



Architectural Design Review Board
November 21, 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. Old Business – Properties Seeking COAs

V. New Business – Properties Seeking COAs

1. 139 Ross Ave – Demo of Rear Addition

Motions:

- ADRB move to approve the COA request to demolish the rear addition 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. 813 Campbell Ave – Front Porch Replacement

Motions:

- ADRB move to approve the COA request to install a wood front porch railing and spindles 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. 310-312 Main St – Glass Block Window Installation, Window Infill, Basement Door Replacement

Motions:

- ADRB move to approve the COA request to install glass block for all basement windows and install two steel basement doors 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. 106 Main St – Install New Windows, Doors, Balconies, Canopy, and Building Entrance

Motions:

- ADRB move to approve the COA request to install 8 new Anderson 400 windows, 4 new double glass doors, 4 new wrought iron balconies, 2 new entry doors, and 1 aluminum canopy as proposed after determining it maintains compliance with Section 2600 of the Hamilton Zoning Ordinance and ADRB Policies & Guidelines.
- ADRB move to deny the COA request as proposed, as it is not compliant with Section 2600 of the Hamilton Zoning Ordinance and/or ADRB Policies & Guidelines.

VI. Administrative Approvals

- 813 Campbell Ave - Exterior paint proposed is in conformance with the Recommended Paint Colors by Architectural Type Chart. Body (Kind Green SW-6457), Trim (Alabaster SW-7008), and Accent (front door, Caribbean Coral SW-2854). Like-for-like roof replacement with CertainTeed Landmark Asphalt Shingle (black/grey).
- 215 Main St - Like-for-like tuck point grout repair on the exterior brick of the building.
- 220 S 3rd St - Like-for-Like repair and replacement of rubber roof. Like-for-like repair of caulk and paint on windows. Like-for-like repair of iron gutters, painted cream. Like-for-like tuck pointing on north wall and repainting in same color (dark green).
- 310-312 Main St- Exterior paint proposed is in conformance with the Recommended Paint Colors by Architectural Type Chart. Body of wood



portion of structure (SW 7075 Web Gray). Accents on wooden portion of the structure (SW 6258 Tricorn Black & SW 7006 Extra White). Gutters (SW 7006 Extra White). Soffit (SW 7075 Web Gray & SW 7006 Extra White). Repair and replace, in kind, all exterior elements not up to acceptable visual or structural standards. Like-for-like replacement of existing porch box gutters, porch soffit and internal framing/bracing, and the gable roof gutters and soffit framing/bracing.

- 31 N 7th St- Like-for-Like repair and replacement of front porch box gutters with wood fascia and rubber roofing material. Box gutters to be painted to match existing.
- 409 Maple Ave (Train Depot)- Installation of temporary clearboards on 1st floor window openings for building security while window repairs/replacements are researched. Transparent .11 thickness polycarbonate sheets will be affixed to the temporary window braces previously installed when the building was secured for moving. The polycarbonate sheets and interior braces will not be affixed to the brick or mortar at any location. Any existing plywood covered windows not accessible (2nd or 3rd floor) or too large for clearboarding will be painted with Valspar 2003-5A (Tropical Nut) paint color, to best match the surrounding brick.
- 233 S C St- Paint soffits, porch roof, and downspouts copper. Paint window frame, porch trim, and porch railing/pillar black. This COA does NOT approve painting the body of the building, painting any stone/brick/masonry, painting the accessory structure (garage), painting the lintels and windowsills, painting the foundation wall, or painting the retaining wall. The proposal to paint these specific features of the building will be determined by the ADRB on the 12/5/2023 hearing.

I. Miscellaneous



- 219 High St- Window infill on south elevation not included on previous ADRB approval.
- 10 Kirk Ave- Window Update
- 418 & 420 S D St- BZA Appeal Update

VII. Approval of Meeting Minutes:

- October 17, 2023

VIII. Adjourn





To: Architectural Design Review Board
From: Brooke Wells
Subject: New Business - AGENDA ITEM #1
139 Ross Ave – Demolition of Addition to Primary Structure
Tracy Wieland, Applicant
Meeting Date: November 21, 2023
Received Application: October 24, 2023
Impacts: Rossville-Main (Location)

Introduction:

The Applicant, Tracy Wieland, has submitted a Certificate of Appropriateness Application for a demolition proposed at 139 Ross Ave. The proposal involves an addition in the rear of the property proposed to be demolished.

