



Architectural Design Review Board
July 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. 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. 117 S B St (Rossville-Main)- Porch Step Repairs

Motions:

- ADRB move to approve the COA request to install brick entrance steps 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. 401 S D St (Rossville-Main)- Roof Replacement

Motions:

- ADRB move to approve the COA request to replace the existing rubber roofing material with clay tiles 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. 125 Ludlow & 127 Ludlow St (OHI)- Slate Roof Replacement

Motions:

- ADRB move to approve the COA request to remove the existing slate roof and replace with dimensional asphalt shingles in a color to match the existing slate as close as possible, 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.



4. 327 Main St (Rossville-Main)- Building Demolition

Motions:

- ADRB move to approve the COA request to demolish the existing commercial structure and install a parking lot 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. July 18, 2023 Administrative Approvals (new)

- 316 S B St- Like-for-Like repair and replacement of white metal soffits. Approval of gray body color and white trim. Replacement of existing cream color vinyl siding with new gray color vinyl siding and side porch removal requires ADRB approval.
- 312 Ross Ave- Like-for-Like repair and replacement of existing wood box gutters with matching material and size. Reline with rubber as needed. Painted to match.
- 231 N 7th St- Installation of 60 square foot accessory structure in rear yard. Accessory structure must be located outside all required setbacks and painted to match the primary structure.
- 124 S D St & 126 S D St- Installation of rear yard deck. Deck structure is approximately 8 feet tall and measures 12 feet wide and 40 feet long. Support beams are pressure treated lumber and decking is a cedar color composite material (sample provided).
- 622 Corwin Ave- Like-for-like replacement of approximately 20 feet of missing fascia (damaged by storm). Like-for-like replacement of existing shingle roof with Certainteed Landmark 3D asphalt shingles, with similar gray color. Work to be completed on primary structure only.



2. The June 20, 2023 ADRB hearing was cancelled due to lack of applications requiring ADRB review. The following Administrative COAs were emailed to the Board for review on June 12, 2023.
 - 550 S D St- Like-for-Like repair of facing on steps to side porch. Remove flagstone walkway and replace with tinted stamped concrete to resemble existing stone walkway.
 - 403 S D St- Like-for-Like replacement of existing asphalt shingles with Owens Corning asphalt shingle (similar gray color).
 - 816 Campbell Ave- Like-for-Like repair to lift and support front covered porch and coal bin, which is sinking. No exterior changes made to structure. All new braces installed underneath the porch.
 - 1017 Campbell Ave- Like-for-Like repair and replacement of existing box gutters and K gutters (rear only) with matching style, material, and color.
 - 401 Ross Ave- Like-for-Like gray body and white trim paint.
 - 324 N 2nd St- Like-for-Like exterior paint with body as dark blue and cream trim. Sherwin Williams custom color match.

3. The July 4, 2023 ADRB hearing was cancelled due to the national holiday. The following Administrative COAs were emailed to the Board for review on June 26, 2023.
 - 139 Main St- 6-month extension- Board approved repair of “sister” chimney and rear chimney, also to include repair of 3rd chimney along S C St not previously mentioned on COA. Middle chimney to be removed and covered with similar color shingles. Salvageable bricks from chimney removal to be used to repair remaining three chimneys. New extension approval approves removal of the antenna mounted on the front chimney.



- 218 S D St- 6-month extension- Secretary approved like for like paint with Gloucester Sage (BM HC-100) as body and Sandy Hook Gray (BM HC-108) as trim.
- 808 Campbell Ave- Like-for-Like repair and replace wooden soffits, fascia, and decorative trim around the top porch railing and columns as needed with like wood material. Paint porch pure white (SW7005).
- 802 Campbell Ave- Like-for-Like paint on four exterior fiberglass doors. Doors to be painted Fired Brick (HGSW 6335).
- 815 Campbell Ave- Like-for-Like replacement of black shingle roof. Paint body Caribbean Coral (SW2854), trim Roycroft Vellum (SW2833) and accents Westchester Gray (SW2849).
- 734 Dayton St- Like-for-Like replacement of existing asphalt shingles with dimensional asphalt shingles to match the existing brown color as close as possible.
- 114 N 7th St- Like-for-Like repair and replacement of attic wood windows as needed with same wood material and design. Like-for-like repair to siding with same material. Like-for-like soffit repair with same material. All repairs painted pure white (SW 7005).
- 318 Ross Ave- Like-for-Like repair/replacement of porch pillar bases and floorboards with existing material, as needed. Paint with like-for-like colors: columns Simple White (SW7021) and floorboards Slate Gray (Behr 6695).
- 324 Ross Ave- Like-for-Like replacement of existing gray shingles with Duration series Owens Corning shingles in Estate Gray. Replace existing 5 inch white aluminum gutters with 6 inch white aluminum gutters, replace white downspout located at back right corner of home, and install new white downspout on back left corner of home to accommodate better rain distribution. Chimney maintenance to include new crown, animal cover, and tuck pointing as needed.



I. Miscellaneous

- Shuler Benninghofen Nomination was granted initial approval by the Ohio Historic Site Preservation Advisory Board on June 16, 2023.
- ADRB Policies & Guidelines updates were approved by Planning Commission and City Council and are effective. Planning Dept staff is working on compiling a mailing list to notify all historical property owners of the new guidelines.
- Request to update the Window Sign Section in Policies & Guidelines to remove the 6 square foot maximum requirement.
 - “The cumulative area of all window signs should not exceed 25 percent the total glass area of the storefront ~~or 6 square feet,~~ whichever is less.”
- Request to update the Paint Appendix to include period dates for administrative approval reviews. Brad Spurlock has provided a document of Hamilton’s architectural periods and styles.

VI. Approval of Meeting Minutes:

1. June 6, 2023

VII. Adjourn





To: Architectural Design Review Board
From: Dani Baxter
Subject: New Business - AGENDA ITEM #1
117 S B St – Porch Step Replacement
Tracy Wieland, Applicant
Meeting Date: July 18, 2023
Received Application: June 21, 2023
Impacts: Rossville-Main Historic District

Introduction:

The Applicant, Tracy Wieland, has submitted a Certificate of Appropriateness Application to wrap the existing front entrance concrete steps with brick as proposed at 117 S B St. The proposal involves wrapping existing concrete steps to both front entrances with brick.

This property is located within the Rossville-Main Historic District and is Zoned MS-2 (South B Street District). This property is located on the State of Ohio Historical Inventory as the Hughes House (BUT036309).

Proposal

- Existing
 - Material- front: concrete; secondary: wood
 - Color- front: beige raw concrete; secondary: off-white painted wood
 - Design- front: three steps to porch; secondary: two steps to porch
- Proposed
 - Material- concrete and brick
 - Color- red brick to match existing brick on property
 - Design- same as existing

Administrative Approvals

1. May 17, 2022- Construction of exterior steps to be wooden and painted white to match the exterior.

ADRB Policies & Guidelines

This application broaches the topic of porch step replacement, which is not covered by the ADRB Policies and Guidelines.

Staff Comments:

1. The existing home is painted brick.
2. Applicant is proposing to match brick steps with brick already installed throughout the property.
3. Secondary entrance has temporary wood steps covering the existing concrete steps due to safety concerns.
4. Phase 1 includes constructing new concrete steps and wrapping them in brick at the secondary entrance.
5. Phase 2 includes wrapping the existing front porch steps in brick to match.
6. Main patio pads and walkways will remain concrete.

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 brick entrance steps 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

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: 117 S. B Street

Applicant Name: Tracy Wieland

Applicant Mailing Address: 117 S B Street

Owner/s Name: Tracy Wieland & Mike Ftacnik

Owner Mailing Address: 117 S B Street

Daytime Contact Phone: 513-313-9239 Email: marketingbytracy@gmail.com

Applicant Signature: Tracy Wieland Date: 6/20/23

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): Greek Revival

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

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

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

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

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

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

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

Gutters ***It is advised that all replaced gutters match the look of the existing***
Existing Gutter (material, style, location, color): _____
Proposed Gutter (material, style, location, color): _____
Manufacturer: _____

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

Other:

Secondary Front Entrance Concrete Steps

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



CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

DESCRIPTION OF WORK TO BE PERFORMED

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

We previously received a COA approval to have the steps on our secondary entrance replaced like for like with concrete. We could not find a contractor due to the job being so small and finally received a referral for someone who could help us. After further discussion we are wanting to wrap the steps in brick which would not be like for like and we are looking for a new COA approval.

