

Architectural Design Review Board
April 4, 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. Old Business – Properties Seeking COAs

1. 29 S D St (Rossville-Main)- Window Replacement

Motions:

- ADRB move to approve the COA request to replace the three (3) historic wood windows on the primary residence with Anderson 400 windows 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.

IV. New Business – Properties Seeking COAs

1. 136 N 3rd St (Central Area Building Inventory) – New storefront entry, projecting sign, vinyl privacy fence, and HVAC vent installation

Motions:

- ADRB move to approve the COA request to remove an existing window to install a new storefront entry, install projecting sign, install 6-foot (six foot) tall white vinyl privacy fence, and HVAC vent 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. 219 Main St (Rossville-Main) – New Commercial Construction

Motions:

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

V. Administrative Approvals

1. 304-306 Ross Ave (Rossville-Main) - Installation of four foot tall by four foot wide, black iron fence and gate, in the alley between 304-306 Ross Ave and 312 Ross Ave to deter theft. Fence must be located in the side yard, behind the front wall of primary structure.
2. 1003 Dayton St (Dayton-Campbell)- Installation of new 5-foot tall, wood picket privacy fence, located on north side of property. Fence will be stained black to match existing wood and iron fencing surrounding the property. Fence must be located in the side yard, behind the front wall of primary structure.



3. 770 Maple Ave (Ohio Historic Inventory)- Remove existing fence along Maple Ave and East Ave. Install new 6-foot tall black aluminum picket fence with brick columns along Maple Ave and East Ave. Paint existing wood trim on building like for like (dark gray/black) and paint metal addition to match.

I. Miscellaneous

- “Evening at the Anthony Wayne” Past & Future- April 13, 2023 6:00-8:00 pm- Council Chambers in Old Municipal Building (High & Monument Streets) Parking at Presbyterian Church and behind County Admin Building. Speakers: Brad Spurlock and Matt Olliges

VI. Approval of Meeting Minutes:

1. March 21, 2023

VII. Adjourn





To: Architectural Design Review Board
From: Dani Baxter
Subject: **Old Business - AGENDA ITEM #1**
29 S D St- Window Replacement
Brian Marischen, Applicant
Meeting Date: April 4, 2023
Received Application: February 13, 2023
Impacts: Rossville-Main Historic District

Updated Information Since Motion to Table:

Brad Spurlock indicated that this building is a Greek Revival and the common window style would be six over six, which was common for most architectural styles from the local Federal/Neoclassical period dating from 1810-1850s. The four over four style, as installed, dated to the Victorian period (1850-1910) and was appropriate for Italianate and Second Empire style buildings.

Planning Department staff spoke to Butler County Lumber regarding possible removal and reorienting of the muntins. Their Anderson window specialist, Brad, indicated that the exterior muntins are installed using a very strong adhesive and removal of the muntins could result in damage to the window.

Planning staff has been in conversation with the applicant about the issues with the design and he has agreed to consult with the Planning Department on window design before future renovation projects on properties he owns.

Original Report

Introduction:

The Applicant, Brian Marischen, has submitted a Certificate of Appropriateness Application for window replacement proposed at 29 S D Street. The proposal involves replacing three (3) historic wood windows with Anderson 400 windows with exterior muntins.

This property is located within the Rossville-Main Historic District and is Zoned TN-3. This property is located on the State of Ohio Historical Inventory and is listed as the John Longfellow Building (BUT102109).

Proposal

- Existing Windows

- Material- wood, vinyl, aluminum
- Color- white trim, beige wood and aluminum windows, white vinyl windows, beige storm window inserts
- Design- interior and exterior muntins
- Dimensions- varying, replacing all twelve (12) windows on home
- Proposed
 - Material- Anderson 400
 - Color- white trim as approved on June 20, 2022 by ADRB
 - Design- exterior muntins
 - Dimensions- same as existing

Administrative Approval

- An Administrative COA was issued for the remaining nine (9) non-historic and replacement vinyl windows to be replaced with Anderson 400 windows with exterior muntins.

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

- Andersen 400 Series Vinyl Exterior / Wood Interior

Additional Window Guidance

A. In the event that some windows on a structure can be repaired and others have been determined by the Architectural Design Review Board to meet the criteria for “Significantly Damaged or Missing Windows,” the ADRB may ask that, where possible, historic windows be moved to primary facades and the new windows be installed on side and rear facades.

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.

Staff Comments

1. Planning Department staff met with the applicant on site to assess the extent of the damage on the three (3) wood windows that appear to be original. There is one (1) window that appears to be salvageable and two (2) windows that are missing muntins and have Plexiglas installed as replacement for broken windowpanes. It is unknown if the mechanics of the window are operational.
2. There is one window that appears to be original with the possibility of being repaired but it does not fit any window openings on the front façade. The window would be eight (8) inches too tall and two (2) inches too narrow for the first floor, front façade window opening.
3. The exact same Anderson 400 windows were on the list of “Replacement Windows as Like for Like” 6 months ago when the applicant started the project but were removed without his knowledge. He had already ordered the windows without knowing they had been removed from the list.
4. The applicant used the same Anderson 400 windows on the adjacent properties (23 & 27 S D St) as “Replacement Windows as Like for Like.”
5. Applicant would like to note, “Within the 400-series are two windows which have the same frame, but which are made from a little different materials. The Tilt-Wash is Vinyl-Clad Wood on the exterior and wood on the interior. The Woodwright is Vinyl-Clad Wood with Fibrex on the exterior, and wood on the interior. The Fibrex (which is an artificial material) is the only difference in the two windows.”

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 three (3) historic wood windows on the primary residence with Anderson 400 windows 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 Photos
4. Exhibit D – Ohio Historic Inventory document



Exhibit A – Location Map



Exhibit B – Certificate of Appropriateness Application



Architectural Design Review Board

Phone: 513-785-7350 Fax: 513-785-7359 Email: hamiltonhistoric@hamilton-oh.gov

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Exterior changes made to buildings, outbuildings, landscapes, or other exterior features located within one of the City of Hamilton’s Historic Areas or properties individually listed by Ordinance shall not be permitted unless and until the Architectural Design Review Board issues a Certificate of Appropriateness for the action. The ADRB will review the plans, monitor the work and administer the Architectural Conservation/Historic District section (Section 2600) of the Hamilton City Zoning Ordinance.

A fee will be charged for any Certificate of Appropriateness application that is required to be heard before the ADRB, unless the proposed change is returning to or restoring to previous or original historic materials that can be referenced in past Architectural Design Review Board or other official City of Hamilton/State of Ohio Historic Inventory records. A proposal that is Like for Like (A repair or improvement in relation to a property in which the repair or improvement utilizes the existing materials/colors and replaces them with matching materials) does not require ADRB review and will be approved by the Secretary.

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

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

Property Address: 29 South D Street Hamilton 45013 and 35 South D Street Hamilton 45013

Applicant Name: Brian Marischen

Applicant Mailing Address: 25 N. D Street Hamilton 45013

Owner/s Name: Seven Mile Properties

Owner Mailing Address: 25 N. D Street Hamilton 45013

Daytime Contact Phone: 513-608-8394 Email: brian@realtyfirstohio.com

Applicant Signature: Date: 2/13/2023

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

Existing Windows/Door (style, material, size, color, location): Some wood, some vinyl. Entire home

Proposed Windows/Door (style, material, size, color, location): _____

Manufacturer: Anderson Type (if applicable): 400

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



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:

Replacement of all the windows. All current windows are not original to the home. There are vinyl windows in some locations. Numerous broken windows throughout the property. Anderson 400 series windows were on the approved list when this project was started and are currently installed on the adjacent properties. We have the windows for both this property and 35 South D Street. It took four months for us to receive these custom windows.