This property is located within the Rossville-Main Historic District and is Zoned TN-3 (Traditional Neighborhood). This property is located on the State of Ohio Historical Inventory. The build of the additions date back prior to 1887. The primary, brick structure is an original Rossville structure.

The applicant has provided photos of the existing condition of the interior of the additions to document where the additions have rot, mold, termite, and fire damage. The applicant's future plans are to use the demolished areas as a concrete porch.

Proposal

- Existing

Figure 1: Photo of the exterior of the addition proposed to be partially demolished.



Figure 2: Photo of the exterior of the addition proposed to be completely demolished.



Figure 3: Photo of exterior damage to the addition proposed to be partially demolished.



Figure 4: Photo of exterior damage to the addition proposed to be partially demolished.



Figure 5: Photo of exterior damage to the addition proposed to be partially demolished.



Figure 6: Photo of exterior damage to the addition proposed to be partially demolished.



Figure 1: Photo of the interior damage to the addition proposed to be fully demolished.



Figure 2: Photo of the interior damage to the addition proposed to be fully demolished.



Figure 3: Photo of the interior damage to the addition proposed to be fully demolished.



Figure 4: Photo of the interior damage to the addition proposed to be fully demolished.



Figure 5: Photo of the interior damage to the addition proposed to be fully demolished.



Figure 6: Photo of the interior damage to the addition proposed to be partially demolished.



Figure 7: Photo of the interior damage to the addition proposed to be partially demolished.



- Proposed

Figure 7: Applicant drawing of proposed demolition project.

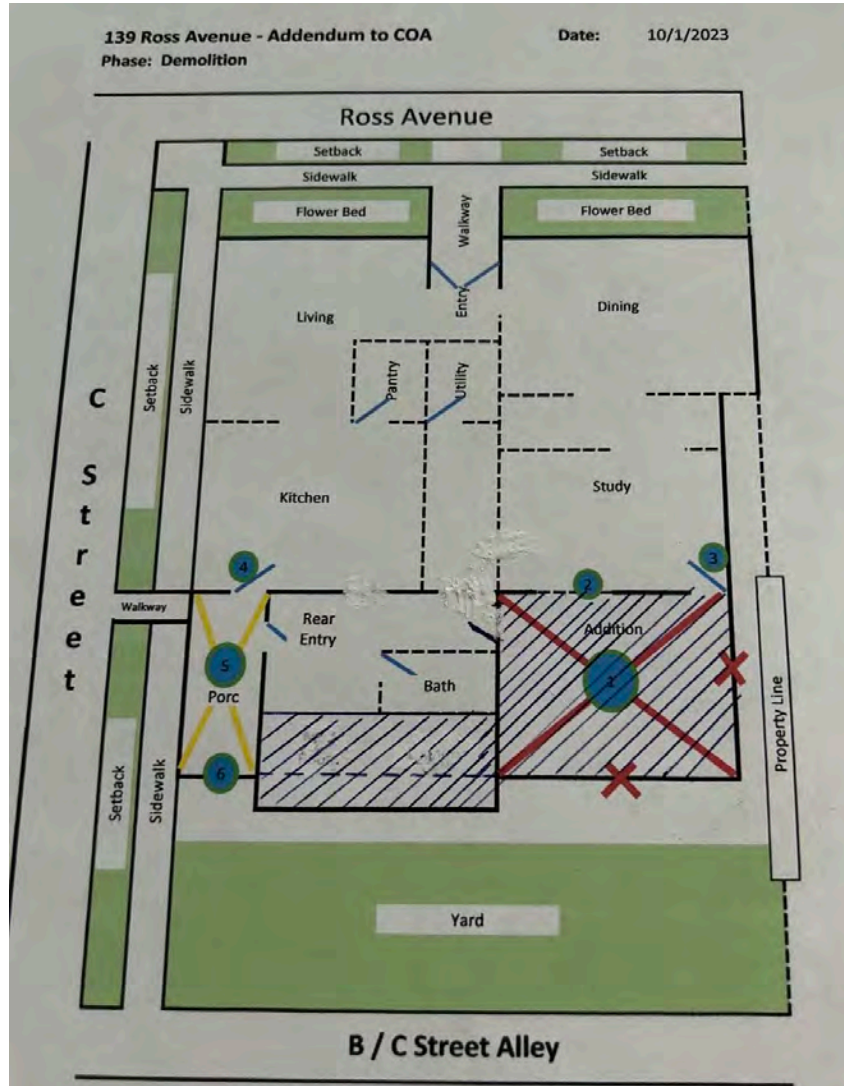


Figure 8: Photo of the portion of the addition proposed to be saved.



