



**Architectural Design Review Board**  
**March 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)
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. New Business – Properties Seeking COAs**

1. 244 Main St (Rossville)- New Addition to Existing Structure

**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 construct a chimney addition 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. 21 S C St (Rossville)- Window Replacement & Window/Door Removal

**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 replace all the existing original historic wood windows on the primary residence with JeldWen Sitrine windows (minus the two smaller windows along the stairway), infill rear doorways with matching material, and install new doorway off cinderblock addition 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. 10 S Monument Ave (Central Area Building Inventory)- Window Removal, Window Replacement & Door Installation

**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 replace the existing basement windows, remove six (6) basement windows and two (2) rear faced windows, in addition to installing new front and rear doors 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.



4. 10 Kirk Ave (Ohio Historic Inventory)- Window & Door Replacement, Work Without a COA

**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 table the COA request as proposed to allow the Board more time to review the proposed window and door replacement information.
- ADRB move to approve the COA request to replace the existing Jeld Wen windows with Scofield windows as proposed, reinstall all removed transom windows, and approve Mastercraft steel doors as installed 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.

IV. Administrative Approvals

1. 835-839 Campbell Ave- Paint body Softened Green; trim Lichen & Liverwort; accent Alabaster. Follow ADRB Policies and Guidelines regarding paint removal.
2. 21 S C St- Removal of existing paint from brick, paint doors Iron Ore (SW 7089), paint trim/gutters Tin Lizzie (SW 9163). Follow ADRB Policies and Guidelines regarding paint removal. Install wood ADA ramp off rear of building.
3. 10 S Monument Ave- Roof replacement from rubber roof to white TPO roof (not visible from ROW). Repaint existing windows and storefronts white as like for like. Exterior repoint of brick and stonework, repair of quoins, reset of corner finials, repair broken terra cotta window pediments, repair cornice components, repair stone sills, all as like for like repairs. All existing windows to be repaired and fixed in place to include repair of mullions, new glazing, repair sashes, and paint as like for like. All



Administrative COA work is indicated on elevation plans and COA application as submitted.

V. Miscellaneous

VI. Approval of Meeting Minutes:

1. March 7, 2023

VII. Adjourn





**To:** Architectural Design Review Board  
**From:** Dani Baxter  
**Subject:** **New Business - AGENDA ITEM #1**  
**244 Main St – New Addition to Existing Structure**  
Steven Gebhart, Applicant  
Meeting Date: March 21, 2023  
Received Application: February 27, 2023  
**Impacts:** Rossville-Main Historic District

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### Introduction:

The Applicant, Steven Gebhart, has submitted a Certificate of Appropriateness Application for the construction of a kitchen vent hood enclosure to a proposed rear addition at 244 Main Street, the 513 Bar. The proposal involves an expansion to a previously approved single story addition to the north side of the southern building, which the ADRB reviewed on July 5, 2022. The vent hood enclosure was not included on the original review and therefore needs ADRB approval.

This property is located within the Rossville-Main Historic District and is Zoned MS-1. This property is located on the State of Ohio Historical Inventory (BUT044109).

### Proposal

- Proposed
  - Material- James Hardie (manufacturer), smooth face hardy plank lap siding
  - Color- Cyberspace SW 7076
  - Design- Chimney addition for kitchen vent hood, planks are 6.25" wide with a 6" exposure
  - Dimensions- Four and a half feet (4' 6") by three feet eight inches (3' 8.5") Extending five (5) feet above the 2<sup>nd</sup> floor roof.

### Hamilton Zoning Ordinance

#### ADRB Policies & Guidelines

This application broaches the topic of new additions, chimneys, and siding in the ADRB Policies and Guidelines:

## **New Additions to Existing Structures**

Requests of Certificates of Appropriateness involving additions to existing structures will be treated by the Board as follows:

- A. The height of any addition will not exceed the highest point of the existing original structure for which the addition is proposed.
- B. The finishing material of the exterior of any addition will match the finishing material of the existing original structure so as to blend as closely as possible with the finished appearance of the original structure.
- C. Window and door dimensions, style, and placement in the addition should replicate the dimensions, styles, and placement of those in the original structure.

## **Chimneys**

### General Chimney Guidelines

Chimneys should be preserved and maintained. The ADRB views chimneys as important to the character of the structure. Most older structures, and residences have masonry chimneys. Chimneys generally have their own bases at the building's foundation to support the weight of the structure.

A general makeup of a historic chimney includes the following:

The firebox and the hearth are stone, firebrick, or tile. The stack, including the flue, is stone or brick. The flue connects the firebox to the stack and includes a smoke chamber to prevent any downward drafts from filling the house with smoke and ash.

### Guidelines

- Leaning stacks should be dismantled and rebuilt. Typically, the chimney needs to be rebuilt only from the roof line up.
- Chimneys should be capped with either a brick or stone chimney cap that has at least a two-inch overhang from the outside of the chimney to avoid water damage inside the chimney.
- Encasing Brick or Original Masonry Chimneys in concrete or similar material is not recommended.

## **Siding**

Requests for Certificates of Appropriateness involving the application of aluminum, vinyl aluminum, vinyl, or other siding material not original to a property or the historic district will be treated by the Board as follows:



A. Application of a non-original siding material to a property will be approved only as a measure of last resort and when extenuating circumstances justify the application. If non-original siding material is approved, the Board will identify the extenuating circumstances in its official minutes. (Example: fire damage to an entire side of a structure would be an extenuating circumstance.)

E. If approved, the new siding material must have an appearance as close to the original siding as possible and have a minimum thickness of 04-inch. It is understood that this requirement will generally preclude the application of very wide sidings, vertical sidings in 4 x 8 panels, and raised wood-grain “look” sidings.

F. The Board may require certain application methods and/or materials to mitigate the effect of the new siding on a property and/or its environs.

G. New products will be treated as such by the Board and may be approved on an experimental basis, after any one or more of the following:

1. Review and/or investigation of the manufacturer’s specification/claims for the product.
2. Consultation with the U.S. Department of Interior, Technical Preservation Services Division.
3. Consultation with the Ohio Historic Preservation Office.
4. Consultation with other preservation/design commissions, contractors, and/or architects who may have experience with or knowledge of the product.

### **Staff Comments**

- Size of vent hood as presented is the maximum size estimated. Vent hood may be smaller once equipment manufacturer and other City Department requirements are reviewed.
- Applicant is proposing hardy plank as opposed to matching brick due to the cost of brick.
- Fretboard Brewing and Public House on Main St has a similar addition with non-matching materials.
- Previous ADRB approval regarding CMU/brick single story addition heard on July 5, 2022 has not been modified.
- Mural design has not been finalized.



**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 construct a chimney addition 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 document







## 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](mailto: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: 244 Main Building A

Applicant Name: Steven Gebhart

Applicant Mailing Address: 236 High Street, Hamilton, OH 45011

Owner/s Name: Jay Davis

Owner Mailing Address: \_\_\_\_\_

Daytime Contact Phone: 513-283-4423 Email: the513bars@gmail.com

Applicant Signature: Steven Gebhart Date: 2/27/23

**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

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

Paint  Sample Provided (often required)

Appearance of Color: Dark grey/black

Color Name & Manufacturer: Cyberspace SW7076

Location (body, window trim, specific trim, accent): Chimney for hood

Siding  Sample Provided

Existing Siding (style, material, color, location): \_\_\_\_\_

Proposed Siding (style, material, color, location): Hardie Plank Lap Siding Smooth painted

Manufacturer: James Hardie Proposed Size: 6.25 width 6' exposure

**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): \_\_\_\_\_

Proposed Fence (type, material, color, location, course): \_\_\_\_\_

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](mailto:HamiltonHistoric@hamilton-oh.gov)



**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:

The addition (previously approved) will house a kitchen in which the hood will need vented. The chimney will be a rated shaft. Its height will extend above the current roof (2nd floor) due to rooftop dining being above the kitchen.

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](mailto:HamiltonHistoric@hamilton-oh.gov)



**Exhibit C – Site Plan & Photos**

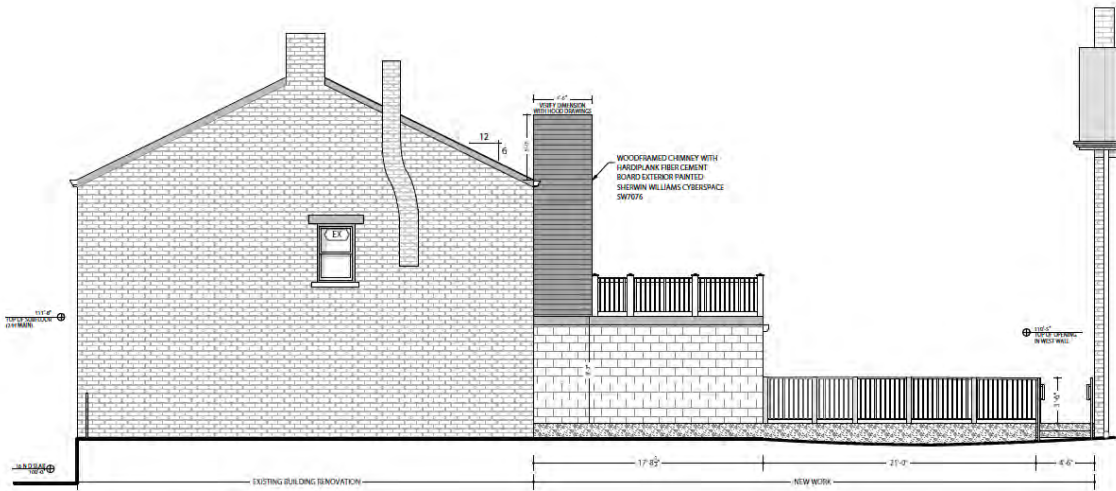


**NORTH ELEVATION**  
SCALE: NONE



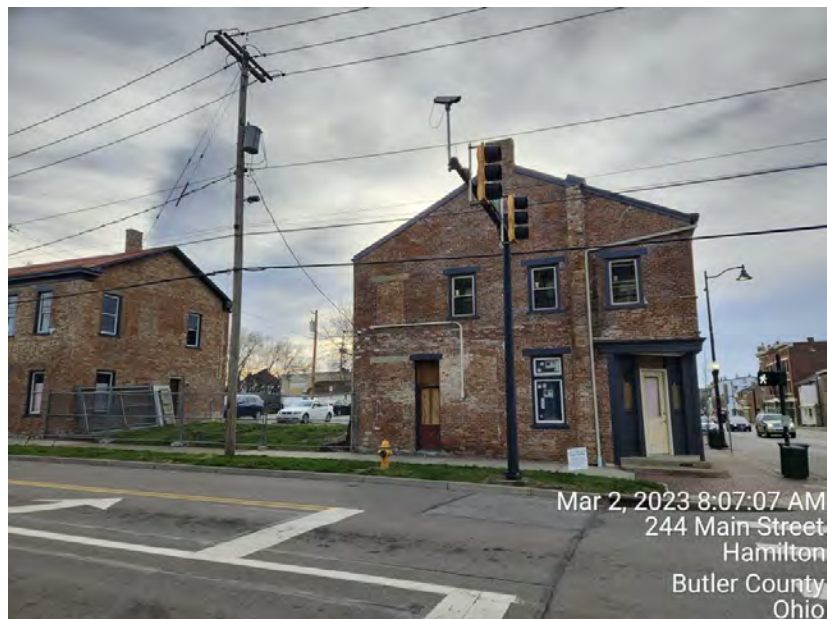


**WEST ELEVATION**  
SCALE: NONE



**EAST ELEVATION**  
SCALE: NONE











Mar 2, 2023 8:07:36 AM  
304 Main Street  
Hamilton  
Butler County  
Ohio



Mar 2, 2023 8:07:56 AM  
16 North D Street  
Hamilton  
Butler County  
Ohio



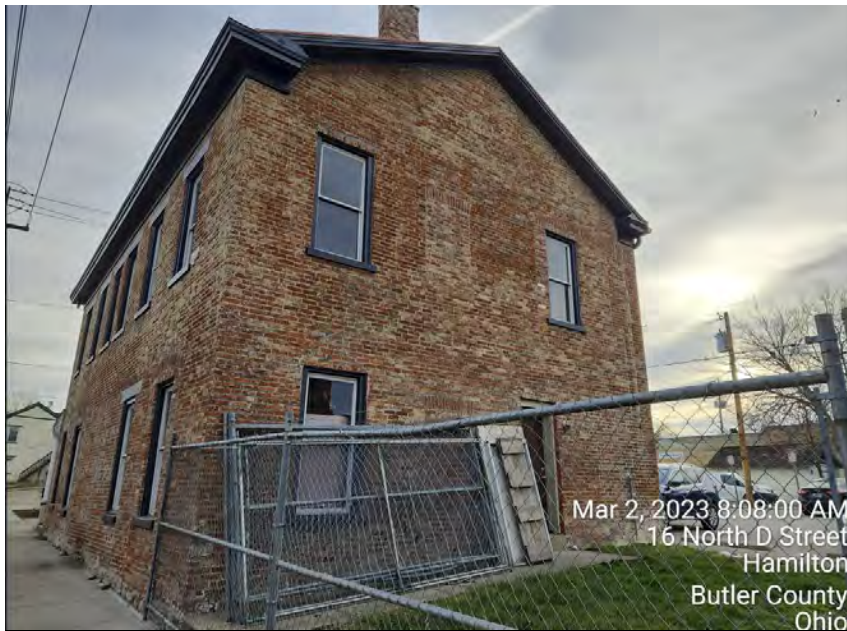


Exhibit D – Rendering & Material Specs

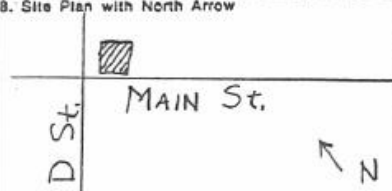
*October 2021 Color of the Month*

**SW 7076**

**Cyberspace**



Exhibit E - Ohio Historic Inventory document

OHIO HISTORIC INVENTORY		CODED	Ohio Historic Preservation Office Ohio Historical Center Columbus, Ohio 43211
1. No. <u>BUT-441-9</u>		4. Present Name(s)	
2. County <u>Butler</u>		5. Other Name(s)	
3. Location of Negatives <u>Hamilton Planning Dept.</u>		<u>D &amp; Main St.</u>	
6. Specific Location <u>D &amp; Main St.</u> <u>PT. 1536</u> Ward N1		16. Thematic Category	28. No. of Stories <u>2</u>
7. City or Town If Rural, Township & Vicinity <u>Hamilton</u>		17. Date(s) or Period <u>c.1850</u>	29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>
8. Site Plan with North Arrow 		18. Style or Design <u>Federal Transitional</u>	30. Foundation Material <u>stone</u>
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>10 70 9 3 4 0</u> <u>4 3 6 4 2 0 0</u>		19. Architect or Engineer	31. Wall Construction <u>Brick</u>
Zone Easting Northing 0. Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder	32. Roof Type & Material <u>Gable tin</u>
1. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent <u>Carriage Factory</u>	33. No. of Bays Front <u>4</u> Side <u>3</u>
2. Is it Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>		22. Present Use <u>Offices and commercial</u>	34. Wall Treatment <u>Brick painted</u>
3. 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"/>	35. Plan Shape <u>rectangle</u>
14. District Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known	36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>
15. Name of Established District		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	37. Condition Interior <u>good</u> Exterior <u>good</u>
16. Further Description of Important Features <p>A wide cornice board marks the street facade of this Federal Vernacular building. the entry and the second story windows have been altered. The windows have been partially filled in and the original sashes have been replaced. All windows have plain stone lintels and lug sills.</p>		26. Local Contact Person or Organization <u>Hamilton Planning Dept.</u>	38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
17. History and Significance <p>This building apparently originally housed a carriage factory.</p>		27. Other Surveys in Which Included	39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
18. Description of Environment and Outbuildings <p>Rossville Commercial Center</p>		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
19. Sources of Information <p>P.O. and Bob Paxton</p>		41. Distance from and Frontage on Road <u>Flush with Main St.</u>	
45. Prepared by <u>JPF</u>		47. Organization <u>Historic Hamilton, Inc.</u>	
46. Date <u>MPA 12/83</u>		48. Revision Date(s)	
49. Other Name(s) <u>D &amp; Main St.</u>			



51. Condition of Property

- Excellent  
 Good/Fair  
 Deteriorated
- Ruin  
 Destroyed/Burned  
 Date \_\_\_\_\_

52. Historic Outbuildings and Dependencies

Barn Type(s)

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- 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


42. (Cont'd)

43. (Cont'd)





**To:** Architectural Design Review Board  
**From:** Dani Baxter  
**Subject:** **New Business - AGENDA ITEM #2**  
**21 S C St- Window Replacement & Window/Door Removal**  
Steven Gebhart, Applicant  
Meeting Date: March 21, 2023  
Received Application: February 28, 2023  
**Impacts:** Rossville-Main Historic District

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### Introduction:

The Applicant, Steven Gebhart, has submitted a Certificate of Appropriateness Application for window replacement and door removal proposed at 21 S C Street. The proposal involves replacing all existing original historic wood windows, infill of the three rear doorways and window, and installation of a new doorway on the non-historic addition at the rear of the building.

