



Architectural Design Review Board  
April 18, 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. 10 Kirk Ave (Ohio Historic Inventory) – Window and Door Replacement, Work Without a COA

Motions:

- ADRB move to approve the COA request to replace the existing Jeld Wen windows with Scofield windows as proposed, reinstall all removed/covered transom windows, install new front door, and approve Mastercraft steel doors as installed (side and rear) 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. 130 Village St (German Village) – New Residential Construction

Motions:

- ADRB move to approve the COA request to construct a new single family residence and detached garage 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. 770 & 808 Maple Ave (Ohio Historic Inventory) – Window Installation/Replacement, Door Replacement, Covered Parking, ADA Ramp/Patio, Gutter Installation, Front Entry Renovation

Motions:

- ADRB move to approve the COA request for window installation/replacement, door replacement, covered parking, ADA ramp/patio, gutter, and front entry renovations 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. 309 N 2<sup>nd</sup> St- Like-for-Like repair and replacement of existing dimensional shingles with Landmark Pro-Max Def Driftwood dimensional shingle (similar color). Repair box gutters with like material and reline gutters with rubber, as needed.
2. 417 N 2<sup>nd</sup> St- Like-for-Like repair and replacement of front porch. Repair and replace damaged wood siding with like material, as needed.



I. Miscellaneous

VI. Approval of Meeting Minutes:

1. April 4, 2023

VII. Adjourn





**To:** Architectural Design Review Board  
**From:** Dani Baxter  
**Subject:** Old Business - AGENDA ITEM #1  
10 Kirk Ave – Window and Door Replacement, Work Without a COA  
Shawn Hemans, Applicant  
Meeting Date: April 18, 2023  
Received Application: January 17, 2023  
**Impacts:** Ohio Historic Inventory

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**Updated Information Since Motion to Table:**

On March 23, 2023 Rick the Window Guy provided an estimate to remake the original wood, two over two style front façade windows (like for like).

- “To remake all 5 windows from scratch and to look and operate like the original wood windows would be \$11,000. It would be an additional \$4,000 to install them properly in each opening. Interior wood trim adds \$2,500 to look like the original wood trim. It may be there still. I don’t know.”
- Applicant was notified of this quote and states, “Thanks for the quote but that is too expensive for less than half of the windows needed.”

Applicant stated that he has been to multiple antique stores to look for wood doors to install on the property (Wooden Nickel Antique, Building Value, Antique Village, and Restore Fairfield). Mr. Hemans stated he purchased a door and is modifying it to match what the Board requested. Applicant was concerned about buying a door from the antique store and the Board not approving the door and the antique shops not allowing him to return the door if the Board did not approve.

Applicant also stated that he has another option for the front façade windows. This option would be comprised of installing two Jeld Wen, fixed vinyl windows, stacked on top of each other within the existing opening. There appears to be a single vertical muntin in the window. The applicant also noted that there are other windows within this room that can be used for ventilation.

Applicant is requesting that the new window installation be allowed to be completed in phases. Mr. Hemans will complete the front of the home in phase one.

**Updated Attachments:**

fixed window  
vinyl

Line Item	Quantity	Product Description	Unit Price	Total Price
500-1	1	Direct Set	\$199.40	\$199.40
		Assembly = Full Unit,		
		Product to Match = Matches Single Hung/Slider,		
		Country Where Unit Will Be Installed = USA,		
		Performance Grade Rating = PG20, DP+20/-20 (Standard),		
		Installation & Frame Type = With Nailing Flange - w\Track Filler		
		Exterior Finish = White,		
		Interior Finish = White		
		Measurement Type = Rough Opening,		
		Rough Opening Width = Custom,		
		Custom Rough Opening Width = 33,		
		Rough Opening Height = Custom,		
		Custom Rough Opening Height = 52.5,		
		Actual Size = 32 1/2 -in X 52 -in		
		Lifetime Accidental Glass Breakage Coverage = No,		
		High Altitude (above 3500 feet) = No,		
		Glass Energy Efficiency = Energy Star,		
		Installation Zip Code = 45011,		
		Energy Star Zone = Energy Star - Northern,		
		STC / OITC Rating = Standard,		
		Glass Glazing = Double Pane,		
		Low-E Coating Choice = SunFlow,		
		Glass Color/Texture = Clear,		
		Glass Type = Standard,		
		Air Space Options = Argon,		
		Select Glass Thickness = Standard Default Thickness		
		Grille Type = 5/8" Flat,		
		Grille Location in Glass = All Glass,		
		Grille Finish = White,		
		Grille Pattern = Colonial,		
		Number of Squares Wide = 2,		
		Number of Squares High = 1		
		Exterior Frame Accessories = None,		
		Interior Frame Accessories = None,		
		Extension Jamb = None		
		Energy Star Qualified = Northern,		
		U-Factor = 0.28,		
		Solar Heat Gain Coefficient = 0.54,		
		Visible Light Transmittance = 0.65,		
		Condensation Resistance = 55,		
		CPDH = JEL-A-700-06737-00001		
		Is this a Reorder? = No,		
		Overall Frame Depth = 2.875		
		MenardsSKU = 4001353		
		None		



Unit is viewed from the outside looking in.

New window proposal- Jeld Wen





Door Before



Door After





## Original Report:

### 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 ¾" 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 ¾" 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 ½ ") 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 approve the COA request to replace the existing Jeld Wen windows with Scofield windows as proposed, reinstall all removed/covered transom windows, install new front door, and approve Mastercraft steel doors as installed (side and rear) 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: 313-476-0908 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: Windows are overhang, Door style 4x6 panels - wood / flx glass / metal. 9 windows of glass, window sizes located back, front & side. Door size 36" x 30" 530" x 80" white color. (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:**

**SOLD BY:**  
 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

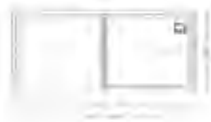
Print Date: 2/13/2023 6:28:24 PM UTC

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  
ENERGY STAR Clear Opening/Unit # Width Height Area (Sq. Ft) Comments:

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

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.3	0.31	NO	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	ENERGY STAR	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	ENERGY STAR	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
800	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



**Lead Time**  
**Quote 3491164**

**Estimated Latest Delivery Date:**  
**3/24/2023**

E Series latest delivery dates are not accurately reflected. Please contact customer service.

Print Date: 2/13/2023 1:41:06 PM

Valid only at this time, subject to change

100

Company: RDCS2 6 1/2" x 4 1/2" x 4" / RDCS2 B 1 2" x 1 2" x 4" RYS Single Corenet CM, Insulated, 12 1/2" x 50.3 4 Entrance Performance-Flt, Core-Flt, Core-Flt, Height = Extra, Extra Width = 12 1/2" Extra Height = 70 3/4" Individual Dimensions-RO 13 1/4" x 51 1/2" (18.0) 33 1/2" x 50 1/4" (17.6) Sashes, Unit-1, Window Unit 2, Left, White Exterior Frame, White Exterior Sash, Panel, White Interior Frame, White Interior Sash/Panel, Inset, 1, Terminate, Angle Tilt, Glass / Single Paneled, plus 5, Standard Unit 2, Glass, Argon Filled Glass / Glass, Single Color - Standard, Glass, Insulated, Special Order, Right, 1/2", 200k, White, 200k, Hardware Folding, 1, Sash Lock, White, Window Opening Control Device-Flt, Home Based, Inset, Inset, Argon Filled, 200k, Std, Unit 1, Unit CFI Number = ANL-N 84 0348 0000, US Energy Star - Unit 2, Unit CFI Number = AID1184 0244 0000, Unit US Energy Star - Hazardous, Safety Made 1 1/2" fiberglass Reinforced Plastic, Version 2/8/2023, AWD Config = 1.1

Qty: 2

**Latest Delivery Date:**

3/24/2023

[Details](#)

200

Unit, 100 Single Hung, Equal Sash, 32 1/2" x 72, Entrance Performance-Flt, 1 3/8" Sashes, Fixed/Argon, White Exterior Frame, White Exterior Sash/Panel, White Interior Frame, White Interior Sash/Panel, Inset, Argon Filled Glass, 1/2" Argon Filled Glass = Standard, Glass, Insulated, Special Order, Right, 1/2", White, White, 200k, Hardware, Auto Lock, Inset, Andersen 100 Series, 1, Sash Lock, White, Window Opening Control Device-Flt, Unit CFI Number = AID1180 0256 0000, Unit US Energy Star, Version 2/8/2023

Qty: 4

**Latest Delivery Date:**

3/24/2023

[Details](#)