Figure 9: Applicant is proposing to keep the roofline as a covered porch area.



ADRB Policies & Guidelines

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

Demolition Requests:

Requests for Certificate of Appropriateness for demolition will be granted or denied based on the Board's evaluation of the following criteria:

In the absence of a State of Ohio or city mandate, or city declared nuisance, when an application for a Certificate of Appropriateness is filed, there will be no approval of demolition of any structure, located in a historic district or included as part of a historic inventory regulated by the Architectural Design Review Board, unless the applicant can prove, with credible evidence¹, a specific need, and justification for demolition of the structure exists. Historic structures and the Historic Districts have significant value placed on them by the City and demolition of historical structures represents a loss of unique architecture, history, and character of the historic neighborhoods and the City.

The applicant shall be required to submit sufficient documentation from qualified professionals that supports that at least two (2) of the following conditions from the Architectural Design Review Board Policies & ADRB Guidelines: Approval of Demolition of a Property in a Historic District or Historic Inventory Structure apply:

Note: The applicant has identified conditions A, B, and C as criteria for demolition of the addition at 139 Ross Ave.

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.

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:

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.

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. 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.

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).

Staff Comments:

- The additions to 139 Ross Ave are not original, however, they are historic. The build date of the additions date back prior to 1887.
- 139 Ross Ave is very similar in style and construction to the house next door at 129-133 Ross Ave. The property next door at 129-133 Ross Ave has a preservation easement on its front façade.
- 139 Ross Ave is an original Rossville structure, and the original portion of the building (without the additions), is the most important to preserve.

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:

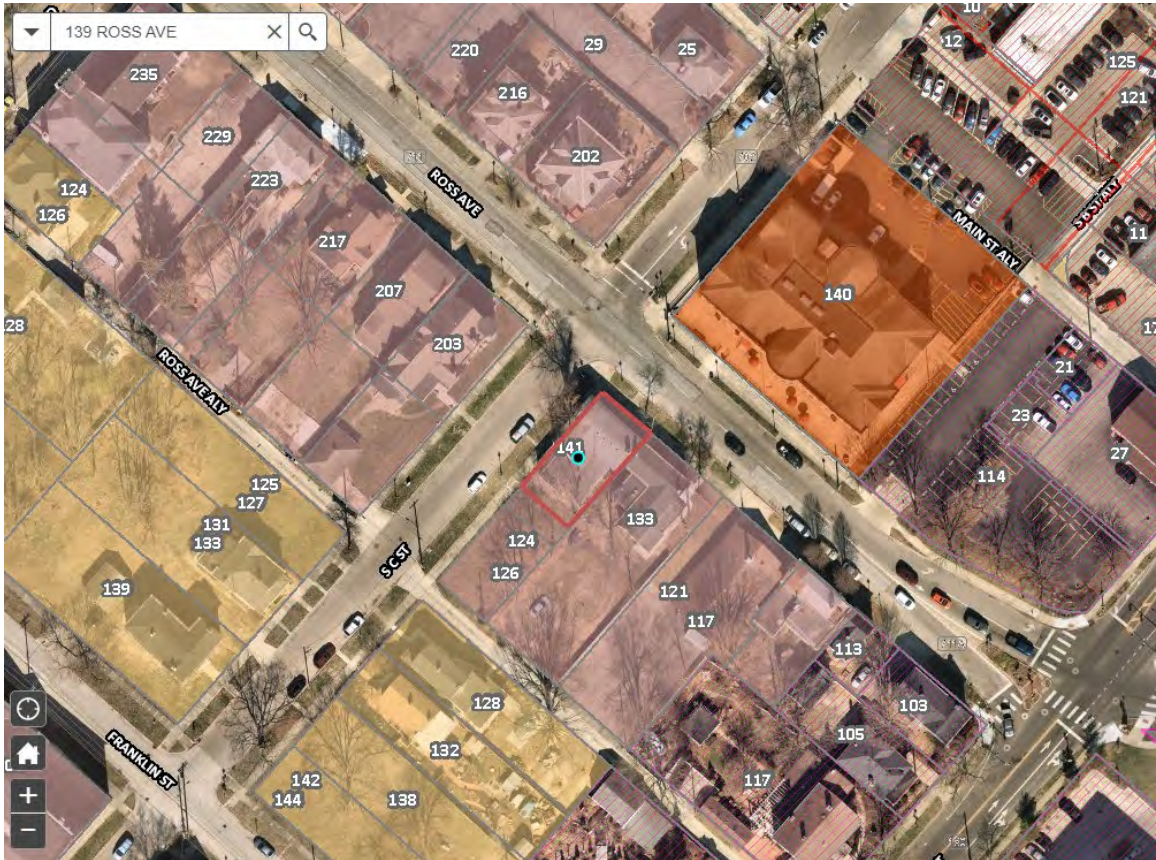
- ADRB move to approve the COA request to demolish the rear addition as proposed after determining it maintains compliance with Section 2600 of the Hamilton Zoning Ordinance and ADRB Policies & Guidelines.
- ADRB move to deny the COA request as proposed, as it is not compliant with Section 2600 of the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

