



Architectural Design Review Board
March 5, 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)	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. Old Business – Properties Seeking COAs

1. 233 S C St (Rossville-Main) - Paint

Motions:

- ADRB move to approve the COA request to paint the primary residence with masonry-safe paint and the accessory structure 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. New Business – Properties Seeking COAs

1. 140 Ross Ave (Rossville-Main & OHI) - Dormer Removal

Motions:

- ADRB move to approve the COA request to remove the north side dormer 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. 10 S Monument Ave (OHI and Central Area Building Inventory) - Pole Signs and Monument Sign

Motions:

- ADRB move to approve the COA request to install the monument sign and two (2) pole signs 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.

3. 813 Campbell Ave (Dayton-Campbell) - Window Replacement without a COA

Motions:

- ADRB move to approve the COA request to install four (4) Vinylmax Edison white vinyl windows to the original 6 over 1 or 6 over 6 design, 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.

VI. Administrative Approvals

1. 2540 Elmo Ave - Like-for-Like replacement of the existing wood picket fence in the rear yard.
2. 310 Main & 312 Main St - Installation of four wall mounted HVAC units on the east side of the building, towards the rear of the building (as indicated on application). Mounting brackets should be installed in mortar joints, rather than onto historic masonry, whenever possible.
3. 133 S B St - Like-for-Like roof replacement with Owens Corning dimensional shingles to match existing color.
4. 203 S B St - Installation of white, cedar wood, picket fence in front yard. Fence cannot exceed 3 feet 6 inches in height in the front and side yards of the residence. 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.

5. 124 S D & 126 S D St - Remove vinyl wrap off existing box gutters. Repair box gutters with like for like materials as needed.
6. 401 Elvin Ave-
 - Siding- Changing the color scheme from a two-tone, tan wood lap siding on the 1st floor and brown cedar shake on the 2nd floor, to blue with white trim. Installation of blue Stylecrest vinyl siding with 4.5” exposure on the east, south, and west facades.
 - Front dormer- Remove blue vinyl siding and install cedar, composite, or manufactured acrylic shake, paint shake blue to match the vinyl siding wrapping house, and restore the paired gable peaks.
 - Front porch- Remove vinyl siding under porch roof, install cement lap siding to match original wood lap siding exposure, and paint blue to match the vinyl siding wrapping the house. Paint front porch columns and railing white. Six (6) inch aluminum gutters and downspout installation approved to remain on columns.
 - Soffits- Remove the vinyl soffits under the front porch roof back to the first 90-degree angle break (bay window on east side and side door on west side), restore the wood soffits, and paint white.
 - Windows- Removal and infill of one rear window. Replace all original wood (6/1 or 9/1) windows with Sprouse Low E vinyl (1/1) windows.
 - Roof- Installation of gray GAF Timberline shingles.

VII. Approval of Meeting Minutes:

- February 20, 2024

VIII. Adjourn

