

**Architectural Design Review Board**  
**May 2, 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

<b>Bloch</b> (Torgersen)	<b>Combs</b> (Powell)	<b>Essman</b> (O'Neill)	<b>Jacobs</b> (Wieland)	<b>Moeller</b> (Vaughn)
<b>Vacant</b>	<b>Sandlin</b> (White)	<b>Schneider</b> (Vacant)	<b>Spurlock</b> (Mills)	<b>Weltzer</b> (Ripperger)

- I. Roll Call:
  
- II. Miscellaneous:
  1. Brian Harrison- Assistant Law Director- Discussion regarding conflicts of interest.
  
- III. Swearing in of Those Providing Testimony to the Board:
  1. Notary Public – Liz Hayden
  
- IV. Conflict of Interest  
Prior to consideration of the following agenda items, each member should examine the agenda to determine whether he or she has any conflict of interest with any agenda item. If so, please note the agenda item for which you intend to abstain or recuse yourself as an exception to the upcoming motion. You may not discuss or vote on any item you have a conflict of interest with or act in any way to influence the deliberation or vote.

Motion: I move that a note be made upon the minutes that each member of the ADRB was furnished a copy of the agenda prior to its being considered at this meeting, and that, with the exception of the items so noted, no member has identified any conflict of interest regarding any agenda item.

V. Old Business – Properties Seeking COAs

1. 136 N 3rd St (Central Area Building Inventory) – Install privacy fence and possible roof structure

Motions:

- ADRB move to approve the COA request to install 6-foot tall gray steel privacy fence, brick columns, and possible detached roof structure as proposed after determining it maintains compliance with Section 2600 of the Hamilton Zoning Ordinance and ADRB Policies & Guidelines.
- ADRB move to deny the COA request as proposed, as it is not compliant with Section 2600 of the Hamilton Zoning Ordinance and/or ADRB Policies & Guidelines.

VI. New Business – Properties Seeking COAs

1. 810 Dayton St (Dayton-Campbell)- Roof replacement and chimney/roof hatch removal

Motions:

- ADRB move to approve the COA request to replace the existing slate roof with black asphalt shingles and remove the existing chimney and roof hatch 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.

VII. Administrative Approvals

1. 822 Dayton St- Installation of 6-foot tall wood picket privacy fence along the rear and side property lines. Finished side of fence must face right-of-way along alley. Fence must be a natural wood color or stained brown, muted red, or gray color. Fence must be properly maintained, including the approved color of fence. The fence should not have holes or missing



pieces, and the fence should be properly affixed to the ground or base, not leaning or falling.

2. 810 Dayton St- Like-for-Like repair and replacement of slate roof tiles. Emergency repair request for multiple spots on roof where water is leaking into attic. Recoat interior of existing box gutters.
3. 342 S B St- Like-for-Like replacement of black three-tab shingles with black dimensional shingles.
4. 833 Campbell Ave- Like-for-Like paint on body and trim of building (body- SW9091; trim- SW7575).
5. 340 S C St- Installation of side yard metal fence (black), repair existing side yard chain link fence (black or green), and side/rear yard wood picket privacy fence (natural stain).
6. 15 S C St- Like-for-Like replacement of asphalt shingles and rubber roofing. Relining box gutters with rubber.
7. 318 Ross Ave- Like-for-Like paint (SW0066 & SW7021) on north side of building (rear).

VIII. Approval of Meeting Minutes:

1. April 18, 2023

IX. Adjourn





**To:** Architectural Design Review Board  
**From:** Dani Baxter  
**Subject:** **Old Business - AGENDA ITEM #1**  
**136 N 3<sup>rd</sup> St – New privacy fence and roof structure installation**  
Steven Gebhart, Applicant  
Meeting Date: May 2, 2023  
Received Application: March 13, 2023  
**Impacts:** Central Area Building Inventory

---

**Updated Information Since Motion to Table Fence Installation:**

Applicant is proposing a six-foot tall gray, steel panel fence with four, seven-foot tall brick masonry columns, one located at each corner of the fence. The proposed brick columns will match the existing columns in the parking lot. The fence manufacturer and style information provided by the applicant is for Best Vinyl Fence & Deck, out of Utah. However, the applicant is proposing to use a comparable product produced locally.