Attachments:

1. Exhibit A – Location Map
2. Exhibit B – Certificate of Appropriateness Application
3. Exhibit C – Applicant Drawing of Demolition Proposal
4. Exhibit D – Ohio Historic Inventory Sheet



1. Exhibit A – Location Map



2. 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: 139 Ross Ave

Applicant Name: Tracy Wieland & Mike Ftacnik

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: 10/24/23

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): N/A

Paint Sample Provided (often required)

Appearance of Color: _____

Color Name & Manufacturer: _____

Location (body, window trim, specific trim, accent): _____

Siding Sample Provided

Existing Siding (style, material, color, location): _____

Proposed Siding (style, material, color, location): _____

Manufacturer: _____ Proposed Size: _____

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

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

Existing Roof (material, style, color): _____

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:

Back Addition

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:

Complete demo of right addition structure (if facing the back of the house the right side/area is marked with red x on attachment) and partial demo of the left side shown by dashed line on drawing. The goal is to make the demoed areas a concrete porch. By opening up the right side, we will be able to fix the structural issues with the exterior wall and bring back the window, and the door will now serve as a door to the inside. This portion of the house has rot, mold, termite, and fire damage. The floor joist is completely disintegrated. In our opinion, there is nothing to salvage. The new use of the space will provide privacy since this home has no set back. Photos of damage are attached.

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



4. Exhibit D - Ohio Historic Inventory Sheet

OHIO HISTORIC INVENTORY		CODED		Ohio Historic Preservation Office Ohio Historical Center Columbus, Ohio 43211	
1. No. <i>BUT-565-9</i>		4. Present Name(s)			
2. County <i>Butler</i>		5. Other Name(s)			
3. Location of Negatives <i>Hamilton Planning Dept.</i>		<i>McMeechan, Riley/Hill, Shaffer Residence</i>			
6. Specific Location <i>139-141 Ross Ave. PT. 1563 Ward S1</i>		16. Thematic Category <i>Man./ industry/transportation</i>		28. No. of Stories?	
7. City or Town If Rural, Township & Vicinity <i>Hamilton</i>		17. Date(s) or Period <i>1840-1860</i>		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
8. Site Plan with North Arrow		18. Style or Design <i>Greek Revival</i>		30. Foundation Material <i>Brick</i>	
		19. Architect or Engineer		31. Wall Construction <i>Brick</i>	
		20. Contractor or Builder		32. Roof Type & Material <i>Gable-Asphalt shingle</i>	
9. Coordinates		21. Original Use, if apparent <i>Residence</i>		33. No. of Bays Front <i>6</i> Side <i>3</i>	
Lat. _____ Long. _____ U.T.M. Reference <i>6 3994</i> Zone <i>16</i> Easting <i>799324</i> Northing <i>4361098</i>		22. Present Use <i>Residence</i>		34. Wall Treatment <i>Painted common bond</i>	
10. Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		35. Plan Shape <i>rectangle</i>	
11. On National Register? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	
12. Is it Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		37. Condition Interior _____ Exterior <i>good</i>	
13. Part of Estab. Yes <input checked="" type="checkbox"/> Hist. Dist.? No <input type="checkbox"/>		26. Local Contact Person or Organization <i>Hamilton Planning Dept.</i>		38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
14. District Yes <input type="checkbox"/> Potent? No <input type="checkbox"/>		27. Other Surveys in Which Included NATIONAL REGISTER		39. Endangered? Yes <input type="checkbox"/> By What? <input checked="" type="checkbox"/>	
15. Name of Established District <i>Rossville Historic District</i>				40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
42. Further Description of Important Features <i>Entrance features paired recessed doors, full entablature and simple pilasters, and transoms over doors. Windows are 2/2 with plain stone sills and vertical brick lintels. Bracketed cornice. Two interior chimneys. One story frame addition in rear.</i>					
43. History and Significance <i>In the 1900 census Mary McMeechan, 59, was renting #141 and Isaac Riley, 40, a transit officer was renting #139. William Hill, 60, and Frank Shaffer, 55, both born in Ohio, were renting this double house according to the 1910 census. Hill was a gaper and Shaffer a painter in a machine shop. This is an example of Greek Revival architecture.</i>					
44. Description of Environment and Outbuildings <i>Located in a residential area composed of late nineteenth and early twentieth century structures.</i>					
45. Sources of Information <i>P.O. U.S. census 1900, 1910</i>				46. Prepared by <i>JPF</i>	
				47. Organization <i>Historic Hamilton, Inc.</i>	
				48. Date 49. Revision Date(s)	





