 - a. for the front door, small decorative details, and, window sashes.

Color Scheme Recommendations:

The Body Color is the most crucial item for painting when working with a historic building and painting in a historic district. This should be the color choice with the most attention and consideration. The colors of the structure that cannot be changed, such as the natural appearance of masonry, in some cases roof color, and surfaces that can't be painted should also be considered when choosing paint colors.

Color Contrasts:

Colors sharply contrasting each other are not recommended.

Some examples include but are not limited to:

- Bright or Bold red used with bright or bold green
- Bright or Bold orange and bright/bold blue or bright/bold purple
- Bright or Bold yellow and bright/bold blue or bright/bold purple



- Bright or Bold warm colors used in combination with each other (bright red, orange, yellow)
- Bright or Bold cool colors used in combination with each other (bright green, blue, purple)
- Bright and/or Bold primary colors used in combination (bright red, bright yellow, bright blue)
- Bright and/or Bold secondary colors used in combination (bright orange, bright green, bright purple)
- Using singular bright, bold, and/or contrasting color on a distinct architectural element, while the other elements follow a different color scheme.
 - (Bright blue door on a structure with neutral colors or earth tone colors)
 - (Bright purple windows trim/sashes/lintels on a structure of neutral colors or earth tone colors)

Motion:

The ADRB may approve, modify, or deny the COA request as presented to the Board. Planning Department staff has prepared the following motions for the Board's consideration:

- ADRB move to approve the COA request to paint the primary residence as proposed after determining it maintains compliance with Section 2600 of the Hamilton Zoning Ordinance and ADRB Policies & Guidelines, with the condition that all paint be silicate or limestone based in order to maintain the integrity of the brick and mortar joints.
- 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.

Attachments:

1. Exhibit A – Location Map
2. Exhibit B – Site Photos
3. Exhibit C – Rendering & Material Specs
4. Exhibit D – Porch and West Side Addition Information



Exhibit A – Location Map



Exhibit B – Site Photos





Exhibit C – Rendering & Material Specs

Expert Pick

SW 7025

Backdrop

H Historic Color

SW 0050

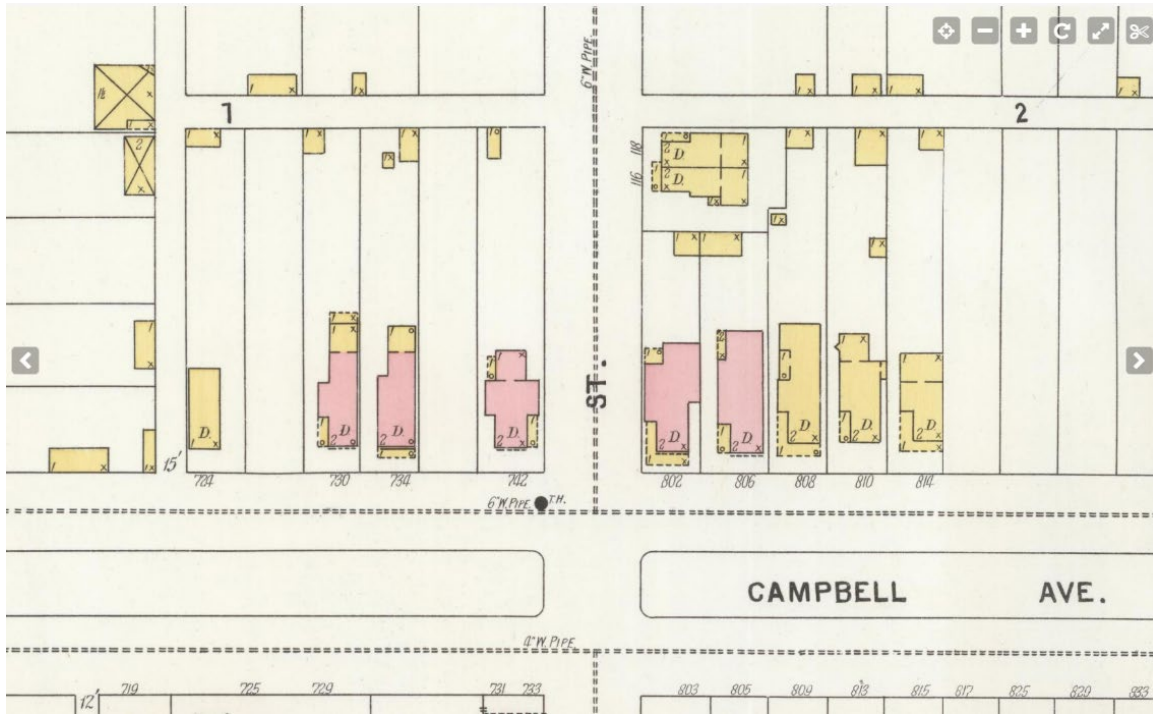
Classic Light Buff

SW 7584

Red Theatre



Exhibit D – Porch and West Side Addition Information



Sandborn Map- 1899- indicates that at some point a lot combination was processed and then an addition was added to the west side of the building and a front porch was added to the south side.



101 North Eighth Street

As property appears 5/9/88

(showing work on front steps
in progress without Certificate
of Appropriateness)



Images from the Address File of 742 Campbell Ave- Work without a COA shows addition and front porch already existed on May 9, 1988.