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



Exhibit C – Site Photos



Front Façade Windows









Right Façade Windows











Rear Façade Windows





Left Façade Windows







Exhibit D - Ohio Historic Inventory document

CODED

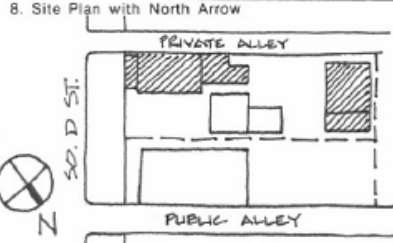

Ohio Historic Preservation Office

1985 Velma Avenue
Columbus, Ohio 43211
614/466-1500



OHIO HISTORICAL SOCIETY
SINCE 1885

OHIO HISTORIC INVENTORY

1. No. <u>BUT-1021-9</u>		4. Present Name(s) <u>John Longfellow Building #2</u>		1. No. <u>1021-9</u>	
2. County <u>Butler</u>		5. Other Name(s)			2. County <u>Butler</u>
3. Location of Negatives <u>Ann Antenen-Restoration, Inc.</u>					
6. Specific Location <u>29 South D Street 1st Ward SS Pt. Lot 4070 Parcel 56</u>		16. Thematic Category		3. County <u>Butler</u>	
7. City or Town If Rural, Township & Vicinity <u>Hamilton</u>		17. Date(s) or Period <u>1880-1946</u>			4. Present Name(s) <u>John Longfellow Building</u>
8. Site Plan with North Arrow 		18. Style or Design			
9. U.T.M. Reference <u>60 60</u> <u>16 7092 11 7136 41 11</u>		19. Architect or Engineer		4. Present Name(s) <u>John Longfellow Building</u>	
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 <u>John Longfellow</u>			3. County <u>Butler</u>
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent <u>Residence</u>			
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use <u>Residence - Vacant</u>		3. County <u>Butler</u>	
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"/>			4. Present Name(s) <u>John Longfellow Building</u>
14. District Yes <input type="checkbox"/> Potent'l? No <input type="checkbox"/>		24. Owner's Name & Address, if known <u>Jean E. Wolf 500 Oakwood Hamilton, OH 45013</u>			
15. Name of Established District <u>Rossville Historic District</u>		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		4. Present Name(s) <u>John Longfellow Building</u>	
16. Further Description of Important Features (Continue on reverse if necessary) <u>2-story, frame building with lap siding & rubble stone foundation. Gable roof with asphalt shingles and 1 chimney. Box gutters & simple trim. Concrete porch across front with mansard roof with asphalt shingles. Rough 4 x 4 columns & siding covered railings. Scars show original columns were turned & ornamental. Windows have existing shutter pins & are 6/6 on 1st floor & verticle 3/1 on 2nd floor. Flush birch door at front. Glazed door at rear with stone</u>		26. Local Contact Person or Organization <u>Ann Antenen - Restoration</u>			5. Other Name(s)
17. History and Significance <u>See Enclosed Sheet</u>		27. Other Surveys in Which Included <u>MARSHALL COUNTY</u>			
18. Description of Environment and Outbuildings <u>Located in a residential neighborhood of 19th & 20th century structures. Two car frame garage with attached carport at the rear of property. (Garage & carport are shared with building at 27 South D Street.)</u>		28. No. of Stories <u>2</u>		4. Present Name(s) <u>John Longfellow Building</u>	
19. Sources of Information <u>See Enclosed Sheet</u>		29. Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			3. County <u>Butler</u>
20. Prepared by <u>K. Megginson</u>		30. Foundation Material <u>Stone</u>			
21. Organization <u>Ann Antenen-Restoration</u>		31. Wall Construction <u>Frame</u>		3. County <u>Butler</u>	
22. Date <u>9/21/84</u>		32. Roof Type & Material <u>Asphalt Shingle</u>			4. Present Name(s) <u>John Longfellow Building</u>
23. Revision Date(s)		33. No. of Bays Front <u>2</u> Side <u>3</u>			
		34. Wall Treatment <u>Lap Siding</u>		4. Present Name(s) <u>John Longfellow Building</u>	
		35. Plan Shape <u>Rectangular</u>			3. County <u>Butler</u>
		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>			
		37. Condition Interior <u>Fair</u> Exterior <u>Fair</u>		3. County <u>Butler</u>	
		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			4. Present Name(s) <u>John Longfellow Building</u>
		39. Endangered? Yes <input checked="" type="checkbox"/> By What? <u>Condemned due to non-functioning plumbing</u>			
		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		4. Present Name(s) <u>John Longfellow Building</u>	
		41. Distance from and Frontage on Road <u>16.5' & 16.15' Frontage</u>			3. County <u>Butler</u>
		42. Photograph 			
		43. Other Name(s)		3. County <u>Butler</u>	
					4. Present Name(s) <u>John Longfellow Building</u>
				4. Present Name(s) <u>John Longfellow Building</u>	
					3. County <u>Butler</u>
				3. County <u>Butler</u>	
					4. Present Name(s) <u>John Longfellow Building</u>



50. House Type No.

Code No. Name

51. Historic Outbuildings and Dependencies

Barn Type(s)

Code No. Type

Corn Crib or Shed Smoke House, Privy
Silo Spring House Carriage House
Summer Kitchen or Ice House

Other _____

52. Archaeological Site on Property?

Yes
No

Basis for Information

Owner Collection
Above Ground Earthworks or Mound
Cultural Materials Noted OAI No. _____

53. Farmstead Plan



54. Photo

Roll No. _____ Picture No(s). _____

42. (Cont'd)

step. One-room, single story frame addition at rear of building. Smaller frame addition to rear of first addition. All windows in both additions are aluminum. Building has been condemned due to non-functioning plumbing in existing 1st floor bathroom.



Continuation Sheet: Specify Section & Item (use additional Continuation Sheets if necessary)

The Ohio Historic Preservation Office files contain additional information for this property. Information may include: newspaper clippings, church bulletins, maps or additional text.





To: Architectural Design Review Board
From: Dani Baxter
Subject: **New Business - AGENDA ITEM #1**
136 N 3rd St – New storefront entry, projecting sign, vinyl privacy fence, and HVAC vent installation
Steven Gebhart, Applicant
Meeting Date: April 4, 2023
Received Application: March 13, 2023
Impacts: Central Area Building Inventory

Introduction:

The Applicant, Steven Gebhart, has submitted a Certificate of Appropriateness Application for window removal for a subsequent new storefront entry, projecting sign, vinyl privacy fence, and HVAC louver vent installation as proposed at 136 N 3rd St. The proposal involves an existing building, where new tenant space will be developed for Bark Hamilton.

This property is located within the Central Area Building Inventory and is Zoned BPD (Business Planned Development). This property is not located on the State of Ohio Historical Inventory.

Proposal

- Existing Entryway
 - Material- glass window with metal frame
 - Color- metal
 - Design- metal framed casement window with transom, two over two window style
 - Dimensions- two windows will be removed
- Proposed Entryway-
 - Material- anodized aluminum door
 - Color- black
 - Design- same as existing storefronts installed on first floor. Transparent door on left side of entryway with transom overtop and four horizontal window panes on right side of door with varying heights.

- Dimensions- total opening will be 8 feet wide by 8 feet 3 inches tall. Door will be 7 feet tall.
- Proposed Sign- (not finalized)
 - Material- metal and acrylic
 - Color- black, green, white
 - Design-circle projecting sign, black metal, gold accent around edge, green background, black dog profile, white and green lettering.
 - Dimensions- Length from wall 21.5"; Sign face diameter 16"; Mounting plate 9.8"; Height will be a minimum of 8' above the sidewalk; Placed directly above the new storefront.
- Proposed Fence-
 - Material- Vinyl panels
 - Color- White
 - Design- Solid privacy fence
 - Dimensions- 6 feet tall, 14 feet wide across vacated alley, 85 feet long down alleyway.
- Proposed HVAC vent-
 - Material- metal
 - Color- TBD
 - Design- louvered panel vent system from Mechanical Room.
 - Dimensions- 40" wide x 36" tall

Hamilton Zoning Ordinance

ADRB Policies & Guidelines

This application broaches the topic of window removal, signs, and fences in the ADRB Policies and Guidelines.