Demolition

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

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

Please attach supporting information as a separate document as necessary

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



Exhibit C – Site Plan & Photos







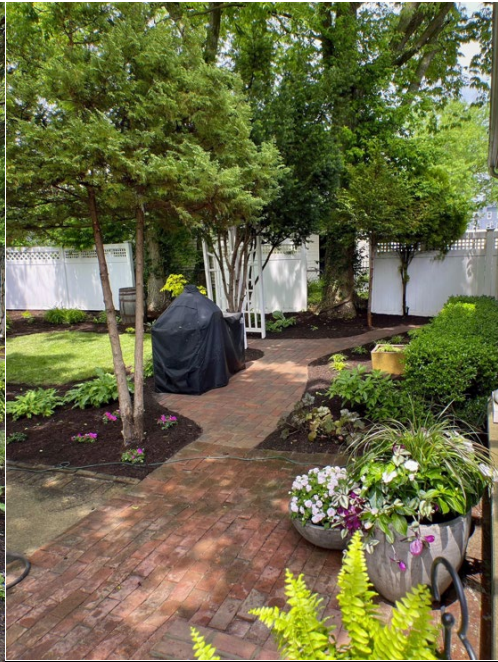
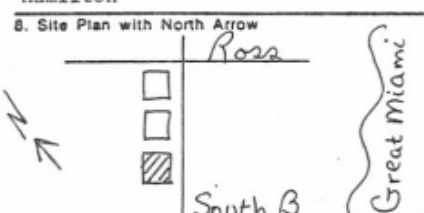


Exhibit D – Rendering & Material Specs



Exhibit E - Ohio Historic Inventory Sheet

OHIO HISTORIC INVENTORY CODED		Ohio Historical Center Columbus, Ohio 43211	
1. No. <u>BUT-363-9</u>		4. Present Name(s) Hughes House	
2. County Butler		5. Other Name(s)	
3. Location of Negatives Hamilton Planning Dept.			
6. Specific Location 117 South "B" St.		16. Thematic Category commercial	28. No. of Stories <u>2 1/2</u>
7. City or Town If Rural, Township & Vicinity Hamilton		17. Date(s) or Period c1840	29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. Site Plan with North Arrow 		18. Style or Design Greek Revival	30. Foundation Material Stone
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>62</u> <u>15</u> <u>110</u> <u>71691310</u> <u>4316131910</u>		19. Architect or Engineer	31. Wall Construction Brick
10. Zone Easting Northing Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder	32. Roof Type & Material Gable/asphalt shingle
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent Residence	33. No. of Bays Front <u>5</u> Side <u>3</u>
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use Residence	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 Rectangle
14. District Potent'ly? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address, If known Cosmer Piraim	36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" 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 <u>good</u>
16. Further Description of Important Features Windows are 1/1 width simple wood shelf lintels with brackets and plain stone sills. Shutters are not operable. The door is recessed and has 3/4 sidelights and beaded molding. The portico with fluted columns is a later addition. Stone water table.		26. Local Contact Person or Organization Hamilton Planning Dept.	38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
17. History and Significance Built by Hughes, a stock broker and lumber broker from Cincinnati. In 1910, 20 year old Norma Brown was the owner and head of this house. This is a very fine example of Greek Revival style architecture.		27. Other Surveys in Which Included	39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
18. Description of Environment and Outbuildings Large contemporary apartment building located across the street. Small garage in rear. Wrought iron fence on stone base and with stone corner piers is intact.		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
19. Sources of Information P.O. & owner information U.S. Census, 1910		41. Distance from and Frontage on Road 15'	
20. Prepared by J. Strasser		42. Other Name(s) Hughes House	
21. Organization MPA			
22. Date 9-83			
23. Revision Date(s)			





To: Architectural Design Review Board
From: Dani Baxter
Subject: New Business - AGENDA ITEM #2
401 S D Street – Roof Replacement
Michael Dingeldein, Applicant
Meeting Date: July 18, 2023
Received Application: June 27, 2023
Impacts: Rossville-Main Historic District

Introduction:

The Applicant, Michael Dingeldein, has submitted a Certificate of Appropriateness Application for a roof replacement as proposed at 401 S D St. The proposal involves removing the existing rubber tile roofing material and replacing it with clay tiles. Both roofing materials mimic a slate style and are a gray color.

This property is located within the Rossville-Main Historic District and is Zoned R-2 (Single Family Residence). This property is located on the State of Ohio Historical Inventory as the Andrews House (BUT043909).

Proposal

- Existing
 - Material- recycled rubber based material
 - Color- gray
 - Design- slate style tiles

- Proposed
 - Material- Ludowici Clay Tile
 - Color- Vermont Gray
 - Design- slate style tiles

Hamilton Zoning Ordinance

ADRB Policies & Guidelines

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

Cement and Clay Tile

A tile roof, which includes terra cotta and concrete tiles, can last over 100 years depending on the material's properties and manufacturing process, installation quality and regularity of maintenance. Similar to slate, problems with tile roofs are typically the result of localized failure since many of the roof accessories and fasteners do not have the same 100-year life span as the tile itself.

Clay or Cement Tile Roofing – Administrative Approval

- Loosening or corrosion of fasteners for tiles or accessories – Reattach or replace fastener
- Cracked tile – Install sheet metal under tile, fill split or reattach dislodged piece with tinted roofing cement
- Missing or damaged tile or roof accessories – Replace to match original, preferably with salvaged units with the same dimensions and similar visual characteristics

Staff Comments:

- Existing roof material is not original and is failing due to solar radiation causing it to become brittle and break apart.
- Temporary replacement pieces have been installed and roof maintenance has been performed to extend the life of the existing roof.

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 rubber roofing material with clay tiles as proposed after determining it maintains compliance with Section 2600 of the Hamilton Zoning Ordinance and ADRB Policies & Guidelines.
- ADRB move to deny the COA request as proposed, as it is not compliant with Section 2600 of the Hamilton Zoning Ordinance and/or ADRB Policies & Guidelines.



Attachments:

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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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: 401 South D Street

Applicant Name: Michael P Dingeldein

Applicant Mailing Address: 401 South D Street

Owner's Name: Michael P Dingeldein

Owner Mailing Address: 401 South D Street

Daytime Contact Phone: 513-607-8732 Email: mike@cdalliance.net

Applicant Signature: Date: 6-27-23

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): Jeffersonian NeoClassical

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): rubber based material, slate style, grey

Proposed Roof (material, style, color): Ludowici Clay Tile, slate style, Vermont Grey

Manufacturer: Ludowici Location: New Lexington, Ohio

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



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 existing recycled rubber based material has failed under solar radiation impact and had become brittle and in breaking off in pieces, and must be replaced.

The look and aesthetic of both the existing material and the proposed replacement material is a traditional Vermont Grey Slate pattern

Full size samples provided

Demolition

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

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

Please attach supporting information as a separate document as necessary

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



Exhibit C – Site Photos









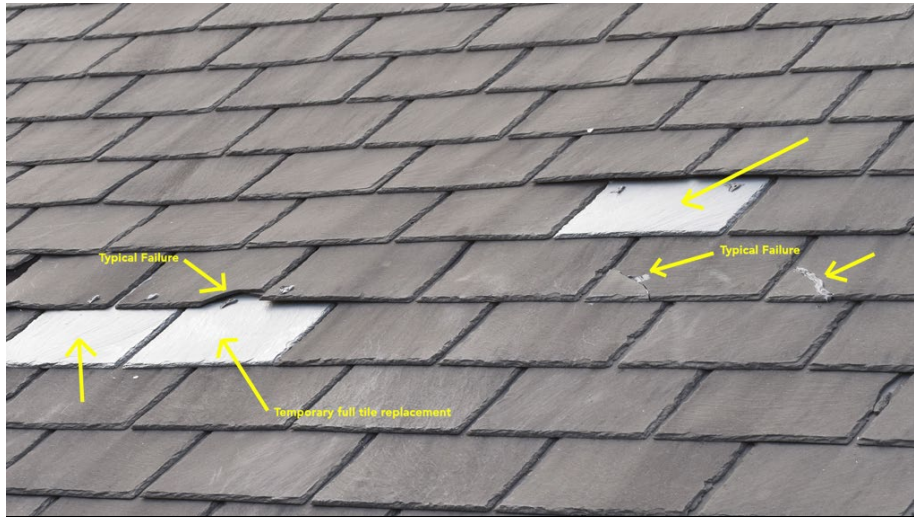


Exhibit D – Rendering & Material Specs

Example:



Sample:





401 S D Street Residence

SQ-014422

Date	05/15/2023
Project Name	401 S D Street Residence
Proposal Number:	SQ-014422-1

Sales Representative

Engineered Systems
614-430-0303

Customer

Community Design Alliance

Summary

The following pricing is based off of the eagleview reports #50907655 and 52388685. A waste factor of 10% has been added to all quantities excluding count pieces. The field tile for both structures equates to approximately 42.1 squares.

This proposal is merely an estimate and, while every attempt has been made to provide an accurate estimate with the information provided, Ludowici Roof Tile makes no guarantee that this estimate describes exactly the material necessary to complete the intended project. The customer is responsible to ensure material quoted meets all project requirements. A 50% pre-manufacturing deposit is required on all custom and non-price list items. All application taxes have been excluded from this proposal unless otherwise noted.

Applicable taxes that might apply are local, city and state sales taxes. Freight is to be pay by buyer. All freight charges have been excluded from this proposal unless otherwise noted. Excludes: Project specific professional engineering unless noted.

Approval

By Signing this proposal, the customer agrees to all the Terms and Conditions, Quality Standards, color blend percentage, and Supplemental Information enclosed. Any discrepancies in the pricing or Supplemental information must be identified prior to acceptance of proposal. Any changes required after the execution of this proposal will require a new proposal document. Freight is to be paid by buyer.