Regarding the pendant sign, the applicant was sent photos of the existing sign and brackets along N 3<sup>rd</sup> St. Applicant stated they would work with the parameters given by the Board in the previous hearing when installing the sign.

Planning Commission heard the request for a Conditional Use for Bark Hamilton on April 6, 2023. The Conditional Use request was approved with an added condition that the pet waste could not be washed into the storm water drain. Planning Department staff, Engineering Department staff, and the applicant have been discussing possible options to meet Federal and State Laws and City Ordinance regulations, which prohibits clean storm water from running into the sanitary lines and excludes pet waste from washing into storm water basins.

A possible solution is to install a roof structure over the play yard. Planning, Engineering, and the applicant met on April 24, 2023 to discuss this option. The applicant stated that the property owners cannot afford to add a roof structure at this time. Discussions are still ongoing to find a solution. Planning Department staff recommend that if a roof structure is required by the city to meet federal, state, and local ordinances that the structure be detached from the building.





## Original Staff Report:

### Introduction:

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

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

### Proposal

- Existing Entryway
  - Material- glass window with metal frame
  - Color- metal
  - Design- metal framed casement window with transom, two over two window style
  - Dimensions- two windows will be removed
- Proposed Entryway-
  - Material- anodized aluminum door
  - Color- black
  - Design- same as existing storefronts installed on first floor. Transparent door on left side of entryway with transom overtop and four horizontal window panes on right side of door with varying heights.
  - Dimensions- total opening will be 8 feet wide by 8 feet 3 inches tall. Door will be 7 feet tall.
- Proposed Sign- (not finalized)
  - Material- metal and acrylic
  - Color- black, green, white





- Design-circle projecting sign, black metal, gold accent around edge, green background, black dog profile, white and green lettering.
- Dimensions- Length from wall 21.5”; Sign face diameter 16”; Mounting plate 9.8”; Height will be a minimum of 8’ above the sidewalk; Placed directly above the new storefront.
- Proposed Fence-
  - Material- Vinyl panels
  - Color- White
  - Design- Solid privacy fence
  - Dimensions- 6 feet tall, 14 feet wide across vacated alley, 85 feet long down alleyway.
- Proposed HVAC vent-
  - Material- metal
  - Color- TBD
  - Design- louvered panel vent system from Mechanical Room.
  - Dimensions- 40” wide x 36” tall

## **Hamilton Zoning Ordinance**

### **ADRB Policies & Guidelines**

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

### **Windows**

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

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

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



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

## Signs

### General Signage Guidelines

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

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

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

E. Pedestrian oriented signage is preferred and encouraged,

- i. Projecting Signs are encouraged when feasible

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

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

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

### Projecting Signs / Blade Signs





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

### Fences

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

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

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

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

D. Applicants and the ADRB should also consider issues such as visual appearance, color continuity, and material continuity with other fences along the street. However, this should not discourage COA Applications based in individual preferences and proposals for any fence, if either the proposed fence contributes to the property and streetscape, or the fence's impact to a property or historic district is relatively minimal.

### Privacy Fences

A. A privacy fence will generally be approved in the rear yard of a property if it is not extensively visible from a public right-of-way (public street, public roadway, public sidewalk, or alley). If a privacy style fence is visible from public right-of-way, the



finished side of the fence must face the right-of-way and the Board may impose installation/setback conditions for approval.

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

#### Vinyl Privacy Fence

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

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

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

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

#### Fence Maintenance, Upkeep of Fences

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

#### **Staff Comments:**

- Bark Hamilton also requires approval from Planning Commission and City Council for a Specific Use in a Business Planned Development Zone District. Bark Hamilton is set to be heard at the April 6, 2023 Planning Commission hearing.
- Magnolia Alley was vacated by Planning Commission on July 15, 2021 and ordinance number 2021-11-98.
- HVAC louvered panel vent requires a new opening in the building façade and is located between the two adjoining buildings, is setback from the alleyway, and cannot be seen from the street.



- Planning Department staff think a tan vinyl fence, matching the stone color along the first floor, would create a uniform appearance than the proposed white vinyl.

**Motion:**

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

- ADRB move to approve the COA request to install 6-foot tall gray steel privacy fence, brick columns, and possible detached roof structure as proposed after determining it maintains compliance with Section 2600 of the Hamilton Zoning Ordinance and ADRB Policies & Guidelines.
- ADRB move to deny the COA request as proposed, as it is not compliant with Section 2600 of the Hamilton Zoning Ordinance and/or ADRB Policies & Guidelines.