Windows



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.

Signs

General Signage Guidelines

A. All signs need to be made of durable materials, and not to become a hazard due to disrepair, damage or inclement weather. All letters, numbers, and logos shall be permanently affixed to the sign itself or the building.

B. New signage should be designed to be a logical and complementary component of the overall design of a building. New signage should also visibly compliment the streetscape and historic district through shape, form, material and overall design.

C. Signs should reflect the scale and character of its surroundings in size, type, face, graphics, lighting, square footage, style, material, and related qualities to the building.

E. Pedestrian oriented signage is preferred and encouraged,

- i. Projecting Signs are encouraged when feasible

F. The signage message should be designed in a simple fashion and may include the business name, logo, function and/or street number or address and related artistic treatments.



G. Signage should not obscure any significant architectural elements; the installation of a sign must be reversible and cannot permanently alter or damage historic building materials.

K. Lighting the signs externally is encouraged. Utilizing decorative building lights to light the sign often is most appropriate. However, internally illuminated signage will be evaluated on a case-by-case basis.

Projecting Signs / Blade Signs

- Projecting signs should utilize artistic design treatments, craftsmanship and other design approaches to enhance the sign (i.e. metal and carved wood), including sculptural forms. If utilized - Sign Brackets should use appropriate materials and be of such a decorative design as to serve as an enhancement to the sign itself. This is also a recommended feature for proposed signs on prominent streetscapes such as Main Street.
- Height of the projecting sign will be determined through the City of Hamilton sign permit process.

Fences

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

A. Fences visible from the right of way, especially fences in the front yard, should be made of high quality materials and should be designed with the context of the neighborhood in mind. Fences such as wrought iron, decorative fences, or picket fences are primary options for a front yard space in a historic district. Modern materials and fence designs that are visually harmonious with the property, streetscape, and historic district can also be considered.

B. Rear yards and side yards which serve as the primary outdoor space for a property can have some liberty and leeway regarding fence types. Fences proposed for this space can continue the course and type of the front yard. Wood privacy fences are a generally accepted rear-yard fence. Other types of fencing, including chain-link fencing, can be considered depending on the context of the property, though they may be subject to additional requirements and conditions of the ADRB for approval.

C. Brick Walls, Stone Walls, and Masonry Walls are considered fencing and require a COA.

D. Applicants and the ADRB should also consider issues such as visual appearance, color continuity, and material continuity with other fences along the street. However, this should not discourage COA Applications based in individual preferences and



proposals for any fence, if either the proposed fence contributes to the property and streetscape, or the fence's impact to a property or historic district is relatively minimal.

Privacy Fences

A. A privacy fence will generally be approved in the rear yard of a property if it is not extensively visible from a public right-of-way (public street, public roadway, public sidewalk, or alley). If a privacy style fence is visible from public right-of-way, the finished side of the fence must face the right-of-way and the Board may impose installation/setback conditions for approval.

B. The ADRB may also impose a landscaping requirement for the sides of the fence visible from a public street, public roadway, or public sidewalk, to reduce or mitigate the appearance of a privacy fence when this fence is not the prevailing fence type of the district, or as deemed necessary based upon the review.

Vinyl Privacy Fence

A. Fences made of vinyl are generally not approved. Vinyl fences do not enhance the aesthetic or historic quality of the historic districts and properties.

B. The applicant must produce sufficient written and/or physical evidence that a vinyl fence is the only means available to them for their project (i.e. written quotes from contractors or home improvement vendors, etc.)

C. Fences of this nature are generally discouraged as the material and makeup of these types of fences is not conducive to the aesthetic or quality of the historic districts and historic properties.

D. This fence type of fence will only be considered in very unique circumstances, and will need the applicant's thorough demonstration and explanation as to the reason for this proposal.

Fence Maintenance, Upkeep of Fences

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



Staff Comments:

- Bark Hamilton also requires approval from Planning Commission and City Council for a Specific Use in a Business Planned Development Zone District. Bark Hamilton is set to be heard at the April 6, 2023 Planning Commission hearing.
- Magnolia Alley was vacated by Planning Commission on July 15, 2021 and ordinance number 2021-11-98.
- HVAC louvered panel vent requires a new opening in the building façade and is located between the two adjoining buildings, is setback from the alleyway, and cannot be seen from the street.
- Planning Department staff think a tan vinyl fence, matching the stone color along the first floor, would create a uniform appearance than the proposed white vinyl.

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 remove an existing window to install a new storefront entry, install projecting sign, install 6-foot (six foot) tall white vinyl privacy fence, and HVAC vent 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



Exhibit A – Location Map



Exhibit B – Certificate of Appropriateness Application



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

Architectural Design Review Board

Phone: 513-785-7350

Fax: 513-785-7359

Email: hamiltonhistoric@hamilton-oh.gov

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Exterior changes made to buildings, outbuildings, landscapes, or other exterior features located within one of the City of Hamilton's Historic Areas or properties individually listed by Ordinance shall not be permitted unless and until the Architectural Design Review Board issues a Certificate of Appropriateness for the action. The ADRB will review the plans, monitor the work and administer the Architectural Conservation/Historic District section (Section 2600) of the Hamilton City Zoning Ordinance.

A fee will be charged for any Certificate of Appropriateness application that is required to be heard before the ADRB, unless the proposed change is returning to or restoring to previous or original historic materials that can be referenced in past Architectural Design Review Board or other official City of Hamilton/State of Ohio Historic Inventory records. A proposal that is Like for Like (A repair or improvement in relation to a property in which the repair or improvement utilizes the existing materials/colors and replaces them with matching materials) does not require ADRB review and will be approved by the Secretary.

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

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

Property Address: 136 N THIRD STREET, HAMILTON, OHIO 45011

Applicant Name: STEVEN GEBHART, COMMUNITY DESIGN ALLIANCE

Applicant Mailing Address: 236 HIGH STREET, HAMILTON, OHIO 45011

Owner/s Name: HAMILTON 136 THIRD LLC C/O IRG

Owner Mailing Address: 11111 SANTA MONICA BOULEVARD ST 800, LOS ANGELES, CA 90025

Daytime Contact Phone: (330) 659-4060, ext 1307 Email: JMAURER@IRGRA.COM

Applicant Signature: *Steven Gebhart* Date: 3/13/23

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: _____

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 **(2) METAL FRAMED CASEMENT**
Existing Windows/Door (style, material, size, color, location): **WINDOWS WITH TRANSOM**
Proposed Windows/Door (style, material, size, color, location): **ANODIZED ALUMINUM STOREFRONT WITH SIDELIGHT IN BLACK**
Manufacturer: **TO MATCH EXISTING STOREFRONTS** Type (if applicable): **TO MATCH EXISTING STOREFRONTS**

NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size and material as the original window opening. Covering of windows is highly discouraged. For vinyl or other non- historic windows, it is recommended to document existing windows, including the condition and reasons why original windows should be replaced.

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

Existing Fence (type, material, color): **NONE**

Proposed Fence (type, material, color, location, course): **6'0" WHITE SOLID PANEL VINYL FENCE**

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

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

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

Manufacturer: _____

Soffit

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

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

Other:

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



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 new tenant space is requiring a new storefront entry. The black anodized aluminum storefront with sidelite will match the new storefronts that were already approved for the facade of the same building for other tenants.

The fence is a solid panel vinyl to keep dogs in the play yard. The solid panel vinyl will be a neutral color. The fence will be located in the already privatized alley and will be 6'0" tall to block dogs using the yard from seeing passers by.