Authorized Signature

Date

Page

1 of 9

Initials



Item number	Description	Quantity	Unit	Sales price	Amount
098387	LudoSlate Field Tile STANDARD_SLATE SM	2,913.00	Pcs	4.40	12,817.20
098388	Classic Under Eave STANDARD_SLATE SM	415.00	Pcs	8.46	3,510.90
098389	LudoSlate Half Tile STANDARD_SLATE SM	48.00	Pcs	13.62	653.76
098392	Extruded Slate V Ridge 116 Degree STANDARD_SLATE SM	180.00	Pcs	6.44	1,159.20
098393	Slate V Hip Starter 116 Degree STANDARD_SLATE SM	10.00	Pcs	68.31	683.10
101940	Slate 2 Hip (116 Degree) 1 Ridge (116 Degree) (S) B STANDARD_SLATE SM	1.00	Pcs	238.34	238.34
104063	Slate 2 Hip (116 Degree) 1 Ridge (116 Degree) (F) B STANDARD_SLATE SM	1.00	Pcs	238.34	238.34
098387	LudoSlate Field Tile STANDARD_SLATE SM	1,678.00	Pcs	4.40	7,383.20
098388	Classic Under Eave STANDARD_SLATE SM	233.00	Pcs	8.46	1,971.18
098389	LudoSlate Half Tile STANDARD_SLATE SM	26.00	Pcs	13.62	354.12
098392	Extruded Slate V Ridge 116 Degree STANDARD_SLATE SM	113.00	Pcs	6.44	727.72
098393	Slate V Hip Starter 116 Degree STANDARD_SLATE SM	12.00	Pcs	68.31	819.72
101940	Slate 2 Hip (116 Degree) 1 Ridge (116 Degree) (S) B STANDARD_SLATE SM	4.00	Pcs	238.34	953.36
PalletCharge	Pallet Charge	12.00	ea	25.00	300.00
QC	QUIK TACH "C"	5.00	Pcs	13.22	66.10
S2.0-SS305	#8 2" 305SS BUGLE #2 17PT - 3000 COUNT	4.00	Bucket	343.00	1,372.00
S2.5-SS305	#8 2-1/2" 305SS BUGLE #2 17PT- 2000 COUNT	1.00	Bucket	289.00	289.00
FRT	Freight	1.00	ea	1,300.00	1,300.00



Sales tax code	Amount origin	Quantity	Sales tax amount
City	34,837.24	5,657.00	0.00
Country	34,837.24	5,657.00	0.00
County	34,837.24	5,657.00	522.59
Special	34,837.24	5,657.00	0.00
State	34,837.24	5,657.00	2,003.12

Quotation is only valid for 30 days

Freight is an estimate and will be billed at the prevailing rate at the time of shipment

Currency	Terra Cotta Products	Trade Goods Roofing	Trade Goods Flooring	Others	Charges	Freight	Sales tax	Total
USD	31,510.14	1,727.10	0.00	0.00	300.00	1,300.00	2,525.71	37,362.95



TRADE GOODS OFFERINGS

PARTNER PRODUCTS AND ACCESSORIES

ROOFING ACCESSORIES

Ludowici offers a full line of roofing accessories including tile anchors, waterproofing underlayments, chimney pots, flexible flashings, venting and rainwater goods. Our roofing accessories work seamlessly with our terra cotta roof tiles and provide customers the satisfaction of shipping along with your roof tiles.



Tile Attachments



Water Proofing Underlayment



Chimney Pots



Flex Seal Flashings



Flex Vent (Venting)



Rainwater Goods

WALL MATERIALS

Several wall cladding materials are sourced from our sister companies and are our preferred industry partners. These items include terra cotta cladding, rainscreens, terra cotta solar shades, hand-made bricks and French oak windows.



Terra Cotta Cladding



Terra Cotta Solar Shades



French Oak Windows

BEAMS

Authentic solid and box, real wood beams are made to order in various colors and textures. The wood used for these beams is meticulously hand-textured, guaranteeing each beam looks authentic and unique.



Decorative Wood Beams

FLOORING

Flooring is offered in a variety of ways, that include; newly made terra cotta, reclaimed terra cotta, French oak both newly made and reclaimed in either solid or engineered, European limestones and marbles along with terra cotta tiles embedded in precast pavers.



Terra Cotta & Reclaimed Terra Cotta



Wide Plank French Oak



European Limestone

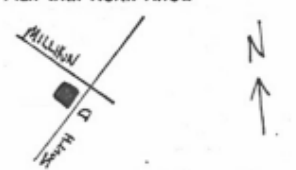


Precast Terra Cotta Pavers

For questions, to learn more or to obtain a quote, please contact Technical Services:
Trade Goods: (800) 945-8453 | tech@ludowici.com | Ludowici.com



Exhibit E - Ohio Historic Inventory Sheet

OHIO HISTORIC INVENTORY		Ohio Historical Center Columbus, Ohio 43211														
1. No. <i>But-439-9</i>		4. Present Name(s) 														
2. County Butler		5. Other Name(s) 														
3. Location of Negatives Hamilton Planning Dept.		Andrews House														
6. Specific Location 401 South "D" St. Lot #3777 Ward 1SS		16. Thematic Category Commercial														
7. City or Town If Rural, Township & Vicinity Hamilton		17. Date(s) or Period 1906														
8. Site Plan with North Arrow 		18. Style or Design Georgian Revival														
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <i>78 03</i> <table border="1"> <tr> <td>16</td><td>7</td><td>0</td><td>8</td><td>8</td><td>9</td><td>4</td><td>3</td><td>6</td><td>3</td><td>7</td><td>4</td><td>+</td> </tr> </table>		16	7	0	8	8	9	4	3	6	3	7	4	+	19. Architect or Engineer Frederick Mueller	
16	7	0	8	8	9	4	3	6	3	7	4	+				
10. Zone Easting Northing Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder 														
11. On National Register? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		21. Original Use, if apparent Residence														
12. Is it Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>		22. Present Use Residence														
13. Part of Estab. Yes <input checked="" type="checkbox"/> Hist. Dist.? No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>														
14. District Yes <input type="checkbox"/> Potent? No <input type="checkbox"/>		24. Owner's Name & Address, if known 														
15. Name of Established District Rossville Historic District		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>														
42. Further Description of Important Features Georgian Revival architecture. Limestone lintels and lug sills, decorative bulls' eyes at second story level, and rain spouts. Bowed bays on either side of doorway contain 3 windows each of blown glass. Door and transom of blown glass. Both front and side contain 6 1/2 story Doric columns. Porches are of Rookwood tile as is piazza at entrance. Hipped roofs of porches are painted tin. Box cornices with dentils at both roof levels. Side contains enclosed chimney. (over)		26. Local Contact Person or Organization Hamilton Planning Dept.														
43. History and Significance Built by leading industrialist of early 20th century, William Andrews and designed by well-known Hamilton born architect Frederick Mueller. The 1927-28 City directory listed Andrews as the president and treasurer of the Andrews Asphalt Paving Co.		37. Condition Interior <u>excellent</u> Exterior <u>excellent</u>														
44. Description of Environment and Outbuildings Carriage house of 1906 built of Flemish bond brick, laid with water table course. Hipped roof of slate. Limestone trim. Three gable windows.		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>														
45. Sources of Information P.O. and owner, Dr. & Mrs. Donald G. Fisher William Directory 1927-8		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>														
		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>														
		41. Distance from and Frontage on Road 20'														
		46. Prepared by JPF														
		47. Organization Historic Hamilton Inc.														
		48. Date 1-24 MPA														

1. No. *But-439-9*
 2. County *Butler*
 4. Present Name(s)
 5. Other Name(s) *Andrews Residence*



2 HISTORIC INVENTORY

ONE HISTORIC CENTER
COLUMBUS, OHIO 43215

42. Windows are double hung 1/1.

43. Prepared by _____

44. Date _____

45. Organization _____





To: Architectural Design Review Board
From: Dani Baxter
Subject: New Business - AGENDA ITEM #3
125 Ludlow St & 127 Ludlow St – Roof Replacement
Jacob Howard, Applicant
Meeting Date: July 18, 2023
Received Application: June 22, 2023
Impacts: Ohio Historic Inventory

Introduction:

The Applicant, Jacob Howard, has submitted a Certificate of Appropriateness Application for a roof replacement proposed at 125 Ludlow St and 127 Ludlow St. The proposal involves removal of the existing slate roof and installing dimensional shingle roofing.

This property is Zoned DT-2 (Downtown Support District). Both properties are located on the State of Ohio Historical Inventory as the Dister-Hyams/Nelson-Schlosser House (BUT048009 & BUT048109).