This property is located within the Rossville-Main Historic District and is Zoned MS-1. This property is located on the State of Ohio Historical Inventory and is listed as the Lewis Hampton House (BUT037709).

### Proposal

- Existing Windows
  - Material- wood, glass
  - Color- beige
  - Design- no interior or exterior muntins
  - Dimensions- varying, replacing all windows on building
- Proposed Windows
  - Material- Aluminum-Clad Wood Exterior/Wood Interior (JeldWen Sitrine)
  - Color- black with Tin Lizzie (SW 9163) trim
  - Design- no muntins
  - Dimensions- same as existing

- Proposed Front Door
  - Material- Wood, glass
  - Color- Iron Ore (SW 7069)
  - Design- similar to existing, see photo attachments for rendering
  - Dimensions- same as existing
- Proposed Rear Door & Window Infill
  - Matching brick for doorways
  - Matching cinder block for window

### **Administrative Approval**

An Administrative COA was issued on March 1, 2023 for the following work:

- Removal of existing paint from brick
- New trim and accent colors
  - Iron Ore SW 7069- doors
  - Tin Lizzie SW 9163- trim/gutters
- Wood ADA ramp located off back of building.

### **Hamilton Zoning Ordinance**

#### **ADRB Policies & Guidelines**

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

#### **General Window Regulations & Guidelines**

##### **A. Critical Parts of Windows that Shall Not Be Altered**

The following items will be considered a critical part of the exterior architectural/design elements that shall not be altered on a structure:

1. The specific location of each individual window.
2. The specific style of each individual window.



3. The number of panes (lights/grids/sashes) of each individual window. (example: 2x2 grid/pane, 4x4 grid/pane, 9x9 grid/pane)
4. The specific dimensions of each individual window.
5. The specific treatment of the framing for each individual window.
6. The size, width, and placement of window parts, such as but not limited to the sashes, muntins, rail, casing, stile, stool, and apron shall remain unchanged. If these parts are on the exterior of the window, they shall remain on the exterior of the window, (i.e. exterior muntins shall not be moved to the interior of the window pane).
7. The relationship of the above elements and/or related elements for each window in the overall window treatment/design of a structure.

### **Non-Historic Window Replacement**

Applications for new windows that will replace existing replacement windows that are not considered historic, including but not limited to existing vinyl replacement windows, can be approved administratively if the applicant proposes a window from the “List of Approved Replacements for Significantly Damaged or Missing Windows” and if they match the historic window in location, style, size, dimensions, grids/sashes/panes, and treatment.

### **Window Work approval by the Architectural Design Review Board**

#### Replacement of Significantly Damaged or Missing Windows

In the event that the window is significantly damaged or missing, the Architectural Design Review Board may be able to approve a Certificate of Appropriateness for window replacement with a broader list of window types, as long as the proposed window meets the General Window Regulations & Guidelines. This is subject to the following clauses:

1. Window is significantly damaged: This means that the window is damaged or rotted 50% or more, or is missing key components.
  - o Half of the window is missing
  - o Missing window sash and/or frame
  - o Damaged/Missing window sill





- o Photo evidence shall be required. A site visit may be requested.
2. Window is missing: the window is missing, leaving only a window opening in the façade or a bricked in place where the window once was.
- o Photo evidence shall be required. A site visit may be requested.
3. If the window exists but is significantly damaged, the applicant shall provide written or verbal testimony from an experienced window repair contractor or consultant to attest to the window being more than 50% damaged. The ADRB may ask for examples of other projects that the window repair contractor or consultant has completed.
4. The ADRB shall make the determination of whether the windows meet the definition of “Significantly Damaged or Missing Windows.”

List of Approved Replacements for Significantly Damaged or Missing Windows- To the extent the design of the original window is known, the window must meet the General Window Regulations & Guidelines

- o JeldWen Sitaline Aluminum-Clad Wood Exterior / Wood Interior

### **Additional Window Guidance**

#### **B. Considerations for Window Replacements:**

When the ADRB is reviewing a Certificate of Appropriateness for window replacement, the following information will be considered to determine the appropriateness of replacing historic windows:

1. That multiple avenues of preserving the historic windows have been pursued, including consulting a historic window preservation specialist or contractor with demonstrable background and experience in preserving historic windows.
2. Difficulty in repairing the existing wood windows or difficulty in obtaining a contractor to repair the existing wood windows.
3. Difficulty in obtaining new wood windows or wood composite windows that match the existing wood windows.
4. The structure or portion of structure is comparatively more modern or newer than other houses and principal structures in the immediate area. This can include new additions of a structure.



5. That the request for window replacement is part of a large scale renovation project in a building that is substantial disrepair and would be in danger of demolition if not for the renovation project.

ADRB requires that the applicants to provide written evidence to support these considerations, including estimates, quotes, and/or recommendations from a professional and/or letters on letterhead with signature of the professional(s) involved in the assessment.

### C. Other Window Replacement Types

#### 4. New Window Opening

New window openings are typically discouraged for historic structures. Such additions interfere with the architecture and composition of the façade of the structure. However, adding a new window opening to the structure will be considered on a case-by-case basis by the ADRB. The following rationale shall be considered by the ADRB in the issuance of a COA for such proposals:

- Structure is a commercial or industrial building and the new window opening is necessary for the viability of the business.
- Structure is part of a significant residential, commercial, rehabilitation project, or business investment for the property, neighborhood, and/or historic district.

#### 5. Reduction of Window or Filling In Window

The following window proposals are conditional and generally considered inappropriate. Such proposals will be reviewed with the highest scrutiny and will only be approved when appropriate to the structure and historic district. The ADRB may also assign additional conditions to the approval of these window projects.

The reduction of a window opening or filling in of a window opening shall only be considered in the following cases.

- Window reduction shall only be located on the rear or side facade and is not highly visible from the street or sidewalk.
- The 'fill' of the previous window shall be consistent with the material and form of the façade. (i.e. on a brick façade, the filled portion shall be brick; no plywood, painted wood panel, vinyl, plastic, or metal on any façade type)
- The replacement window is for a special, utilitarian, and/or specific renovation of the structure (the most common being, new bathroom, or closet).



- The structure or portion of structure is comparatively more modern or newer than other houses and principal structures in the immediate area. This can include new additions of a structure.
- Structure is a commercial or industrial building and the proposal is necessary for the viability of the business.

### **Staff Comments**

- Planning Department staff met onsite with property owner (Dale Wurzelbacher). Mr. Wurzelbacher indicated that the proposed ADA ramp on the site plan is going to be reoriented.
  - New doorway to be installed along south side of cinder block addition.
  - Three (3) remaining doorways in rear of home to be filled in.
  - Staff recommended that if the ADA ramp is relocated to a new entryway the door it was originally supposed to access, along the northwest side of original building, should become a window and not filled with brick. Property owner seemed open to this idea.
- Staff recommends salvaging the two windows located along the stairway. They are unique in size and appear to be in good condition.

### **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 replace all the existing original historic wood windows on the primary residence with JeldWen Sitrine windows (minus the two smaller windows along the stairway), infill rear doorways with matching material, and install new doorway off cinderblock addition 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 document



Exhibit A – Location Map



Exhibit B – Certificate of Appropriateness Application



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

**Architectural Design Review Board**

513-785-7350      Fax: 513-785-7359      Email: [hamiltonhistoric@hamilton-oh.gov](mailto: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: 21 S C Street

Applicant Name: Steven Gebhart - Community Design Alliance

Applicant Mailing Address: 236 High St.

Owner/s Name: Dale Wurzelbacher - Main Street Investment group

Owner Mailing Address: 2650 Ceyde Ct Fairfield, OH 45014

Daytime Contact Phone: 513-479-0170      Email: firstwardhamilton@gmail.com

Applicant Signature: Steven Gebhart      Date: 2/27/23

**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



Page 8

CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

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

Paint  Sample Provided (often required)

Appearance of Color: Black Grey  
 Color Name & Manufacturer: Shenwin Williams - Iron Ore SW 7069 Tin Lizzie SW 9163  
 Location (body, window trim, specific trim, accent): Doors / trim/gutters

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): original windows  
 Proposed Windows/Door (style, material, size, color, location): Jeld Wen Silestone Clad Wood Window  
 Manufacturer: Jeld Wen Type (if applicable): in black no grilles

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): \_\_\_\_\_  
 Proposed Fence (type, material, color, location, course): \_\_\_\_\_

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](mailto:HamiltonHistoric@hamilton-oh.gov)



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.

- Removal & Replacement of existing windows/ boarded up openings.
- Scrape paint off existing multi-wythe brick & repointing where needed.
- Build new wood ADA accessible ramp to new doorway.
- New wood door with glazing to match front door painted Iron Ore
- Replace door on east side along property line with new infill brick

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](mailto:HamiltonHistoric@hamilton-oh.gov)



# Exhibit C – Site Plan & Photos

**EX/DEMO NORTH ELEVATION**  
SCALE 1/4" = 1'-0"

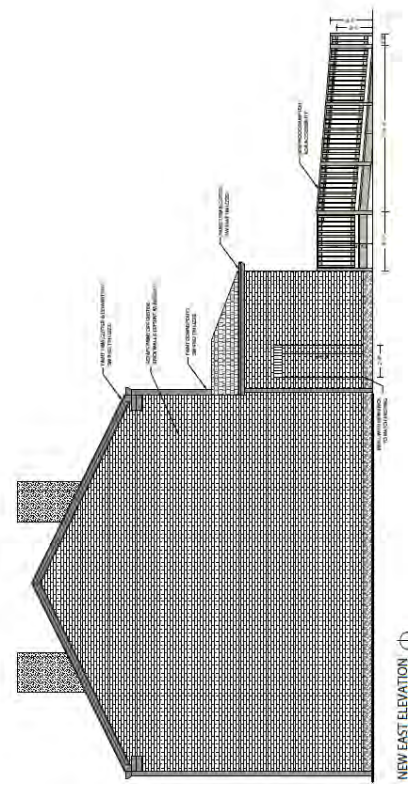
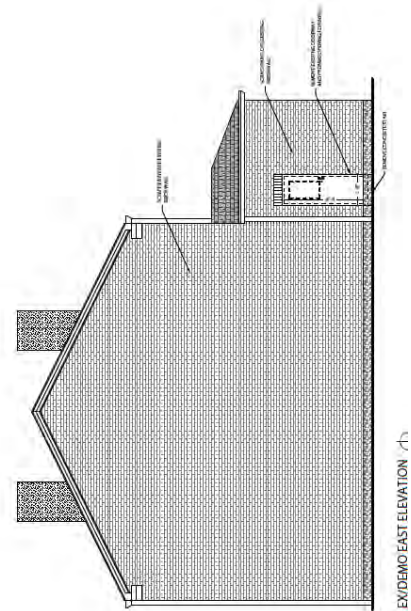
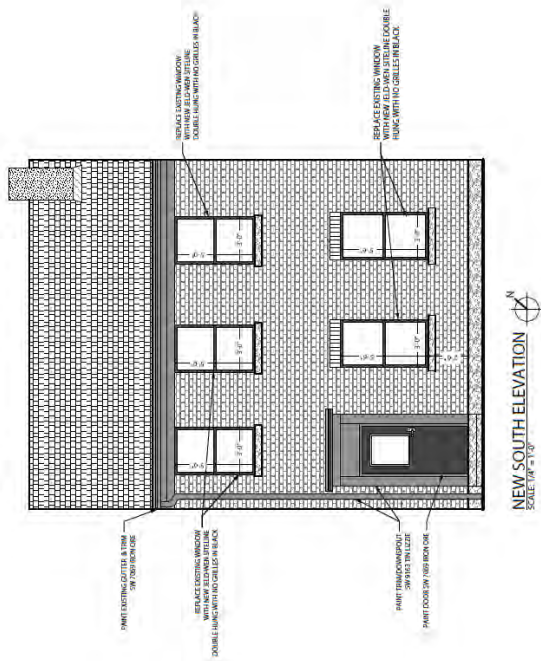
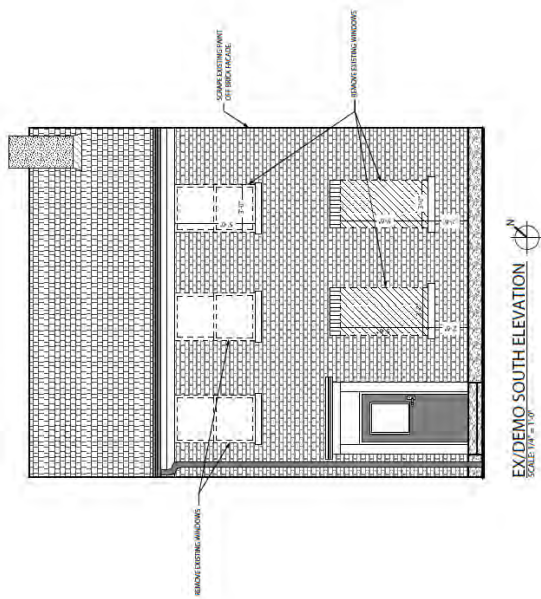
**NEW NORTH ELEVATION**  
SCALE 1/4" = 1'-0"

**EX/DEMO WEST ELEVATION**  
SCALE 1/4" = 1'-0"

**NEW WEST ELEVATION**  
SCALE 1/4" = 1'-0"









Mar 2, 2023 8:33:41  
12 South C Street  
Hamilton  
Butler County



Mar 2, 2023 8:35:07 AM  
21 South C Street  
Hamilton  
Butler County  
Ohio



Mar 2, 2023 8:36:18 AM  
25 South C Street  
Hamilton  
Butler County  
Ohio



Mar 2, 2023 8:34:34 AM  
21 South C Street  
Hamilton  
Butler County  
Ohio



**Front Façade**





Mar 2, 2023 8:50:25 AM  
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Hamilton  
Butler County  
Ohio