To: Architectural Design Review Board
From: Dani Baxter
Subject: New Business - AGENDA ITEM #2
813 Campbell Ave – Front Porch Remodel
Josh & Alanna Gedrose, Applicant
Meeting Date: November 21, 2023
Received Application: October 23, 2023
Impacts: Dayton-Campbell Historic District

Introduction:

The Applicant, Josh Gedrose, has submitted a Certificate of Appropriateness Application for a front porch remodel proposed at 813 Campbell Ave. The proposal involves removing the existing concrete masonry porch wall and installing wood railing and spindles.

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

Proposal

- Existing
 - Material- Concrete Masonry Units
 - Color- Gray and white
 - Design- 2 wood pillars and concrete block wall
 - Dimensions- Approximately 14 feet wide and 6 feet deep; 85 square feet

- Proposed
 - Material- Wood
 - Color- Green railing and white spindles
 - Design – Wood pillars, railing, and spindles to match neighborhood
 - Dimensions- Same as existing

Administrative Approvals:

- October 26, 2023- Exterior paint proposed is in conformance with the Recommended Paint Colors by Architectural Type Chart. Body (Kind Green SW-6457), Trim (Alabaster SW-7008), and Accent (front door, Caribbean Coral SW-2854). Like-for-like roof replacement with CertainTeed Landmark Asphalt Shingle (black/grey).

ADRB Policies & Guidelines

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

Section 7- Decks, Patios & Porches

Porches often emphasize the design expression of the house and serve as the primary feature of the front façade and preserved as original features whenever possible. The addition of porches and decks onto a historic structure or structure located within a Historic District should consider the following elements: roof, steps, columns, balustrading and railings, and architectural details.

Applicable Guidelines for Decks, Patios & Porches

E. On contributing buildings, for which no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings.

F. For the construction of new porches matching original materials is the first choice. Yet if detailed correctly and painted appropriately, new materials such as fiberglass columns and composite decking may be acceptable alternatives.

G. The height of the railing and the spacing of balusters should appear similar to those used historically.

H. Whenever construction, modification or alteration is being considered the design of the porch should incorporate elements that complement the architectural style of the existing structure.

Staff Comments:

1. Mr. Spurlock researched the existing property and found that the house was built before 1892 and the porch was added between 1950-2005 (based on Sanborn Maps and Butler County Auditor photo). Therefore, the porch is considered original but is not period appropriate to the structure. The building



- is considered a vernacular Victorian architectural style and a wood porch would be more appropriate than the current concrete porch.
2. Applicant states that the intention of the renovation is to have the porch fit in with the neighborhood.

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 a wood front porch railing and spindles as proposed after determining it maintains compliance with Section 2600 of the Hamilton Zoning Ordinance and ADRB Policies & Guidelines.
- ADRB move to deny the COA request as proposed, as it is not compliant with Section 2600 of the Hamilton Zoning Ordinance and/or ADRB Policies & Guidelines.