Proposal

- Existing
 - Material- Slate
 - Color- Gray, weathered
- Proposed
 - Material- Dimensional shingles
 - Color- Gray, to match existing as close as possible

Applicant Provided Roofing Estimate Information

A to Z Roofing Quote to Install Shingles- Estimate for 125 Ludlow St- \$9,800.
Estimate for 127 Ludlow St- \$8,790. Total estimate \$18,590. Work to be performed as indicated on estimate:

- Remove all existing slate
- Install synthetic felt paper
- Install ice and water shield at eaves
- Install GAF Timberline HDZ lifetime shingle

- Install new pipe flashings, new flashings, and new vents
- Install drip edge, gutter apron, and ridge cap
- Replace two sheets of plywood
- Flash chimney
- Clean and haul away debris
- 10 year labor warranty

Clearview Construction Quote to Install Shingles- Estimate for 125 Ludlow St- \$21,500. Estimate for 127 Ludlow St- \$18,500. Total estimate \$40,000. Work to be performed as indicated on estimate:

- Tear off existing deteriorated slate roof (125 & 127 Ludlow)
- Install ice guard at gutter line, chimney, valleys (125 & 127 Ludlow)
- Install synthetic felt paper (125 & 127 Ludlow)
- Install Owens Corning Oarkridge dimensional shingles (125 & 127 Ludlow)
- Replace pipe boots, add ridge vent, drip edge metal, and remove/replace existing step/counter flashing at chimney using galvanized paint grip metal and paint using rust preventive oil base paint. (125 & 127 Ludlow)
- Clean/remove sitting water and debris from existing box gutters and align box gutters with 0.060 mil rubber, install drip edge metal, install cover tape. (125 Ludlow)
- Remove and replace 180 sq feet of existing rubber roofing on front porch with 0.060 mil fully adhered rubber roof using half inch fiber board, seam tape, gutter apron, and 6 inch cover tape (125 Ludlow).
- Remove shingles from front porch (127 Ludlow)
- Reflash existing roof hatch, reseal roof hatch lid, and paint with rust preventive oil base paint (127 Ludlow).
- Remove 75 feet of existing damaged galvanized gutters and downspouts and install 75 feet of 6 inch aluminum seamless gutter and 130 feet of 3 inch by 4 inch downspouts around home. Install 75 feet of 6 inch aluminum leaf guards. (127 Ludlow)
- Repair existing siding as needed at left side upper elevation. (127 Ludlow)
- Seal/recoat front box gutter with rubberized roof coating (127 Ludlow)

My Home Maintenance LLC Quote to Install Shingles: Estimate for 125 Ludlow St- \$26,025. Estimate for 127 Ludlow St- \$21,210. Total estimate \$47,235. Work to be performed as indicated on estimate:

- Remove existing deteriorated slate roof (125 & 127 Ludlow)
- Install ice guard at gutter line, chimney, valleys (125 & 127 Ludlow)
- Install synthetic felt paper (125 & 127 Ludlow)
- Install dimensional shingles (125 & 127 Ludlow)



- Replace pipe boots, add ridge vent, drip edge metal, remove existing step/counter flashing at chimney and replace with galvanized paint grip metal and paint using oil based paint (125 & 127 Ludlow)
- Clean/remove debris from existing box gutters, align box gutters with 0.060 mil rubber, install drip edge metal, cover tape(125 Ludlow)
- Remove and replace 180 square feet of existing rubber roof on front porch and install 0.60 mil fully adhered rubber roof using half inch fiber board, seam tape, gutter apron, and 6 inch cover tape (125 Ludlow)
- Disposal of all waste material (125 & 127 Ludlow)
- Remove shingles on front porch (127 Ludlow)
- Reflash existing roof hatch, reseal roof hatch lid, paint with oil based paint (127 Ludlow)
- Remove 75 feet of existing damaged galvanized gutters and downspouts and replace with 75 feet of 6 inch aluminum seamless gutter and 130 feet of 3 inch by 4 inch downspouts around home. Install 75 feet of 6 inch leaf guards (127 Ludlow)
- Repair existing siding and seal/recoat front porch box gutter with rubberized roof coating (127 Ludlow)

Seely Gray Roofing Quote to Install Shingles: Estimate for 125 Ludlow St- \$18,469. Estimate for 127 Ludlow St- \$15,642. Total estimate \$34,111. Work to be performed as indicated on estimate:

- Remove existing roof down to wood decking (125 & 127 Ludlow)
- Replace wood decking as needed (125 & 127 Ludlow)
- Remove all trash and debris (125 & 127 Ludlow)
- Install ice and water shield to all gutter eaves and valley areas (125 & 127 Ludlow)
- Install new synthetic felt (125 & 127 Ludlow)
- Install 30 year dimensional shingle (125 & 127 Ludlow)
- Install chimney flashing (125 & 127 Ludlow)
- Install new valley metal, pipe flashings, and ridge vent. (125 & 127 Ludlow)
- 5 year workmanship warranty (125 & 127 Ludlow)



Allgood Construction Services: Total estimate for 125 & 127 Ludlow St- \$32,040.
Work to be performed as indicated on estimate:

- Remove existing slate shingles
- Flashing on chimneys
- Installation of new shingles
- Resheet roof decking as needed

Allgood Construction Services: Total estimate for 125 & 127 Ludlow St- \$174,000.
Work to be performed as indicated on estimate:

- Remove existing slate shingles
- Flashing on chimneys
- Installation of new slate shingles

Hamilton Zoning Ordinance

ADRB Policies & Guidelines

This application broaches the topic of roofing 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.

Staff Comments:

1. My Home Maintenance LLC provided a statement to the applicant via email, which stated, "The slate roof is beyond repair and a full replacement is recommended."
2. Seely Gray Roofing provided a statement to the applicant via email, which stated, "We would say it is beyond repair. The problem is those tiles are old and very brittle. The nails holding them in place are rusting. Also, it creates a safety issue if any slide off the roof with anybody around the home or property could be damaged."
3. Allgood Construction Services stated while on site that the existing slate is beyond repair and recommended replacement if the Board wanted to go the slate route. Applicant asked them to provide that statement in writing (that statement has not been received at this time).
4. Applicant reached out to Precision Slate and they would not schedule an inspection until the manager was back from vacation.
5. Applicant reached out to Durable Slate Company and they are not returning his calls.



6. A quote from Clearview Construction was requested for slate repair but has not been received at this time.

Motion:

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

- ADRB move to approve the COA request to remove the existing slate roof and replace with dimensional asphalt shingles in a color to match the existing slate as close as possible, 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

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: 125-127 LUDLOW STREET HAMILTON OHIO 43013

Applicant Name: JACOB HOWARD

Applicant Mailing Address: 5813 TRENTON ROAD TRENTON OHIO 45067

Owner/s Name: JACOB HOWARD AND PACER HOWARD

Owner Mailing Address: 5813 TRENTON ROAD TRENTON OHIO 45067

Daytime Contact Phone: 5133178543 Email: JACOB_HOWARD@STERIS.COM

Applicant Signature:  Date: 16 JUN 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): SLATE

Proposed Roof (material, style, color): SHINGLE, ANY COLOR YOU ALL WANT.

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



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:

125-127 LUDLOW STREET
-REPLACE SLATE ROOF THAT HAS DETIDRATED AWAY WITH SHINGLE ROOF TO KEEP THE REST OF THE HOUSE INTACT. MULTIPLE ROOFERS HAVE STATED THE ROOF WOULD BE EITHER BEYOND REPAIR OR BETTER OFF WITH SHWIGLES DUE TO PRICE AND LACK OF SAINGLE PRODUCTION. I WAS ALSO TOLD WE WERE THE LAST PROPERTY ON STREET WITH SLATE.

Demolition

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

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

Please attach supporting information as a separate document as necessary

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



Exhibit C – Site Plan & Photos



127 Ludlow Roof Photos:





Jun 26, 2023 12:24:26 PM
125 Ludlow Street
Hamilton
Butler County
Ohio

















Jun 26, 2023 12:37:29 PM
217 South 2nd Street
Hamilton
Butler County
Ohio



Jun 26, 2023 12:37:36 PM





125 Ludlow Roof Photos:











Jun 26, 2023 12:31:56 PM
125 Ludlow Street



Jun 26, 2023 12:32:54 PM
125 Ludlow Street



Jun 26, 2023 12:32:21 PM
125 Ludlow Street







Exhibit D – Rendering & Material Specs



**A2Z Roofing And Siding,
LLC**

2420 Pleasant Ave
Hamilton, OH
45015
513-370-7677
a2zroofingandsiding.com
kellystewart3551@gmail.com

ESTIMATE
8588
DATE
06/19/2023
TOTAL
USD \$9,800.00

TO
Jacob_Howard@steris.com
Jacob_Howard@steris.com

DESCRIPTION	RATE	QTY	AMOUNT
125 Ludlow St. Remove existing slate. Install synthetic felt paper. Install ice and water shield at eaves. Install a GAF timberline HDZ lifetime shingle. Install new pipe flashings, new flashings, and new vents. Install drip edge, gutter apron, and ridge cap. Replace two sheets of plywood. Each additional is \$40 per sheet. Flash Chimney. Clean and haul away all debris. Give a 10 year labor warranty on all work performed.	\$9,800.00	1	\$9,800.00
TOTAL			USD \$9,800.00





**A2Z Roofing And Siding,
LLC**

2420 Pleasant Ave
Hamilton, OH
45015
513-370-7677
a2zroofingandsiding.com
kellystewart3551@gmail.com

ESTIMATE
8589
DATE
06/19/2023
TOTAL
USD \$8,790.00

TO
Jacob_Howard@steris.com
Jacob_Howard@steris.com

DESCRIPTION	RATE	QTY	AMOUNT
127 Ludlow.	\$8,790.00	1	\$8,790.00

Remove existing slate.
Install synthetic felt paper.
Install ice and water shield at eaves.
Install a GAF timberline HDZ lifetime shingle.
Install new pipe flashings, new flashings, and new vents.
Install drip edge, gutter apron, and ridge cap.
Replace two sheets of plywood. Each additional is \$40 per sheet.
Flash Chimney.
Clean and haul away all debris.