**Attachments:**

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



Exhibit A – Location Map





**Exhibit B – Certificate of Appropriateness Application**



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

**Architectural Design Review Board**

Phone: 513-785-7350

Fax: 513-785-7359

Email: [hamiltonhistoric@hamilton-oh.gov](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: 136 N THIRD STREET, HAMILTON, OHIO 45011

Applicant Name: STEVEN GEBHART, COMMUNITY DESIGN ALLIANCE

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

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

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

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

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

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

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

Rev. 01/01/2023



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

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

Paint  Sample Provided (often required)

Appearance of Color: \_\_\_\_\_

Color Name & Manufacturer: \_\_\_\_\_

Location (body, window trim, specific trim, accent): \_\_\_\_\_

Siding  Sample Provided

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

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

Manufacturer: \_\_\_\_\_ Proposed Size: \_\_\_\_\_

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

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

Existing Roof (material, style, color): \_\_\_\_\_

Proposed Roof (material, style, color): \_\_\_\_\_

Manufacturer: \_\_\_\_\_ Location: \_\_\_\_\_

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

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

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

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

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

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

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

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

Manufacturer: \_\_\_\_\_

Soffit

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

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

Other:  
\_\_\_\_\_

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





CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

DESCRIPTION OF WORK TO BE PERFORMED

Please specify the exact location on the structure, the nature of the work, the materials and methods to be used, and the existing historic features to be repaired or replaced not previously mentioned. Landscape, fence, and out buildings, etc., should include a sketch of the property showing the proposed location. In order to make an appropriate, fair and timely decision the ADRB may request additional detailed information. This may include plans, sketches, photographs, and information about the materials to be used, including brochures, catalog information, and paint chips. The more information provided, the better:

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

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

Demolition

**NOTE: 2600 Certificate of Appropriateness – Demolition:** In the event an application for a Certificate of Appropriateness includes demolition of any property in the Architectural Conservation/Historic District the applicant shall be required to submit evidence to the Architectural Design Review Board indicating that two of the following conditions prevail:

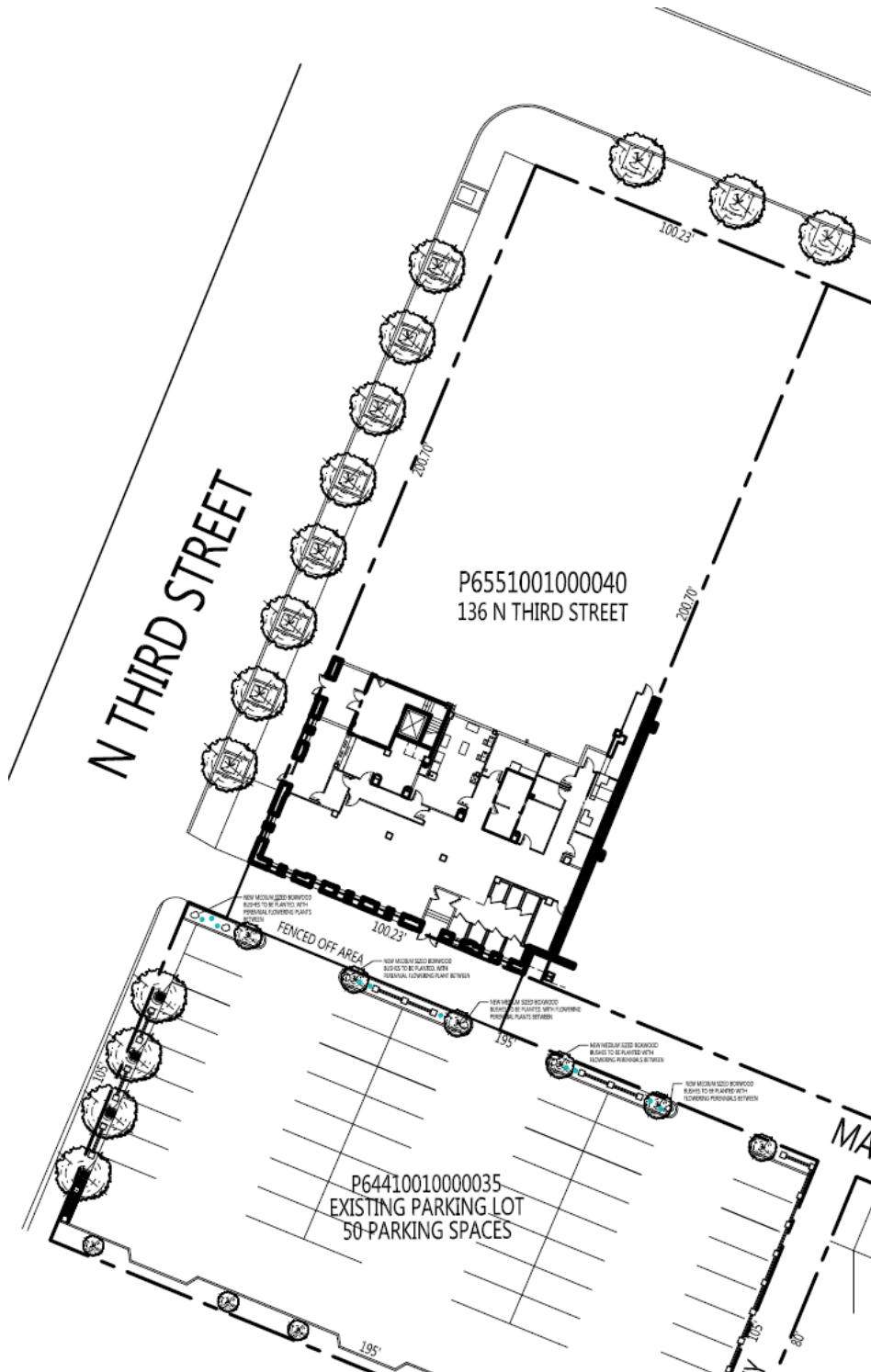
- A. That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District. For example, it may have been built at a time outside of the period of significance of the historic district.
- B. That the property proposed for demolition contains no features of architectural and/or historical significance.
- C. That there is no reasonable economic use for the property as it exists or as it might be rehabilitated, that there is no feasible means or prudent alternative to demolition,
- D. Existing structures listed in Section 2603.1(Central Area Building Inventory) shall be maintained. No demolition proposal will be accepted:
  - 1. Without evidence showing significant financial infeasibility of preserving, rehabilitating, restoring or reconstructing the structure. An example might be providing a pro forma that documents how the costs of rehabilitation could not be recuperated reasonably through the reuse of the building.
  - 2. Without a detailed plan of demolition and potential reuse of the property.
  - 3. Without a detailed plan of preserving any remaining exterior architectural features and/or historical features of the structure and site.
- E. The demolition of the property would contribute to a significant economic development purpose or proposal that furthers the City of Hamilton's comprehensive plan, Plan Hamilton. That the demolition would have a strategic economic impact to the historic district or neighborhood as a whole beyond the individual property.