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:

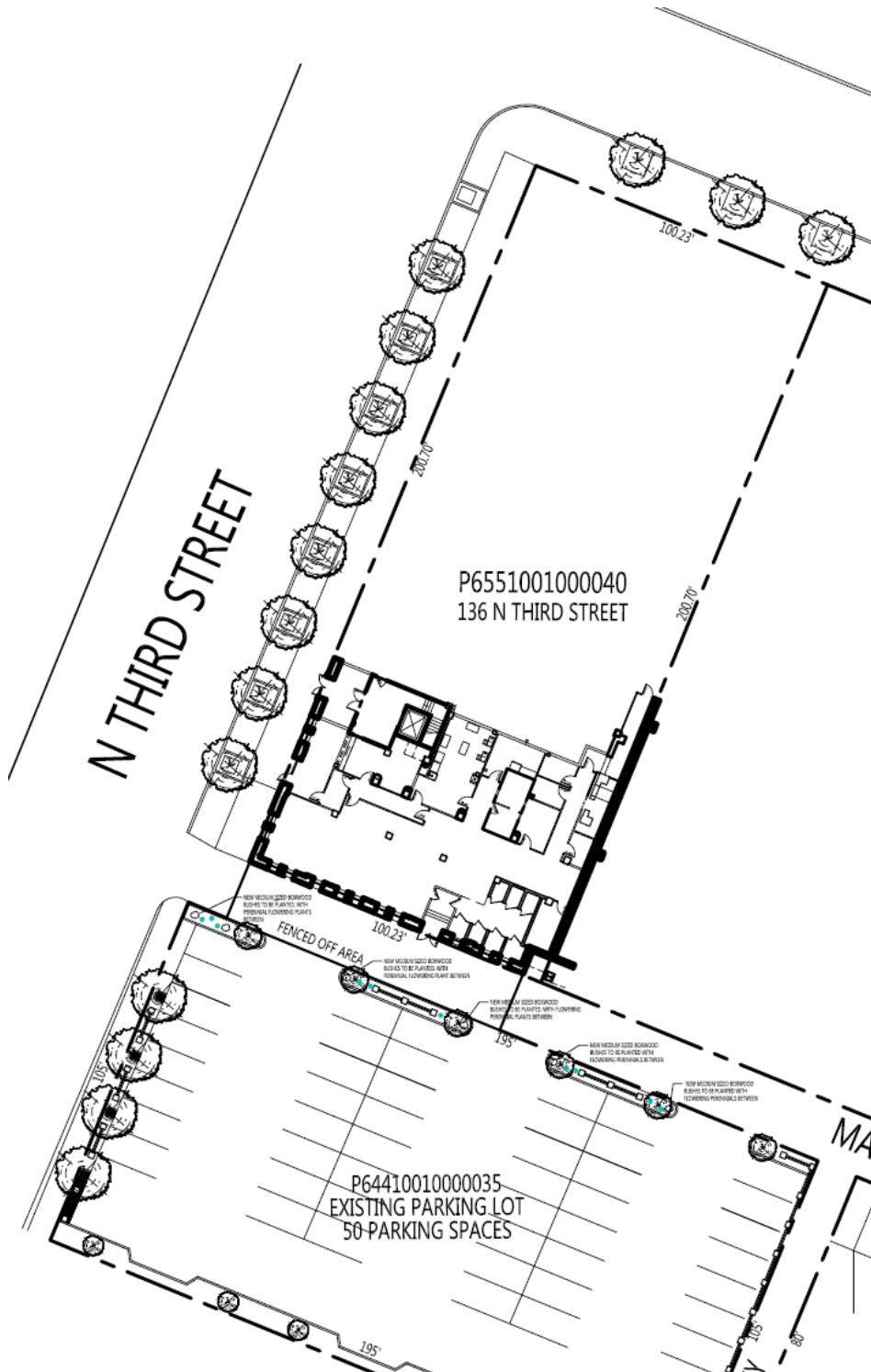
- A. That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District. For example, it may have been built at a time outside of the period of significance of the historic district.
- B. That the property proposed 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

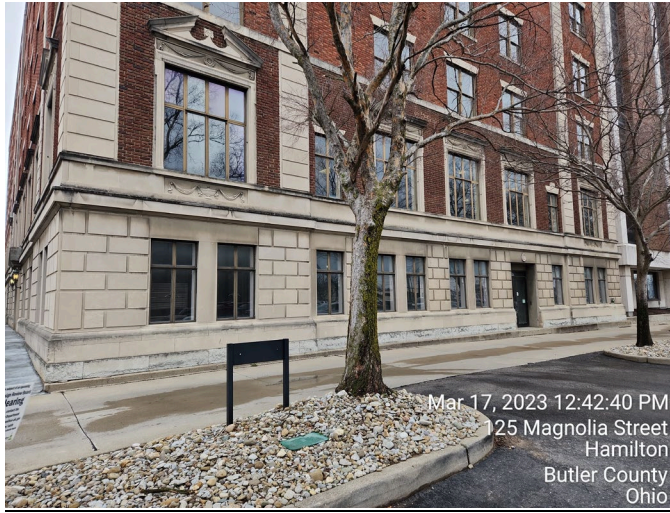
Applications can be submitted electronically to HamiltonHistoric@hamilton-oh.gov



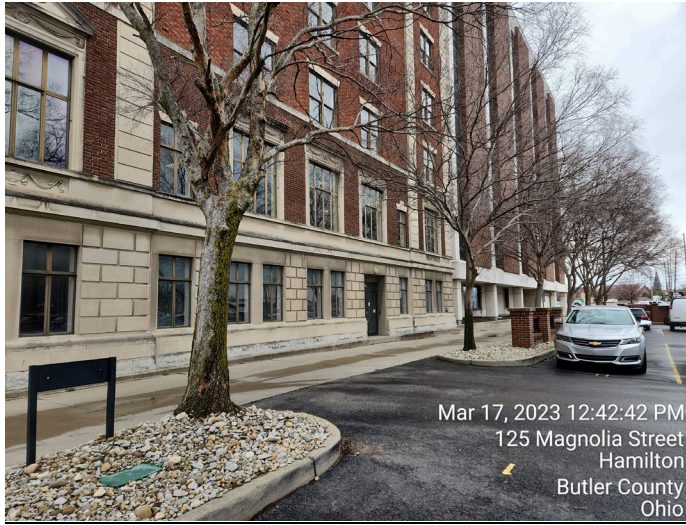
Exhibit C – Site Plan & Photos







Mar 17, 2023 12:42:40 PM
125 Magnolia Street
Hamilton
Butler County
Ohio



Mar 17, 2023 12:42:42 PM
125 Magnolia Street
Hamilton
Butler County
Ohio

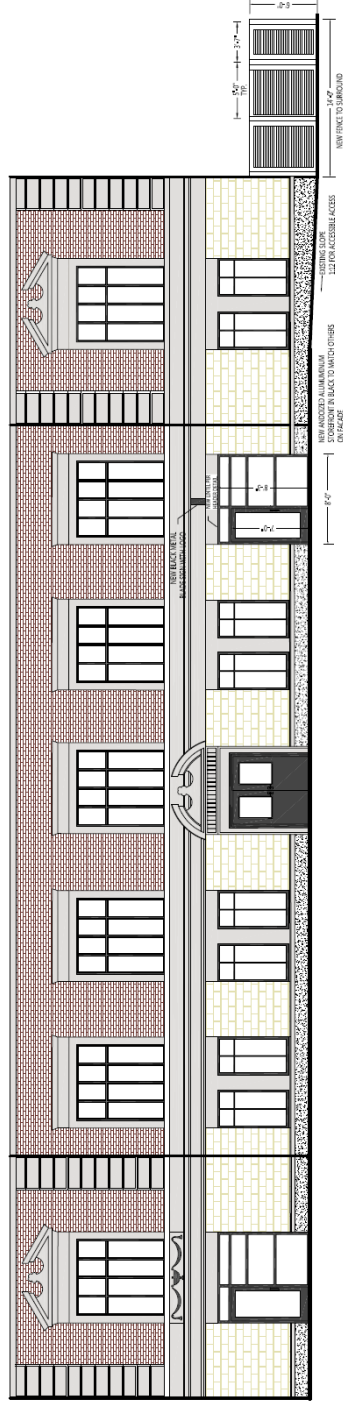


Exhibit D – Rendering & Material Specs



EXISTING/DEMO WEST ELEVATION
SCALE: 3/16" = 1'-0"