Attachments:


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



Exhibit A – Location Map



Exhibit B – Certificate of Appropriateness Application



City of Hamilton
BUTLER COUNTY OHIO

Planning Department
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: 813 Campbell Ave

Applicant Name: Josh + Alanna Gedrose

Applicant Mailing Address: 6875 Crown Pointe Dr, Liberty Township OH

Owner's Name: Josh Gedrose - Gedrose Home Design

Owner Mailing Address: _____

Daytime Contact Phone: 740-577-2606 Email: joshgedrose@gmail.com

Applicant Signature: _____ Date: 10-23-23

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): Queen Ann

Paint Sample Provided (often required)

Appearance of Color: Body - green, trim - white, door - orange/brn

Color Name & Manufacturer: Shouin Williams -> Kind Green SW-2457 BODY

Location (body, window trim, specific trim, accent): -> Alabaster - SW-7008 Trim

-> Caribbean Coral - SW-2354

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): Like - fns - like

Proposed Roof (material, style, color): Black/Gray asphalt shingles

Manufacturer: CertaPro Landmark 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

Front Porch -> we will install new spindles protection

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

the Queen Ann Look



Exhibit C – Site Photos



Neighboring Porches



Exhibit D – Rendering & Material Specs



Inspiration Photos





To: Architectural Design Review Board
From: Dani Baxter
Subject: New Business - AGENDA ITEM #3
310 Main St & 312 Main St – Glass Block and Steel Door Installation
Bob Pohlman, Applicant
Meeting Date: November 21, 2023
Received Application: October 30, 2023
Impacts: Rossville-Main Historic District

Introduction:

The Applicant, Bob Pohlman, has submitted a Certificate of Appropriateness Application for glass block and steel door installation as proposed at 310 & 312 Main St. The proposal involves installation of glass block in all basement windows and installation of two steel basement doors.

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

Proposal

- Existing Basement Doors
 - Material- wood
 - Color- brown and gray
 - Design – half light
- Proposed
 - Material- steel
 - Color- white
 - Design – open to Board consideration
 - Dimensions- same as existing
- Existing Basement Windows
 - Material- plywood, wood brace, metal grate
- Proposed

- Material- glass block
- Dimensions- same as existing

Administrative Approvals

- Exterior paint proposed is in conformance with the Recommended Paint Colors by Architectural Type Chart. Body of wood portion of structure (SW 7075 Web Gray). Accents on wooden portion of the structure (SW 6258 Tricorn Black & SW 7006 Extra White). Gutters (SW 7006 Extra White). Soffit (SW 7075 Web Gray & SW 7006 Extra White).
- Repair and replace, in kind, all exterior elements not up to acceptable visual or structural standards. Like-for-like replacement of existing porch box gutters, porch soffit and internal framing/bracing, and the gable roof gutters and soffit framing/bracing.

ADRB Policies & Guidelines

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

Glass Block Windows

Glass Block windows can be considered where the existing basement windows are damaged, deteriorated, or missing or where the existing basement windows pose a safety concern (history of break-ins, etc.)

Glass Block may be considered in an accessory structure when windows are damaged, deteriorated, or missing or the windows pose a safety concern (history of break-ins, etc.) where the window is not visible from the street or sidewalk.

Glass block has been around since the 1880s and can be appropriate for industrial, commercial, mixed use, and residential properties within the context outlined in the guidelines. Historical use of glass block on the property or on properties of the same era and type can be considered when making a decision.

Staff Comments:

1. Basement doors are located below grade, down a staircase. The top half of the door is partially visible from rear right of way.
2. The basement windows are not visible from the right of way along the east side of the building (next to the Davis Building). The basement windows along the west side of the building are visible and are adjacent to the Rossville Flats apartment complex.



3. Applicant is requesting glass block and steel doors for privacy and security from surrounding commercial buildings and pedestrian traffic.
4. Applicant has concerns with possible basement flooding due to increased impervious area on adjacent lot and existing grade. Installation of glass block would help deter water build up in window sill.
5. The proposed steel basement door design has not been finalized. The applicant has provided images of preferred doors but is open to the Board's input.
6. The Davis Building, located directly east, has glass block and steel doors installed on the rear of the building on the first floor.