Give a 10 year labor warranty on all work performed.

TOTAL USD \$8,790.00



CLEARVIEW CONSTRUCTION LLC

4520 Bridgetown Road
 Cincinnati, Ohio 45211
 513-975-0030 Office
 513-206-6415 Field
 Clearviewroofing@outlook.com

Proposal Submitted to:

Jacob Howard
 125/127 Ludlow Street
 Hamilton, Ohio 45011
 513-317-8543
 Jacob_howard@steris.com

Roofing Project

We hereby propose to complete the following project labor, materials and removal of all non-salvageable waste from property in a workman like manner.

- Complete tear off of existing deteriorated slate roof, relay ice guard at gutter line/chimney/valleys, and synthetic felt paper on roof, relay Owens Corning Oakridge dimensional shingles, replace pipe boots, add ridge vent, drip edge metal, remove/replace existing step/counter flashing at right side chimney using 26 ga. galv. paint grip metal and paint all new metal using a rust preventive oil base paint. Clean/remove any sitting water or debri from existing box gutters on upper main roof, align 82'x 3' box gutters with a .060 mil rubber, install 82' of drip edge metal, install 82' of cover tape, remove/replace 180 sq. ft. of existing rubber roofing at front porch roof and install .060 mil fully adhered rubber roof system using 1/2" fiber board, seam tape, gutter apron and 6" cover tape.(125 Ludlow Street)(\$21,500.00)
- Complete tear off of existing deteriorated slate roof and shingles on front porch, relay ice guard at gutter line/chimneys/valleys, and synthetic felt paper on roof, relay Owens Corning Oakridge dimensional shingles, replace pipe boots, add ridge vent, drip edge metal, remove/replace existing step/counter flashing at right side front and left side peak chimneys using 26 ga. galv. paint grip metal and paint all new metal using a rust preventive oil base paint. Reflash existing roof hatch, reseal roof hatch lid, and paint with rust preventive oil base paint. Remove/replace 75' of existing damaged galv. gutters/downspouts only with 75' of 6" aluminum seamless gutter and 130' of 3"x4" downspouts around home, and install 75' of 6" shurflo aluminum leaf guards. Repair existing siding as needed at left side upper elevation. Seal/recoat front porch box gutter with a rubberized roof coating (127 Ludlow Street)(\$18,500.00)

Project Cost \$40,000.00**TERMS OF CONTRACT**

- Your project completion is estimated at 3-5 working days.
- All project related non-salvageable items are to be removed to a landfill at the expense of Clearview Construction LLC.
- Clearview Construction LLC will supervise and direct the work, using the best skill and attention. We shall also be solely responsible for and have control over construction means, methods, techniques, sequences, procedures, and coordination for all portions of the work compliant to Clearview Construction LLC. under this agreement. 2 year labor warranty upon job completion
- Clearview Construction LLC. holds property owner harmless for any injuries sustained by any employee, agent, assignee of Clearview Construction LLC while we are working on property.
- Clearview Construction LLC shall enforce strict discipline and good order among contractor employees carrying out work under this agreement. We will not permit employment of unfit persons or persons not skilled in tasks assigned to them.
- All work areas are to be kept in a safe manner and will be cleaned up at works end daily.
- If there any unseen damages such as wood repair or iso board that we cannot see until we begin tear off any alteration of deviation from the above specifications involving extra costs will be executed only upon written change order and will become extra charges over and above the estimate.
- Minor wood repair up to 30 LF. will be repaired under contract, anything over will be an additional \$3.75 per LF.



- plus material cost as add-on with verbal/written approval
- Once project has begun, work will proceed uninterrupted Monday-Friday excluding holidays 8:00am-6:00 pm until project is completed.
- All agreements are contingent upon accidents, or delays beyond our control. If price of proposal is not approved within 30 days, estimated cost can be subject to price increase due to constant material cost inflation
- Property owner supplies permit Clearview Construction LLC supplies inspections

**** Payments to be made as follows: A deposit of \$20,000.00 at signing of contract. The balance of \$20,000.00 to be paid in full to foreman day of completion.**

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above. Owner will carry insurance adequate to cover fire, theft, tornadoes and other hazards. Contractor to carry Workers Compensation and liability insurance. A 2% per month service charge will be added to the final balance of all accounts 30 days or older. Customer will be responsible for all legal and collection fees. Note: This proposal may be withdrawn by Clearview Construction LLC if not accepted within 30 days. Any breaking of contract will resort in cancellation fees and penalties.

Respectfully submitted by: _____
Clearview Construction LLC

Accepted by: _____



My Home Maintenance LLC
P.O. Box 266
Trenton, OH 45067
513-318-9335
info@callmhm.com
www.callmhm.com



Estimate

ADDRESS
Jake Howard
125/127 Ludlow
Hamilton, OH 45011

ESTIMATE # 1812
DATE 06/13/2023

DESCRIPTION	DESCRIPTION	AMOUNT
LABOR	125 Ludlow	13,900.00
	Complete tear off of existing deteriorated slate roof	
	Install ice guard at gutter line/chimney/valleys, and synthetic felt paper on roof	
	Install dimensional shingles, replace pipe boots, add ridge vent, drip edge metal, remove/replace existing step/counter flashing at right side chimney using 26 ga. galv. paint grip metal and paint all new metal using oil based paint.	
	Clean/remove debris from existing box gutters on upper main roof, align 82'x 3' box gutters with a .060 mil rubber, install 82' of drip edge metal, install 82' of cover tape, remove/replace 180 sq. ft. of existing rubber roofing at front porch roof and install .060 mil fully adhered rubber roof system using 1/2" fiber board, seam tape, gutter apron and 6" cover tape.	
MATERIAL	Ice guard Synthetic felt paper Owens Corning Oakridge dimensional shingles Pipe boots Ridge vent Drip edge metal Step/counter flashing .060 mil rubber Cover tape Rubber roofing 1/2" fiber board, Seam tape, Gutter apron 6" cover tape.	11,450.00
DISPOSAL	Disposal of all removed and waste materials	675.00
LABOR	127 Ludlow	10,785.00