REMOVE EXISTING WINDOWS AND WALL BELOW. PREPARE FOR NEW STOREFRONT. SHORE STRUCTURE ABOVE UNTIL NEW LINTEL IS SET



NEW WEST ELEVATION
SCALE: 3/16" = 1'-0"

NEW LINTEL TO BE SET ABOVE EXISTING LINTEL TO MATCH OTHERS ON FACADE

NEW LINTEL TO BE SET ABOVE EXISTING LINTEL TO MATCH OTHERS ON FACADE

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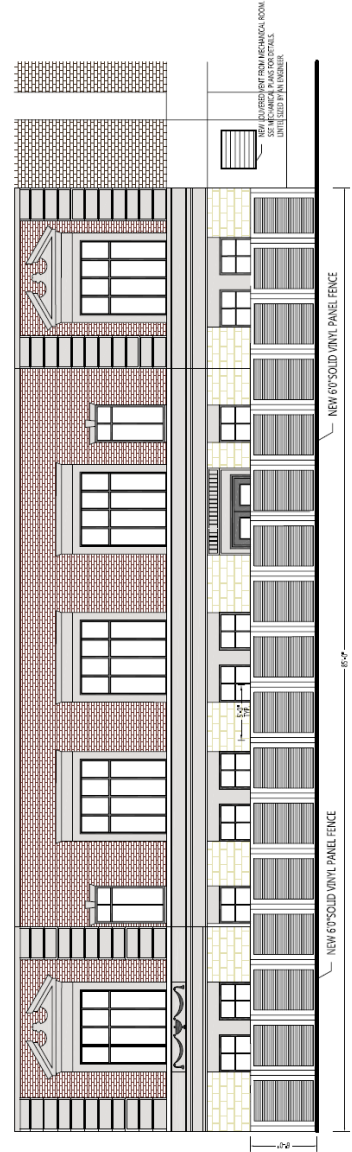
NEW LINTEL TO BE SET ABOVE EXISTING LINTEL TO MATCH OTHERS ON FACADE

NEW LINTEL TO BE SET ABOVE EXISTING LINTEL TO MATCH OTHERS ON FACADE

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NEW LINTEL TO BE SET ABOVE EXISTING LINTEL TO MATCH OTHERS ON FACADE

NEW LINTEL TO BE SET ABOVE EXISTING LINTEL TO MATCH OTHERS ON FACADE



NEW SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

NEW LINTEL TO BE SET ABOVE EXISTING LINTEL TO MATCH OTHERS ON FACADE

NEW LINTEL TO BE SET ABOVE EXISTING LINTEL TO MATCH OTHERS ON FACADE

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NEW LINTEL TO BE SET ABOVE EXISTING LINTEL TO MATCH OTHERS ON FACADE

NEW LINTEL TO BE SET ABOVE EXISTING LINTEL TO MATCH OTHERS ON FACADE





 Specifications

Length from wall: 21.5" / 54.5cm

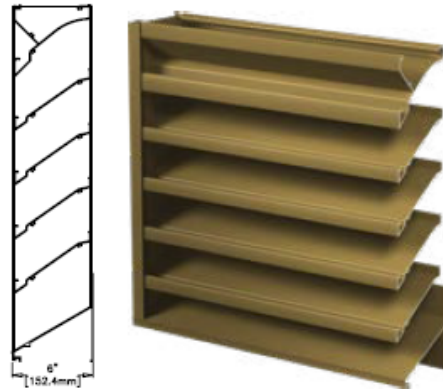
Sign face diameter: 16" / 40cm

Mounting plate: 9.8" / 25cm x 2.6" / 6.5cm x 0.4" / 1cm



Standard Construction

Frame	Heavy gauge extruded 6063-T5 aluminum, 6 in. (152 mm) x 0.081 in. (2 mm) nominal wall thickness
Blades	Drainable design, heavy gauge extruded 6063-T5 aluminum, 0.081 in. (2 mm) nominal wall thickness, positioned 37° on approximately 4 in. (102 mm) centers
Louver Depth	6 in. (152 mm)
Construction	Mechanically fastened
Finish	Mill
Minimum Size	12 in. W x 12 in. H (305 mm W x 305 mm H)
Maximum Single Section Size	120 in. W x 120 in. H (3048 mm W x 3048 mm H) Limited to 70 ft. sq. (6.5 sq. m)
Wind Load	25 PSF (1.2 kPa)



Performance Ratings



Greenheck Fan Corporation certifies that the ESD-635 louvers shown herein are licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to Water Penetration and Air Performance ratings.

Performance of 48 in. x 48 in. (1219 mm x 1219 mm) Louver

Free Area	Area 9.41 sq. ft. (0.874 sq. m) Percent 58.8%
Performance at Beginning Point of Water Penetration	Free Area Velocity Above 1250 fpm (6.350 m/s) Max Intake Volume 11,763 cfm (5.551 m³/s)
Performance at 6,000 CFM (2.832 m³/s) Intake	Pressure Drop 0.061 in. wg (0.015 kPa)

Document Links

[Louver Finishes & Colors](#)

[Louver Product Selection Guide](#)

[Louver Products Catalog](#)

[Louver Warranty Statement](#)

Options and Accessories

- [Bird Screen](#)
- [Blank Off Panels](#)
- [Extended Sill](#)
- [Filter Back/Filter](#)
- [Flange Frame](#)
- [Glazing Frame](#)
- [Hinged Frame](#)
- [Insect Screen](#)
- [Mounting Angles](#)
- [Security Bars](#)
- [Variety of Architectural Finishes](#)
- Welded Construction
- 0.125 in. (3 mm) Nominal Frame and/or Blade Thickness

Standard Details

[ESD-635 Standard Details](#)

Structural reinforcing members may be required to adequately support and install multiple louver sections within a large opening. Structural reinforcing members along with any associated installation hardware is not provided by Greenheck unless indicated otherwise by Greenheck. Options and accessories including, but not limited to, screens, filter racks, louver doors, and blank off panels are not subject to structural analysis unless indicated otherwise by Greenheck.



To: Architectural Design Review Board
From: Dani Baxter
Subject: New Business - AGENDA ITEM #2
219 Main St – New Commercial Construction
Matt Olliges, Applicant
Meeting Date: April 4, 2023
Received Application: March 14, 2023
Impacts: Rossville-Main Historic District

Introduction:

The Applicant, Matt Olliges, has submitted a Certificate of Appropriateness Application for a new commercial construction proposed at 219 Main St. The proposal involves a vacant lot where a new building will be constructed and utilized as a wine bar, with a front patio area along Main St, and parking spaces in the rear off the alley.

This property is located within the Rossville-Main Historic District and is Zoned MS-1. This property is not located on the State of Ohio Historical Inventory. There is no demolition involved with the proposed construction. The prior building located on the site was approved by ADRB at the October 17, 2017 hearing to be demolished.

Proposal

- Existing- vacant parcel
- Proposed
 - Material- CMU walls, brick veneer, glass garage doors, steel door at rear.
 - Color- to be determined
 - Transparency- The first floor level will have two glass garage doors. Second floor will have four fixed windows for additional light.
 - Design- slab on grade, single story building open to second floor, fixed windows along 2nd floor front façade, front patio for outdoor dining, sloped roof tapering toward rear of building
 - Dimensions-
 - Front patio/porch- 15 feet deep x 40 feet wide

- Building- 40 feet deep x 40 feet wide x 25 feet 6 inches tall, built width wise from property line to property line
- Parking lot- paved asphalt, approximately 115 feet deep x 40 feet wide of alleyway.