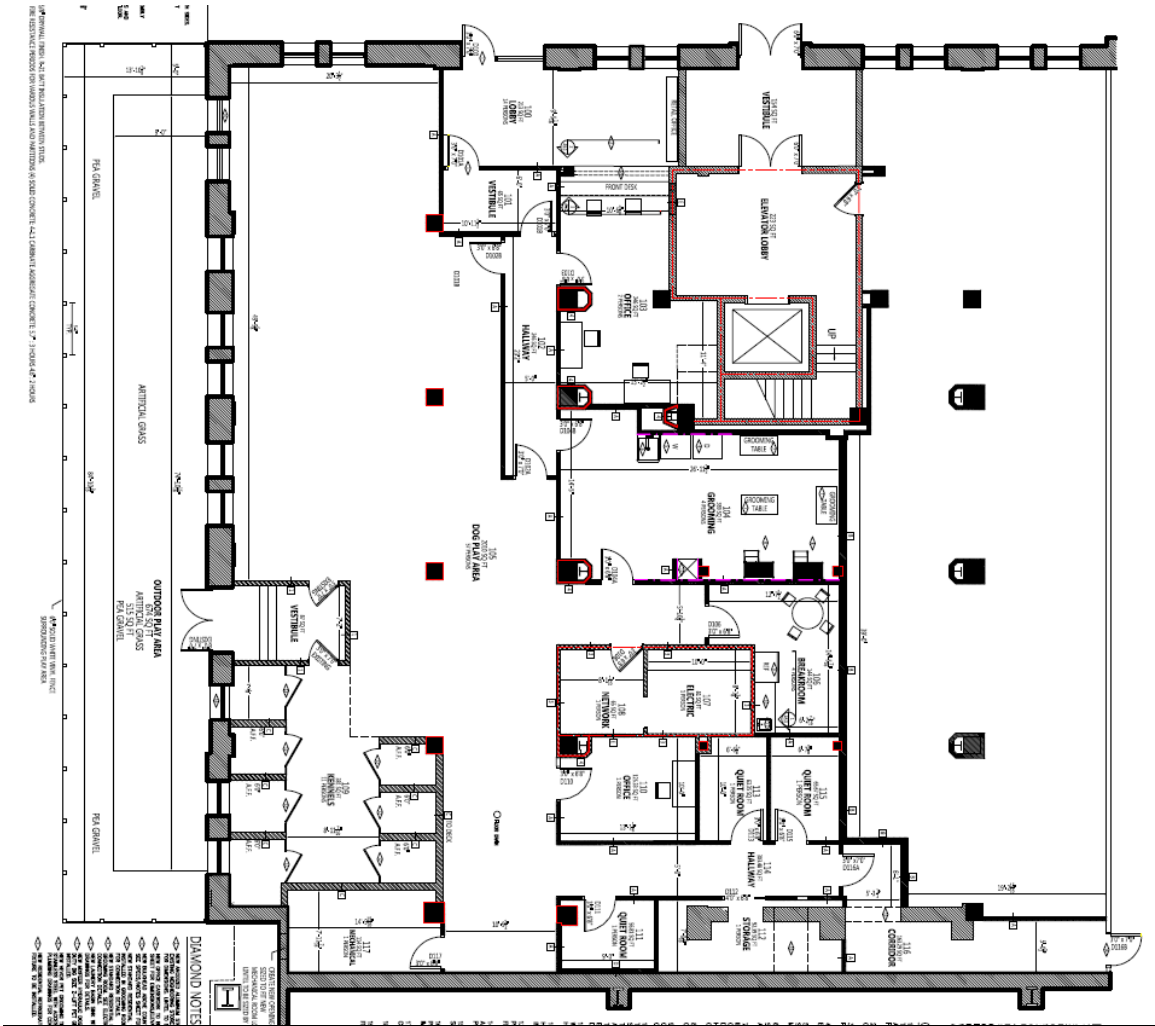
Please attach supporting information as a separate document as necessary