Mar 2, 2023 8:50:31 AM  
12 South C Street  
Hamilton  
Butler County  
Ohio

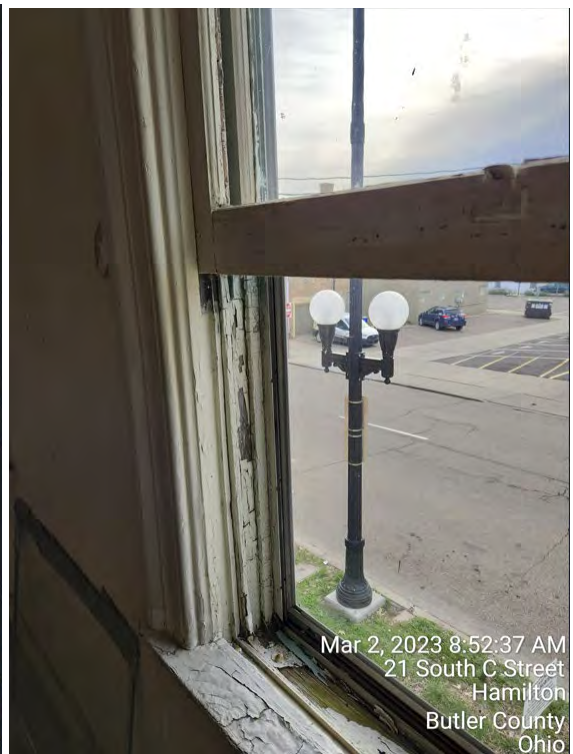


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Ohio



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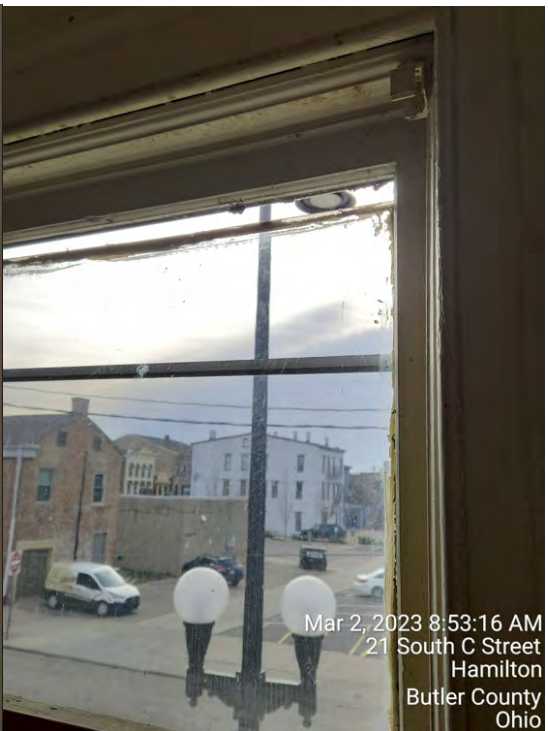
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Ohio



Mar 2, 2023 8:52:55 AM  
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Ohio



Mar 2, 2023 8:53:08 AM  
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Butler County  
Ohio



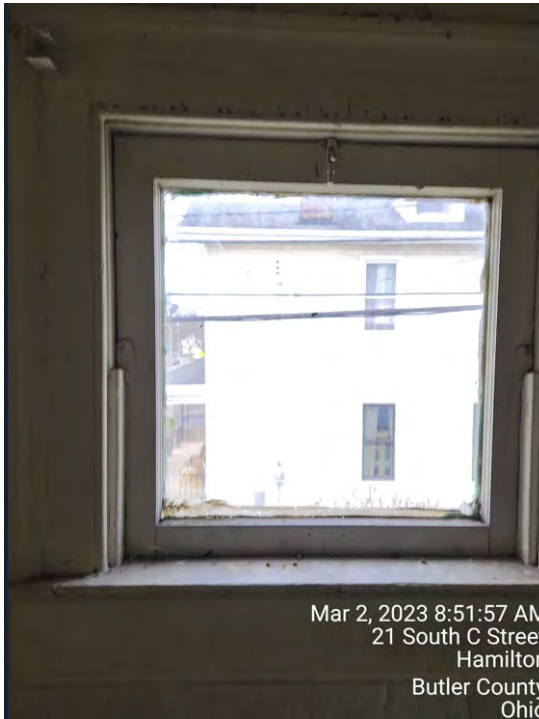
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21 South C Street  
Hamilton  
Butler County  
Ohio





**South Façade**



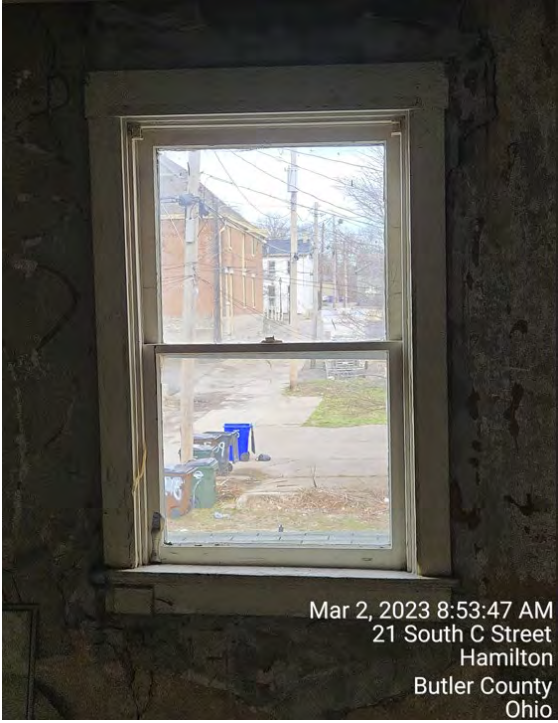






**Rear Façade**





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Hamilton  
Butler County  
Ohio



Mar 2, 2023 8:53:56 AM  
21 South C Street  
Hamilton  
Butler County  
Ohio



Mar 2, 2023 8:54:04 AM  
21 South C Street  
Hamilton  
Butler County  
Ohio



**North Façade**



Exhibit D – Rendering & Material Specs

Existing & Proposed Door Rendering:

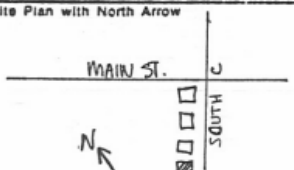


*March 2022 Color of the Month*  
**SW 7069**  
**Iron Ore**

*Expert Pick*  
**SW 9163**  
**Tin Lizzie**



Exhibit D – Ohio Historic Inventory document

OHIO HISTORIC INVENTORY		OHIO HISTORIC PRESERVATION OFFICE OHIO HISTORICAL CENTER COLUMBUS, OHIO 43211	
1. No. <u>But-377-9</u>		4. Present Name(s)	
2. County Butler		5. Other Name(s)	
3. Location of Negatives City Planning		Lewis Hampton House	
6. Specific Location 21 South "C" St.		16. Thematic Category Manufacturing/industry	28. No. of Stories 2
7. City or Town If Rural, Township & Vicinity Hamilton		17. Date(s) or Period c. 1835	29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>
8. Site Plan with North Arrow 		18. Style or Design Federal Vernacular	30. Foundation Material rubble stone
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>7</u> <u>094</u> <u>10</u> <u>709354</u> <u>4364114</u>		19. Architect or Engineer	31. Wall Construction brick
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	32. Roof Type & Material gable asphalt shingle
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent residence	33. No. of Bays Front 3 Side 2
12. Is it Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use Barber shop, Apt. 2nd floor	34. Wall Treatment common bond
13. Part of Estab. Yes <input checked="" type="checkbox"/> Hist. Dist.? No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	35. Plan Shape rectangle
14. District Potent? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address, if known Clifford Rameyer 1030 Park Avenue	36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>
15. Name of Established District Rossville Historic District		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	37. Condition Interior _____ Exterior good
42. Further Description of Important Features A narrow cornice board marks the street facade. The original windows have been replaced with 1/1 double hung sashes. The windows have verticle brick lintels and wooden lug sills. The doorway entablature appears to be recent. A concrete block and brick room has been added to the rear.		26. Local Contact Person or Organization Hamilton Planning Dept.	38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
43. History and Significance In the 1910 census Lewis Hampton appeared as the owner of this building. He was a native of Ohio and at that time was 58 years old and a machinist in a machine shop. This is a very good example of early vernacular Ohio architecture.		27. Other Surveys in Which Included	39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
44. Description of Environment and Outbuildings Older buildings on older street in Rossville Historic District. Well preserved, good adaptive use.		40. Visible from Public Road? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
45. Sources of Information p.o. County records U.S. Census, 1910		41. Distance from and Frontage on Road 12'	
46. Prepared by JES		47. Organization PMA	
48. Date 778		49. Revision Date(s) 12-83	

1. No. But-377-9  
2. County Butler  
4. Present Name(s) Lewis Hampton House  
5. Other Name(s)





**To:** Architectural Design Review Board  
**From:** Dani Baxter  
**Subject:** **New Business - AGENDA ITEM #3**  
**10 S Monument Ave – Window Removal, Window Replacement & Door Installation**  
Bill Kreutzjans Jr, Applicant  
Meeting Date: March 21, 2023  
Received Application: February 28, 2023  
**Impacts:** Central Area Building Inventory, Ohio Historic Inventory

---

### Introduction:

The Applicant, Bill Kreutzjans Jr, has submitted a Certificate of Appropriateness Application for window removal, window replacement, and new door installation proposed at 10 S Monument Ave. The proposal involves exterior and interior work to transform the Anthony Wayne Building into the Well House Hotel.

This property is located within the Central Area Building Inventory and is Zoned DT-1. This property is located on the State of Ohio Historical Inventory (BUT074409).

### Proposal

- Existing Basement Windows (damaged beyond 50% by rust per applicant)
  - Material- aluminum, privacy glass
  - Color- rusted metal, opaque glass
  - Design- 4 over 4 with exterior metal muntins
  - Dimensions- varying, some windows are single and some are double wide with mullion running vertical to connect windows
- Proposed Basement Windows
  - Material- Graham Window manufacturer, aluminum, glass to match existing historic window
  - Color- same as existing
  - Design- same as existing
  - Dimensions- same as existing

- Proposed basement, front façade window removal-
  - Six basement windows to be removed and infilled.
  - Infill Material- New eight (8) inch CMU infill, grouted solid. Exterior face CMU. Provide Quick-Crete sand mix finish coat. Paint to match existing stone. Finish face shall be recessed two (2) inches from exterior face of existing stone.
    - Six basement windows proposing to be infilled are located partially below grade so they are not a prevailing façade feature.
  - Interior rooms where basement windows will be removed will house maintenance/mechanical equipment, a maintenance/engineer's office, and laundry facility.
- Proposed first floor, rear façade window removal-
  - Two rear façade windows to be removed from first floor.
    - One will be infilled with matching brick.
      - Interior room where first floor window will be removed will house the future kitchen.
    - One will have new door installed in opening.
- Proposed rear façade door addition-
  - Material- metal, glass
  - Color- To be determined, all doors will be painted the same color
  - Design- Hollow metal door with glass panel. Half of door will be glass panel
  - Dimensions- installed in existing window opening on first floor, standard door size (36" wide and 80" tall)
- Proposed front façade door replacement
  - Material-  $\frac{3}{4}$  lite anodized aluminum doors
  - Color- same finish as existing



- Design- new transom bar and window above door, steel canopy with glass top between door and transom
- Dimensions- same as existing
  - Existing front door is metal and is not historic.

### **Administrative Approval**

- An Administrative COA was issued on March 6, 2023 for the following repairs as indicated on elevation plans and COA application as submitted.
  - Roof replacement from rubber roof to white TPO roof (not visible from ROW).
  - Repaint existing windows and storefronts white as like for like.
  - Exterior repoint of brick and stonework, repair of quoins, reset of corner finials, repair broken terra cotta window pediments, repair cornice components, repair stone sills, all as like for like repairs.
  - All existing windows to be repaired and fixed in place to include repair of mullions, new glazing, repair sashes, and paint as like for like.

### **Hamilton Zoning Ordinance**

#### **ADRB Policies & Guidelines**

This application broaches the topic of windows in the ADRB Policies and Guidelines. The ADRB Policies and Guidelines do not address the topic of doors.

#### **General Window Regulations & Guidelines**

##### **A. Critical Parts of Windows that Shall Not Be Altered**

The following items will be considered a critical part of the exterior architectural/design elements that shall not be altered on a structure:

1. The specific location of each individual window.
2. The specific style of each individual window.
3. The number of panes (lights/grids/sashes) of each individual window. (example: 2x2 grid/pane, 4x4 grid/pane, 9x9 grid/pane)
4. The specific dimensions of each individual window.
5. The specific treatment of the framing for each individual window.





6. The size, width, and placement of window parts, such as but not limited to the sashes, muntins, rail, casing, stile, stool, and apron shall remain unchanged. If these parts are on the exterior of the window, they shall remain on the exterior of the window, (i.e. exterior muntins shall not be moved to the interior of the window pane).

7. The relationship of the above elements and/or related elements for each window in the overall window treatment/design of a structure.

#### B. General Window Requirements

1. All glass for the windows is to be clear unless otherwise approved by the ADRB.
2. All composite, fiberglass, or aluminum surfaces are to be smooth, without faux-wood texture (grooved texture).
3. Windows and window products must be paintable if the building trim is intended to be paintable.
4. Commercial window frames should match trim

C. A Certificate of Appropriateness is required for all window work. Do not buy windows before getting a COA (Certificate of Appropriateness) approval. There is no guarantee your proposal will be approved as proposed.

#### **Non-Historic Window Replacement**

Applications for new windows that will replace existing replacement windows that are not considered historic, including but not limited to existing vinyl replacement windows, can be approved administratively if the applicant proposes a window from the “List of Approved Replacements for Significantly Damaged or Missing Windows” and if they match the historic window in location, style, size, dimensions, grids/sashes/panes, and treatment.

#### **Window Work approval by the Architectural Design Review Board**

##### Replacement of Significantly Damaged or Missing Windows

In the event that the window is significantly damaged or missing, the Architectural Design Review Board may be able to approve a Certificate of Appropriateness for window replacement with a broader list of window types, as long as the proposed window meets the General Window Regulations & Guidelines. This is subject to the following clauses:



1. Window is significantly damaged: This means that the window is damaged or rotted 50% or more, or is missing key components.

- o Half of the window is missing
- o Missing window sash and/or frame
- o Damaged/Missing window sill
- o Photo evidence shall be required. A site visit may be requested.

2. Window is missing: the window is missing, leaving only a window opening in the façade or a bricked in place where the window once was.

- o Photo evidence shall be required. A site visit may be requested.

3. If the window exists but is significantly damaged, the applicant shall provide written or verbal testimony from an experienced window repair contractor or consultant to attest to the window being more than 50% damaged. The ADRB may ask for examples of other projects that the window repair contractor or consultant has completed.

4. The ADRB shall make the determination of whether the windows meet the definition of “Significantly Damaged or Missing Windows.”

### **Additional Window Guidance**

#### **B. Considerations for Window Replacements:**

When the ADRB is reviewing a Certificate of Appropriateness for window replacement, the following information will be considered to determine the appropriateness of replacing historic windows:

1. That multiple avenues of preserving the historic windows have been pursued, including consulting a historic window preservation specialist or contractor with demonstrable background and experience in preserving historic windows.
2. Difficulty in repairing the existing wood windows or difficulty in obtaining a contractor to repair the existing wood windows.
3. Difficulty in obtaining new wood windows or wood composite windows that match the existing wood windows.



4. The structure or portion of structure is comparatively more modern or newer than other houses and principal structures in the immediate area. This can include new additions of a structure.

5. That the request for window replacement is part of a large scale renovation project in a building that is substantial disrepair and would be in danger of demolition if not for the renovation project.

ADRB requires that the applicants to provide written evidence to support these considerations, including estimates, quotes, and/or recommendations from a professional and/or letters on letterhead with signature of the professional(s) involved in the assessment.

### C. Other Window Replacement Types

#### 3. Commercial Windows and Industrial Windows

Windows for businesses, commercial structures, and heavy industrial structures shall be considered on a case-by-case basis. There are cases where commercial and industrial structures require a different window type than the existing window. When the proposal is not appropriate for staff administrative review, ADRB will consider all relevant factors, including:

- A. Replacement windows can be any material appropriate to the structure, including metal products.
- B. The replacement window shall replicate the size and transparency of the existing window (if reducing or filling a window, or creating a new opening, please refer to that section of the window guidelines).
  - o If the applicant is proposing a window that does not match the existing design, sufficient justification for the change must be provided to the ADRB. This may include but is not limited to considerations such as the viability of the business operation and/or historical examples of why the proposed change is appropriate.

#### 5. Reduction of Window or Filling In Window

The following window proposals are conditional and generally considered inappropriate. Such proposals will be reviewed with the highest scrutiny and will only be approved when appropriate to the structure and historic district. The ADRB may also assign additional conditions to the approval of these window projects.



The reduction of a window opening or filling in of a window opening shall only be considered in the following cases.

- Window reduction shall only be located on the rear or side facade and is not highly visible from the street or sidewalk.
- The 'fill' of the previous window shall be consistent with the material and form of the façade. (i.e. on a brick façade, the filled portion shall be brick; no plywood, painted wood panel, vinyl, plastic, or metal on any façade type)
- The replacement window is for a special, utilitarian, and/or specific renovation of the structure (the most common being, new bathroom, or closet).
- The structure or portion of structure is comparatively more modern or newer than other houses and principal structures in the immediate area. This can include new additions of a structure.
- Structure is a commercial or industrial building and the proposal is necessary for the viability of the business.