300

Unit, 100 Single Hung, Equal Sash, 32 1/2" x 72, Entrance Performance-Flt, 1 3/8" Sashes, Fixed/Argon, White Exterior Frame, White Exterior Sash/Panel, White Interior Frame, White Interior Sash/Panel, Inset, Argon Filled Glass, 1/2" Argon Filled Glass = Standard, Glass, Insulated, Hardware, Auto Lock, Inset, Andersen 100 Series, 1, Sash Lock, White, Window Opening Control Device-Flt, Unit CFI Number = AID1180 0256 0000, Unit US Energy Star, Version 2/8/2023

Qty: 5

**Latest Delivery Date:**

3/24/2023

[Details](#)

400

Unit, 100 Single Hung, Inset, Corenet/CM, 22 1/2" x 98, Entrance Performance-Flt, 1 1/2" Sashes, Fixed/Argon, White Exterior Frame, White Exterior Sash/Panel, White Interior Frame, White Interior Sash/Panel, Inset, Argon Filled Glass / Glass, Single Color - Standard, Glass, Insulated, Hardware, Auto Lock, Inset, Andersen 100 Series, 1, Sash Lock, White, Window Opening Control Device-Flt, Unit CFI Number = AID1180 0256 0000, Unit US Energy Star, Version 2/8/2023

Qty: 4

**Latest Delivery Date:**

3/24/2023

[Details](#)

Lead times displayed above are estimated as of the time your lead time report was generated and are subject to change. Thank you for your business and the opportunity to quote Andersen Windows and Doors!



**Champion Estimate-**



**FIELD WORK ORDER**

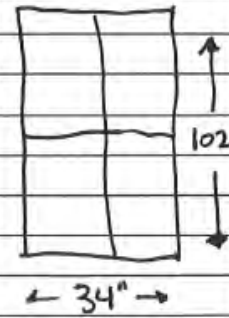
Name Shaun Hemans Phone (347) 476 0908 Date 2/9/23  
 Address 10 Kirk Ave City Hamilton State OH Zip 45011  
 Factory Rep Charles Rowe

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											
<table border="1"> <thead> <tr> <th>UF</th> <th>SHGC</th> <th>VT</th> <th>AL</th> <th>Zone</th> </tr> </thead> <tbody> <tr> <td>0.3</td> <td>0.26</td> <td>0.47</td> <td>≤ 0.3</td> <td>NC</td> </tr> </tbody> </table>		UF	SHGC	VT	AL	Zone	0.3	0.26	0.47	≤ 0.3	NC					
UF	SHGC	VT	AL	Zone												
0.3	0.26	0.47	≤ 0.3	NC												
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											
<table border="1"> <thead> <tr> <th>UF</th> <th>SHGC</th> <th>VT</th> <th>AL</th> <th>Zone</th> </tr> </thead> <tbody> <tr> <td>0.27</td> <td>0.26</td> <td>0.52</td> <td>≤ 0.3</td> <td>N,NC</td> </tr> </tbody> </table>		UF	SHGC	VT	AL	Zone	0.27	0.26	0.52	≤ 0.3	N,NC					
UF	SHGC	VT	AL	Zone												
0.27	0.26	0.52	≤ 0.3	N,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>

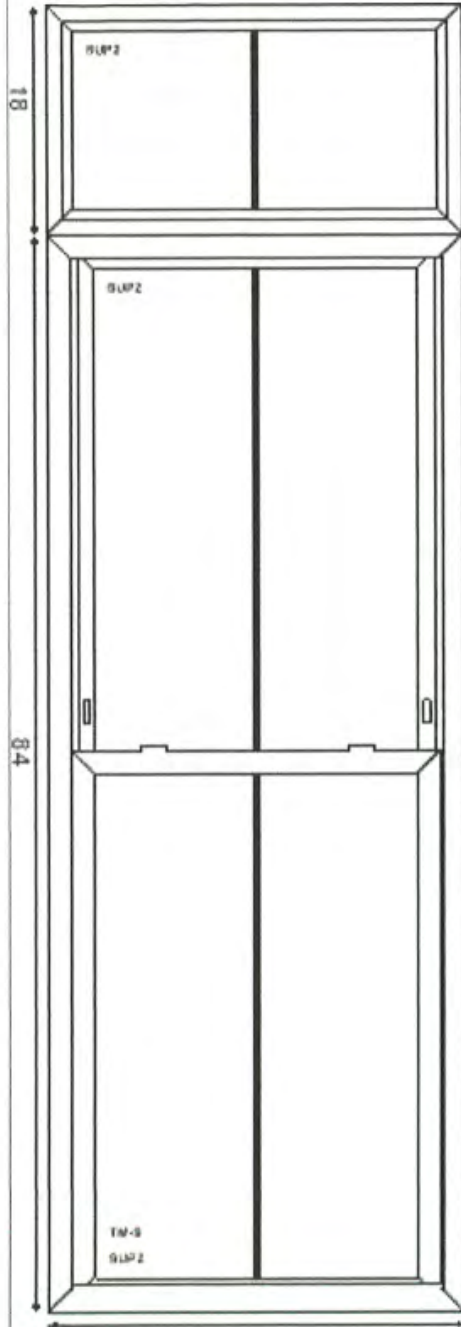
UF	SHGC	VT	AL	Zone
0.3	0.29	0.52	± 0.3	NC

COMMENT:



Drawing

117576-1



32 1/2 W X 102 H

2/13/2023 1:42:19 PM

4 of 4



**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.





**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. <i>But-759-9</i>	4. Present Name(s)  John Kirk Residence		
2. County Butler	5. Other Name(s)		
3. Location of Negatives Hamilton Planning Dept.			
6. Specific Location 1425 High Street		16. Thematic Category Agriculture/Transportation	28. No. of Stories 2-1/2
7. City or Town If Rural, Township & Vicinity Hamilton		17. Date(s) or Period ca. 1850	29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. Site Plan with North Arrow 		18. Style or Design Federal	30. Foundation Material Stone
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference 16 719720 4362990		19. Architect or Engineer	31. Wall Construction Brick load-bearing
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	32. Roof Type & Material Gable/asph. shing.
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent Residential	33. No. of Bays Front 3 Side 4
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use Residential	34. Wall Treatment Common bond brick
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 L
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 Good
16. Name of Established District		26. Local Contact Person or Organization Hamilton Planning Dept.	38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
17. Name of Established District		27. Other Surveys in Which Included	39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
18. Name of Established District		28. Name of Established District	40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
19. Name of Established District		29. Name of Established District	41. Distance from and Frontage on Road 30'
20. Name of Established District		20. Name of Established District	
21. Name of Established District		21. Name of Established District	
22. Name of Established District		22. Name of Established District	
23. Name of Established District		23. Name of Established District	
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25. Name of Established District		25. Name of Established District	
26. Name of Established District		26. Name of Established District	
27. Name of Established District		27. Name of Established District	
28. Name of Established District		28. Name of Established District	
29. Name of Established District		29. Name of Established District	
30. Name of Established District		30. Name of Established District	
31. Name of Established District		31. Name of Established District	
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38. Name of Established District		38. Name of Established District	
39. Name of Established District		39. Name of Established District	
40. Name of Established District		40. Name of Established District	
41. Name of Established District		41. Name of Established District	
42. Further Description of Important Features 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.		45. Other Name(s) James Kirk Residence	
43. History and Significance 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)			
44. Description of Environment and Outbuildings 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.			
45. Sources of Information Williams' Hamilton City Directories		46. Prepared by Rita Walsh	
		47. Organization Miami Purchase Ass'n	
		48. Date   49. Revision Date(s) 2-96	





OHIO HISTORIC INVENTORY

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. Style of Design	
8. Architect or Engineer	
9. Contractor or Builder	
10. Original Use & Occupancy	
11. Present Use	
12. Ownership	
13. Where Home & Address	
14. Number of Rooms	
15. Number of Stories	
16. Local Contact Person or Organization	
17. Other Surveys in Which Listed	
18. Historic Significance	
19. Other Surveys in Which Listed	
20. Historic Significance	
21. Other Surveys in Which Listed	
22. Historic Significance	
23. Other Surveys in Which Listed	
24. Historic Significance	
25. Other Surveys in Which Listed	
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30. Historic Significance	
31. Other Surveys in Which Listed	
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94. Historic Significance	
95. Other Surveys in Which Listed	
96. Historic Significance	
97. Other Surveys in Which Listed	
98. Historic Significance	
99. Other Surveys in Which Listed	
100. Historic Significance	





**To:** Architectural Design Review Board  
**From:** Dani Baxter  
**Subject:** New Business - AGENDA ITEM #1  
130 Village St – New Residential Construction  
John Boyle, Applicant  
Meeting Date: April 18, 2023  
Received Application: March 15, 2023  
**Impacts:** German Village

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**Introduction:**

The Applicant, John Boyle, has submitted a Certificate of Appropriateness application for a new single family residential structure and detached garage proposed at 130 Village Street. The proposal involves a vacant lot, there is no demolition involved with the proposed construction.