Hamilton Zoning Ordinance

ADRB Policies & Guidelines

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

New Construction

Materials

New construction should use materials that are found on historic buildings in the historic district to the greatest extent possible. All materials, textures, and colors should relate to the surrounding buildings and all materials shall be authentic in their appearance and function. Brick, cut stone, smooth stucco, and clapboard are examples of appropriate materials and should be considered on a case by case basis based on common materials in the historic district. Vinyl and aluminum siding should be used minimally in new development and shall not be used on the front facade.

Windows and Doors

The openings of a new building should be related to the size and placement of openings found on historic structures of similar use in the district. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal façade.

Windows and doors for new construction will conform to the average window and door dimensions, designs, and locations of windows of contributing buildings within the historic district, with special consideration of the design of windows in contributing buildings within the same block as the proposed new development.

Height Requirements

The height of new construction should take into consideration the height of surrounding contributing buildings and should not vary more than 7 feet from adjacent contributing buildings. Most contributing buildings in Hamilton's historic districts are 26 to 36 feet in height. The height of the building's individual components must be visually compatible with the building height and with surrounding contributing structures.



If a proposed new building has more than a 7-foot difference in height compared to surrounding contributing buildings, the applicant must explain why the height difference is being proposed and how the design is still visually compatible with the surrounding contributing buildings.

Setbacks

The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. If the proposed setback is not the same setback as surrounding contributing buildings, documentation must be provided to support the proposed setback. Documentation might include a historical justification, topographical challenges, or other relevant documented reason.

Side and Rear Yards

An equal amount of space should be given to building mass and open space between adjacent structures that has historically existed. Existing side and rear yard requirements in the Hamilton City Zoning Code will apply to new construction in the District.

Staff Comments:

- This proposal is a preliminary rendering of the wine bar. The applicant is aware that they may need to come back for subsequent ADRB hearings and approvals for the plans as they are developed, but they want to get a preliminary approval before moving forward.
- The Director of the Planning Department is able to grant an Administrative Variance to allow the building height to be 27 feet in the form based zone district, where the minimum required height is 30 feet. The adjacent building heights are approximately 24 to 26 feet.
- Planning Department staff is working with the applicant to install an attached, permanent brick wall (30 inches tall) and roof structure over the patio area adjacent to Main St, which would create a porch area rather than a patio. If the proposed structure does not extend closer to Main St, an additional variance from BZA would be required for the front yard setback to be 15 feet from the property line in a zone district where the maximum front yard setback is five feet.
- A lot combination is required before construction can begin.



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 new commercial building 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



Exhibit A – Location Map



Source: Esri, Microsoft, AeroMap, and the GIS User Community. Aerial Imagery © 2014



Lines

— Override 1

219 Main St

City of Hamilton

BUTLER COUNTY OHIO



Date: 3/20/2023

The information contained on this report is a public resource for general information and is provided for use only as a geographic representation. The City of Hamilton makes no warranty as to the accuracy or completeness of the information contained herein and assumes no liability for any errors, omissions or delays in the information or its use.

1 inch = 94 feet



Exhibit B – Certificate of Appropriateness Application



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

Architectural Design Review Board

Phone: 513-785-7350

Fax: 513-785-7359

Email: hamiltonhistoric@hamilton-oh.gov

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Exterior changes made to buildings, outbuildings, landscapes, or other exterior features located within one of the City of Hamilton's Historic Areas or properties individually listed by Ordinance shall not be permitted unless and until the Architectural Design Review Board issues a Certificate of Appropriateness for the action. The ADRB will review the plans, monitor the work and administer the Architectural Conservation/Historic District section (Section 2600) of the Hamilton City Zoning Ordinance.

A fee will be charged for any Certificate of Appropriateness application that is required to be heard before the ADRB, unless the proposed change is returning to or restoring to previous or original historic materials that can be referenced in past Architectural Design Review Board or other official City of Hamilton/State of Ohio Historic Inventory records. A proposal that is Like for Like (A repair or improvement in relation to a property in which the repair or improvement utilizes the existing materials/colors and replaces them with matching materials) does not require ADRB review and will be approved by the Secretary.

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

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

Property Address: 219 Main St

Applicant Name: Vision Realty Group LLC

Applicant Mailing Address: 2203 Fowler St Cincinnati OH 45206

Owner/s Name: Matt Olliges

Owner Mailing Address: 2203 Fowler St Cincinnati OH 45206

Daytime Contact Phone: 513-503-9875 Email: matt@vrg-1.com

Applicant Signature:  Date: 3/15/23

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): N/A

Paint Sample Provided (often required)
Appearance of Color: _____
Color Name & Manufacturer: _____
Location (body, window trim, specific trim, accent): _____

Siding Sample Provided
Existing Siding (style, material, color, location): _____
Proposed Siding (style, material, color, location): _____
Manufacturer: _____ Proposed Size: _____

NOTE: If proposing vinyl or aluminum siding, per ADRB Guidelines, applicant must be provided a copy of Preservation Brief 8, concerning siding. It is HIGHLY recommended that applicant provide pictures and document extensive reasons why vinyl or non-historic siding is being proposed.

Roof *Roofing may require a building permit from the Building Department*
Existing Roof (material, style, color): _____
Proposed Roof (material, style, color): _____
Manufacturer: _____ Location: _____

Windows / Door
Existing Windows/Door (style, material, size, color, location): _____
Proposed Windows/Door (style, material, size, color, location): _____
Manufacturer: _____ Type (if applicable): _____

NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size and material as the original window opening. Covering of windows is highly discouraged. For vinyl or other non-historic windows, it is recommended to document existing windows, including the condition and reasons why original windows should be replaced.

Fence *Chain-link is discouraged unless certain conditions are met defined by ADRB*
Existing Fence (type, material, color): _____
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:

New Build Commercial Bldg

Applications can be submitted electronically to 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:

New Build Commercial Wine Bar Building. Construction to be Slab on Grade, CMU walls w/ brick exterior and glass operable garage doors and fixed windows above on front elevation and steel slab doors at rear elevation. Building to fill entire width of existing vacant w/ parking lot in rear and requesting a 15' setback at front for a patio for outdoor drinking/dining area.

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:

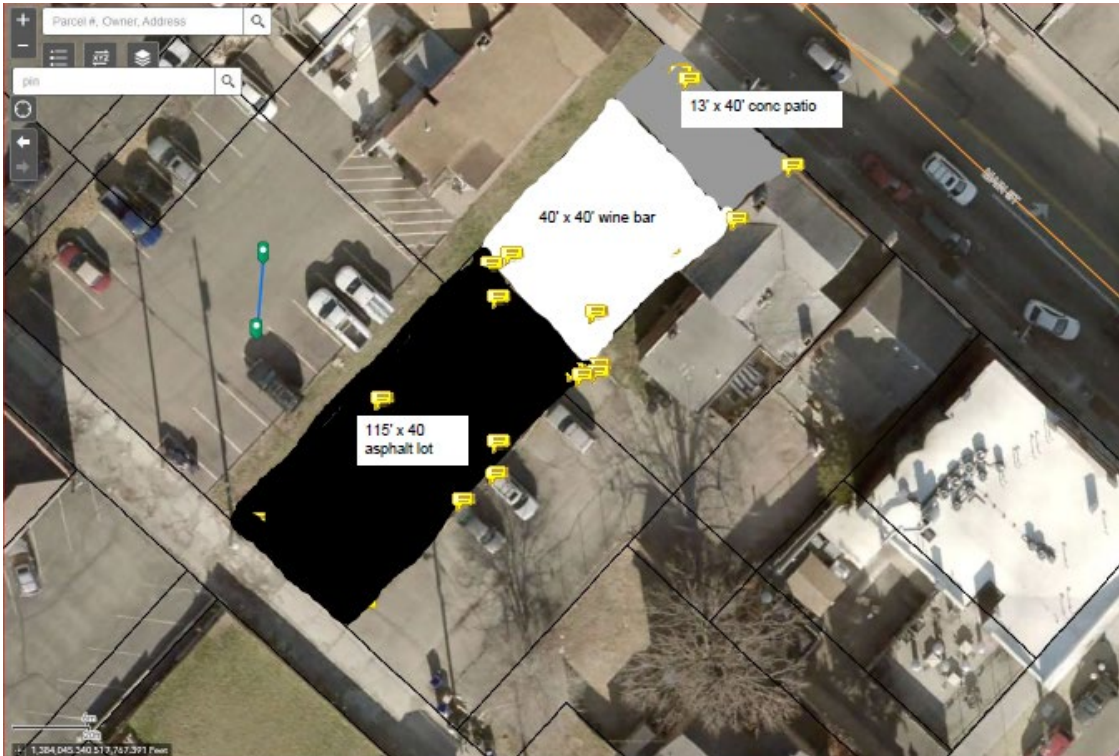
- A. That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District. For example, it may have been built at a time outside of the period of significance of the historic district.
- B. That the property proposed 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