#### **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 replace the existing basement windows, remove six (6) basement windows and two (2) rear faced windows, in addition to installing new front and rear doors 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
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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](mailto: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: 10 S Monument St, Hamilton OH 45011

Applicant Name: Vision AWH LLC

Applicant Mailing Address: 3005 Dixie Hwy, Edgewood, KY 41017

Owner/s Name: Vision AWH LLC

Owner Mailing Address: 3005 Dixie Hwy, Edgewood, KY 41017

Daytime Contact Phone: 859-957-2578 Email: Billk@ashleybuilders.com

Applicant Signature:  Date: 2/27/2023

**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

Architectural Style of Structure/House (put N/A if not known): Colonial Revival w/Second Renaissance Revival influences

Paint  Sample Provided (often required)

Appearance of Color: Repaint existing windows and storefronts white

Color Name & Manufacturer: tbd

Location (body, window trim, specific trim, accent): window and storefronts

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  Sample Provided **\*Roofing may require a building permit from the Building Department\***

Existing Roof (material, style, color): rubber roof - not visible from ROW

Proposed Roof (material, style, color): White TPO roof - not visible from ROW

Manufacturer: tbd Location: entire flat roof

Windows / Door

Existing Windows/Door (style, material, size, color, location): Repair and Paint floors 1-7, basement - see plan

Proposed Windows/Door (style, material, size, color, location): see SHPO recommendation attached

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  Sample Provided **\*Chain-link is discouraged unless certain conditions are met defined by ADRB\***

Existing Fence (type, material, color): \_\_\_\_\_

Proposed Fence (type, material, color, location, course): \_\_\_\_\_

Gutters  Sample Provided **\*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): repair masonry - see architectural plan

Proposed Soffit (style, material, location, color): \_\_\_\_\_

Other:

Applications can be submitted electronically to [HamiltonHistoric@hamilton-oh.gov](mailto:HamiltonHistoric@hamilton-oh.gov)



**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:

See attached SHPO information, Architectural sheets, and sitework plan.  interior selective demolition only of non-historic fabric.
---

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](mailto:HamiltonHistoric@hamilton-oh.gov)





NPS Form 30-106 (Rev. 2019)  
National Park Service  
OMB Control No. 1024-0009

RECEIVED  
DEC 01 2022

REC'D BY SHPO AUG 01 2022



### HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Instructions: This page must be signed by the applicant's original signature and must be dated. The National Park Service certification decision is based on the information provided on this form. In the event of any discrepancy between the application form and other supporting information (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number  
45322

1. **Historic Property Name** Anthony Wayne Hotel (OHPO #4460)

Street 10 S. Monument Ave.

City Hamilton County Butler State OH Zip 45011

Name of Historic District or National Register property Hamilton Historic Civic Center

Listed individually in the National Register of Historic Places; date of listing July 19, 1995

Located in a Registered Historic District, name of district Hamilton Historic Civic Center

Part 1 – Evaluation of Significance submitted? Date submitted June 17, 2022 Date of certification \_\_\_\_\_

2. **Project Data** (for phased projects, data entered in this section must be totals for entire project)

Date of building 1927 Estimated total rehabilitation costs (QRE) \$16,000,000

Number of buildings in project 1 Floor area before / after rehabilitation 51,300 / 51,300 sq ft

Start date (estimated) 01/02/2023 Use(s) before / after rehabilitation Housing / Hotel

Completion date (estimated) 09/01/2023 Number of housing units before / after rehabilitation 50 / 0

Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 50 / 0

Intend to elect IRS 60-month phased rehabilitation

3. **Project Contact** (if different from applicant)

Name Sam Burgess, Project Designer Company New Republic Architecture

Street 1936 Race Street, Suite C101 City Cincinnati State OH

Zip 45202 Telephone (513) 800-1581 Email Address sam@newrepublicarchitecture.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

If I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Bill Kreutzjans, Jr. Signature (Sign in ink) [Signature] Date 7-28-2022

Applicant Entity Vision AWH LLC SSN \_\_\_\_\_ or TIN 88-1267224

Street 3005 Dixie Highway City Edgewood State KY

Zip 41017 Telephone (859) 957-2578 Email Address billk@ashleybuilders.com

Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 12/20/2022 National Park Service Authorized Signature (Sign in Ink) [Signature]

NPS conditions or comments attached





**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Historic Property Name Anthony Wayne Hotel Project Number 45,322  
Property Address, City, State 10 S. Monument Avenue, Hamilton, Ohio 45011

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

**CONDITIONS**

1. **ENTRY SEQUENCE:** The visual impact of the proposed entry sequence must be reduced to make it compatible with the historic character of the building and respectful of the simple and elegant design of the historic primary entrance. The number of steps leading to the entry stoop should be reduced to three to match the historic condition; this can be achieved through a combination of increasing the rise of each step while not exceeding the maximum height allowed by code and site grading that should also be used to conceal as much of the leading edge of the proposed ADA walkway and matching garden wall as possible. The overall goal is to reduce the visual impact on the primary elevation, and we recommend that SHPO/NPS is afforded the opportunity to review and approve revised plans and rendering before any work is undertaken.
2. **WINDOWS AND STORM WINDOWS:** Replacement windows proposed for the basement must closely match the dimensions of all components of the historic windows on this floor; fit within the historic masonry openings; be installed in the same plane in the wall as the historic windows; have a beveled putty glazing detail, butt joints (not mitered joints), and clear untinted glass; and be a compatible color. Detailed shop-like drawings for all replacement windows should be submitted for review and approval by the Ohio SHPO and NPS via amendment prior to ordering or commencing work. Storm windows should be compatible to the building, be finished in an appropriate color, have clear glass, and have a head rail, meeting rail and stiles that are the same size or smaller than the corresponding components on the historic windows.
3. **FUTURE WORK:** This approval does not extend to work for which details have not been submitted for review and approval to the Ohio SHPO and NPS. Federal regulations governing this program require evaluation of the entire project. This approval may be superseded if it is found that the overall rehabilitation does not meet the Secretary of the Interior's Standards for Rehabilitation. An amendment providing information regarding any additional work should be submitted to the Ohio SHPO and NPS for review and approval as soon as available to ensure conformance of the overall project with the Standards.
  - A. **TENANT BUILD-OUT:** All work that is associated with and/or carried out within the whiteboxed commercial space must be compatible with the historic character of the building and utilize compatible finishes. Building systems servicing this space must be run in the basement or concealed above ceilings, within walls, or within soffits that are minimally sized and held above window heads.
  - B. **SIGNAGE:** Any proposed exterior signage must be compatible with the historic character of the building in size, scale, design, proportions, material, and location and be installed in a manner that does not result in damage to historic fabric. Drawings and a narrative description of proposed signage providing details regarding proposed location, size, materials, associated lighting, and installation methodology should be submitted to SHPO/NPS for approval via amendment prior to sign construction/installation.
4. **EXTERIOR LIGHTING:** Exterior light fixtures must be minimal in size and number, have a color that allows them to blend with adjacent masonry, and be installed through mortar joints. Fixtures related to architectural uplighting must be concealed by a projecting horizontal element such as a belt course or cornice.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards

11/29/2022  
Date

*Mariangela [Signature]*

SHPO/Dept. Head, Technical Preservation Services  
State Historic Preservation Office Signature

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

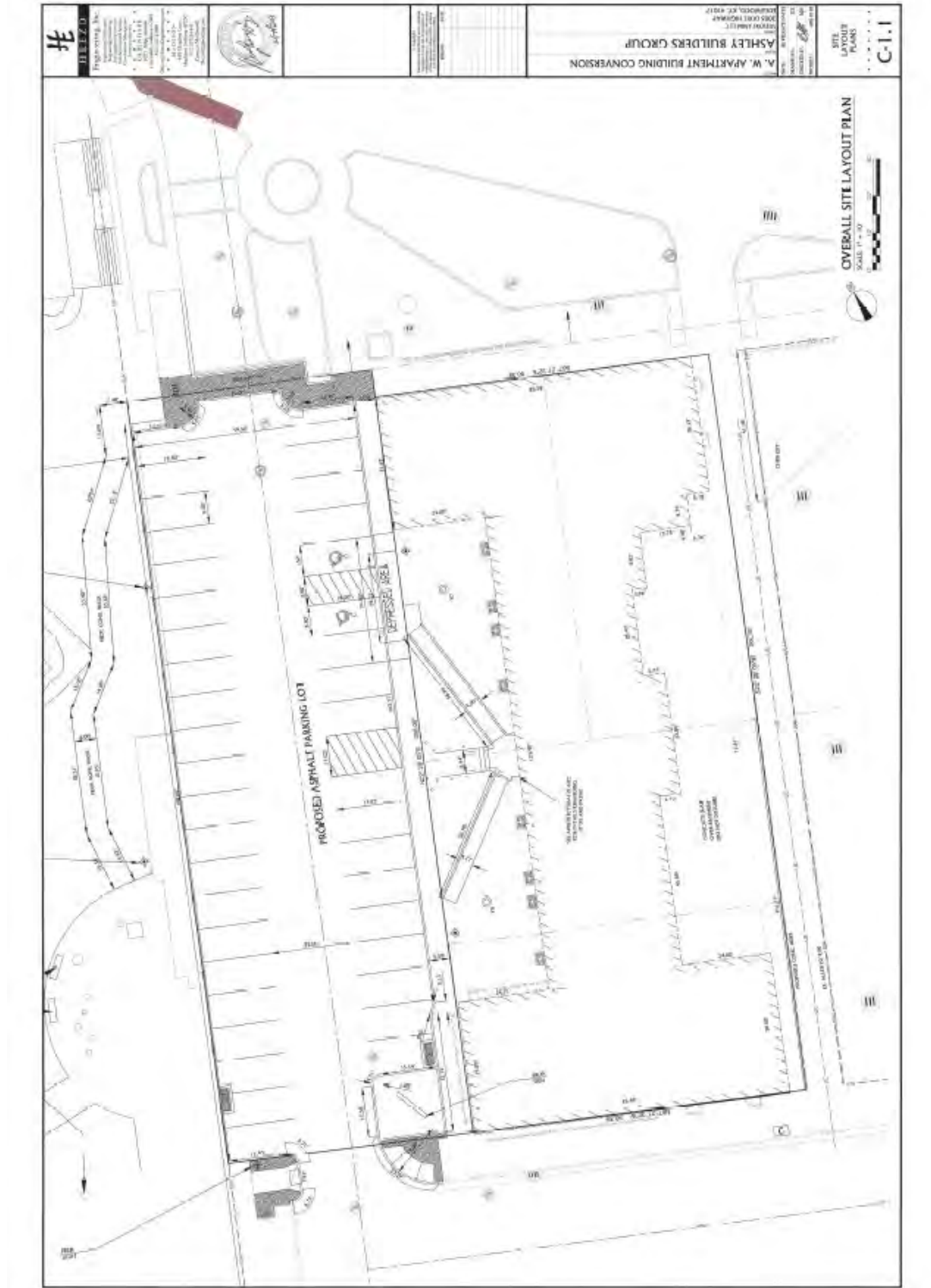
12/1/2022  
Date

*[Signature]*

National Park Service Signature



Exhibit C – Site Plan & Photos









Mar 2, 2023 8:21:48 AM  
15 South Monument Avenue  
Hamilton  
Butler County  
Ohio



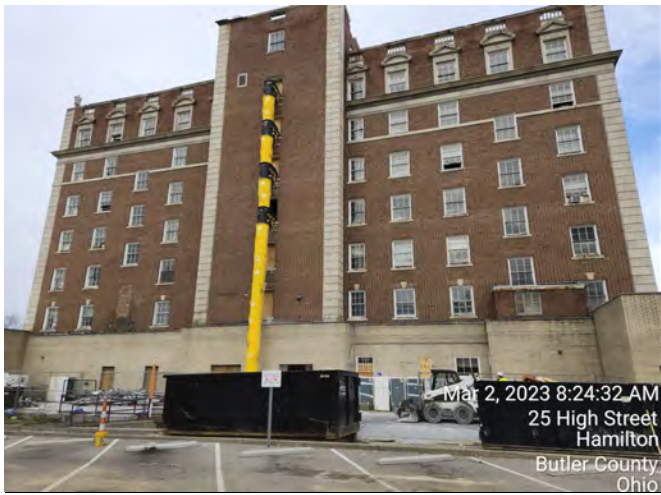
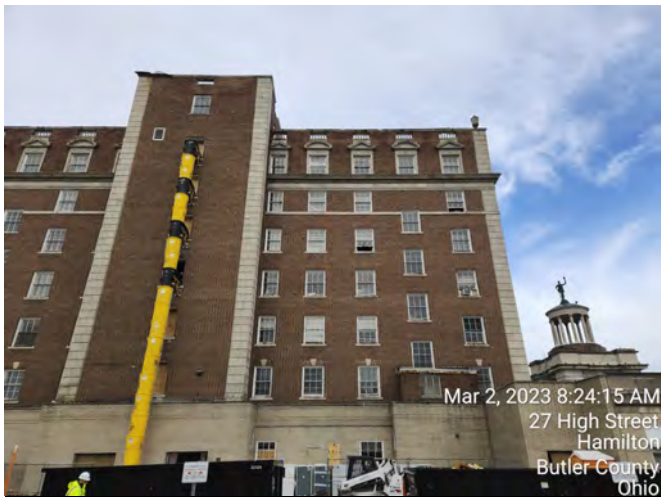
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Hamilton  
Butler County  
Ohio














**Exhibit D – Rendering & Material Specs**

See separate PDF documents with demolition and floor plans.



Exhibit E - Ohio Historic Inventory document

OHIO HISTORIC INVENTORY		CODED	Ohio Historic Preservation Office Ohio Historical Center Columbus, Ohio 43211
1. No. <u>BUT-744-9</u>		4. Present Name(s) <u>Anthony Wayne Apartments</u>	
2. County <u>Butler</u>		5. Other Name(s)	
3. Location of Negatives <u>Hamilton Planning Dept.</u>		<u>Anthony Wayne Hotel</u>	
6. Specific Location <u>South east corner of High and Monument Streets.</u>		16. Thematic Category <u>Commercial</u>	28. No. of Stories <u>7</u>
7. City or Town If Rural, Township & Vicinity <u>Hamilton</u>		17. Date(s) or Period <u>1926</u>	29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. Site Plan with North Arrow 		18. Style or Design <u>Georgian Revival</u>	30. Foundation Material <u>Concrete</u>
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>12</u> <u>25</u> Zone Easting Northing <u>1</u> <u>0</u> <u>7</u> <u>0</u> <u>9</u> <u>7</u> <u>0</u> <u>4</u> <u>4</u> <u>3</u> <u>6</u> <u>3</u> <u>8</u> <u>7</u> <u>9</u>		19. Architect or Engineer <u>Fred Mueller</u>	31. Wall Construction <u>Reinforced concrete?</u>
10. Zone Easting Northing Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder <u>Vaughn Bldg. Co.</u>	32. Roof Type & Material <u>Flat/unknown</u>
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent <u>Hotel</u>	33. No. of Bays Front <u>12/7</u> Side <u>3</u>
12. Is it Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use <u>Apartments</u>	34. Wall Treatment <u>Brick/stone</u>
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"/>	35. Plan Shape <u>Rectangle</u>
14. District Potent'ly? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address, if known	36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>
15. Name of Established District		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	37. Condition Interior _____ Exterior <u>good</u>
16. Further Description of Important Features <u>Two stone wings, which contain small shops, flank the seven story block of the central portion of the building. These relatively simple wings are decorated with swags in the top half of the wall. The central entrance of the seven story block is capped with a broken pediment of stone. Over this entrance, at the second story level, is a bank of five windows which have alternating pedimented, segmental arch, and broken pedimented stone hoodmolds. The (over)</u>		26. Local Contact Person or Organization <u>Hamilton Planning Dept.</u>	38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
17. History and Significance <u>The old inventory form by David Watson of Hamilton states that this building was a commercial, <sup>NOTE</sup> owned by the Hamilton citizens until 1948. It was thereafter operated as an apartment house. The building is significant as a large scale example of the Georgian Revival style and as an example of the varied styles practiced by Hamilton (over)</u>		27. Other Surveys in Which Included <u>NATIONAL REGISTER</u>	39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
18. Description of Environment and Outbuildings <u>Located near the City Hall, overlooking the Great Miami River and a small park along the bank.</u>		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
19. Sources of Information		41. Distance from and Frontage on Road <u>15'</u>	
		42. Prepared by <u>Rita Walsh</u>	
		43. Organization <u>Miami Purchase Ass'n</u>	
		44. Date <u>3-84</u>	
		45. Revision Date(s)	

1. No. BUT-744-9  
2. County Butler  
4. Present Name(s) Anthony Wayne Apartments  
5. Other Name(s) Anthony Wayne Hotel



42. corners of the building are accentuated by stone quoins and stone vases at the top of the building. A simple interior cornice of stone is located above the sixth story level. All of the windows at the top story of the building are capped by alternating pedimented and segmental arched hoodmolds.