We Specialize In Updating Your Home



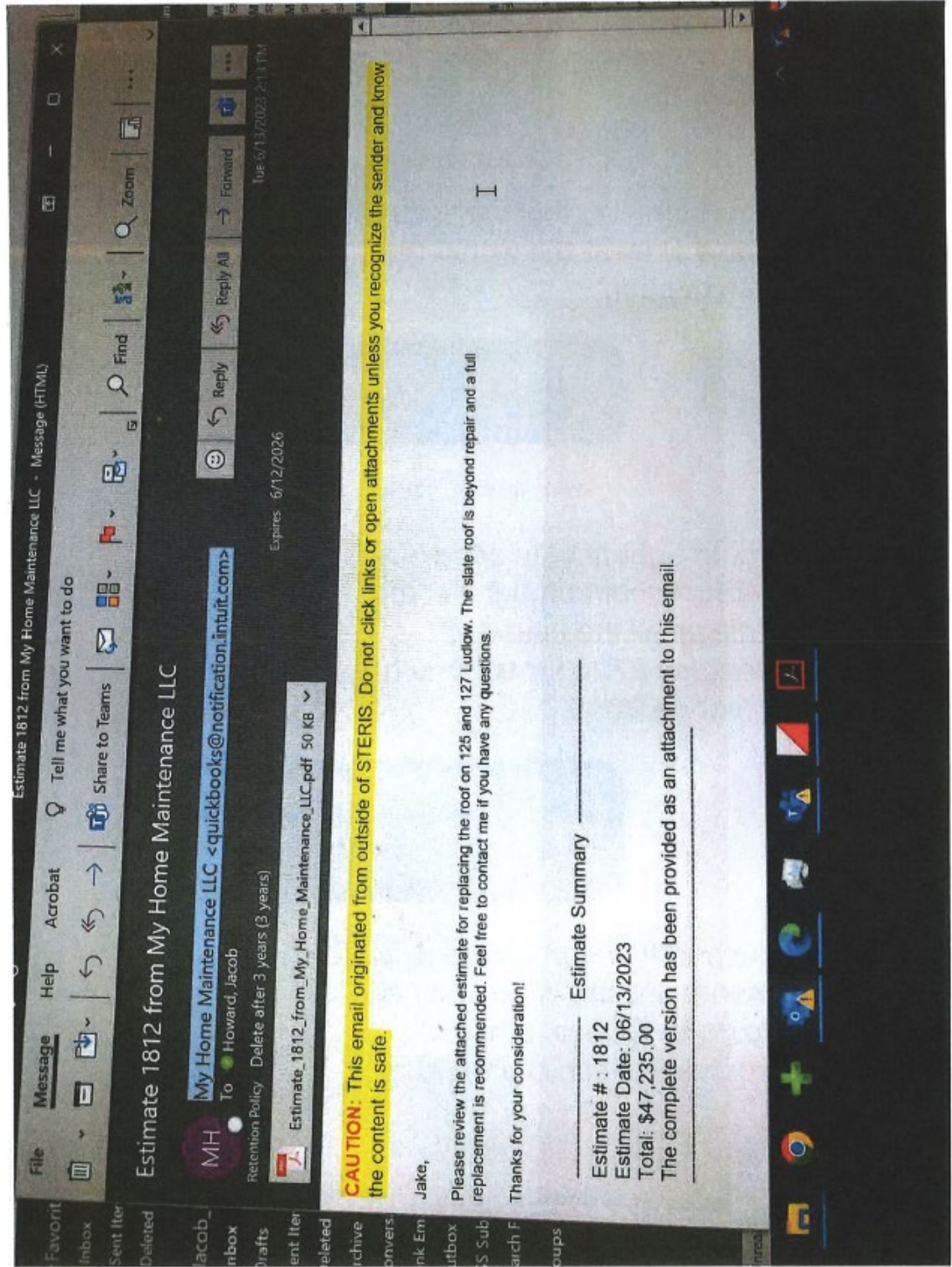
DESCRIPTION	DESCRIPTION	AMOUNT
	Complete tear off of existing deteriorated slate roof and shingles on front porch	
	Install ice guard at gutter line/chimneys/valleys, and synthetic felt paper on roof	
	Install dimensional shingles	
	Replace pipe boots, add ridge vent, drip edge metal, remove/replace existing step/counter flashing at right side front and left side peak chimneys using 26 ga. galv. paint grip metal and paint all new metal using oil based paint	
	Reflash existing roof hatch, reseal roof hatch lid, and paint with oil based paint	
	Remove/replace 75' of existing damaged galv. gutters/downspouts only with 75' of 6" aluminum seamless gutter and 130' of 3"x4" downspouts around home, and install 75' of 6" leaf guards.	
	Repair existing siding	
	Seal/recoat front porch box gutter with a rubberized roof coating	
MATERIAL	Ice guard	9,750.00
	Synthetic felt paper	
	Owens Corning Oakridge dimensional shingles	
	Pipe boots	
	Ridge vent,	
	Drip edge metal,	
	Step/counter flashing	
	Oil base paint	
	Flashing	
	6" aluminum seamless gutter and	
	3"x4" downspouts around home, and Aluminum leaf guards	
	Rubberized roof coating	
DISPOSAL	Disposal of all removed and waste materials	675.00
We Look Forward To Working With You!		
	TOTAL	\$47,235.00

Accepted By

Accepted Date

We Specialize In Updating Your Home





Seely Gray Roofing Quote

I hereby authorize you to proceed with a minimum service fee of \$ 0 *Customer's Signature*

StraightForward Pricing[®]

LEVEL	STD RATE	OCC RATE	REPAIRS	QTY	EACH	TOTAL
7	A: \$ <u>X</u> T: \$ _____ L: \$ _____ M: \$ _____	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	Entire roof to be tore off down to wood decking. Any wood replacement need will be done at \$75.00 per man hour. All trash and debris to be hauled away	_____ x \$ _____	= \$	
6	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	Ice + water shield to be applied at all gutter eaves and valley areas. A new Synthetic felt to be applied on roof decking. A new 30yr dimensional shingle to be installed on entire roof. New Chimney flashing to be installed. New valley metal to be installed. New pipe flashings to be installed. Ridge vent to be installed at peak of roof. All work comes with a 5yr workmanship warranty.	_____ x \$ _____	= \$	
5	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____		_____ x \$ _____	= \$	
4	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____		_____ x \$ _____	= \$	
3	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____		_____ x \$ _____	= \$	
2	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____		_____ x \$ _____	= \$	
1	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____		_____ x \$ _____	= \$	

CLUB MEMBERSHIPS

Enroll me in Overhead Care Club™ today for only \$19.95 per month.

I decline Club Membership today.

Diagnosis: _____

Recommendation: _____

ACCEPTANCE OF WORK PERFORMED:
I acknowledge satisfactory completion of the above described work and that the premises has been left in satisfactory condition. I understand that if my check does not clear, I am liable for the check and any charges from the bank. I agree to pay 1.75% per month for past-due contracts (minimum charge \$15). In the event that collection efforts are initiated against me, I shall pay for all associated fees at the posted rates as well as all collection fees and reasonable attorney

Customer's Signature

WORK PERFORMED TO MY SATISFACTION

Technician's Signature

Service Fee \$ 0

Total Due Today \$ 15,642.00

50% deposit +
50% upon completion



I hereby authorize you to proceed with a minimum service fee of \$ 0

Customer's Signature

StraightForward Pricing®

LEVEL	STD RATE	OCC RATE	REPAIRS	QTY	EACH	TOTAL
7	A: \$ <u>X</u> T: \$ _____ L: \$ _____ M: \$ _____	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	Entire roof to be tore off down to weod decking. Any wood replacement will be done at <u>75¢</u> A man hour.	_____	x \$ _____	= \$ _____
6	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	All trash and debris will be hauled away. Ice + water shield to be applied at all gutter eaves and valley areas. Synthetic felt to be applied on remaining wood decking. A New 30yr dimensional shingle will be in-	_____	x \$ _____	= \$ _____
5	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	stalled on entire roof. New Chimney flashing to be installed. New valley flashing to be installed. New pipe	_____	x \$ _____	= \$ _____
4	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	boot flashings to be installed. Ridge vent to be installed at peak of roof. All work	_____	x \$ _____	= \$ _____
3	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	comes with a 5yr workmanship warranty.	_____	x \$ _____	= \$ _____
2	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____		_____	x \$ _____	= \$ _____
1	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____	A: \$ _____ T: \$ _____ L: \$ _____ M: \$ _____		_____	x \$ _____	= \$ _____

CLUB MEMBERSHIPS

Enroll me in Overhead Care Club™ today for only \$19.95 per month.

I decline Club Membership today.

Diagnosis: _____

Recommendation: _____

ACCEPTANCE OF WORK PERFORMED:

I acknowledge satisfactory completion of the above described work and that the premises has been left in satisfactory condition. I understand that if my check does not clear, I am liable for the check and any charges from the bank. I agree to pay 1.75% per month for past-due contracts (minimum charge \$15). In the event that collection efforts are initiated against me, I shall pay for all associated fees at the posted rates as well as all collection fees and reasonable attorney fees. I agree that the amount set forth in the

Customer's Signature

WORK PERFORMED TO MY SATISFACTION

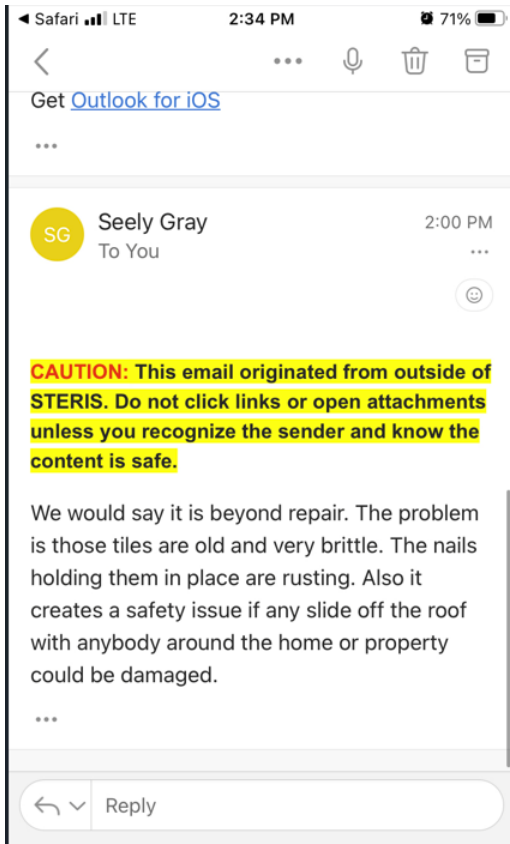
Technician's Signature

PERFORMED WORK TO CUSTOMER'S SATISFACTION

Service Fee \$ 0

Total Due Today \$ 18,469.00
50% deposit
50% upon completion





Allgood Construction Services

PO Box 724
 Hamilton, Oh 45012
 Dan.allgoodconst@gmail.com
 513 785-9807 Dan

Estimate

Date	Estimate #
6/30/2023	100

Name / Address
Lonnie Lewis

Job/Project
125/127 Ludlow St

Item	Description	Total
Labor	To remove existing slate shingles and properly dispose of. Dumpsite or dump trucks will be provided. Chimneys will to be flashed or recounted flash.	24,560.00
Materials	Installation of new shingles. Material cost.	7,480.00
Charge	Optional if requested or required by city to resheet with 1/2 plywood. Labor and materials \$6,500.00	0.00
Total		\$32,040.00