Exhibit C – Site Plan & Photos





Mar 17, 2023 at 2:43:27 PM
238 Main St
Hamilton OH 45013
United States



Mar 17, 2023 at 2:43:36 PM
238 Main St
Hamilton OH 45013
United States



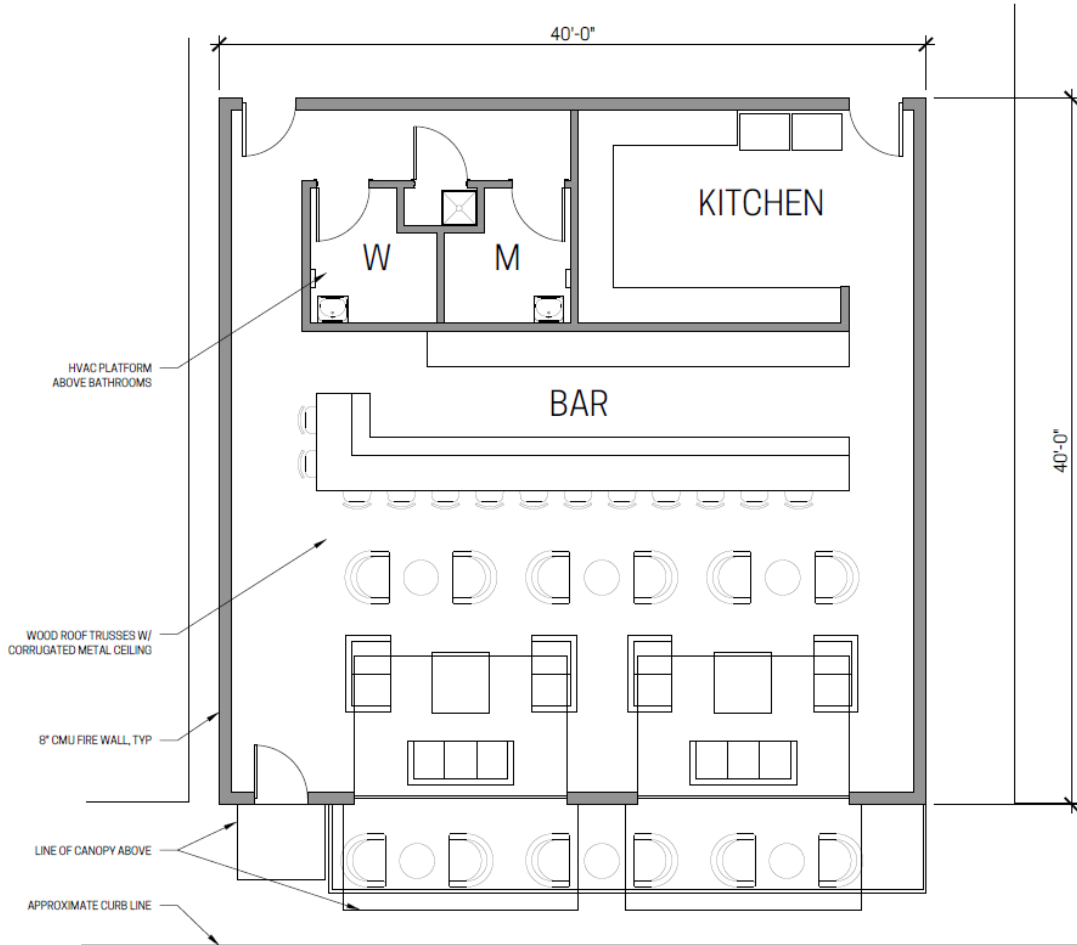
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Hamilton OH 45013
United States

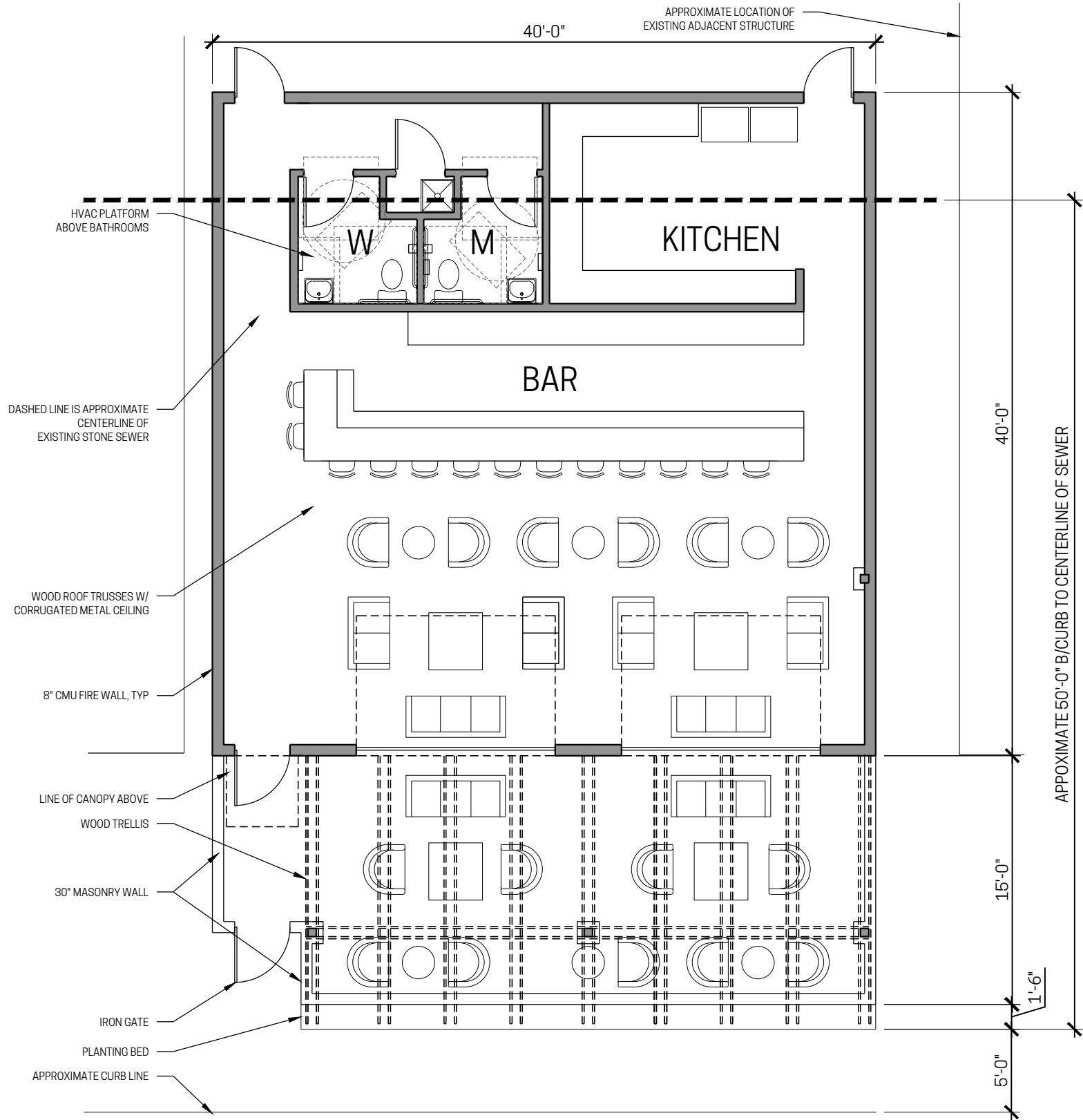


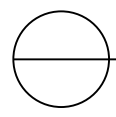
Mar 17, 2023 at 2:44:31 PM
219 Main St
Hamilton OH 45013
United States