This property is located within the German Village Historic District and is Zoned Business Planned Development (BPD). This property is not located on the State of Ohio Historical Inventory.

**Proposal**

- Existing- vacant parcel
- Proposed
  - Material- Smooth LP Smart Siding Veneer; shake siding on gable; wood shutters; fiberglass dimensional shingles; aluminum gutters
  - Color-
    - SW 2855 Sycamore Tan (body)
    - SW 2854 Caribbean Coral (trim)
    - SW 2853 New Colonial Yellow (shake shingles)
    - Natural Wood Cherry (front door)
    - Onyx Black Owens Corning 30 Year Dimensional (roof)
  - Design- two-story single family residence with a front porch; louver style wood shutters; six over six window style; detached garage; basement.
  - Dimensions-
    - House- 58 feet long x 25 feet wide; 1,450 square feet.

- Garage- 9 foot wide concrete driveway leading to 20 foot x 18 foot detached garage; 360 square feet.

### **Hamilton Zoning Ordinance**

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

This application broaches the topic of new construction and garages 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.

### Garages / Garage Doors

Requests for Certificates of Appropriateness involving new construction/replacement of garage doors will be treated by the Board as follows:

- A. Replacement garage doors will replicate, as close as possible, the existing garage doors in design and material.
- B. New/replacement garage doors that cannot replicate existing doors will have a multi-paneled design.
- C. Garages should be painted in a color scheme that compliments the principal structure.

### Staff Comments:

- 1. The previous single family residence at this address was approved by the ADRB on March 7, 2017 to be demolished due to health and safety concerns.
- 2. A single family residence was proposed and approved at this address on September 21, 2021 but was never constructed.
- 3. The proposed detached garage will be built at a later time and will match the house in siding, color, roof, etc. per Hamilton Zoning Ordinance.
- 4. Per the German Village Business Planned Development the Planning Commission heard the request for a Minor Departure to a Planned Development on April 6, 2023 with request for 2 variances (driveway located in side yard setback and structures exceeding lot coverage maximum).
  - a. The Planning Commission approved the Minor Departure as presented with the two requested waivers.





- b. The single-family residential proposal, detached garage, and proposed nine-foot wide driveway would create a lot with 72% lot coverage, 45% is the listed maximum lot coverage allowed (waiver granted).
- c. The proposed nine-foot driveway has a zero (0') foot setback at the side yard property line abutting residential. A five-foot side yard setback is required (waiver granted).

**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 single family residence and detached garage 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

**City of Hamilton**  
 BUTLER COUNTY OHIO



**Planning Department**

305 High Street, 3rd Floor  
 Hamilton, OH 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: 130 Village Street

Applicant Name: John Boyle JNB Custom Homes

Applicant Mailing Address: 5464 Wesley way Hamilton OH 45011

Owner/s Name: Mary Pate Graf

Owner Mailing Address: 401 N. 2<sup>nd</sup> St. Hamilton, OH 45011

Daytime Contact Phone: 513-307-5813 Email: MKPGRAF@icloud.com

Applicant Signature:  Date: 2/1/23

**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): NA

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: LP Smart Siding 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): Asphalt Dimensional Shingle  
Manufacturer: Owens Corning Location: \_\_\_\_\_

Windows / Door  
Existing Windows/Door (style, material, size, color, location): \_\_\_\_\_  
Proposed Windows/Door (style, material, size, color, location): White  
Manufacturer: Pella 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): LP Smart Siding

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:

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)**

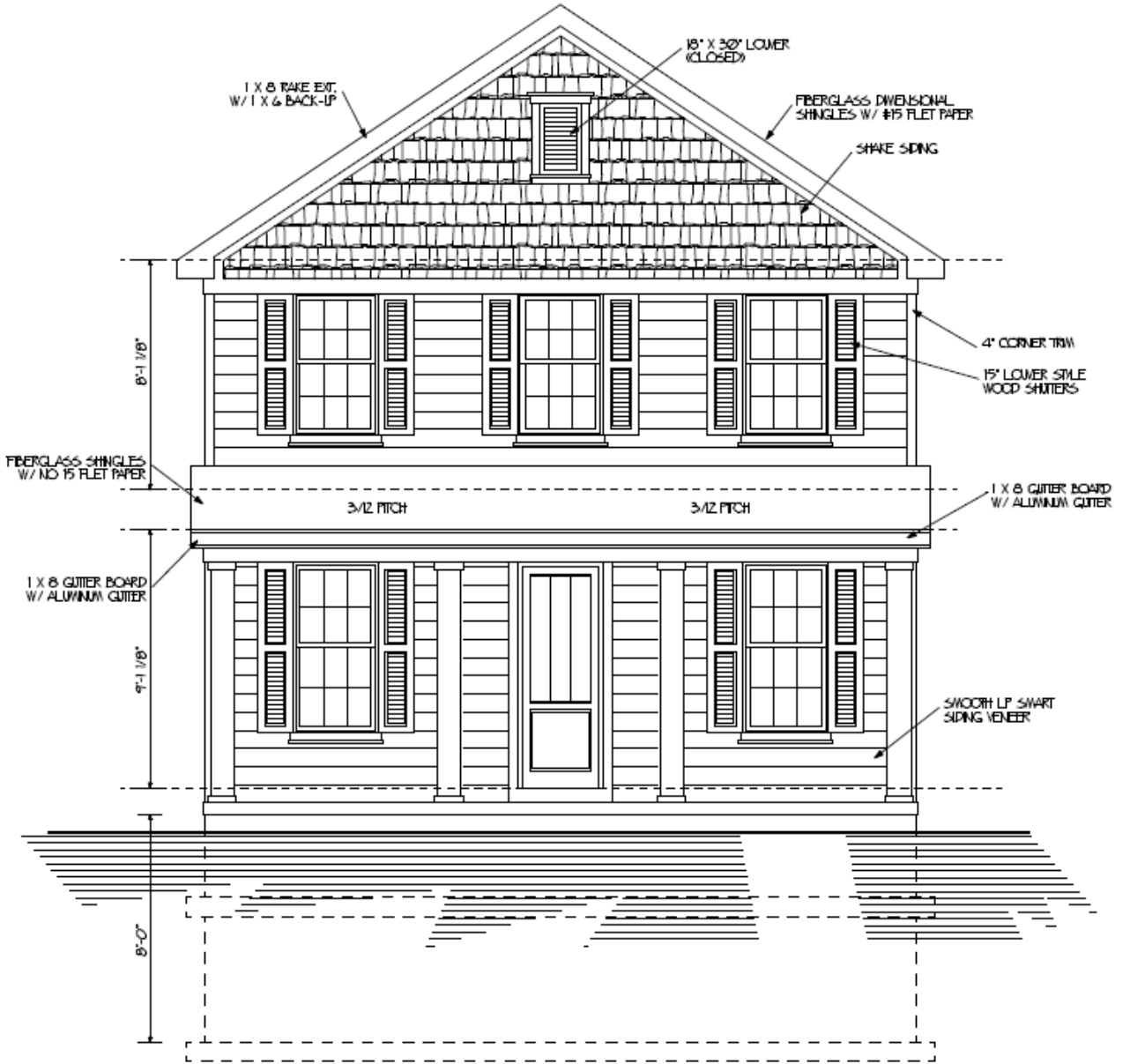


**Exhibit C – Site Plan & Photos**





**Exhibit D – Rendering & Material Specs**

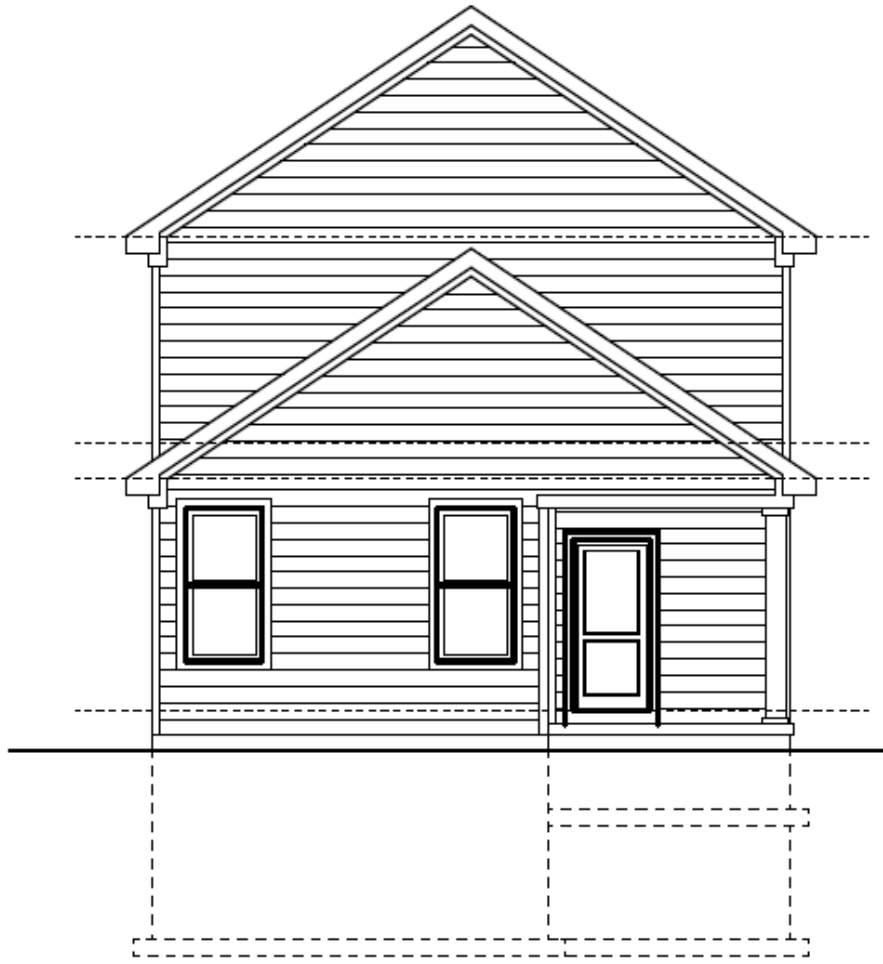


**FRONT ELEVATION**

SCALE: 1/4" = 1' - 0"



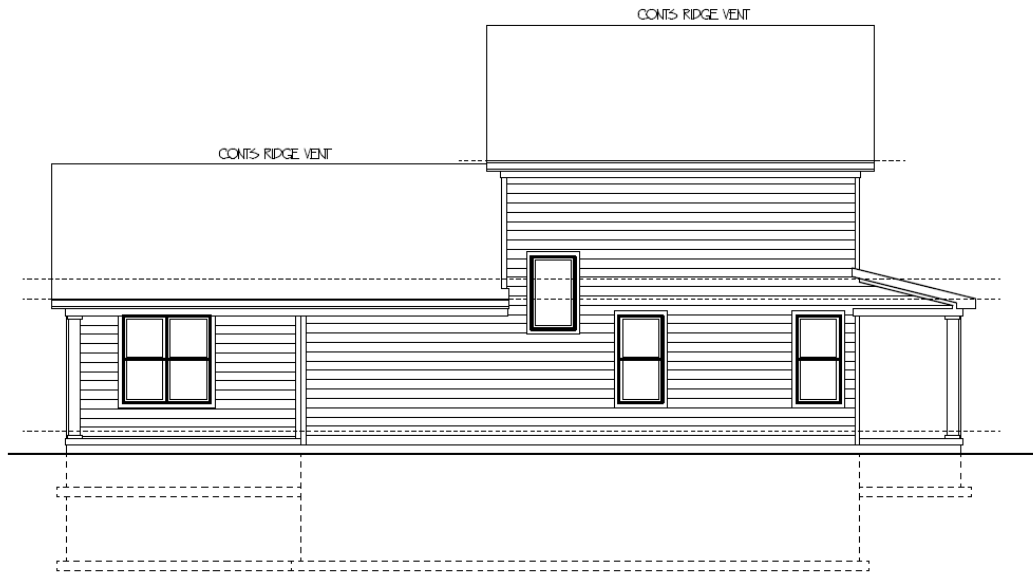




# REAR ELEVATION

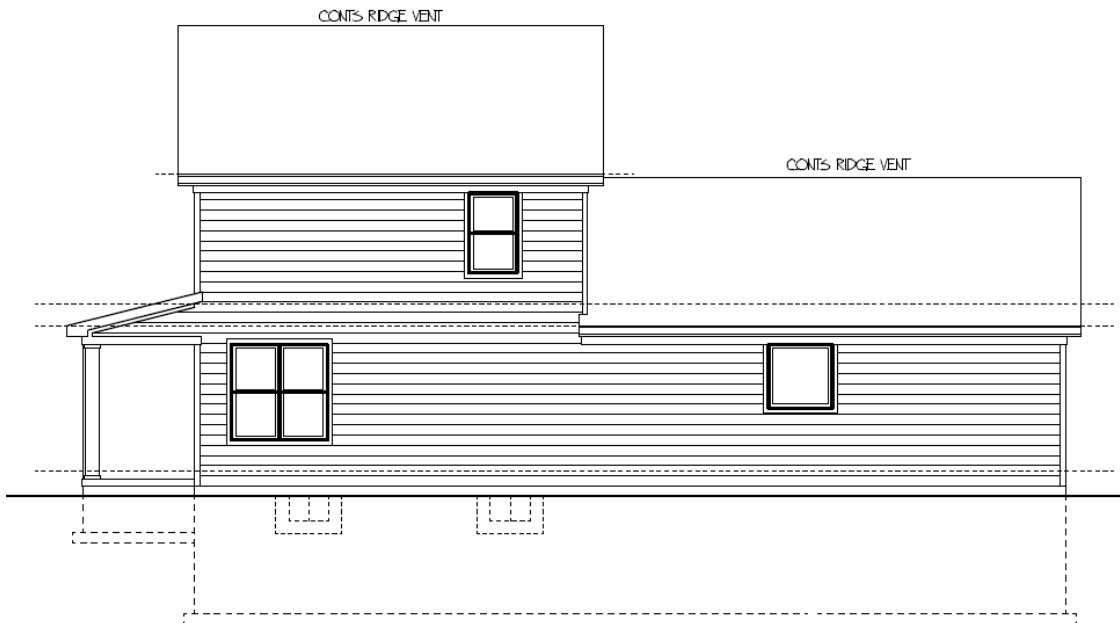
SCALE: 1/8" = 1' - 0"





## **LEFT SIDE ELEVATION**

SCALE: 1/8" = 1' - 0"



## **RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1' - 0"



**H** Historic Color

SW 2855

# Sycamore Tan

**H** Historic Color

SW 2854

# Caribbean Coral

**H** Historic Color

*Expert Pick*

SW 2853

# New Colonial Yellow





**To:** Architectural Design Review Board  
**From:** Dani Baxter  
**Subject:** New Business - AGENDA ITEM #2  
770 & 808 Maple Ave – Window Installation/Replacement, Door Replacement, Covered Parking, ADA Ramp/Patio, Gutter Installation, Front Entry Renovation  
Jeremy Culver, Applicant  
Meeting Date: April 18, 2023  
Received Application: March 28, 2023  
**Impacts:** Ohio Historic Inventory

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### **Introduction:**

The Applicant, Jeremy Culver, has submitted a Certificate of Appropriateness Application for window installation/replacement, door replacement, covered parking, ADA ramp/patio, gutter installation, and front entry renovations proposed at 770 & 808 Maple Ave. The proposal involves renovating the Maple Ave Freight Depot into commercial space.

This property is Zoned Light Industrial (I-1) and is located on the State of Ohio Historical Inventory as the David J. Joseph Co. / Pittsburgh, Cincinnati, Chicago & St. Louis R.R., Pennsylvania, Panhandle Freight Depot.