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



Exhibit C – Site Plan & Photos

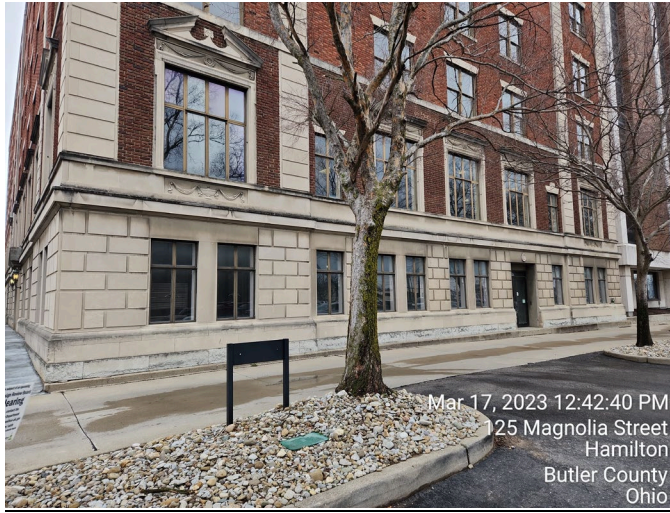




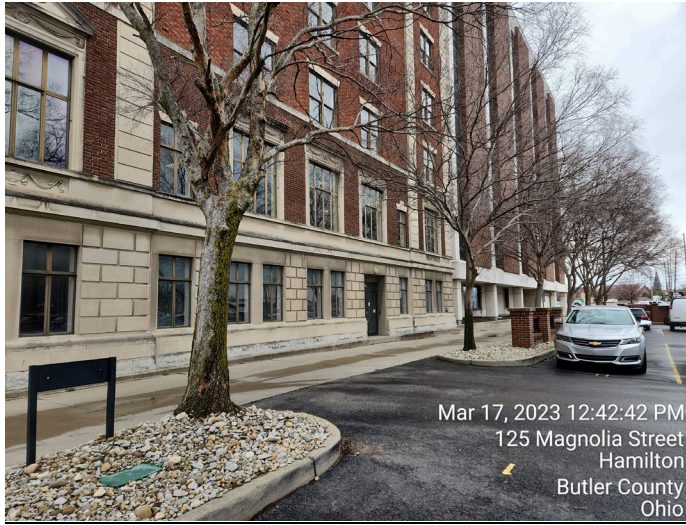








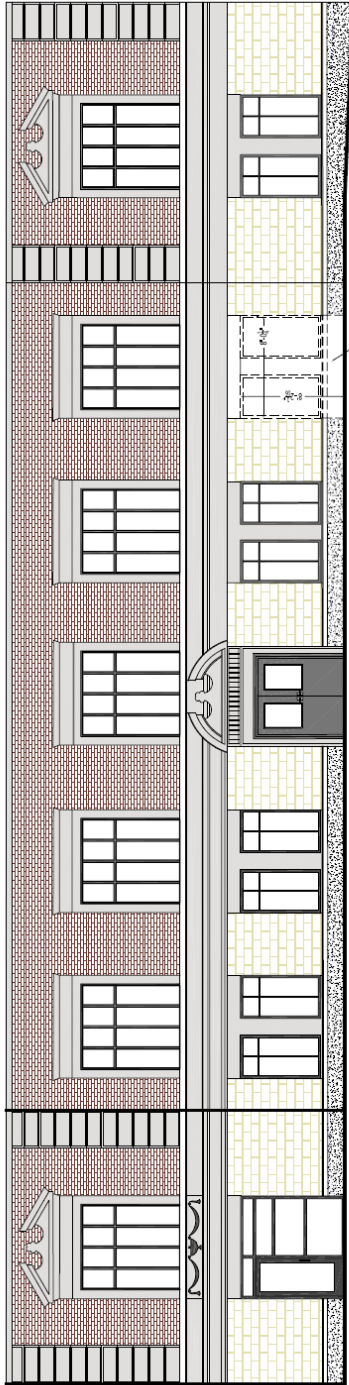
Mar 17, 2023 12:42:40 PM  
125 Magnolia Street  
Hamilton  
Butler County  
Ohio



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



# Exhibit D – Rendering & Material Specs

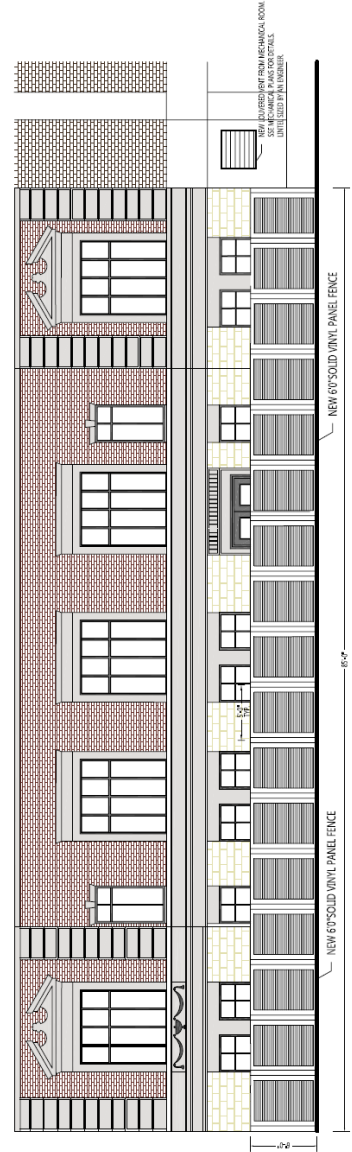


EXISTING/DEMO WEST ELEVATION  
SCALE 3/16" = 1'-0"

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



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



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

NEW STOREFRONT FROM EXISTING ROOM. SEE ARCHITECT'S PLAN FOR EXACT LAYOUT AND FINISHES.