Allgood Construction Services

PO Box 724
Hamilton, Oh 45012
Dan.allgoodconst@gmail.com
513 785-9807 Dan

Estimate

Date	Estimate #
6/30/2023	101

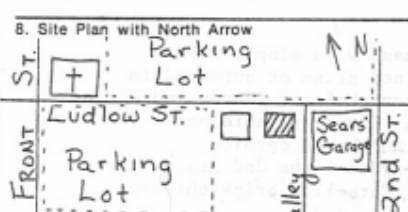
Name / Address
Lonnie Lewis

Job/Project
125-127 Ludlow Str

Item	Description	Total
Roof	To remove existing slate shingles and properly dispose of. Dumpsite or dump trucks will be provided. Chimneys will to be flashed or reaccounted flash. Installation of new slate shingles. Labor and materials. \$87,000.00 per unit.	174,000.00
<i>Slate Shingle</i>		
Total		\$174,000.00



Exhibit E - Ohio Historic Inventory Sheet

OHIO HISTORIC INVENTORY		CODED		Ohio Historic Preservation Office Ohio Historical Center Columbus, Ohio 43211	
1. No. <u>BUT-481-9</u>		4. Present Name(s)		1. No. <u>BUT-481-9</u> 2. County <u>Butler</u>	
2. County <u>Butler</u>		5. Other Name(s)			
3. Location of Negatives <u>Hamilton Planning Dept.</u>		<u>The Schlosser House</u>			
6. Specific Location <u>127 Ludlow St.</u>		16. Thematic Category <u>manufacturing/industry</u>		28. No. of Stories <u>2½</u>	
7. City or Town <u>Hamilton</u> If Rural, Township & Vicinity		17. Date(s) or Period <u>c. 1895</u>		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
8. Site Plan with North Arrow 		18. Style or Design <u>Queen Anne</u>		30. Foundation Material <u>rock-faced ashlar</u>	
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>16 709800 4363560</u>		19. Architect or Engineer		31. Wall Construction <u>Frame</u>	
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 <u>complex gable/slate</u>	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent <u>residence</u>		33. No. of Bays Front <u>5</u> Side <u>6</u>	
12. Is it Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use <u>multi-family residence</u>		34. Wall Treatment <u>clapboard</u>	
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 <u>Irregular</u>	
14. District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address, if known		36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input checked="" 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 <u>very good</u>	
16. Name of Established District		26. Local Contact Person or Organization		38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
17. Name of Established District		27. Other Surveys in Which Included		39. Endangered? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> By What? <u>unsympathetic alterations</u>	
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 <u>10 ft.</u>	
20. Name of Established District		29. Name of Established District		42. Further Description of Important Features <u>Front wraparound porch has spindled balustrade with turned columns & gingerbread with small pendants along the porch roof line. A pedimented gable end on the porch roof. There's a wooden water table with vertical wood treatment on the front facade. Fishscale shingles appear between the 1st & 2nd story windows on the front facade & along part of each side of the house. Transoms appear over the original wooden doors. There are a variety of windows. Some are</u>	
21. Name of Established District		29. Name of Established District		43. History and Significance <u>In 1908 this was the residence of Jacob, Anna and Gustav C.L. Schlosser. Jacob and Gustav co-owned Jacob Schlosser and Son Company, manufacturers of galvanized iron cornices, stoves, tinware and roofers. The company was located at 340 High Street. By 1919 Frances Black and Anna Schlosser were the only occupants listed in the directory. Jacob C. Schlosser was again listed as a resident in 1925. According to the 1930 City Directory, this</u>	
22. Name of Established District		29. Name of Established District		44. Description of Environment and Outbuildings <u>This house and one quite similar to it sit in a commercial section of Hamilton, surrounded by parking lots.</u>	
23. Name of Established District		29. Name of Established District		45. Sources of Information <u>Personal Observation Williams' Hamilton Directories</u>	
24. Name of Established District		29. Name of Established District		46. Prepared by <u>Susan Enzweiler</u>	
25. Name of Established District		29. Name of Established District		47. Organization <u>MPA</u>	
26. Name of Established District		29. Name of Established District		48. Date _____ 49. Revision Date(s) _____	
27. Name of Established District		29. Name of Established District		5. Other Name(s) <u>The Schlosser House</u>	



43. house was the residence of Elizabeth J. Black, Anna Schlosser and Emma B. Neumeister.
This building is a good example of Queen Anne architecture in Hamilton.

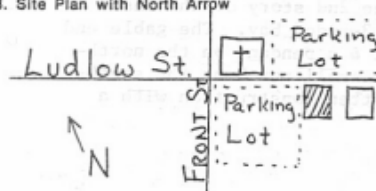

42. new windows with shutters. Others are 1/1 double hung sash with simple wooden surrounds. Another type is small rectangular windows of stained glass or bordered in art glass.. Some windows are diamond-shaped. The gable ends on the front facade and on the sides of the house are stuccoed and have a decorative window. The rear gable has clapboard & a 4 light window with a wooden surround. Frieze and boxed cornice. There is a 2 story bay on the west side. The 1st story is 3-sided & the 2nd story is boxed. In the rear is a brick addition with a porch on top. Corbelled brick chimney.



OHIO HISTORIC INVENTORY

CODED

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>BUT-480-9</u>		4. Present Name(s)		1. No. <u>BUT-480-9</u>
2. County <u>Butler</u>		5. Other Name(s)		
3. Location of Negatives <u>Hamilton Planning Dept.</u>		<u>Dister-Hyams/Nelson-Schlosser House</u>		2. County <u>Butler</u>
6. Specific Location <u>125 Ludlow St.</u>		16. Thematic Category <u>Manufacturing/Industry</u>		
7. City or Town <u>HAMILTON</u> If Rural, Township & Vicinity		17. Date(s) or Period <u>c. 1895</u>		4. Present Name(s)
8. Site Plan with North Arrow 		18. Style or Design <u>Queen Anne</u>		
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>16 709780 4363570</u>		19. Architect or Engineer		
10. Site Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder		
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent <u>residence</u>		
12. Is it Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use <u>multi-family residence</u>		
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"/>		
14. District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address, if known		
15. Name of Established District		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
42. Further Description of Important Features <p>Recessed area of front facade has porch of Ionic columns & pilasters along with a spindled balustrade. The house has a wooden water table. Transoms are located over the two front doors & over the 1st story front window. This window transom is made of beveled glass. Most of the windows on the front facade have aluminum sashes. These windows & their shutters are not original. Most of the windows <u>OVER</u></p>		26. Local Contact Person or Organization		
43. History and Significance <p>In 1919, Oscar J. Dister & Alex G. Hyams resided at this address. By 1930, it was the home of Harry H. Nelson & Jacob C. Schlosser. Schlosser had been co-owner of Jacob Schlosser and Son Company, manufacturers of galvanized iron cornices, stoves and tinware and roofers. This house is an excellent example of Queen Anne architecture.</p>		27. Other Sites (Which included )		
44. Description of Environment and Outbuildings <p>This house and one quite similar to it sit in a commercial section of Hamilton, surrounded by parking lots.</p>		28. No. of Stories <u>2 1/2</u>		
45. Sources of Information <u>Personal observation</u> <u>Williams' Hamilton Directories</u>		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
		30. Foundation Material <u>rock-faced ashlar</u>		
		31. Wall Construction <u>frame</u>		
		32. Roof Type & Material <u>gable/slate</u>		
		33. No. of Bays Front <u>6</u> Side <u>3</u>		
		34. Wall Treatment <u>clapboard</u>		
		35. Plan Shape <u>rectangular</u>		
		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>		
		37. Condition Interior _____ Exterior <u>very good</u>		
		38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
		41. Distance from and Frontage on Road <u>10 ft.</u>		
		46. Prepared by <u>Susan Enzweiler</u>		
		47. Organization <u>MPA</u>		
		48. Date <u>1/89</u> Revision Date(s)		
		5. Other Name(s) <u>Dister-Hyams/Nelson-Schlosser House</u>		





OHIO HISTORIC INVENTORY

CODED

Ohio Historic Inventory
Ohio Historical Center
Columbus, Ohio 43221

1. Name of Property		2. Locality	
3. Date of Construction		4. Date of Inventory	
5. Name of Owner		6. Name of Inventor	
7. Name of Architect		8. Name of Photographer	
9. Name of Photographer		10. Name of Photographer	
11. Name of Photographer		12. Name of Photographer	
13. Name of Photographer		14. Name of Photographer	
15. Name of Photographer		16. Name of Photographer	
17. Name of Photographer		18. Name of Photographer	
19. Name of Photographer		20. Name of Photographer	
21. Name of Photographer		22. Name of Photographer	
23. Name of Photographer		24. Name of Photographer	
25. Name of Photographer		26. Name of Photographer	
27. Name of Photographer		28. Name of Photographer	
29. Name of Photographer		30. Name of Photographer	
31. Name of Photographer		32. Name of Photographer	
33. Name of Photographer		34. Name of Photographer	
35. Name of Photographer		36. Name of Photographer	
37. Name of Photographer		38. Name of Photographer	
39. Name of Photographer		40. Name of Photographer	
41. Name of Photographer		42. Name of Photographer	
43. Name of Photographer		44. Name of Photographer	
45. Name of Photographer		46. Name of Photographer	
47. Name of Photographer		48. Name of Photographer	
49. Name of Photographer		50. Name of Photographer	
51. Name of Photographer		52. Name of Photographer	
53. Name of Photographer		54. Name of Photographer	
55. Name of Photographer		56. Name of Photographer	
57. Name of Photographer		58. Name of Photographer	
59. Name of Photographer		60. Name of Photographer	
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42. have plain wooden surrounds. A 3-sided bay appears on the 2nd story of the east side of the house. The west side of the house has a 2 story, 3-sided bay. The gable end on the front facade has a 3 part window located in its pediment & a pendant on the north-east corner. Small boxed cornice & frieze. In the rear, is a small porch on the south-east corner. On the property, is an outbuilding of board & batten construction with a brick chimney.