Exhibit D – Rendering & Material Specs






GROUND FLOOR PLAN
 SCALE: 1/8"=1'-0"



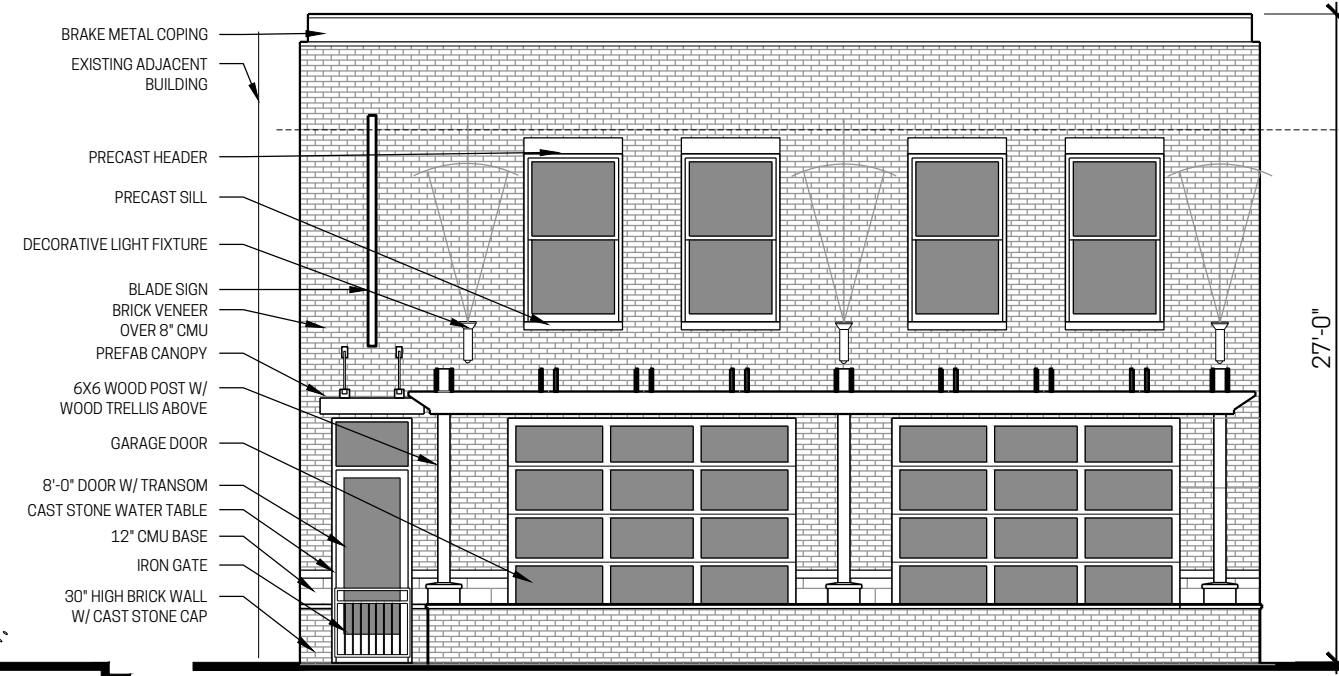
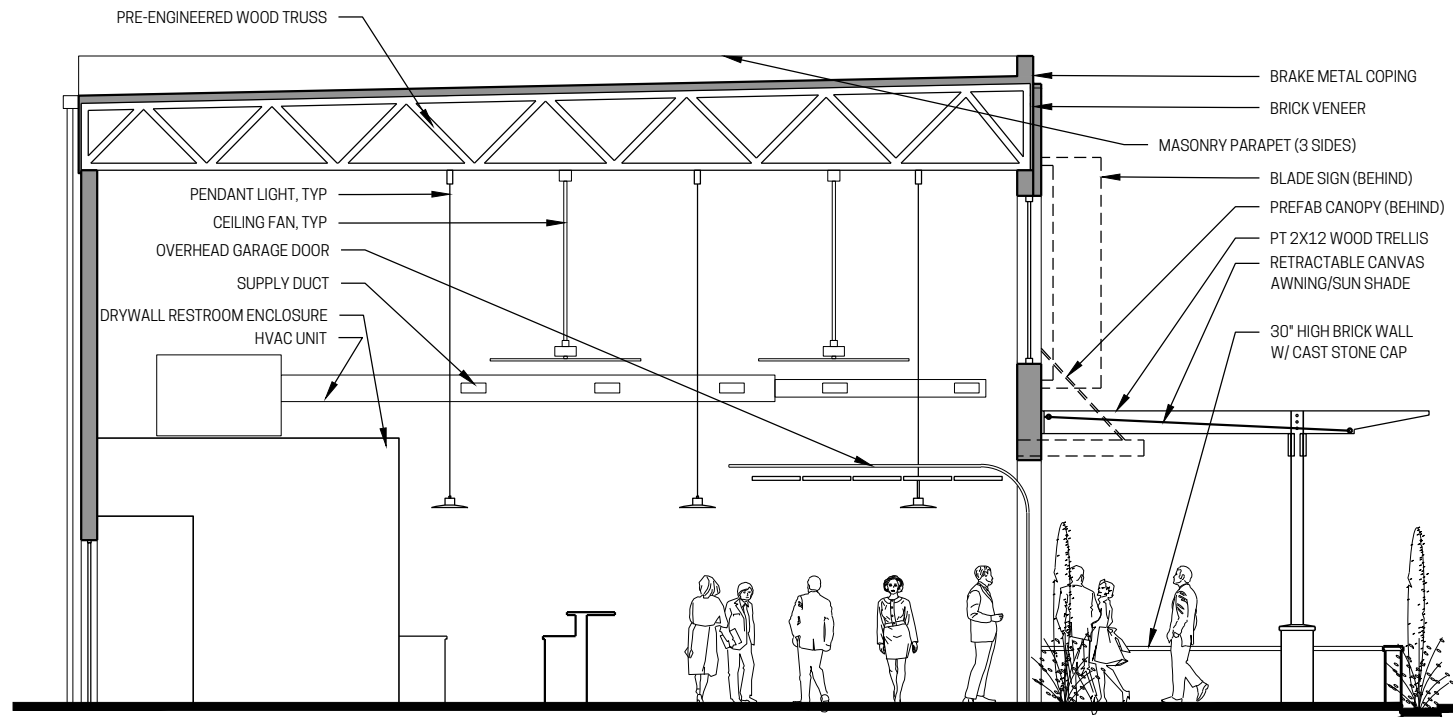
CONCEPT DESIGN | FOR ADRB REVIEW

MARCH 27, 2023
 NR PROJECT NUMBER: 23-019


HAMILTON WINE BAR

219 W. MAIN STREET
 HAMILTON, OHIO

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 **BUILDING SECTION**
SCALE: 1/8"=1'-0"

 **FRONT ELEVATION**
SCALE: 1/8"=1'-0"

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MARCH 27, 2023
NR PROJECT NUMBER: 23-019

**HAMILTON
WINE BAR**
219 W. MAIN STREET
HAMILTON, OHIO