NEW 60" SOLID VINYL PANEL FENCE







 Specifications

Length from wall: 21.5" / 54.5cm

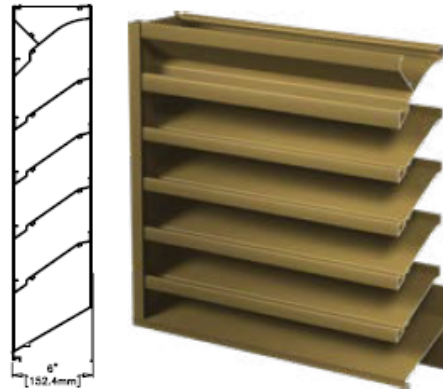
Sign face diameter: 16" / 40cm

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



### Standard Construction

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



### Performance Ratings



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

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

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

### Document Links

[Louver Finishes & Colors](#)

[Louver Product Selection Guide](#)

[Louver Products Catalog](#)

[Louver Warranty Statement](#)

### Options and Accessories

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

### Standard Details

#### [ESD-635 Standard Details](#)

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



**To:** Architectural Design Review Board  
**From:** Dani Baxter  
**Subject:** New Business - AGENDA ITEM #1  
810 Dayton St – Roof replacement and chimney/roof hatch removal  
Joshua Maggard, Applicant  
Meeting Date: May 2, 2023  
Received Application: April 18, 2023  
**Impacts:** Dayton-Campbell Historic District

---

### **Introduction:**

The Applicant, Joshua Maggard, has submitted a Certificate of Appropriateness Application for roof replacement and removal of a chimney and roof hatch as proposed at 810 Dayton Street. The proposal involves replacing the existing slate roof with black asphalt shingles and removing the existing front chimney and roof hatch to mitigate extensive roof leaks.

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

### **Proposal**

- Existing Roof-
  - Material- black asphalt shingles (1<sup>st</sup> Floor); gray/tan scalloped edge slate roof (2<sup>nd</sup> floor)
- Proposed Roof-
  - Material- black asphalt shingles
- Chimney Removal- replace with wood and asphalt shingles
- Roof Hatch Removal- replace with wood and asphalt shingles

### **Administrative Approval**

1. On April 21, 2023 an Administrative COA was granted by the ADRB Secretary for a like-for-like repair and replacement of slate roof tiles as an emergency repair request for multiple spots on roof where water is leaking into attic and recoat interior of existing box gutters.
2. The November 15, 2022 ADRB presentation and minutes indicate that an Administrative COA was issued for repair of the first story roof, which appeared to be existing shingles. The applicant indicates this repair was also required due to the roof leaking.

## **ADRB Policies & Guidelines**

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

### **Roofs**

#### **Asphalt Roofs**

Dimensional roofing is preferred in all cases.

#### **Slate Roofs**

Requests for Certificates of Appropriateness involving slate roofs will be treated by the Board as follows:

- A. Every effort should be made to repair/save an original slate roof for the following reasons:
  1. The color, texture, and design of a slate roof contribute significantly to the overall architectural appearance of a structure and its environs.
  2. Specific slate roofing products/designs/installation methods may be indicative of significant architectural periods/design developments within the district.
  3. Slate roofs have the longest life of any roofing material.
- B. Requests for slate roof replacement must include the following conclusive information from the property owner:
  1. Evidence that alternatives to complete slate roof replacement were explored by the property owner with contractors/individuals knowledgeable in, and qualified to work with, slate roofing.
  2. Evidence of the need for slate roof replacement in written form submitted by more than one source experienced in slate roofs.
- C. The Board reserves the right to complete an onsite investigation of the need for replacement by the Board itself or its designate prior to rendering a decision to issue or deny a Certificate.
- D. If replacement of a slate roof is approved the following will apply:
  1. The Board will give priority consideration to replacement of the existing (old) slate roof with a new slate roof as close in design and color to the original as possible.
  2. If the cost of replacement under consideration "1" above is proven to be prohibitive to the property owner, the Board may approve/specify an acceptable alternative roofing application/material. Every effort will be made to minimize the impact of such and approval on the structure, its environs, and/or the district.
  3. The Board may require that the existing (old) slate be saved by the owner/contractor and be given/sold to a third party not-for-profit for future use in city preservation efforts.