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 glass block for all basement windows and install two steel basement doors 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



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: 310 & 312 Main St Hamilton, OH 45013

Applicant Name: Bob Pohlman

Applicant Mailing Address: 11 Cassandra Ct. Fairfield Township, OH 45011

Owner/s Name: Living on Main, LLC

Owner Mailing Address: 312 Main St Hamilton, OH 45013

Daytime Contact Phone: 213-446-4496 Email: bpohlman86@gmail.com

Applicant Signature:  Date: 10/30/23

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): Craftsman/Bungalow with Prairie Style and Classical Elements

Paint Sample Provided (often required)

Appearance of Color: Existing base color is brownish yellow
Color Name & Manufacturer: Proposed Sherwin Williams SW 7075 Web Gray
Location (body, window trim, specific trim, accent): Body of Wood portion of structure

Siding Sample Provided

Existing Siding (style, material, color, location): Off white
Proposed Siding (style, material, color, location): SW 6258 Tricorn Black & SW 7006 Extra White
Manufacturer: Sherwin Williams Proposed Size: Existing siding to remain. Repair in kind as needed

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): Asphalt Shingles
Proposed Roof (material, style, color): Repair in kind as needed
Manufacturer: TBD Location: All roof area

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): Existing Porch and Roof Gutters to be repaired in kind as needed to restore function and replace damage.
Proposed Gutter (material, style, location, color): Existing to be repaired in kind. SW 7008 Extra White
Manufacturer: Sherwin Williams SW 7008 Extra White

Soffit

Existing Soffit (style, material, location, color): Existing Soffit repaired in kind as needed to restore function and replace damage.
Proposed Soffit (style, material, location, color): Repair in kind with SW 7075 Web Gray & SW 7008 Extra White

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:

Repair and replace, in kind, all all exterior elements not up to acceptable visual or structural standards. Remove and replace in kind the following damaged areas:

- Existing porch box gutters
- Porch soffit and internal framing/bracing
- Gable roof gutters and soffit framing/bracing

Please see attached Architectural elevations and manufacturer paint samples detailing all requested items.

Demolition

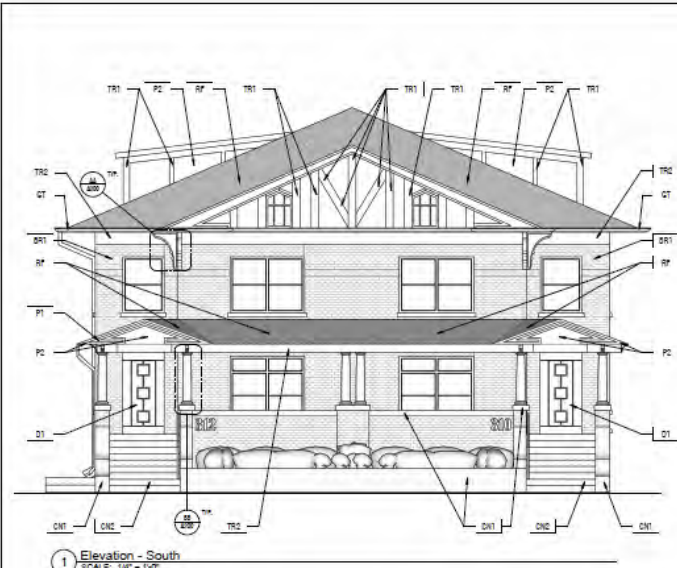
NOTE: 2600 Certificate of Appropriateness – Demolition: In the event an application for a Certificate of Appropriateness includes demolition of any property in the Architectural Conservation/Historic District the applicant shall be required to submit evidence to the Architectural Design Review Board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

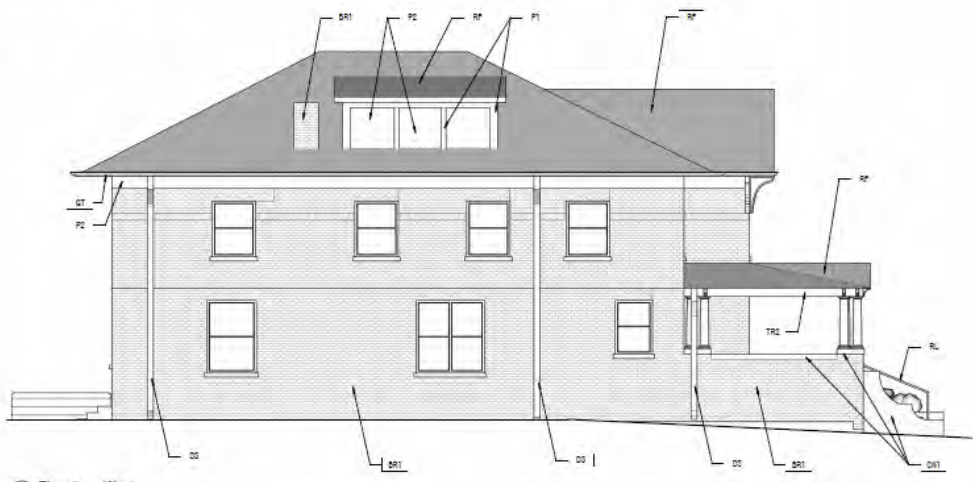
Please attach supporting information as a separate document as necessary