### **Proposal**

- Existing Windows- (770 & 808 Maple Ave)- not salvageable
  - Material- wood
  - Color- black
  - Design- wood, one over one style
  - Dimensions- varying
- Proposed Windows-
  - Material- wood, fibrex composite
  - Color- black
  - Design- Andersen 100 series, single hung, arch top, fixed half slide; one over one style; opaque black top lite to match the existing arches on 808 Maple



- Dimensions- same as existing
- Existing Door- (808 Maple Ave east side)- not salvageable
  - Material- wood, plywood
  - Color- black
  - Design- half light with possible transom
  - Dimensions- standard door opening
- Proposed Door-
  - Material- TBD
  - Color- TBD
  - Design- TBD
  - Dimensions- same as existing
- Proposed Roof for Covered Parking-
  - Material- metal to match warehouse
  - Color- silver
  - Design- MasterRib Galvalume Manufacturer
  - Dimensions- located on west side of building; park 4 work trucks; approximately 52 feet x 21 feet x 13 feet to eave and 19 feet to peak.
- Existing Gutters- there are no existing gutters on the property
- Proposed Gutters-
  - Material- aluminum, Mastic Manufacturer
  - Color- black
  - Design- 6" "K-style" gutter, with 4" round corrugated downspouts along south and north elevations.
- Proposed Entryway Doors-
  - Material- wood, aluminum clad



- Color- black
- Design- Pella Reserve Door, Andersen 100 series slider doors
- Dimensions- 48” wide to match other windows, which is a custom width. Andersen 100 sidelights.
- Proposed Entry Stoop-
  - Material- Split face CMU, brick, aluminum railing (AFCO Pro manufacturer), concrete
  - Color- black railing, brick to match existing building
  - Design- Split face CMU foundation to mimic the existing limestone foundation of the building. Brick columns to match existing brick with limestone cap, Black railing infill. Brushed finish concrete steps and slab.
  - Dimensions- Approximately 11 feet x 9 feet x 2 feet tall
- Proposed ADA Ramp/Patio-
  - Material- Split face CMU, brick, aluminum railing (AFCO Pro manufacturer), composite decking (Timbertech)
  - Color- black railing, pecan Timbertech decking, brick to match existing building.
  - Design- Split face CMU foundation to mimic the existing limestone foundation of the building. Brick columns to match existing brick with limestone cap. Black railing infill. Decking to be composite Timbertech with concealed fasteners.
  - Dimensions- Approximately 36 feet x 24 feet x 2 feet tall

### **Administrative COA**

On March 24, 2023 an Administrative COA was granted to remove the existing fence along Maple Ave and East Ave. Install a new 6-foot tall black aluminum picket fence with brick columns along Maple Ave and East Ave. The COA also included painting the existing wood trim on building like for like (dark gray/black) and paint metal addition to match.



## **ADRB Policies & Guidelines**

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

### **Gutters**

Requests for Certificates of Appropriateness involving new construction/replacement of gutters will be treated by the Board as follows:

- A. Every effort should be made to repair/reconstruct existing box, trough, or other original gutters with original materials to retain the original construction and appearance.
- B. The following relining materials may be substituted for original metal linings if the existing metal is proven to be beyond repair:
  1. Rubberized rolled roofing material
  2. Polyester rolled (“rubber”) roofing material
- C. Tar (aka “pitch”, “coal tar”, etc.) patching of original gutters will only be approved if such “repair” efforts had been undertaken on the property prior to 1/1/86, and is subsequently requested as a “temporary” repair until a permanent improvement is made.
- D. If the existing gutters are proven beyond saving and a bypass system is necessary, one of the following reconstruction methods may be approved. Bypass System Type II is the preferred method. All architectural details removed during bypass installation must be reinstalled or replaced.

### **Roofs**

#### **Asphalt Roofs**

Dimensional roofing is preferred in all cases.

### **Windows**

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

##### **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.

#### 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 100 Series Fibrex (40% Wood Fiber, 60% Polymer) Exterior & Interior

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.

Other Window Replacement Types

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).
  - 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.

**Staff Comments:**

- Applicant will attempt to save wood window frames where possible so the new windows can be installed in like kind with the original. A black wood frame will be installed between the window and brick, similar to original.
- Applicant proposes to cover the window arches (transom) over the doors to match the arches over the doors on the connecting building (808 Maple).
  - Applicant states the transoms are covered with screens and many panes are broken.
  - Planning Department staff recommends restoring/repairing the small window panes in the transoms over the doors.
- The only work being completed on 808 Maple, during this phase, is window and door replacement and gutter installation. Large wood doors on 808 Maple are not being replaced at this time.
  - Applicant is aware that they may need to return to ADRB for exterior renovations to this property.
- Mr. Spurlock was not able to locate a historical photo of the Panhandle Freight Depot. However, he did indicate that the depot was constructed in 1888 (Victorian Period). The building is an example of Romanesque Revival/Victorian Romanesque style, though it does have the inverted “U” window hoods typical of the Italianate and Second Empire styles.
  - Romanesque Revivals usually have a 1 over 1 window style.
  - Italianates and Second Empires most commonly have 2 over 2 or 1 over 1 window style.

**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 for window installation/replacement, door replacement, covered parking, ADA ramp/patio, gutter, and front entry renovations 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 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**

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: 770 & 808 Maple Ave., Hamilton OH 45011

Applicant Name: Meyer Brothers and Sons (Jeremy Culver)

Applicant Mailing Address: 2275 Millville Ave., Hamilton OH 45011

Owner/s Name: Same as above

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

Daytime Contact Phone: 513-863-9996 Email: jeremy@meyerbrothersandsons.com

Applicant Signature:  Date: 03/28/2023

**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): 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): Existing black composition roof and existing metal roof to remain

Proposed Roof (material, style, color): Proposed parking structure roof to match existing metal

Manufacturer: MasterRib Galvalume Location: New Parking Structure on West side of building

Windows / Door Existing Windows/Door (style, material, size, color, location): Rotten Wood windows/doors

Proposed Windows/Door (style, material, size, color, location): South elevation of 770: 3 elevations of 2-story

Manufacturer: Andersen 100 series (windows); Pella Reserve Door Type (if applicable): Single Hung Arch top; fixed, halfslide

**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): None existing

Proposed Gutter (material, style, location, color): 6" K-style gutter, black w/ 4" round corrugated downspouts (South/North Elevations)

Manufacturer: Mastic (Black gutters and downspouts to match trim)

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

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

Other:

Entry Stoop; ADA accessibility Ramp/Deck - see drawings for material, location, etc. information

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 document.

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)



## **ADRB Application:**

### **Roof/Parking Structure -**

- The existing roof is made up of composite shingles on the historic brick structure while the existing warehouse roof is a MasterRib Galvalume metal roof. These roofs will be maintained
- The new roof structure that is proposed to be an outdoor parking area is proposed to match the MasterRib Galvalume metal roof since it sits in line with this existing metal roof. *We are open to the material on this roof being metal or composite if ADRB has a preference.*

### **Windows and Doors -**

- Existing windows have deteriorated to point of being beyond repair
- The existing window and door openings will be maintained within the brick structure to preserve the original architecture.
- We will attempt to save the wood frames where possible so that the new windows will be installed in like kind with the original (all windows at all areas will be installed with a black wood frame between the brick and the window to be in keeping with the original build)
- Since we are changing the use from a freight depot to a showroom and office, more natural light and natural ventilation is required within the showroom and office of 707 Maple Ave.
- Existing large door openings on the 770 Maple Ave portion of the building (eastern most portion) will be changed to a collection of Andersen 100 series windows that fit stylistically with simplicity and consistency - see drawings. We want to meet functional needs but keep the attention on the architecture of the building and not detract from it. On the South elevation of 707, we'll be infilling the arch portion of the large openings with black painted wood to match the existing arches which are currently infilled and will remain (see drawings). These infills will allow for exterior illumination by adding light fixtures above.
- The main entry door will be a 48" wide Pella Reserve (their top of the line collection) which is a wood door with a black aluminum cladding for durability and weather resistance on the exterior. We would like it to be 48" to maintain the proportion and vocabulary of the other window compositions on this elevation and there are few manufacturers that will allow for this width.
- The windows on the 2-story portion of 808 Maple Ave. (eastern most portion of the building) are single hung arch top windows. These are available in Andersen 100 series and will match the brick openings as they are.
- All windows and doors will be black to match with the existing window, door, and trim color

### **Gutters/Downspouts -**

- There are no existing gutters on this structure
- We believe that traditional K-style gutters that are 6" will fit best from a style and architecture standpoint (as well as functionally)
- We believe that 4" corrugated round downspouts will fit best from a style and architecture standpoint
- Gutters and downspouts will be Mastic brand and will be black to match the existing trim, windows, and accents

### **Entry Stoop -**

- For the new main entry of 707 Maple Ave, the materials to be used are the following to blend as best as possible with existing materials of the building -
  - Split face CMU for the "foundation" to mimic the existing limestone foundation of the building