## **Chimneys**

### **General Chimney Guidelines**

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

A general makeup of a historic chimney includes the following:

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

### **Guidelines**

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

### **Staff Comments:**

- There are existing black asphalt shingles along the front porch roof. The proposed black asphalt shingles will match first floor roof.
- Applicant is proposing to remove the chimney and roof hatch due to deterioration of the structures and moisture leaking into home.
- Previous repairs to mitigate the leaks were performed, to include tar patches. A to Z Roofing indicated they cannot fix around the tar, that the best course of action is to remove the chimney and roof hatch.

### **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 slate roof with black asphalt shingles and remove the existing chimney and roof hatch as proposed after determining it maintains compliance with Section 2600 of the Hamilton Zoning Ordinance and ADRB Policies & Guidelines.
- ADRB move to deny the COA request as proposed, as it is not compliant with Section 2600 of the Hamilton Zoning Ordinance and/or ADRB Policies & Guidelines.

**Attachments:**

1. Exhibit A – Location Map
2. Exhibit B – Certificate of Appropriateness Application
3. Exhibit C – Site Photos



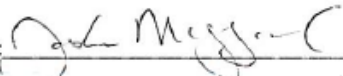




**Exhibit A – Location Map**



**Exhibit B – Certificate of Appropriateness Application**

 BUTLER COUNTY OHIO		<b>Planning Department</b> 345 High Street, 3rd floor Hamilton, Ohio 45011
<b>Architectural Design Review Board</b>		
Phone: 513-785-7350	Fax: 513-785-7359	Email: <a href="mailto:hamiltonhistoric@hamilton-oh.gov">hamiltonhistoric@hamilton-oh.gov</a>
<b>APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS</b>		
<p>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.</p>		
<p>A fee will be charged for any Certificate of Appropriateness application that is required to be heard before the ADRB, <u>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.</u> 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.</p>		
<p>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.</p>		
<b>Fee Schedule</b>		
<b>Proposal:</b>	<b>Residential</b>	<b>Commercial</b>
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: <u>810 Dayton St. Hamilton, Oh. 45011</u>		
Applicant Name: <u>Joshua Maggard</u>		
Applicant Mailing Address: <u>810 Dayton St. Hamilton, Oh. 45011</u>		
Owner/s Name: <u>Joshua Maggard</u>		
Owner Mailing Address: <u>810 Dayton St. Hamilton, Oh. 45011</u>		
Daytime Contact Phone: <u>513-575-6188</u> Email: <u>jmaggard41@gmail.com</u>		
Applicant Signature: <u></u> Date: <u>4/18/2023</u>		
<b>APPLICANTS ARE HIGHLY ENCOURAGED TO APPEAR BEFORE THE BOARD TO SUPPORT THEIR APPLICATION.</b>		
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): Slate - Gray

Proposed Roof (material, style, color): Asphalt Shingle - black to match current on first story roof (porch)

Manufacturer: \_\_\_\_\_ Location: \_\_\_\_\_

Windows / Door

Existing Windows/Door (style, material, size, color, location): \_\_\_\_\_

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

Manufacturer: \_\_\_\_\_ Type (if applicable): \_\_\_\_\_

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

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

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

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

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

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

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

Manufacturer: \_\_\_\_\_

Soffit

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

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

Other:

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



**CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION**

**DESCRIPTION OF WORK TO BE PERFORMED**

Please **specify** the exact location on the structure, the nature of the work, the materials and methods to be used, and the existing historic features to be repaired or replaced not previously mentioned. Landscape, fence, and out buildings, etc., should include a sketch of the property showing the proposed location. In order to make an appropriate, fair and timely decision the ADRB may request additional detailed information. This may include plans, sketches, photographs, and information about the materials to be used, including brochures, catalog information, and paint chips. The more information provided, the better:

Remove existing roof.  
Install a GAF timberline HDZ lifetime shingle.  
Install synthetic felt paper.  
Install ice and water shield.  
Install drip edge and gutter apron.  
Install new vents and new chimney flashing.  
Remove one chimney in disrepair, put wood in place of.  
Remove hatch from roof, install wood.  
Install new valley metal.  
Re-coat box gutters.  
Clean and haul away all debris.

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 Photos

Main Chimney Leak



Roof Hatch Leak



Front Chimney Proposed to be Removed for Leaks





Interior Damage from Chimney Proposed to be Removed



Interior Damage from First Floor Porch (last year)



Quote from A to Z Roofing and Siding



Exterior Photos







