



Architectural Design Review Board
May 7, 2024 @ 4:00 p.m.
Council Chambers
First Floor, 345 High Street
Hamilton, Ohio 45011

NOTE: Agenda and Reports may be amended as necessary or as required.
Applicants, please review your proposal for accuracy.

Board Members

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

I. Roll Call:

II. Swearing in of Those Providing Testimony to the Board:

1. Notary Public – Liz Hayden

III. Conflict of Interest

Prior to consideration of the following agenda items, each member should examine the agenda to determine whether he or she has any conflict of interest with any agenda item. If so, please note the agenda item for which you intend to abstain or recuse yourself as an exception to the upcoming motion. You may not discuss or vote on any item you have a conflict of interest with or act in any way to influence the deliberation or vote.

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

IV. New Business – Properties Seeking COAs

1. 244 Main Street (513 Bar) – Mural

Motions:

- ADRB move to approve the COA request to install a mural wrap on the rear CMU addition facing N D St 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. 110 Main Street – Wall & Projecting Signs

Motions:

- ADRB move to approve the COA request to install the wall sign and projecting sign as proposed after determining it maintains compliance with Section 2600 of the Hamilton Zoning Ordinance and ADRB Policies & Guidelines.
- ADRB move to deny the COA request as proposed, as it is not compliant with Section 2600 of the Hamilton Zoning Ordinance and/or ADRB Policies & Guidelines.

3. 412 S Front Street – Monument Sign

Motions:

- ADRB move to approve the COA request to install the monument sign 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. 700 High St- Like-for-Like repair and replacement of wood trim surrounding stained glass windows. Paint to match existing tan trim color (applicant will color match). Replace broken/missing storm windows with 1/8 inch tempered glass.
2. 902 Dayton St- Like-for-Like replacement of black aluminum fence from 3 feet 6 inches in height to 4 feet in height, in the same location as existing fence.
3. 533 Dayton St- Like-for-Like paint on windows (green) and soffits (tan).
4. 741 Dayton St- Like-for-like roof replacement of existing grey shingles with grey CertainTeed Landmark Pro Dimensional shingles. Like-for-like replacement of black rubber roof with Versico .045 black rubber membrane.
5. 850 Campbell Ave- Replace 3 original wood bay windows with Pella Reserve Line and Anderson 400 Series Woodwright. Replacement windows must match the size, location, and design (including any external muntins) of the existing wood windows.
6. 936 Dayton St- Installation of a 6-foot-tall wood picket privacy fence along the north and west property lines, surrounding the parking area. Fence cannot extend past the front edges of the primary building and adjacent building to the north, which would impede the sight distance from the parking area. The finished side of the fence must face the public right of way. 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.
7. 937 Dayton St- Remove existing retaining wall and reinstall to be a two tiered stone retaining wall.



8. 1030 Dayton St- Installation of black metal handrail along N 11th St entrance to match existing railing along Dayton St entrance. Handrail is required to meet ADA and insurance requirements.
9. 154 N 9th St- Paint body of house and garage Colonial Revival Green Stone (SW2826). Window trim, muntins, pillars, doors to be painted Roycroft Vellum (SW2833). Front door, French doors, dentil detail, and corner accents on garage painted Roycroft Adobe (SW0040).
10. 118 Hueston St- Like-for-Like roof replacement with grey Certaineed Landmark dimensional shingles.
11. 420 S D St- 1 year extension- Installation of black aluminum fence along the northeast property line from the front yard to the rear yard. Fence will be 3.5 feet tall in the front and side yards and transition to 6 feet tall at the rear corner of the primary structure.
12. 312 Main St- Installation of 21 total Gkoled 15 watt flood lights as up-lighting/exterior lighting fixtures, mounted in mortar joints only.
13. 404 Ross Ave- Emergency replacement- Like-for-Like replacement of existing 2-car garage door, raised panels, painted to match existing garage door and trim.
14. 234 S C St- Like for like roof replacement of black asphalt shingles with black GAF Timberline HDZ shingles.
15. 215 N C St- Installation of a 6 foot tall, wood picket, privacy fence along the rear property line as outlined in site plan. The finished side of the fence must face the public right of way. 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.
16. 241 N 3rd St- Like-for-Like repair/replacement of front wood awning.
17. 319 N 3rd St- Replace approximately 500 square feet of existing rear (lower elevation) shingle roof with GAF Slateline shingles in Antique Grey, to match existing. Replace ice guard, synthetic felt paper, pipe boot, wall



details, ridge vent, flashing as needed to match existing. Replace 900 square feet of existing rubber roof at the rear and cupola as needed with .060 mil rubber roof, fiber board, reflash chimney, drip edge metal, cover tape, as needed to match existing. Repair slate tiles where missing or badly broken, as needed. Realign box gutters with new 0.60 mil rubber, drip edge metal, cover tape, drop tubes, as needed to match existing. Seal and paint box valleys. Remove and reinstall 2 rows of slate tile to realign box gutters. Replace 15 feet of existing corrugated downspouts as needed. Repaint existing cupola railing as needed to match existing color.

18. 226 Race St- Remove fiberboard and wood panel siding and replace damaged original wood lap siding to match existing. Replace existing gray asphalt shingles with Owens Corning 3 dimensional asphalt shingles to match existing color as close as possible. Remove metal chain link fence and install 6-foot-tall wood picket privacy fence along the rear yard. Replace existing aluminum gutters with new white aluminum gutters and downspouts. Remove gravel parking area and install pavers for single parking space.

19. 235 Race St- Like for like metal door replacement with new metal door to match existing door as close as possible. Reinstall transom window above front door. Like for like shutter replacement.

20. 237 Race St- Raise existing concrete sidewalk above grade on the east side of home and backfill with dirt and grass, as needed. Like for like metal door replacement with new metal door to match existing door as close as possible. Reinstall transom window above front door. Like for like shutter replacement.

21. 460 S 3rd St- Paint the existing white iron fence black (Behr black semi-gloss enamel) to match doors.

VI. Approval of Meeting Minutes:

- April 16, 2024



VII. Adjourn