To: Architectural Design Review Board
From: Dani Baxter
Subject: New Business - AGENDA ITEM #4
327 Main St – Building Demolition and parking Lot Installation
Community Improvement Corporation of Hamilton (CIC), Applicant
Meeting Date: July 18, 2023
Received Application: June 26, 2023
Impacts: Rossville-Main Historic District

Introduction:

The Applicant, the CIC, has submitted a Certificate of Appropriateness Application for demolition of a single commercial structure as proposed at 327 Main St. The proposal involves the demolition of a single commercial structure, approximately 2,500 square feet, construction date is unknown.

This property is located within the Rossville-Main Historic District and is Zoned MS-1 (Main Street Core District). This property is not located on the State of Ohio Historical Inventory.

Proposal

- Existing Commercial Building
 - Material- concrete wall panels
 - Color- gray body, red accents
 - Design- Two roll up garage doors on the front of the building
 - Dimensions- Approximately 48 feet wide of frontage along Main St, 53 feet deep, 2,500 square feet total.

- Proposed- parking lot

ADRB Policies & Guidelines

This application broaches the topic of demolitions and parking lots in the ADRB Policies and Guidelines.

Criteria for Consideration of Approval of Demolition

(At least two (2) out of the following five (5) conditions, A through E, are required):

A. 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. (CONDITION MET)

B. That the property proposed for demolition contains no features of architectural and/or historical significance. The structure proposed for demolition has no architectural significance or historical significance either, due to: (CONDITION MET)

1. Significant loss of original architectural features.
2. Significant loss of decorative or other architectural features that contribute to a historic structure and historic district.
3. Compounding alterations and changes to the structure that render original architecture and historic significance lost or indeterminable.
4. The structure contains no historic architectural features (i.e. modern buildings or modern additions to a historic structure).
5. Architectural and historical significance can be attributed to the finding of or the lack of several factors. Refer to the Supplemental criteria found within the following sections of the Demolition Guidelines: “Architectural Significance”, “Historical Significance” and/or “Historic Designation”

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.

1. The applicant has submitted evidence of attempts at alternatives to demolition of the structure.
2. The applicant has submitted evidence of having no reasonable economic use that allows for preservation, rehabilitation, restoration, or reconstruction of the structure.
3. The applicant has submitted evidence illustrating significant damage or structural issues pertaining to the structure that would present a specific infeasibility towards the use or occupation of the structure, as it currently exists, or an economic infeasibility towards the preservation, rehabilitation, restoration, or reconstruction of the structure.



4. The property owner and/or applicant has actively marketed the property and structure for the purposes of maintenance, preservation, restoration, or reconstruction, and not demolition. The property owner and/or applicant has provided detailed documentation demonstrating marketing efforts such as Requests for Proposals (RFPs) or an MLS listing.

Detailed Information Required:

The property owner and/or applicant shall provide detailed information supporting this claim, such as:

- a. Length of time the property was marketed or for sale and response to the marketing efforts;
- b. Lack of interest in maintenance, preservation, restoration, or reconstruction of the property; and/or
- c. Cost of rehabilitation of structure compared to estimated property value postrehabilitation.

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.
4. For a demolition application of a Central Area Inventory Building, it is mandatory that the property owner and/or applicant has a pre-application meeting with the board at a regular Architectural Design Review Board (ADRB) meeting, and/or holds a public meeting with stakeholders, before the item is included on an ADRB Agenda for review and final action by the board.

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.
(CONDITION MET)

This can include some or all of the following, but is not limited to:



1. The property would be demolished for a major roadway or traffic improvement, specifically for traffic safety or traffic management.
2. The property is located around or near a collection of other developable properties and can be utilized for a strategic city purpose and/or as part of a potential large-scale redevelopment. A development proposal should be in place as part of the demolition application.
3. Property will be part of a new business or business redevelopment that creates new a significant number of jobs and is reasonably unable to adapt the historic structure or property in the development plan.

Mandatory Items for Criteria “E” (CONDITION MET)

In addition to the above, the following items are required for consideration of this criterion:

1. The proposal will require a reuse plan for the property, which will include a site plan that is legible, preferably professionally drawn. The reuse plan can be preliminary or final, and shall be approved with the COA for demolition.
2. Demonstration of the infeasibility of reusing or incorporating the existing structure as part of the development proposal.
3. The proposed project is large-scale in nature, such as a commercial building, mixed-use development, or apartment complex, that complements the design of the historic district and is supported by the City of Hamilton Economic Development Department.

Historic Significance

The historical significance of a structure or property, as defined by the existing historic designations on the structure or property. Depending on the level of historic designation, the structure has historic significance in one (1) or more of the following ways:

1. Structure or property is a noteworthy example of a particular architectural style, craftsmanship, or method of construction.
2. The structure or property is a rare or sole survivor of a style of construction or development.
3. The structure or establishes a broader pattern of historic development in the historic district, neighborhood, or the city.



4. The structure or property is associated with the life or activities of persons significant to the historic district, neighborhood, and/or the city, related to the context of local history and impact.
5. The structure and/or property is associated with historic events or historic trends related to the historic district, neighborhood, or the city.
6. The structure or property is integral to the development patterns of the cultural history of the historic district, neighborhood, or the city. Examples include historical industrial sites, and structures related to religious or ethnic groups.
7. The structure is an original surviving structure of the Great 1913 Flood (primarily applicable to German Village, Dayton Lane).

Parking Lots

Requests for Certificates of Appropriateness involving four (4) stand alone parking spaces or commercial parking lots will be treated by the Board as follows:

A. Certificates issued for the installation of new parking lots will require the following:

1. Whenever possible, parking lots shall be located in the rear yard. If that is not possible, parking lots shall be located in the side yard. Only if it is not possible to locate the parking lot in the side or rear yard shall a front yard parking lot be approved for a historic property.
2. If located in a front or side yard, a landscape buffer will be installed and maintained between the sidewalk and the pavement.
3. The required landscaped buffer will consist of an evergreen hedge maintained at a height of at least 36 inches and consist of a depth equal to the front yard of the immediately adjoining property.
4. The screen wall required by the City code between parking lots and residential property will not extend beyond the actual front wall of the adjacent residential structure. The composition/material of the screen wall may be specified by the Board.
5. The Board reserves the right to attach landscape buffering requirements as a condition for approval of the reconstruction/surfacing or resurfacing of existing parking lots.
6. Scaled plans of parking lot proposals with detailed landscaping and screening layouts will be required with a request for a Certificate.



7. Parking lots shall also meet the relevant regulations set forth in Section 1600 of the Hamilton Zoning Ordinance.

B. A traditionally landscaped property should not be covered with large, paved areas for parking which would drastically change the character of the site.

Staff Comments:

- This demolition application falls under Criteria A, B, and E for the consideration of demolition approval.
- Planning Department staff feel there is no historical or architectural significance to the building that would be lost due to demolition.
- The structure is currently being utilized as the Legacy Martial Arts Academy, which is planning to vacate the property in August 2023 and relocating to their new building along NW Washington Blvd.
- This demolition request is associated with the new Agave & Rye restaurant and parking lot development at the southeast corner of S E St and Main St.
- The existing site was mostly impervious surface with a small landscape island at the front entrance of the property along Main St.

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 demolish the existing commercial structure and install a parking lot 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



Exhibit B – Certificate of Appropriateness Application

A 232536



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

Architectural Design Review Board

Phone: 513-785-7350

Fax: 513-785-7359

Email: hamiltonhistoric@hamilton-oh.gov

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

Property Address: 327 Main St, Hamilton OH 45013

Applicant Name: City of Hamilton

Applicant Mailing Address: 345 High St, Hamilton OH 45011

Owner's Name: Community Improvement Corp.

Owner Mailing Address: 345 High St, Hamilton OH 45011

Daytime Contact Phone: 513-785-7367 Email: dani.baxter@hamilton-oh.gov

Applicant Signature: Danielle Baxter Date: 6/26/23

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

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



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



Exhibit C – Site Plan & Photos









Jul 5, 2023 10:22:47 AM
327 Main Street
Hamilton
Butler County
Ohio



Jul 5, 2023 10:23:05 AM
121 Main Street
Hamilton
Butler County
Ohio