43. architect, Fred Mueller. The building is also important as one of the last remaining hotels in the city.

1. Name		2. Address	
3. City		4. State	
5. County		6. Zip	
7. Date of Construction		8. Date of Inventory	
9. Architect		10. Other Names	
11. Description	<p>42. corners of the building are accentuated by stone quoins and stone vases at the top of the building. A simple interior cornice of stone is located above the sixth story level. All of the windows at the top story of the building are capped by alternating pedimented and segmental arched hoodmolds.</p> <p>43. architect, Fred Mueller. The building is also important as one of the last remaining hotels in the city.</p>		
12. Foundation Material		13. Foot Type & Material	
14. Use of Sills		15. Front Side	
16. Wall Treatment		17. Porch Steps	
18. Changes		19. Condition	
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**HISTORIC REHABILITATION**  
for  
**THE WELL HOUSE**  
**HOTEL**  
10 SOUTH MONUMENT AVENUE  
HAMILTON, OH 45011  
PROJECT NO 224007

**SYMBOL LEGEND**

**WALL TYPES**

- 1. EXISTING CONCRETE
- 2. EXISTING BRICK
- 3. EXISTING CMU
- 4. EXISTING MASONRY
- 5. EXISTING GYP BOARD
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- 100. EXISTING GYP BOARD

**MEASUREMENTS**

MEASURED BY FIELD SURVEYOR  
VERIFIED BY ARCHITECT

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	02/01/2022
2	FOR PERMITS	02/01/2022

**NEW REPUBLIC**  
architecture

**ASHLEY**  
MULTIFAMILY GROUP

REGISTERED ARCHITECT  
STATE OF OHIO  
GRAHAM MICHAEL KALBEL  
EXPIRATION DATE 12/31/23  
LICENSE # 12859

**SECOND FLOOR PLAN**

Sheet No. **A102**

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**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE HISTORIC PRESERVATION ACT AND THE NATIONAL PARK SERVICE REGULATIONS.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE HISTORIC PRESERVATION ACT AND THE NATIONAL PARK SERVICE REGULATIONS.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE HISTORIC PRESERVATION ACT AND THE NATIONAL PARK SERVICE REGULATIONS.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE HISTORIC PRESERVATION ACT AND THE NATIONAL PARK SERVICE REGULATIONS.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE HISTORIC PRESERVATION ACT AND THE NATIONAL PARK SERVICE REGULATIONS.

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11. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE HISTORIC PRESERVATION ACT AND THE NATIONAL PARK SERVICE REGULATIONS.

12. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE HISTORIC PRESERVATION ACT AND THE NATIONAL PARK SERVICE REGULATIONS.

13. REFER TO HVAC PLANS FOR ROOF TOP EQUIPMENT FOOTPRINT.

14. EXISTING STAIRS TO REMAIN.

15. NEW FLOOR DECK ON 1ST FLOOR STRUCTURAL.

**KEY NOTES**

1. EXISTING CURBING AND DRIVEWAY TO REMAIN. PROTECT IN PLACE. CONTRACTOR TO OBTAIN PERMITS FOR DRIVEWAY REPAIRS TO REMAIN. DRIVEWAY TO REMAIN.

2. EXISTING DRIVEWAY TO REMAIN. DRIVEWAY TO REMAIN.

3. NEW DRIVEWAY DRIVEWAY.

4. NEW DRIVEWAY DRIVEWAY.

5. NEW DRIVEWAY DRIVEWAY.

6. NEW DRIVEWAY DRIVEWAY.

7. EXISTING DRIVEWAY DRIVEWAY.

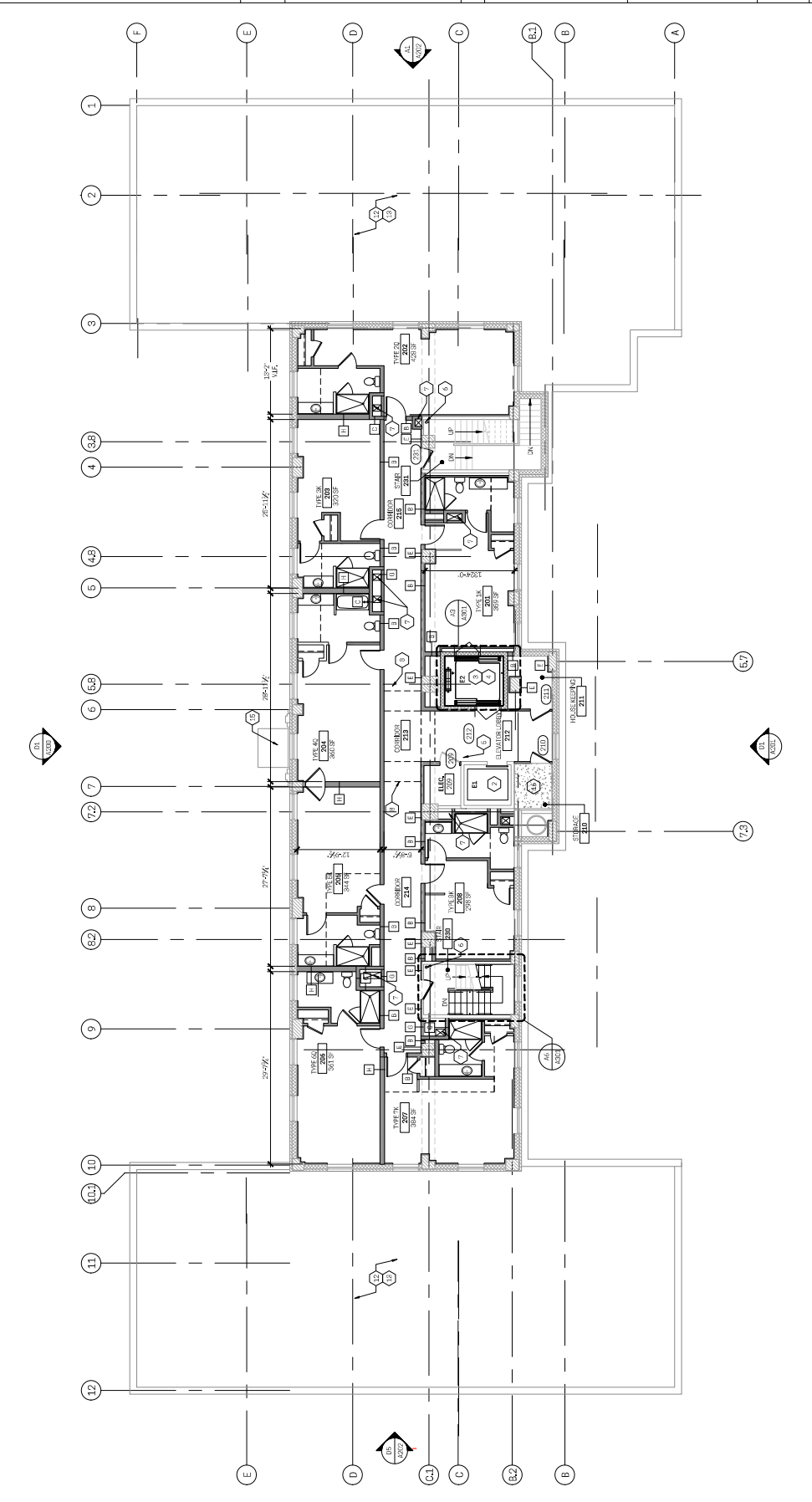
8. NEW DRIVEWAY DRIVEWAY.

9. NEW DRIVEWAY DRIVEWAY.

10. NEW DRIVEWAY DRIVEWAY.

11. PARTIAL NEW STAIRS TO REMAIN.

12. NEW DRIVEWAY DRIVEWAY.



**A1 SECOND FLOOR PLAN**

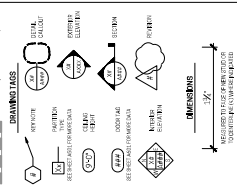
NEW WORK

1/8" = 1'-0"



**HISTORIC REHABILITATION**  
for:  
**THE WELL HOUSE**  
**HOTEL**  
10 SOUTH MONUMENT AVENUE  
HAMILTON, OH 45011  
PROJECT NO 224017

**SYMBOL LEGEND**  
ALL DIMENSIONS IN MILLIMETERS



Date	By	Checked
11/20/2022	MM	MM
09/10/2023	MM	MM



GRAHAM MICHAEL KALBEL  
EXPIRATION DATE 12/31/23  
LICENSE #1889

**PENTHOUSE AND ROOF PLAN**  
Equipment No. **A111**  
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**KEY NOTES**

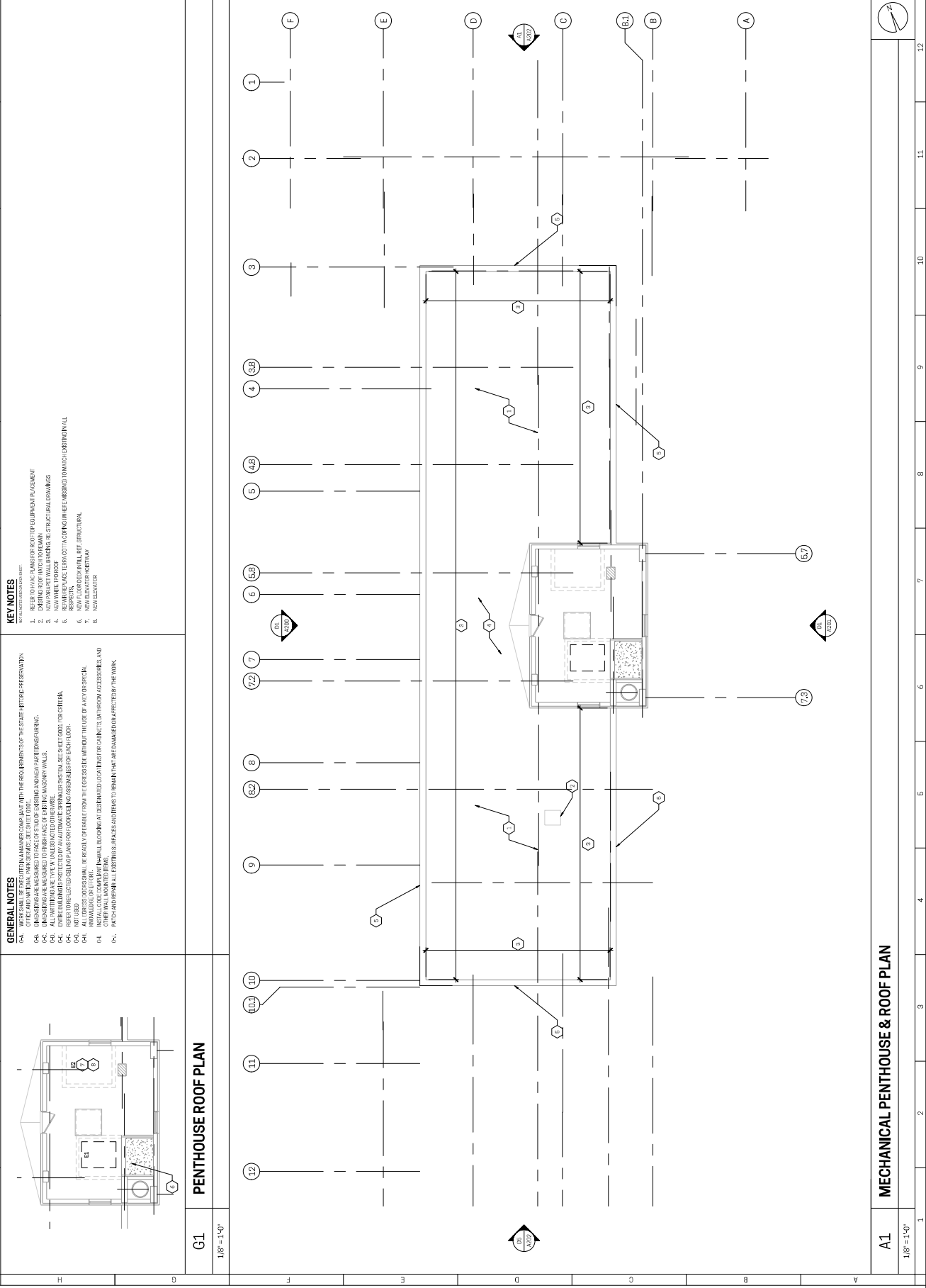
1. REFER TO HVAC PLANS FOR ROOF TOP EQUIPMENT PLACEMENT
2. ALL MECHANICAL WALLS SHALL BE CONCRETE OR MASONRY WALLS
3. NEW MECHANICAL WALLS SHALL BE CONCRETE OR MASONRY WALLS
4. NEW MECHANICAL WALLS SHALL BE CONCRETE OR MASONRY WALLS
5. NEW MECHANICAL WALLS SHALL BE CONCRETE OR MASONRY WALLS
6. NEW FLOOR BECA WILL BE STRUCTURAL
7. NEW ELEVATOR WENTWAY
8. NEW ELEVATOR

**GENERAL NOTES**

1. WORK SHALL BE EXECUTED IN A MANNER COMPLIANT WITH THE REQUIREMENTS OF THE STATE HISTORIC PRESERVATION ACT.
2. DIMENSIONS ARE MEASURED TO FACE UNLESS NOTED OTHERWISE.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE HISTORIC PRESERVATION ACT.
4. REFER TO RELATED MECHANICAL PLANS FOR LOADS AND ASSUMES FOR EACH FLOOR.
5. REFER TO RELATED MECHANICAL PLANS FOR LOADS AND ASSUMES FOR EACH FLOOR.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE HISTORIC PRESERVATION ACT.
7. PATCH AND REPAIR ALL EXISTING SURFACES AND ITEMS TO REMAIN THAT ARE DAMAGED OR AFFECTED BY THE WORK.

**PENTHOUSE ROOF PLAN**

1/8" = 1'-0"



**MECHANICAL PENTHOUSE & ROOF PLAN**

1/8" = 1'-0"



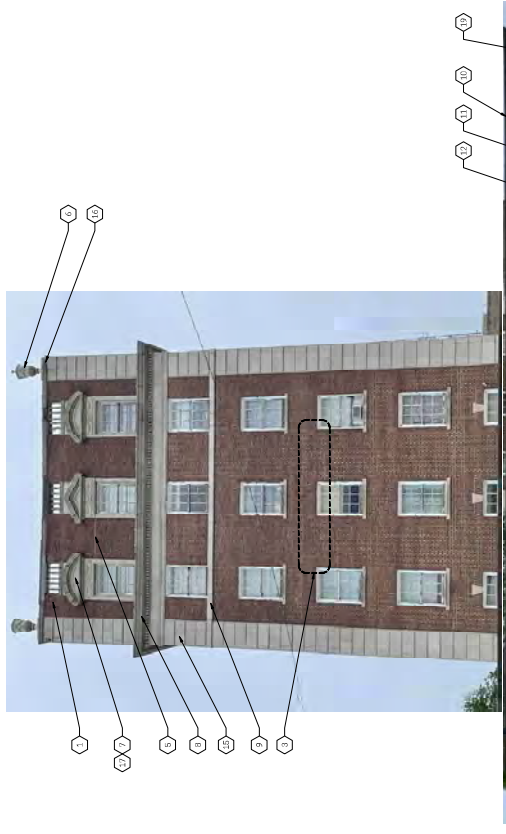


**HISTORIC REHABILITATION**  
for:  
**THE WELL HOUSE**  
**HOTEL**  
10 SOUTH MONUMENT AVENUE  
HAMILTON, OH 45011  
PROJECT NO. 224007

- KEY NOTES:**
1. REMOVE EXISTING WINDOW GLASS AND FRAMEWORK.
  2. CHECK ALL SPECIFICATIONS AND REPORT ALL DISCREPANCIES.
  3. REMOVE BRICK THIS AREA.
  4. REMOVE EXISTING WINDOW FRAMEWORK.
  5. REMOVE EXISTING WINDOW FRAMEWORK.
  6. REMOVE EXISTING WINDOW FRAMEWORK.
  7. REMOVE EXISTING WINDOW FRAMEWORK.
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  17. REMOVE EXISTING WINDOW FRAMEWORK.
  18. REMOVE EXISTING WINDOW FRAMEWORK.
  19. REMOVE EXISTING WINDOW FRAMEWORK.