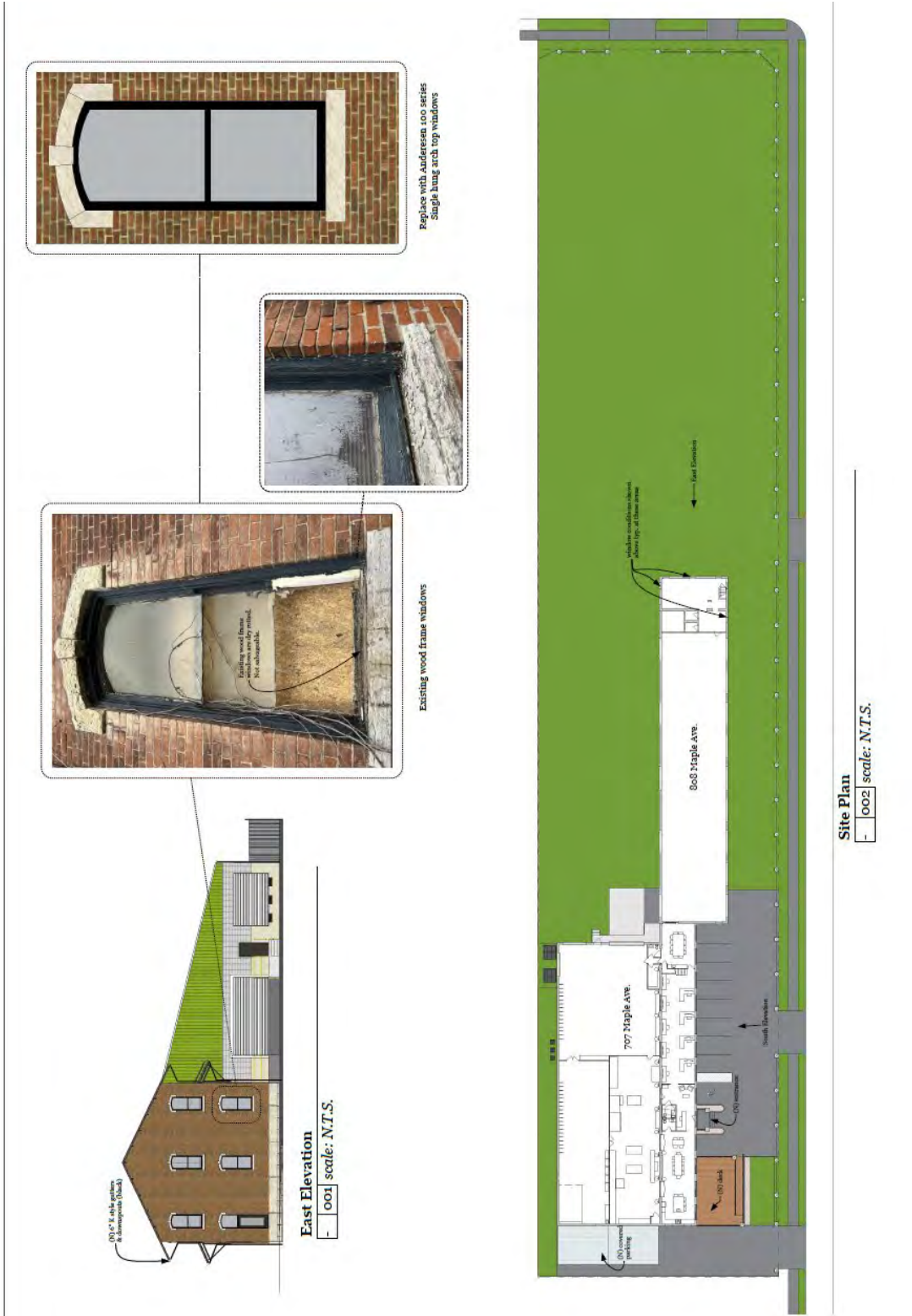
- Brick columns to match the existing brick; black railing infill that is AFCO brand
- Broom finish concrete for the steps and slab
- See drawings

**ADA Ramp & Deck -**

- For the ADA ramp and deck of 707 Maple Ave, the materials to be used are the following to blend as best as possible with existing materials of the building -
  - Split face CMU for the "foundation" to mimic the existing limestone foundation of the building
  - Brick columns to match the existing brick; black railing infill that is AFCO brand
  - Decking to be composite Timbertech "Pecan" with concealed fasteners
  - See drawings



Exhibit C – Site Plan & Photos







Timberdeck composite decking  
(pecan color shown)



Split faced CRTU block



Brick to match (E)

**New deck isometric view**

- 001 scale: N.T.S.



brushed concrete



Split faced CRTU block



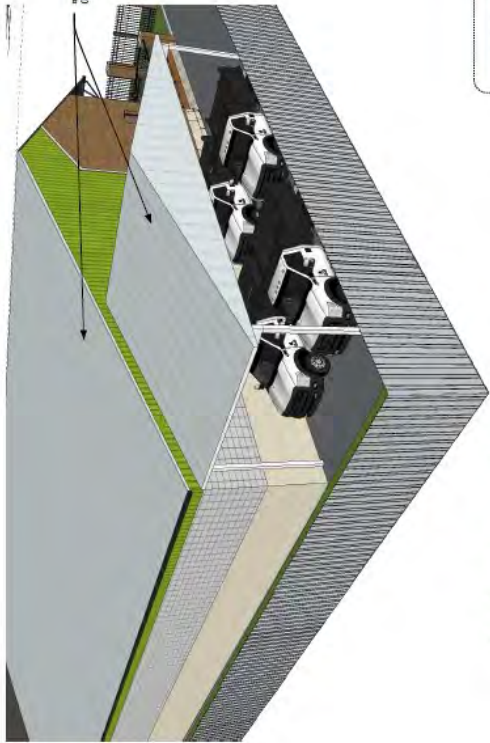
Brick to match (E)

**New entrance isometric view**

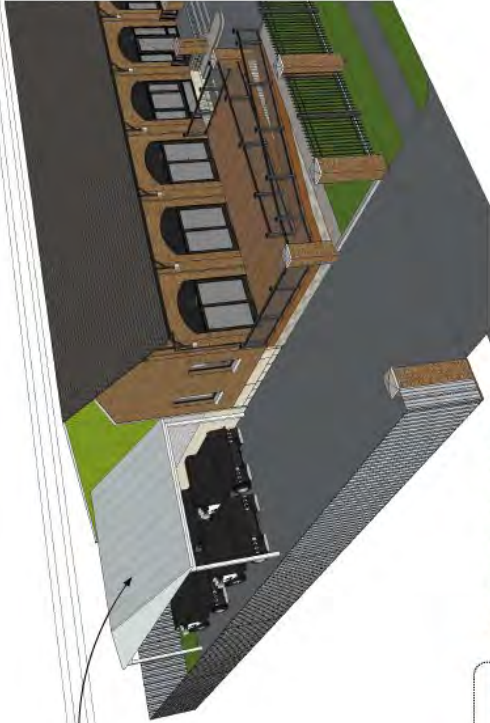
- 002 scale: N.T.S.







Northwest perspective  
 - 004 scale: N.T.S.

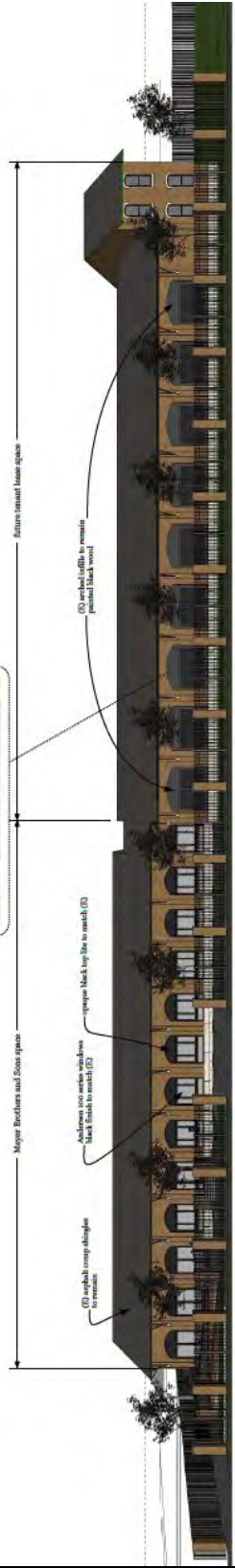


Southwest perspective  
 - 002 scale: N.T.S.

metal roof panels to match  
 (3) metal roofing at rear of this.



Existing



South Elevation  
 - 003 scale: N.T.S.

