



Architectural Design Review Board
May 21, 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:

- 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

- 310 & 312 Main Street – Attic Window Replacement

Motions:

- ADRB move to approve the COA request to install Jeld Wen double hung vinyl windows in the southeast and northwest attic dormers 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.

- 224 Race Street – Paint, Door Infill, and Roof Vent Installation

Motions:

- ADRB move to approve the COA request to:
 - paint the primary residence and accessory structure
 - infill the west side door
 - install 2 roof vents

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.

- 228 Race Street – Porch Railing Installed without a COA

Motions:

- ADRB move to approve the COA request to install the porch railing 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.



- 323 S C Street – Vinyl Siding, Door Infill, Door Replacement, and Window Infill

Motions:

- ADRB move to approve the COA request to
 - Install vinyl siding in clay color with black trim
 - Infill the left front door
 - Widen and replace the right front door
 - Infill three (3) windows on north side of buildingafter 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.

- 219 Main St Street – New Parking Lot & Brick Screening Wall

Motions:

- ADRB move to approve the COA request to install a brick wall along Main Street for screening and 15 parking spaces 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

- 323 S C St- Like-for-Like roof replacement of black asphalt shingles. Like for like replacement of existing vinyl windows with new vinyl windows to match the existing in size, location, color, and design. Replacement of white aluminum k-style gutters with black aluminum k-style gutters. Installation of 3.5 foot tall wood picket fence in front and side yard. Installation of 6 foot tall wood picket privacy fence in the rear yard.



Request to install vinyl siding and vinyl soffits will be heard by the ADRB at the May 21, 2024 hearing.

- 630 Main St- Like-for-Like replacement of 6 foot tall wood picket privacy fence in existing location.
- 407 N 3rd St- Paint front door solid black (Sherwin Williams).
- 401 N 2nd St- 1 year Extension- Like-for-Like Paint as Sherwin Williams blue for the body of the home and white for the trim. Like-for-Like replacement of rotted cedar shake siding. Approved Front Door to be stained a neutral color as a Dark wood Stain to match existing side door.
- 338 N 2nd St- Replace existing gray asphalt shingle roof with Atlas Pinnacle Pristine Black Shadow shingles.
- 340 S C St- 1 year extension- Painting of front, porch, and rear doors. Utilizing Sherwin Williams Historical Collection “Rookwood Sash Green” (SW 2810). Replacement of porch light fixture.
- 211 Buckeye St- Like-for-Like rubber roof replacement on addition. Relining existing box gutters with rubber. Removal of existing chain link fence.
- 724 Dayton St- Scraping old paint and applying like for like paint as needed. Body of house and carriage house- beige/tan. Window trim- off white. Accents- dark green.
- 216 Ross Ave- Like-for-Like roof replacement of existing asphalt shingles with GAF Timberline HDZ shingles to match the existing color as close as possible. Remove existing roof to the decking, inspect for any damaged decking, install synthetic felt, ice and water shield per code, all flashings and edge metals, install GAF Timberline HDZ asphalt shingles.
- 226 High St- Painting the body of the wood siding off-white (SW 7008 Alabaster) and trim charcoal (SW 7069 Iron Ore). No masonry is to be painted. Proposed signage requires ADRB approval through a public hearing.



VI. Miscellaneous

- On-site meeting- 139 Ross Ave- Thursday, May 23, 2024 from 9-11 am

VII. Approval of Meeting Minutes:

- May 7, 2024

VIII. Adjourn