- WINDOW NOTES:**
- EXISTING WINDOWS TO BE REHABILITATED**
- a. EXISTING WINDOWS SHALL BE REPAIRED AND PROTECTED FROM DAMAGE AND PRESERVED.
  - b. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - c. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - d. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - e. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
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  - g. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
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  - i. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - j. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - k. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - l. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - m. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - n. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - o. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - p. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - q. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - r. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - s. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - t. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - u. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - v. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - w. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - x. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - y. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.
  - z. REPAIRS SHALL BE MADE TO ALL DAMAGED COMPONENTS AND PARTS.

- GENERAL NOTES:**
1. PROVIDE SYSTEM WINDOW FOR ALL WINDOWS TO BE REPAIRED.
  2. PROVIDE SYSTEM WINDOW FOR ALL WINDOWS TO BE REPAIRED.
  3. REFER TO ADDITIONAL PLANS FOR BASEMENT WINDOW SCOPE OF WORK.



**D5 SOUTH ELEVATION**

NO SCALE



**A1 NORTH ELEVATION**

NO SCALE

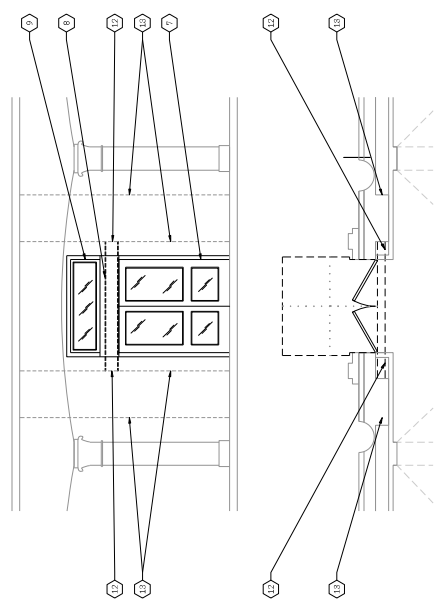
NO.	DATE	DESCRIPTION
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2	11/11/2022	ISSUE FOR PERMIT
3	11/11/2022	ISSUE FOR PERMIT
4	11/11/2022	ISSUE FOR PERMIT
5	11/11/2022	ISSUE FOR PERMIT
6	11/11/2022	ISSUE FOR PERMIT
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10	11/11/2022	ISSUE FOR PERMIT
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18	11/11/2022	ISSUE FOR PERMIT
19	11/11/2022	ISSUE FOR PERMIT
20	11/11/2022	ISSUE FOR PERMIT



**ELEVATIONS**  
**A202**  
Elevation No.  
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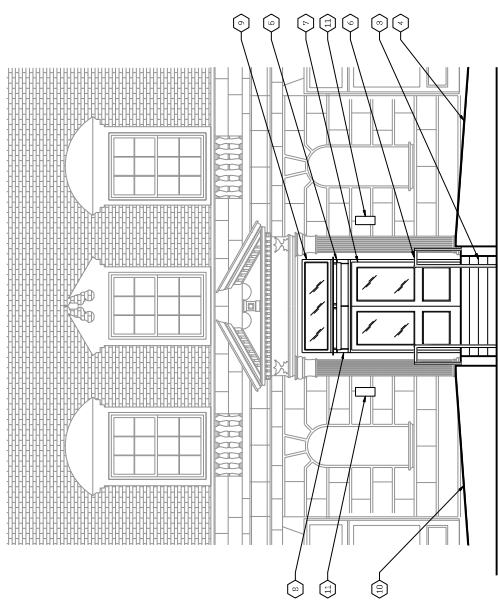
**HISTORIC REHABILITATION**  
for:  
**THE WELL HOUSE**  
**HOTEL**  
10 SCOTT MONUMENT AVENUE  
HAMILTON, OH 45011  
PROJECT NO 22407

- KEY NOTES:**
1. NEW BRASS CASE
  2. NEW 2x4x8x16 UNPAINTED BY OTHERS
  3. NEW DOOR SET STEPS
  4. NEW DOOR SET TRAIL
  5. NEW DOOR SET CANOPY WITH G. AS STOP
  6. NEW METAL HANDSHING
  7. NEW LITE ANODIZED ALUMINUM DOORS IN ORIGINAL OPENING
  8. NEW LITE ANODIZED ALUMINUM DOORS IN ORIGINAL OPENING
  9. NEW LITE ANODIZED ALUMINUM TRANSOM WINDOW
  10. NEW DOOR SET ACCESSIBLE WALKWAY WITH CURB
  11. NEW DOOR SET ACCESSIBLE WALKWAY WITH CURB
  12. CANOPY STRUCTURE EMBEDDED IN EXISTING WALL PENETRATION
  13. ORIGINAL PLASTER
  14. EXISTING STRUCTURAL PLASTER BEHIND UNPAINTED EXISTING WALL



**E5 CANOPY DETAILS -- INTERIOR LOBBY ELEVATION**

1/4"=1'-0"



**A5 CANOPY DETAILS -- EXTERIOR FRONT ELEVATION**

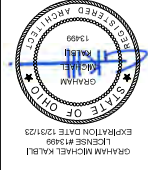
1/4"=1'-0"

**A11 NOTES**

11

**A203**

12



ENLARGED  
ELEVATIONS  
Elevation No.

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**To:** Architectural Design Review Board  
**From:** Dani Baxter  
**Subject:** New Business - AGENDA ITEM #4  
10 Kirk Ave – Window and Door Replacement, Work Without a COA  
Shawn Hemans, Applicant  
Meeting Date: March 21, 2023  
Received Application: January 17, 2023  
**Impacts:** Ohio Historic Inventory

---

### Introduction

The Applicant, Shawn Hemans, has submitted a Certificate of Appropriateness Application for window and door replacement proposed at 10 Kirk Ave. The proposal involves prior work completed without a COA issued by the Architectural Design Review Board. The applicant replaced the entirety of windows surrounding the home and the three exterior doors without prior approval. The front door transom window was removed and the rear door transom appears to have been decreased in size.

This property is located along High St and is Zoned R-2 (Single-Family Residence). This property is located on the State of Ohio Historical Inventory as the John Kirk residence (BUT075909).

### Proposal

- Previous Windows
  - Material- wood (5 front windows, 3 on east side, 6 on west side), vinyl (1 on east side, 1 on rear), glass, and plexiglass
  - Color- white
  - Design- overhang, door-style, 2 over 2
  - Dimensions
    - Front of house- 33.5" x 102" (2); 32.5" x 72" (3)
    - Left side of house- 32.5 x 54" (2); 32.5" x 81" (1); 32.5" x 72" (2)
    - Right side of house- 32.5" x 81" (3); 32.5" x 72" (3)
    - Back of house- 32.5" x 72" (1)
    - Transom windows installed over three first floor doors

- Currently Installed Windows
  - Material- vinyl, glass
  - Color- white
  - Design- Jeld Wen Good Series, double hung, model JW1792-00215
  - Dimensions
    - Front of house- 32.5" x 54" (5)
    - Left side of house- 32.5" x 54" (5)
    - Right side of house- 32.5" x 54" (6)
    - Back of house- 32.5" x 54" (1)
  
- Previous Doors
  - Material- wood, metal
  - Color- white
  - Design-
    - Front of house- wood with ½ glass and scalloped edge around glass, transom above door
    - Right side of house- 6 panel, wood, transom above door
    - Back of house- 6 panel, metal, transom above door
  - Dimensions
    - Front of house- 36" x 80"
    - Right side of house- 36" x 80"
    - Back of house- 36" x 80"
  
- Currently Installed Doors-
  - Material- Steel, wood frame





- Color- primed white
- Design- Mastercraft, 6 panel, Exterior Door, model 4140336
- Dimensions
  - Front of house- 36" x 80", transom removed
  - Right side of house- 36" x 80", transom remaining
  - Back of house- 36" x 80", transom decreased in size

**Applicant Provided Window Estimate Information**

1. Butler County Lumber Quote- (Listed as an approved replacement window based on ADRB Policies & Guidelines)
  - a. Material- vinyl, fibrex composite, glass
  - b. Color- white
  - c. Design- Anderson 100 Series Windows, single hung
  - d. Dimensions- (reference to "grille bar" is similar to muntins and is located between the two panes of glass)
    - i. Unit Size- 32.5" x 102" = \$1,215.66/window
      1. Includes ¾" Grille Bar (white) running vertically.
      2. Two over two window style matching original
      3. Comprised of two windows placed on top of each other. Each window is four feet and two and ¾ inches (4' 2 ¾") tall. The mullion in the middle connecting the two windows is six inches (6").
    - ii. Unit Size- 32.5 x 72" = \$508.09/window
      1. Includes ¾" Grille Bar (white) running horizontal and vertically
      2. Two over two window style matching original
    - iii. Unit Size- 32.5" x 72" = 469.85/window



1. One over one window style
  - iv. Unit Size- 32.5" x 81" = \$521.21/window
    1. Smaller window pane on bottom with mullion located at 1/3 of window height
    2. One over one window style
  - v. Unit Size- 32.5" x 89.5" = \$611.48/window
    1. Includes 3/4" Grille Bar (white) running vertically
    2. Smaller window pane on bottom with mullion located at 1/3 of window height
    3. Two over two window style
  - vi. Unit Size- 32.5" x 102" = \$888.15/window
    1. Includes 3/4" Grille Bar (white) running vertically
    2. Two over two window style with a transom window
    3. Comprised of one window with an additional transom over top. The window is six feet five and a half inches (6' 5 1/2 ") tall with a two foot (2') transom window over top.
  - vii. Total quote to replace all windows = \$9,435.40 - \$11,683.73
2. Champion- (Not listed as an approved replacement window based on ADRB Policies & Guidelines)
- a. Material- vinyl, glass
  - b. Color- white
  - c. Design- unknown
  - d. Dimensions
    - i. Unit Size- 34" x 102" = \$3,986/window
    - ii. Total quote to replace the first floor front façade windows = \$7,972



3. Infinity from Marvin- (Listed as an approved replacement window based on ADRB Policies & Guidelines)
  - a. Unable to provide windows as their maximum height is 96", due to operating hardware (lift and balance mechanism).
4. Scofield Window- (Not listed as an approved replacement window based on ADRB Policies & Guidelines)
  - a. Material- vinyl, glass
  - b. Color- white
  - c. Design- UltraWeld, UltraWeld 8420 double hung, UltraWeld 8400 picture window
  - d. Dimensions
    - i. Unit Size- 32.5" x 102" = \$845.54/window
      1. Includes internal muntins running horizontal
      2. Two over two window style matching original with a transom window
      3. Comprised of one window with an additional transom over top. The window is seven feet (7') tall with an eighteen inch (18") transom window over top.
    - ii. Unit Size- 32.5" x 72" = \$452.22/window
      1. Includes internal muntins running horizontal
      2. Two over two window style matching original
    - iii. Unit Size- 32.5" x 81" = \$461.13/window
      1. One over one window style
    - iv. Unit Size- 32.5" x 72" = \$424.32/window
      1. One over one window style
    - v. Total quote to replace all windows = \$7,921.67
  5. Rick the Window Guy- (Not listed as an approved replacement window based on ADRB Policies & Guidelines)



- a. Materials- wood, glass
- b. Color- white
- c. Design- rebuild sash and window frame as like for like.
- d. Dimensions- 33.5" x 102" (2 windows); 32.5" x 72" (3 windows)
  - i. Front façade only
  - ii. Total quote to replace front façade windows- TBD

### **Hamilton Zoning Ordinance**

#### **ADRB Policies & Guidelines**

This application broaches the topic of windows in the ADRB Policies and Guidelines. The current Policies and Guidelines do not outline door replacement or installation.

#### **General Window Regulations & Guidelines**

##### **A. Critical Parts of Windows that Shall Not Be Altered**

The following items will be considered a critical part of the exterior architectural/design elements that shall not be altered on a structure:

1. The specific location of each individual window.
2. The specific style of each individual window.
3. The number of panes (lights/grids/sashes) of each individual window. (example: 2x2 grid/pane, 4x4 grid/pane, 9x9 grid/pane)
4. The specific dimensions of each individual window.
5. The specific treatment of the framing for each individual window.
6. The size, width, and placement of window parts, such as but not limited to the sashes, muntins, rail, casing, stile, stool, and apron shall remain unchanged. If these parts are on the exterior of the window, they shall remain on the exterior of the window, (i.e. exterior muntins shall not be moved to the interior of the window pane).
7. The relationship of the above elements and/or related elements for each window in the overall window treatment/design of a structure.



### C. Non-Historic Window Replacement

Applications for new windows that will replace existing replacement windows that are not considered historic, including but not limited to existing vinyl replacement windows, can be approved administratively if the applicant proposes a window from the “List of Approved Replacements for Significantly Damaged or Missing Windows” and if they match the historic window in location, style, size, dimensions, grids/sashes/panes, and treatment.

#### Window Work approval by the Architectural Design Review Board

##### Replacement of Significantly Damaged or Missing Windows

In the event that the window is significantly damaged or missing, the Architectural Design Review Board may be able to approve a Certificate of Appropriateness for window replacement with a broader list of window types, as long as the proposed window meets the General Window Regulations & Guidelines. This is subject to the following clauses:

1. Window is significantly damaged: This means that the window is damaged or rotted 50% or more, or is missing key components.
  - Half of the window is missing
  - Missing window sash and/or frame
  - Damaged/Missing window sill
  - Photo evidence shall be required. A site visit may be requested.
2. Window is missing: the window is missing, leaving only a window opening in the façade or a bricked in place where the window once was.
  - Photo evidence shall be required. A site visit may be requested.
3. If the window exists but is significantly damaged, the applicant shall provide written or verbal testimony from an experienced window repair contractor or consultant to attest to the window being more than 50% damaged. The ADRB may ask for examples of other projects that the window repair contractor or consultant has completed.
4. The ADRB shall make the determination of whether the windows meet the definition of “Significantly Damaged or Missing Windows.”

### D. List of Approved Replacements for Significantly Damaged or Missing Windows

An applicant can propose a window that is not on this list as long as it meets the General Window Regulations & Guidelines. The Architectural Design Review Board will ask for supporting information, such as but not limited to window design detail, a physical window sample, and documentation from a window contractor or consultant that the window is paintable. The Architectural Design Review Board is not required to approve any windows that are not on the List of Approved Replacements list.



- Jeld Wen, Good Series windows are not on the approved list of replacement windows.

### **Additional Window Guidance**

#### **B. Considerations for Window Replacements:**

When the ADRB is reviewing a Certificate of Appropriateness for window replacement, the following information will be considered to determine the appropriateness of replacing historic windows:

1. That multiple avenues of preserving the historic windows have been pursued, including consulting a historic window preservation specialist or contractor with demonstrable background and experience in preserving historic windows.
2. Difficulty in repairing the existing wood windows or difficulty in obtaining a contractor to repair the existing wood windows.
3. Difficulty in obtaining new wood windows or wood composite windows that match the existing wood windows.
4. The structure or portion of structure is comparatively more modern or newer than other houses and principal structures in the immediate area. This can include new additions of a structure.
5. That the request for window replacement is part of a large scale renovation project in a building that is substantial disrepair and would be in danger of demolition if not for the renovation project.