Match existing base space

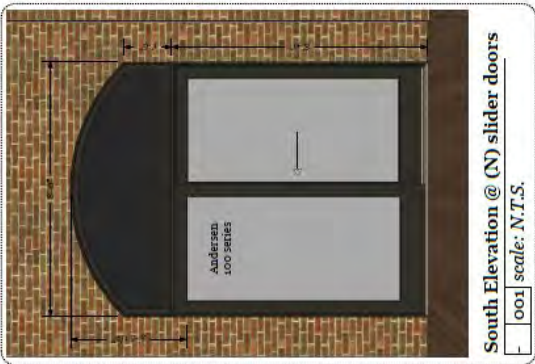
(3) window (3) to match  
 existing black wood

Major Breakers and Sign space

Address (3) window (3) to  
 match (3) to match (3)

(3) window (3) to match  
 (3) to match (3)





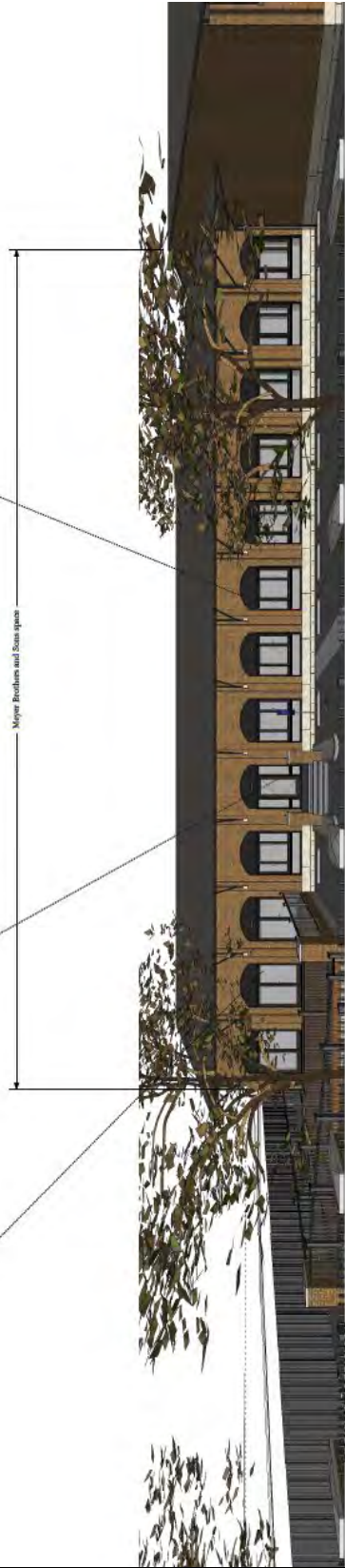
South Elevation @ (N) slider doors  
- 001 scale: N.T.S.



South Elevation @ (N) entrance  
- 002 scale: N.T.S.



South Elevation @ (N) windows  
- 003 scale: N.T.S.



- 004 scale: N.T.S.



































Exhibit D – Rendering & Material Specs



**ALUMINUM-  
CLAD WOOD  
WINDOWS  
& PATIO  
DOORS**

EXQUISITELY  
DESIGNED  
WINDOWS AND  
DOORS WITH  
UNPARALLELED  
HISTORICAL  
DETAILING.





**NOW YOU SEE IT, NOW YOU DON'T.**  
 Self-storing Integrated Roloscreen® retractable screens let in light, fresh air and nothing else. Close the window and they roll out of sight.

**WHY YOU CAN TRUST PELLA**

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

**RATED #1 BY HOMEOWNERS FOR INNOVATION\***

We are continually striving to improve what we do and how we do it. That drive has earned us 150 patents and counting for amazing innovations. In 1928 we opened our doors with the patented Roloscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

**RATED #1 BY HOMEOWNERS FOR HIGHEST QUALITY†**

We make products specifically for you with meticulous care and attention. Our wood craftsmen have been honing their skills, on average, for over 14 years – that's longer than it takes for most to earn their PhD. And it doesn't stop there. Our product designs are tested beyond industry standards, so you can trust them to perform. Door designs are tested to 100,000 open and close cycles, and double-hung and casement window designs are tested at least 6,000 times.

**THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS‡**

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our wood windows and patio doors with a limited lifetime warranty.‡

\*Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2015.  
 †Based on comparing national and international companies in leading national and global markets for wood products. See other listed sources for complete details, including exceptions and limitations. ‡Pella Construction, or certain Pella Customer Service.  
 ‡See other listed warranties for complete details, including exceptions and limitations. or contact Pella Customer Service.



**OUR DEDICATED TEAM IS PART OF YOUR PROJECT'S POTENTIAL. WE PROVIDE SOLUTIONS TO HELP COMPLETE YOUR PROJECT.™**

— ALAN PICKETT, PELLA ARCHITECTURAL SOLUTIONS

**WHY CHOOSE WOOD?**

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of product line.

**EXCLUSIVE WOOD PROTECTION**

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

**DESIGNED FOR LONG-LASTING DURABILITY**

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

**QUALITY EXTERIOR AND INTERIOR FINISHES**

Extruded aluminum-clad exteriors feature through-sill construction for exceptional durability and EnduraClad® finishes that resist fading and chalking. Interiors can be factory pre-finished to save time. Our prefinish is applied prior to final assembly and kiln-dried for a quality aesthetic.



**THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS\***

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

- ENDURAGUARD® WOOD PROTECTION**  
Advanced protection for wood against the effects of moisture, decay, stains, mold and mildew – as well as termite damage.
- EXTERIOR ALUMINUM CLADDING**  
Exceptionally durable aluminum cladding with EnduraClad® exterior finish helps protect windows and patio doors for years.
- INSULATING GLASS SEAL**  
A long-lasting insulating glass seal provides a clear view and exceptional energy efficiency.

\*Based on comparing national and international companies in leading national and global markets for wood products. See other listed warranties for details, including exceptions and limitations. ‡Pella Construction, or certain Pella Customer Service.





Winner of the 2019 Most Innovative Window from Window and Door Magazine



**EVERY DETAIL MATTERS**

Created for those who refuse to settle for anything less than extraordinary, Pella Reserve - Traditional products provide unparalleled historical detailing. From authentic hardware and a disappearing screen to sash lugs that allow tilting, we've thought of every detail.



**WHY CHOOSE PELLA® RESERVE™ – TRADITIONAL?**

Revel in the authenticity and bring your design vision to life. Exuding the tenets of traditional designs, Pella Reserve - Traditional products provide historical elements with uncompromised attention to detail.

**HISTORIC PUTTY PROFILE**

Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimensions for a richer and more dramatic aesthetic for your project.

**THROUGH-STILE CONSTRUCTION**

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

**INTEGRAL LIGHT TECHNOLOGY\***

Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy efficiency.

**AUTHENTIC HARDWARE**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style. Add charm to patio doors with premium hardware created in collaboration with Baldwin®.

AVAILABLE IN THESE WINDOW AND PATIO DOOR STYLES:



Special shapes also available.

**ACHIEVE YOUR VISION WITHOUT CONCESSIONS**

**TAILOR-MADE SOLUTIONS**

Partner with Pella. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project.

**AUTHENTIC LOOK OF TRUE DIVIDED LIGHT**

Our Integral Light Technology® grilles help capture the look of true-divided-light without sacrificing energy performance, giving you a more authentic look.

**INTEGRATED ROLSCREEN®**

Winner of the 2019 Most Innovative Window from Window and Door Magazine, the Integrated Rolscreen retractable screen provides a cleaner, more polished look. The Integrated Rolscreen is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.



**PUTTY GLAZE PROFILE**

Our putty profile with historically accurate angles provides a realistic shadow. Pella Reserve™ products offer the industry's deepest sash dimension for a richer, deeper and more dramatic aesthetic for your project.

**THROUGH-STILE CONSTRUCTION**

Essential to the authenticity of traditional window making, historical accuracy is achieved with butt joinery and through-stile construction on the exterior cladding.



**EXTRUDED ALUMINUM EXTERIORS**

Pella Reserve products are available with extruded aluminum-clad exteriors for exceptional durability. Create a custom exterior color to meet your design needs or choose from our wide variety of color options.







**COLORS & FINISHES**

**Wood Types**

Choose the wood species that best complements your project's interior.

Custom solutions

Pine Douglas Fir Mahogany White Oak Red Oak Cherry Maple

**Prefinished Pine Interior Colors**

When you select pine, we can prefinish in your choice of a variety of paints and stains. Unfinished or primed and ready-to-paint are also available.

White Bright White Linen White Natural Stain Golden Oak Stain Early American Stain Provincial Stain Dark Mahogany Stain Red Mahogany Stain Espresso Stain Classic Stain Black Stain

**Extruded Aluminum-Clad Exterior Colors**

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.†

Black White Brown Pearl Iron Ore Portobello Putty Almond Classic White Brick Red Herford Green Pearl Gray Light Green Satin Steel Matte Gray Wolf Gray Spice Red Sage Frost Blue Blue Ash

Custom colors are also available.

† EnduraClad Plus protective finish is not available in all colors. See your local Pella sales representative for availability.

**WINDOW HARDWARE**

**Classic Collection**

Get a timeless look with authentic styles in classic finishes.

Fold-Away Crank Cam Action Lock

Finishes:

Champagne White Brown Matte Black Oil-Rubbed Bronze Satin Nickel Satin Brass

**Essential Collection**

Select from popular designs and finishes to suit every style.

Fold-Away Crank Cam Action Lock

Finishes:

Champagne White Brown Matte Black Oil-Rubbed Bronze Satin Nickel Satin Brass

**PATIO DOOR HARDWARE**

**Classic Collection**

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

Hinged & BiFold Patio Door Handle Sliding & Multi-Slide Patio Door Handle Multi-Slide Patio Door Handle

Finishes:

Matte Black Oil-Rubbed Bronze Satin Nickel Satin Brass

**Essential Collection**

Elevate your style and transform your home with elegant selections.

Hinged & BiFold Patio Door Handle Sliding Patio Door Handle Multi-Slide Patio Door Handle

Finishes:

Champagne White Brown Matte Black Oil-Rubbed Bronze Satin Nickel Satin Brass

Additional hardware collections available. See your local Pella sales rep for more options.

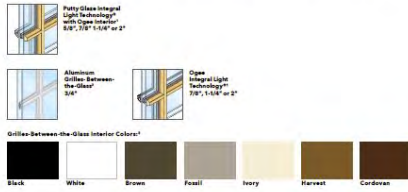
\* Flush multi-handle handles are a Pella exclusive design.  
† Flush multi-handle handles are not available in Champagne.





**GRILLES**

Choose the look of true divided light, or make cleaning easier by selecting grilles-between-the-glass.



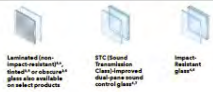
**GLASS**

**InsulShield® Low-E Glass\***



Advanced Low-E Insulating Glass or Multiple-pane glass with argon<sup>†</sup>  
 Advanced Comfort Low-E Insulating Glass with argon<sup>†</sup>  
 National Low-E Insulating Glass or Multiple-pane glass with argon<sup>†</sup>  
 SpectraView™ Low-E Insulating Glass or Multiple-pane glass with argon<sup>†</sup>

**Additional Glass Options**



Laminated Glass Impact-Resistant<sup>‡</sup> or Obscure<sup>§</sup> glass also available on select products.  
 STC Sound Transmission Class Improved Glass<sup>¶</sup> Clear, Improved, Obscure, or Obscure Glass.  
 Impact-Resistant Glass<sup>‡</sup>

**ADDED PEACE OF MIND**

**Integrated Security Sensors**

Choose optional, built-in security sensors powered by Insignia<sup>®</sup> technology so you can monitor windows and doors while at home or away with the Pella Insignia App. Learn more at [connectpella.com](http://connectpella.com).

\* Color matched to your product's interior and exterior color.  
 † Availability of argon gas varies by region and is subject to change.  
 ‡ Depend on whether the glass is used in a window or door and whether the product is used in a window or door.  
 § Includes a clear, unobscured glass and a clear, unobscured glass with a clear, unobscured glass.  
 ¶ Available with and without argon gas when used in a window.  
 †† For best performance, the insulating glass unit (IGU) should be installed in the frame of the building glass, depending on the product.  
 ‡‡ Depending on the color of the interior glass, the color of the exterior glass may vary.  
 ††† Requires the Pella Insignia App on a smart device, an Insignia Edge and a wireless home control base with internet connection.



**REVEL IN THE AUTHENTICITY**  
 Pella's Integral Light Technology®  
 grilles help capture the look  
 of true-divided-light without  
 sacrificing energy performance.



**THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS\***

Pella wood products are backed by the best limited lifetime warranty for wood windows and patio doors.<sup>†</sup>  
 A ten-year limited warranty for Baldwin hardware is included. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).

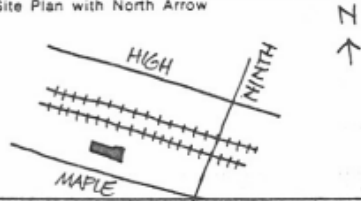
NOTE: Product specifications may change without notice.  
 Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

WANT TO LEARN MORE? CALL US AT 833-44-PELLA OR VISIT PELLA.COM

\* Based on competing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty) or contact Pella Customer Service at 877-473-5573.



Exhibit E - Ohio Historic Inventory Sheet

OHIO HISTORIC INVENTORY		Ohio Historic Preservation Office Ohio Historical Center Columbus, Ohio 43211	
1. No. <u>But-221-9</u>		4. Present Name(s) David J. Joseph Co.	
2. County Butler		5. Other Name(s) Pittsburgh, Cincinnati, Chicago & St. Louis R.R., Pennsylvania, Panhandle Freight Depot	
3. Location of Negatives Hamilton Planning Dept.		16. Thematic Category transportation	
6. Specific Location West of Ninth St., north of Maple St. along railroad tracks.		28. No. of Stories <u>2/1</u>	
7. City or Town If Rural, Township & Vicinity Hamilton		29. Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
8. Site Plan with North Arrow 		30. Foundation Material Stone	
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>116 7110 720 4363 360</u>		31. Wall Construction Brick load-bearing	
10. Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		32. Roof Type & Material Gable/tar paper	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		33. No. of Bays Front <u>2</u> Side <u>3</u>	
12. Is it Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		34. Wall Treatment brick	
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		35. Plan Shape <u>rectangle</u>	
14. District Potent'? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>	
15. Name of Established District		37. Condition Interior _____ Exterior <u>fair</u>	
16. Further Description of Important Features The building is composed of two portions: a two story section which is two bays by three bays wide and a one story rectangular section. The distinctive roofline of this building features wide, overhanging eaves supported by extended rafter tails. Both sections have windows with stone segmental arch lintels decorated with a keystone. The windows of the lower section are in varying states of integrity, as several have been blocked up. A brick corbelling treatment decorates		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
43. History and Significance This building was used as the freight depot for the Pittsburgh, Cincinnati, Chicago and St. Louis R.R., which was later known as the Pennsylvania or Panhandle Railroad. Despite its alterations, the building is important for its associations with Hamilton's railroad history.		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
44. Description of Environment and Outbuildings Situated in an area of mixed residential, commercial and industrial uses. To the north is a wide expanse of railroad tracks.		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
45. Sources of Information The County of Butler, Ohio: An Imperial Atlas and Art Folio, Rerich Bros. (1895)		41. Distance from and Frontage on Road <u>15' FROM MAPLE</u>	
46. Prepared by Rita Walsh		5. Other Name(s) <u>Pittsburgh, Cincinnati, Chicago &amp; St. Louis RR</u>	
47. Organization Miami Purchase Ass'n		1. No. <u>But-221-9</u>	
48. Date <u>4/84</u>		2. County <u>Butler</u>	
49. Revision Date(s)		4. Present Name(s) <u>David J. Joseph Co.</u>	



CODED

42. the building.

1. Name of building		
2. Address		
3. City		
4. State		
5. Zip		
6. Date of construction		
7. Type of construction		
8. Material used		
9. Architect		
10. Engineer		
11. Contractor		
12. Occupancy		
13. Use		
14. Description of building		
15. Remarks		
16. Date of inspection		
17. Inspector		
18. Signature		
19. Title		
20. Agency		
21. Date of report		
22. Report number		
23. Drawing number		
24. Drawing title		
25. Drawing scale		
26. Drawing date		
27. Drawing author		
28. Drawing checker		
29. Drawing approver		
30. Drawing title block		
31. Drawing notes		
32. Drawing revisions		
33. Drawing sheets		
34. Drawing folder		
35. Drawing cabinet		
36. Drawing room		
37. Drawing department		
38. Drawing division		
39. Drawing office		
40. Drawing building		
41. Drawing city		
42. Drawing state		
43. Drawing zip		
44. Drawing country		
45. Drawing continent		
46. Drawing hemisphere		
47. Drawing longitude		
48. Drawing latitude		
49. Drawing elevation		
50. Drawing depression		
51. Drawing distance		
52. Drawing area		
53. Drawing volume		
54. Drawing mass		
55. Drawing weight		
56. Drawing density		
57. Drawing temperature		
58. Drawing pressure		
59. Drawing force		
60. Drawing energy		
61. Drawing power		
62. Drawing work		
63. Drawing heat		
64. Drawing light		
65. Drawing sound		
66. Drawing vibration		
67. Drawing motion		
68. Drawing acceleration		
69. Drawing velocity		
70. Drawing speed		
71. Drawing frequency		
72. Drawing wavelength		
73. Drawing period		
74. Drawing phase		
75. Drawing amplitude		
76. Drawing displacement		
77. Drawing distance		
78. Drawing height		
79. Drawing depth		
80. Drawing width		
81. Drawing length		
82. Drawing diameter		
83. Drawing radius		
84. Drawing circumference		
85. Drawing area		
86. Drawing volume		
87. Drawing mass		
88. Drawing weight		
89. Drawing density		
90. Drawing temperature		
91. Drawing pressure		
92. Drawing force		
93. Drawing energy		
94. Drawing power		
95. Drawing work		
96. Drawing heat		
97. Drawing light		
98. Drawing sound		
99. Drawing vibration		
100. Drawing motion		



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**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.