ADRB requires that the applicants to provide written evidence to support these considerations, including estimates, quotes, and/or recommendations from a professional and/or letters on letterhead with signature of the professional(s) involved in the assessment.

Information about the overall project and building condition is requested. Cost information on structural stabilization work, historic gutter rehabilitation, and other relevant preservation efforts should be included.

#### **C. Other Window Replacement Types**

##### **5. Reduction of Window or Filling In Window**

The following window proposals are conditional and generally considered inappropriate. Such proposals will be reviewed with the highest scrutiny and will only be approved when appropriate to the structure and historic district.

The ADRB may also assign additional conditions to the approval of these window projects.



The reduction of a window opening or filling in of a window opening shall only be considered in the following cases.

- Window reduction shall only be located on the rear or side facade and is not highly visible from the street or sidewalk.
- The 'fill' of the previous window shall be consistent with the material and form of the façade. (i.e. on a brick façade, the filled portion shall be brick; no plywood, painted wood panel, vinyl, plastic, or metal on any façade type)
- The replacement window is for a special, utilitarian, and/or specific renovation of the structure (the most common being, new bathroom, or closet).
- The structure or portion of structure is comparatively more modern or newer than other houses and principal structures in the immediate area. This can include new additions of a structure.
- Structure is a commercial or industrial building and the proposal is necessary for the viability of the business.

### **Staff Comments**

1. Planning Department staff could not verify the damage to the original windows and doors. They were removed from the property before Planning Department staff was aware of renovations.
2. Planning Department Director, Liz Hayden, sent a Notice of Violation letter to the property on January 12, 2023 regarding work being completed without a COA.
3. Planning & Zoning Specialist, AJ Schweier, went on site January 12, 2023 and hand delivered the Notice of Violation letter to the applicant.
4. Applicant installed the Jeld Wen windows in September 2022. Windows and labor cost approximately \$20,000.
5. Planning Department staff met with the applicant multiple times to determine the best path forward to ensure due diligence was performed concerning obtaining window replacement estimates.
6. Applicant would prefer to replace existing Jeld Wen vinyl windows with the Scofield windows presented in the estimate.
7. Given the complexities of the application staff has communicated to the applicant this hearing might take two meetings to complete the vote.



**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 table the COA request as proposed to allow the Board more time to review the proposed window and door replacement information.
- ADRB move to approve the COA request to replace the existing Jeld Wen windows with Scofield windows as proposed, reinstall all removed transom windows, and approve Mastercraft steel doors as installed 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 for Windows
5. Exhibit E – Notice of Violation letter delivered January 13, 2023
6. Exhibit F – Ohio Historic Inventory Sheet





Exhibit A – Location Map



**Exhibit B – Certificate of Appropriateness Application**



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

**Architectural Design Review Board**

Tel: 513-785-7350

Fax: 513-785-7359

Email: [hamiltonhistoric@hamilton-oh.gov](mailto: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: 10 KIRK AVENUE, HAMILTON OH 45011

Applicant Name: SHAWN HEMANS

Applicant Mailing Address: 4966 WINDY RIDGE CT LIBERTY TWP OH

Owner/s Name: SHAWN HEMANS

Owner Mailing Address: 4966 WINDY RIDGE CT LIBERTY TWP OH 45011

Daytime Contact Phone: 314-476-0908 Email: HWSPROPERTYGROUPINC@YAHOO.COM

Applicant Signature: \_\_\_\_\_ Date: 1-17-2023

**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**

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 \*It is advised that all replaced gutters match the look of the existing\*  
*Handwritten notes: All windows are overhead, door style 4x6 panels - wood / flx glass / metal. 9 windows of glass, window sizes of door size 36" x 30" 530" x 80" white color located back, front & side. (See submittal paper with attached for further explanation)*  
 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): \_\_\_\_\_  
 Proposed Fence (type, material, color, location, course): \_\_\_\_\_

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](mailto:HamiltonHistoric@hamilton-oh.gov)



WINDOWS/DOORS : The property was purchased on 07-18-2022 and windows and doors were installed in September 2022. Existing windows before installment was wood and vinyl windows / glass and Perspex material deteriorated beyond repair.

The front of the house was wood window / flexi glass / Perspex. Some of the windows was baton down (blocked out) by plyboard because of vandalism.

Existing window size – (2) 33 1/2" x 102 & (3) 32 1/2 x 72

Current Window size Vinyl (5) 32 1/2"W X 54"L

The left side of the house : Some of the windows on this side was baton down (blocked out) by plyboard as well. Vinyl window was there as well which was vandalized beyond repair.

Existing window size – (2) 32 1/2"W X 54"L, (1) 32 1/2"W X 81"L & (2) 32 1/2"W X 72"L

Current window size Vinyl (5) 32 1/2"W x 54"L

RIGHT SIDE: There was vandalism and deterioration with wood/ Perspex / flexi glass as well.

Existing window size – (3) 32 1/2"w x 81"l & (3) 32 1/2"w x 72"l

Current window size vinyl– (6) 32 1/2"W X 54"L

BACK OF THE HOUSE : There was a damaged vinyl window at the back of the house.

Existing window size – (1) 32 1/2"w x 72"l

Current window size vinyl– (1) 32 1/2"W x 54"L

DOOR: A metal 6 panel door was at the back .

RIGHT SIDE: There was a 6- panel wood door at the right side of the house that was vandalized beyond repair.

FRONT DOOR: There was a 4 panel wood door that has deteriorated beyond repair including door frame, termite has eaten it away.

My title office / realtor / Seller had no information regarding this property being historical. I was made aware when the city reached out to me which was on 01-11-2023 via phone call. I was then provided with a letter following the phone call on 01-12-2023 stating that I should immediately stop work because of the property being historical which I complied.

When they contacted me on 01-11-2023, all windows were already installed in September 2022. The windows and labor cost me approximately \$20,000.00. I am open to a discussion on how we can make this work to maintain the property as historical without making excessive adjustment to the windows and doors.

Thanks for all you do



**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:

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](mailto:HamiltonHistoric@hamilton-oh.gov)



**Exhibit C – Site Plan & Photos**

Google Street View Image of Property- May 2019





Previous Front Door



Google Street View Image of Property- July 2018





Photo of Rear of house- December 2016



Existing Site Photos



Front Façade



West Façade





Rear Façade



East Façade



**Exhibit D – Rendering & Material Specs for Windows**

**Butler County Lumber Estimate-**



CREATED DATE	1/23/2023
LATEST UPDATE	2/13/2023
OWNER	Tom Sanders

**SOLD TO:**

**BUTLER COUNTY LUMBER CO.**  
 961 MAIN ST.  
 HAMILTON, OH 45013  
 513-896-6860



**Abbreviated Quote Report - Customer Pricing**

TRADE ID

CUSTOMER PO#

QUOTE NUMBER

PROJECT NAME

QUOTE NUMBER

3491164

HEMANS/SHAWN

HEMANS/SHAWN

3491164

**DELIVERY NOTES:**

Item	Qty	Operation	Location	Unit Price	Ext. Price
100	2	Left / Stationary	None Assigned	\$1,215.66	\$2,431.32

**ORDER NOTES:**



RO Size = 33 1/4" x 102 3/4"      Unit Size = 32 1/2" x 102"

Mull: Factory Mull, Nonreinforced Join - Factory Assembled Stack Mull, 1/2" Fiberglass Non Reinforced Horizontal Mull Material  
 100CS 2' 8 1/2"X4' 2 3/4" / 100CS 2' 8 1/2"X4' 2 3/4" Unit, 100 Series Single Casement-CW, 1 3/8" Setback, White Exterior Frame,  
 White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Unit 1: Stationary, Unit 2: Left, Dual Pane Low-E  
 Unit 1: Tempered Unit 2: Standard Argon Fill Finelight Grilles-Between-the-Glass 2 Wide, 1 High, Specified Equal Light Pattern,  
 White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Folding, 1 Sash Locks White, White, Full Screen, Fiberglass

Insect Screen 1: 100 Series Single Casement-CW, 100CS 32.5 x 50.75 Full Screen Fiberglass White

**Comments:**

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.27	0.25	NO	A2	20.3970	45.0560	6.38200
A2	0.28	0.25					

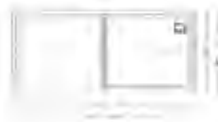
Quote #: 3491164

Print Date: 2/13/2023 6:28:24 PM UTC

All Images Viewed from Exterior

Page 1 of 3





Item	Qty	Operation	Location	Unit Price	Ext. Price
200	3	Fixed/Active	None Assigned	\$508.09	\$1,524.27

RO Size = 33" x 72 1/2"

Unit Size = 32 1/2" x 72"

100SHS 2' 8 1/2"X6', Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Finelight Grilles-Between-the-Glass 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS 32.5 x 72 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.3	0.28	A1	29.0000	32.2890	6.50260	



Item	Qty	Operation	Location	Unit Price	Ext. Price
300	6	Fixed/Active	None Assigned	\$469.85	\$2,819.10

RO Size = 33" x 72 1/2"

Unit Size = 32 1/2" x 72"

100SHS 2' 8 1/2"X6', Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS 32.5 x 72 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.3	0.31	A1	29.0000	32.2890	6.50260	





Item	Qty	Operation	Location	Unit Price	Ext. Price
400	4	Fixed/Active	None Assigned	\$521.21	\$2,084.84

RO Size = 33" x 81 1/2" Unit Size = 32 1/2" x 81"

100SHS 2' 8 1/2" X 6' 9", Unit, 100 Series Single-Hung, Reverse Cottage/Oriel, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS 32.5 x 81 Half Screen Fiberglass White

Comments:

Unit #	U-Factor	SHGC	ENERGY STAR Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	A1	29.0000	25.1027	5.05540

SUB-TOTAL:	\$6,959.53
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$575.87
TOTAL:	\$9,435.40

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

\* All graphics as viewed from the exterior. \*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors.

Quote #: 3491164

Print Date: 2/13/2023 6:28:24 PM UTC

All Images Viewed from Exterior

Page 3 of 3





Item	Qty	Operation	Location	Unit Price	Ext. Price
400	4	Fixed/Active	None Assigned	\$521.21	\$2,084.84

RO Size = 33" x 81 1/2" Unit Size = 32 1/2" x 81"

100SHS 2' 8 1/2"x6' 9", Unit, 100 Series Single-Hung, Reverse Cottage/Oriel, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS 32.5 x 81 Half Screen Fiberglass White

Comments:

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.3	0.31	NO	A1	29.0000	25.1027	5.05540



Item	Qty	Operation	Location	Unit Price	Ext. Price
500	1	Fixed/Active	None Assigned	\$611.48	\$611.48

RO Size = 33" x 90" Unit Size = 32 1/2" x 89 1/2"

100SHS 2' 8 1/2"x7' 5 1/2", Unit, 100 Series Single-Hung, Reverse Cottage/Oriel, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Finlight Grilles-Between-the-Glass 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS 32.5 x 89.5 Half Screen Fiberglass White

Comments:

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.3	0.28	NO	A1	29.0000	27.9360	5.62600



SUB-TOTAL:	\$9,471.01
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$615.62
TOTAL:	\$10,086.63

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Quote #: 3481164 Print Date: 2/13/2023 7:18:34 PM UTC All Images Viewed from Exterior Page 3 of 4





Item	Qty	Operation	Location	Unit Price	Ext. Price
600	1	Fixed/Active	None Assigned	\$611.48	\$611.48

RO Size = 33" x 90"

Unit Size = 32 1/2" x 89 1/2"

100SHS 2' 8 1/2" X 7' 5 1/2". Unit, 100 Series Single-Hung, Reverse Cottage/Ornel, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill  
 Finelight Grilles-Between-the-Glass 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS 32.5 x 89.5 Half Screen Fiberglass White  
 ENERGY STAR Clear Opening/Unit # Width Height Area (Sq. Ft) Comments:

Unit #	U-Factor	SHGC	NO	A1	29.0000	27.9360	5.62600
A1	0.3	0.28	NO	A1	29.0000	27.9360	5.62600



Item	Qty	Operation	Location	Unit Price	Ext. Price
700	1	Fixed / Fixed/Active	None Assigned	\$888.15	\$888.15

RO Size = 33 1/4" x 102 3/4"

Unit Size = 32 1/2" x 102"

Mull: Factory Mull, Nonreinforced Join - Factory Assembled Stack Mull, 1/2" Fiberglass Non Reinforced Horizontal Mull Material  
 100REC 2' 8 1/2" X 2' / 100SHS 2' 8 1/2" X 6' 5 1/2". Unit, Unit 1: 100 Series Single-Hung, Unit 2: 100 Series Picture/Transom-SH,  
 Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel,  
 Unit 1: Fixed/Active, Unit 2: Fixed, Dual Pane Low-E Standard Argon Fill Finelight Grilles-Between-the-Glass 2 Wide, 1 High,  
 Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1  
 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS 32.5 x 77.5 Half Screen Fiberglass White  
 ENERGY STAR Clear Opening/Unit # Width Height Area (Sq. Ft) Comments:

Unit #	U-Factor	SHGC	NO	A1	29.0000	35.0390	7.06660
A1	0.3	0.28	NO	A1	29.0000	35.0390	7.06660
A2	0.27	0.29					

SUB-TOTAL:	\$10,970.64
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$713.09
TOTAL:	\$11,683.73

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Quote #: 3491164 Print Date: 2/14/2023 4:52:12 PM UTC All Images Viewed from Exterior Page 4 of 5





**Champion Estimate-**



**FIELD WORK ORDER**

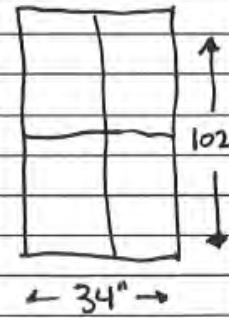
Name Shaun Hemans Phone (347) 476 0908 Date 2/9/23  
 Address 10 Kirk Ave City Hamilton State OH Zip 45011  
 Factory Rep Charles Rowe

BSM Basement	F Foyer	LR Living Room	AWN Awning	DH Double-Hung	2P Slider
BTR Bathroom	GR Game Room	OFF Office	BAY Bay	TWIN 2 DH + Mull	3P Slider - 3 Panel
BR Bedroom	G Garage	S Sunroom	BOW Bow	HOP Hopper	
CL Closet	K Kitchen	UR Utility Room	CS Casement - Single	PW Picture Window	
D Den	L Library		CS2 Casement - Double	DHP Picture w/ 2 DH Flankers	

<b>COLOR</b>	<input type="checkbox"/> White	<input type="checkbox"/> Tan
ColorBond®	<input type="checkbox"/> Yes	<input type="checkbox"/> No
TimberBond®	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Mark TOP of box for Obscure, Grids, and Temper TOP Sash - BOTTOM of box for BOTTOM Sash

	Location	Width x Height	Total U I	Type	Grid	Obs	Temp	Full Screens	Options	MSRP
1	Front	34" x 102"		dH					\$ 3,986. <sup>00</sup>	Per window
2		x								
3		x								
4		x								
5		x								
6		x								
7		x								
8		x								
9		x								
10		x								
11		x								
12		x								
13		x								
14		x								
15		x								
16		x								
17		x								
18		x								
19		x								
20		x								
									<b>TOTAL MSRP</b>	\$



Downstairs Front

Upstairs Front

FORM NF07-0614 ©Champion, 2014



## Infinity From Marvin Estimate-



Dani Baxter <dani.baxter@hamilton-oh.gov>

---

### Fwd: Fw: Size Restrictions

1 message

---

**Liz Hayden** <liz.hayden@hamilton-oh.gov>  
To: Dani Baxter <dani.baxter@hamilton-oh.gov>

Fri, Feb 3, 2023 at 9:31 AM

----- Forwarded message -----

From: [hwspropertygroupinc@yahoo.com](mailto:hwspropertygroupinc@yahoo.com) <[hwspropertygroupinc@yahoo.com](mailto:hwspropertygroupinc@yahoo.com)>  
Date: Thu, Feb 2, 2023 at 6:43 PM  
Subject: Fw: Size Restrictions  
To: Liz Hayden <[liz.hayden@hamilton-oh.gov](mailto:liz.hayden@hamilton-oh.gov)>

Hi Liz,

See email below from Michael Schackmann Marvin Product line.

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

**From:** "Michael Schackmann" <[Michael.Schackmann@infinityfrommarvin.com](mailto:Michael.Schackmann@infinityfrommarvin.com)>  
**To:** "[hwspropertygroupinc@yahoo.com](mailto:hwspropertygroupinc@yahoo.com)" <[hwspropertygroupinc@yahoo.com](mailto:hwspropertygroupinc@yahoo.com)>  
**Sent:** Thu, Feb 2, 2023 at 2:43 PM  
**Subject:** Size Restrictions

Hello, Shawn.

As much as I would like to earn your business, I am afraid that I won't be able to help you.

While Infinity From Marvin Makes the strongest frame in the industry using our Ultrex Fiberglass, the maximum height we can make is 96". This is not due to the strength of the frame, but the capability of the various operating hardware, such as the lift and balance mechanism.

If you are able to get approval from the City of Hamilton to use other configurations for the widow openings, please let me know and would be happy to discuss options and provide you with an accurate estimate.

**Michael Schackmann | Design Consultant**

**Infinity from Marvin - Cincinnati**

C: 513.919.2585 | [michael.schackmann@infinityfrommarvin.com](mailto:michael.schackmann@infinityfrommarvin.com)

signatureImage



**Scofield Estimate-**



ORDER: 117576  
 ORDER DATE: 2/13/2023  
 ORDER CONTACT:

**QUOTE**

**INVOICE INFORMATION**

SCOFIELD, L. E. WINDOW & DOOR 27-10219000  
 315 SOUTH B STREET  
 HAMILTON, OH 45013  
 PH: 513.863.8932 FX: 513.383.3248

**SHIPPING INFORMATION**

SCOFIELD, L. E. WINDOW & DOOR 27-10219000  
 315 SOUTH B STREET  
 HAMILTON, OH 45013  
 PH: 513.863.8932 FX: 513.383.3248

**SHIP VIA:**

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
117576	2/13/2023		SCOFIELD / HEMANS			
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
1	UltraWeld Opening Designer Factory Mull=[A] Hold To Size Head Expander Standard Sill Trim (456) White Supreme(2)	2	32 1/2 W X 102 H	\$845.54	\$1,691.08	
				<b>ITEM SUBTOTAL:</b>	\$845.54	\$1,691.08
1.1	UltraWeld 8420 Double Hung Hold To Size White Alum. Screen Frame (Std) Half Screen Fiberglass Screen Mesh Supreme(2) Custom Temper by Sash Bottom Temper(Tempered) Flat Flat Colonial=[0H1V] Double Locks Factory Mull=[A]	2	32 1/2 W X 84 H		\$416.95	\$833.90
				\$45.34	\$90.68	
				\$58.13	\$116.26	
				\$27.90	\$55.80	
1.2	UltraWeld 8400 Picture Window Hold To Size White Supreme(2) Flat Flat Colonial=[0H1V] Factory Mull=[A]	2	32 1/2 W X 18 H	\$193.75	\$387.50	
				\$19.76	\$39.52	
				\$25.58	\$51.16	

UF	SHGC	VT	AL	Zone
0.3	0.26	0.47	≤ 0.3	NC

UF	SHGC	VT	AL	Zone
0.27	0.26	0.52	≤ 0.3	N,NC



ORDER	ORDER DATE	PROJECT NUMBER	SUB CONTRACTOR		STATUS
117576	2/13/2023		SCOFIELD / HEMANS		
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1.3	UW84xx Factory Std. Mullion Factory Mull=[A] White	2	32 1/2 W	\$58.13	\$116.26
2	UltraWeld 8420 Double Hung Hold To Size Head Expander Standard Sill Trim (456) White Alum. Screen Frame (Std) Half Screen Fiberglass Screen Mesh Supreme(2) Flat Flat Colonial=[DH1V] Double Locks	3	32 1/2 W X 72 H	\$383.63	\$1,150.89
				\$40.69	\$122.07
				\$27.90	\$83.70
				<b>ITEM SUBTOTAL:</b>	
				\$452.22	\$1,356.66
3	UltraWeld 8420 Double Hung Hold To Size Head Expander Standard Sill Trim (456) White Alum. Screen Frame (Std) Half Screen Fiberglass Screen Mesh Supreme(2) Double Locks	4	32 1/2 W X 81 H	\$416.95	\$1,667.80
				\$44.18	\$176.72
				<b>ITEM SUBTOTAL:</b>	
				\$461.13	\$1,844.52

UF	SHGC	VT	AL	Zone
0.3	0.28	0.47	≤ 0.3	NC

UF	SHGC	VT	AL	Zone
0.3	0.29	0.52	≤ 0.3	NC



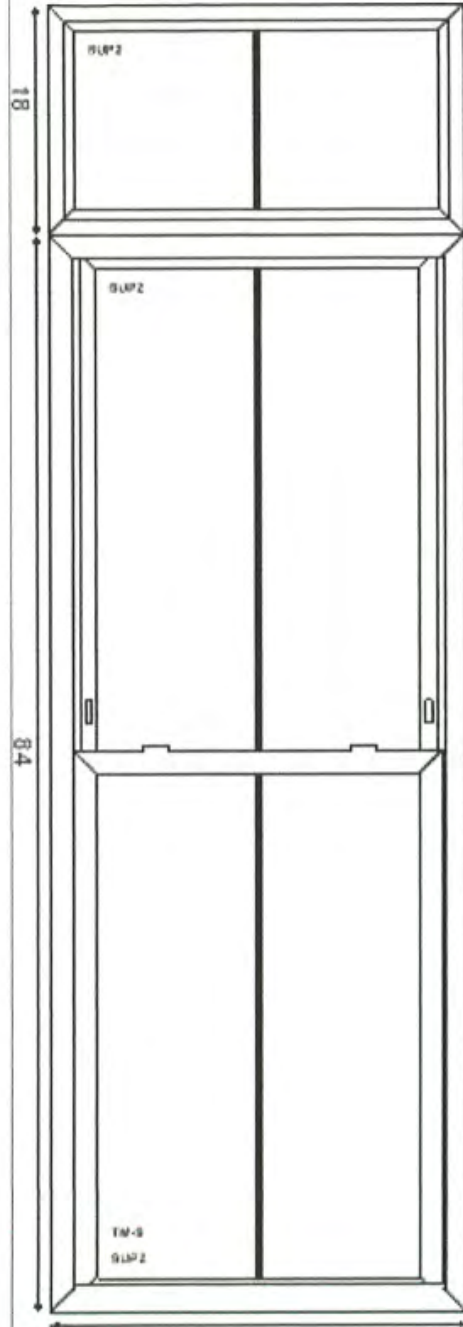
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS
117576	2/13/2023		SCOFIELD / HEMANS		
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
4	UltraWeld 8420 Double Hung Hold To Size Head Expander Standard Sill Trim (456) White Alum. Screen Frame (Std) Half Screen Fiberglass Screen Mesh Supreme(2) Double Locks	6	32 1/2 W X 72 H	\$383.63	\$2,301.78
				\$40.69	\$244.14
				<b>ITEM SUBTOTAL:</b>	\$424.32
					\$2,545.92
<b>TOTALS: 15</b>				<b>SUBTOTAL:</b>	\$7,438.18
				01 OH, OHIO 5.75%:	\$427.70
				08 OHIO, BUTLER CNTY	\$55.79
				0.75%:	
<b>CUSTOMER SIGNATURE REQUIRED:</b> _____				<b>TOTAL:</b>	<b>\$7,921.67</b>

UF	SHGC	VT	AL	Zone
0.3	0.29	0.52	± 0.3	NC

COMMENT:







32 1/2 W X 102 H



**Exhibit E – Notice of Violation letter delivered January 13, 2023**



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

January 12, 2023

HWS Property Group Inc  
10 Kirk Ave  
Hamilton OH 45011

RE: Work Without a Certificate of Appropriateness (COA), Failure to Comply with ADRB Guidelines Regarding the Installation of Vinyl Windows and Doors –10 Kirk Ave, Hamilton Ohio 45011 – Parcel Number P6441025000003

To Whom it May Concern,

According to the records of the Butler County Auditor's Office you are the owner of the above referenced property.

10 Kirk Ave is noted as a Historic Structure and is subject to Section 2600 of the Hamilton Zoning Ordinance (HZO) whereby according to Section 2603 of the Hamilton Zoning Ordinance all structures contained within the locally registered Architectural Conservation/Historic are designated as having historic significance and/or character.

HZO Section 2603 Architectural Conservation/Historic Districts And Structures – Local Inventory of Structures Outside of Districts: Structures both inside and outside of the districts may be identified by the inventory map created by the Miami University Cartography Laboratory for the City of Hamilton Planning Department circa 1986. Individual properties subsequently designated by the ADRB and City Council as having architectural and/or historic significance can be added or deleted to this list based on the rules stipulated in 2630. The structures listed on this inventory will be under the purview of the ADRB.

HZO Section 2610 Certificate of Appropriateness: No alteration, painting, design change, color change, construction, reconstruction, erection, removal or exterior work on a structure, and no construction, erection, mounting, painting, design change, color change, moving, removal, or revision of permanent signage to any property in an Architectural Conservation/Historic District where such action or work will affect the exterior architectural and/or historic features or appearance of a structure, site, monument, streetscape, or neighborhood shall be permitted unless and until a Certificate of Appropriateness for such action or work has been applied for and issued by the Architectural Design Review Board, its Secretary, or Chairperson, as authorized by said Architectural Design Review Board.

**The City will stay enforcement action against you until January 25, 2023,** in order to afford you a final opportunity to comply with the zoning regulations. The City demands that you cease work on the property immediately. You must apply for and pay all fees associated with a Certificate of Appropriateness through the Architectural Design Review Board. Failure to comply may result in enforcement action against you, which may include filing civil or criminal actions against you in court.





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

#### 4007 Election of Remedies/Penalties:

Whenever a person, firm or corporation violates or fails to comply with any of the provisions of this Zoning Ordinance No. 7503, the Planning Director or Designee shall have the authority to impose a penalty. The Planning Director or Designee may in conjunction with the City Law Director or his or her designee, pursue misdemeanor criminal charges pursuant to Section 4006 A), or pursue civil court action pursuant to Section 4006 B), or both, against any person, firm or corporation who violates, disobeys, omits, neglects, or fails to comply with any of the provisions of this Zoning Ordinance No. 7503, and all amendments thereto, or who fails to comply with a notice of violation, stop work order, or any other order issued under this Zoning Ordinance No. 7503.

The Planning Director or Designee may pursue additional legal or equitable remedies, including injunctive relief, as necessary to enforce the provisions of this Zoning Ordinance No. 7503.

- A. **Misdemeanor Offenses:** Any person, firm or corporation who violates any provision of this Zoning Ordinance or knowingly violates a stop work order issued pursuant to Section 4001 (B) of this Zoning Ordinance No. 7503, shall be guilty of a unclassified misdemeanor and shall be fined not less than Five Hundred Dollars (\$500.00) or more than One Thousand Dollars (\$1,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition to the penalties outlined in this Section 4505 A), a court may order a person, firm or corporation to correct the violation, if possible, and to make restitution for any property damage caused by the violation.
- B. **Civil Action:** The Planning Director or his or her Designee may file or pursue a civil action for injunctive relief to obtain compliance with any order issued under this Zoning Ordinance No. 7503 or for any other legal or equitable relief available. Any action pursued under this section may result in a judgment against the person, firm, or corporation that has violated this Zoning Code and lead to subsequent collection proceedings, including but not limited to foreclosure. The City may, at its option, elect to not utilize the procedure provided in this chapter, and proceed instead with the filing of a civil action in common pleas court in accordance with Ohio Revised Code Chapter 3767, Ohio Revised Code Chapter 715, or any other appropriate section of the Ohio Revised Code or this Zoning Code.

Contact the City of Hamilton Planning Department at 513-785-7350 if you have any questions concerning this information. Thank you in advance for your cooperation in this matter.


Sincerely,

Liz Hayden  
Director of Planning  
liz.hayden@hamilton-oh.gov  
513-785-7068





# Exhibit F - Ohio Historic Inventory Sheet

R&C SERIAL NUMBER R94 2404		Relocated SR 129 project		Ohio Historic Preservation Office Ohio Historical Center Columbus, Ohio 43211	
<b>OHIO HISTORIC INVENTORY</b>		<b>CODED</b>			
1. No. <u>But-759-9</u>		4. Present Name(s)		1. No. <u>But-759-9</u>	
2. County <u>Butler</u>		5. Other Name(s)		2. County <u>Butler</u>	
3. Location of Negatives <u>Hamilton Planning Dept.</u>		<u>John Kirk Residence</u>		4. Present Name(s)	
6. Specific Location <u>1425 High Street</u>		16. Thematic Category <u>Agriculture/Transportation</u>		28. No. of Stories <u>2-1/2</u>	
7. City or Town <u>Hamilton</u>		17. Date(s) or Period <u>ca. 1850</u>		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
8. Site Plan with North Arrow 		18. Style or Design <u>Federal</u>		30. Foundation Material <u>Stone</u>	
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>16 719720 4362990</u>		19. Architect or Engineer		31. Wall Construction <u>Brick load-bearing</u>	
10. Zone _____ Easting _____ Northing _____		20. Contractor or Builder		32. Roof Type & Material <u>Gable/asph. shing.</u>	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent <u>Residential</u>		33. No. of Bays Front <u>3</u> Side <u>4</u>	
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use <u>Residential</u>		34. Wall Treatment <u>Common bond brick</u>	
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"/>		35. Plan Shape <u>L</u>	
14. District Potent'? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address, if known		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	
15. Name of Established District		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		37. Condition Interior _____ Exterior <u>Good</u>	
26. Local Contact Person or Organization <u>Hamilton Planning Dept.</u>		27. Other Surveys in Which Included		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
27. Other Surveys in Which Included		27. Other Surveys in Which Included		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
42. Further Description of Important Features <p>The simple front facade is marked by 2/2 windows with plain lintels and lugsills. The entrance has a transom and plain rectangular stone lintel. There are cornice returns on the side gable ends. Two tall chimneys, both stuccoed, rise from each end of the roof. A recessed porch area on the west side has chamfered posts and a cement slab floor.</p>		43. History and Significance <p>Although this building's nineteenth century residents are not known, it is assumed that they were probably engaged in agricultural activities due to the rural nature of the surroundings. The 1927-28 Hamilton City Directory did not list addresses for this side of the street, but in 1931, John Kirk, an automobile repairman, was (over)</p>		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
44. Description of Environment and Outbuildings <p>A small frame garage is located at the rear. A cement foundation of another small outbuilding is adjacent to this garage. Most of the homes nearby are from the twentieth century. The city limits are nearby to the east, beyond which the area is mostly rural.</p>		45. Sources of Information <u>Williams' Hamilton City Directories</u>		41. Distance from and Frontage on Road <u>30'</u>	
45. Sources of Information		46. Prepared by <u>Rita Walsh</u>		5. Other Name(s) <u>James Kirk Residence</u>	
46. Prepared by		47. Organization <u>Miami Purchase Ass'n</u>			
47. Organization		48. Date <u>2-96</u>			
48. Date		49. Revision Date(s)			
49. Revision Date(s)					



OHIO HISTORIC INVENTORY CODED

43. (continued) listed at this address. His business, the White Star Garage, was located at the rear of this house. The building is significant for its unaltered Federal style.

1. Name (Street)	
2. County	
3. Location of Building	
4. Special Location	
5. Date of Construction	
6. Architect or Designer	
7. Architect or Designer (Firm)	
8. Contractor or Builder	
9. Original Use & Occupancy	
10. Present Use	
11. Previous Use	
12. Ownership	
13. Owner's Name & Address	
14. Number of Rooms	
15. Rooms	
16. Local Contact Person or Organization	
17. Other Surveys in Which Listed	
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