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



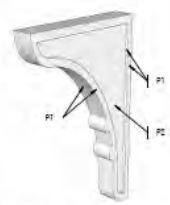


1 Elevation - South
SCALE: 1/4" = 1'-0"

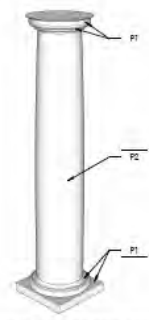


2 Elevation - West
SCALE: 1/4" = 1'-0"

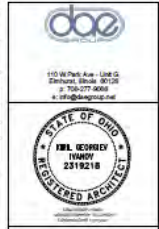
Exterior Keynotes	
KEY	DESCRIPTION
DR1	Window Siding to match panel P1
DR2	Window Siding to match panel P2
DR3	Window Siding to match panel P3
DR4	Window Siding to match panel P4
DR5	Window Siding to match panel P5
DR6	Window Siding to match panel P6
DR7	Window Siding to match panel P7
DR8	Window Siding to match panel P8
DR9	Window Siding to match panel P9
DR10	Window Siding to match panel P10
DR11	Window Siding to match panel P11
DR12	Window Siding to match panel P12
DR13	Window Siding to match panel P13
DR14	Window Siding to match panel P14
DR15	Window Siding to match panel P15
DR16	Window Siding to match panel P16
DR17	Window Siding to match panel P17
DR18	Window Siding to match panel P18
DR19	Window Siding to match panel P19
DR20	Window Siding to match panel P20



AA Typical Ornament Painting Detail
SCALE: 1/16" = 1'-0"



BB Typ. Column Painting Detail
SCALE: 1/4" = 1'-0"



Living On Main

Bob Pohlman

REVISIONS	
NO.	DESCRIPTION

Project Number:
23-0024

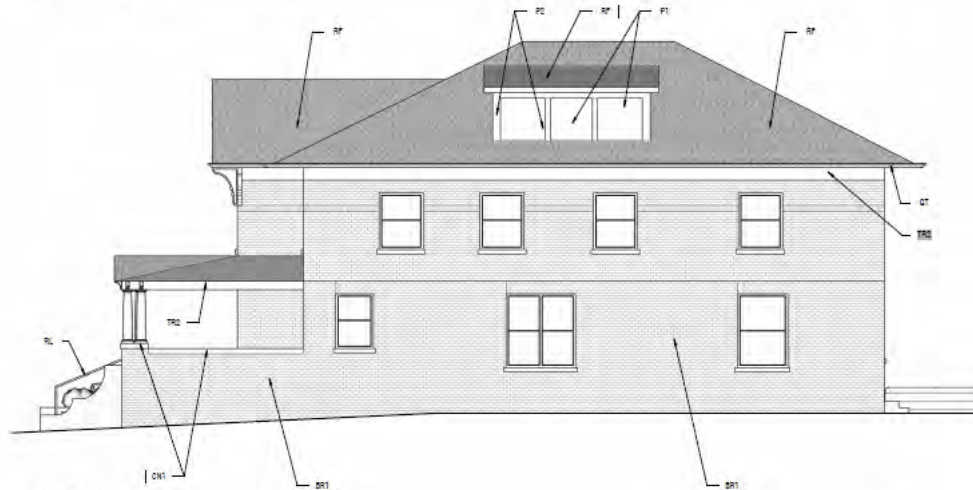
Drawing Title:
Exterior Elevations

Project Title:
Living on Main

Drawing Number:
A200



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



2 Elevation - East
SCALE: 1/4" = 1'-0"

Exterior Keynotes1

KEY	DESCRIPTION
BR1	Brick
BR2	Brick
BR3	Brick
BR4	Brick
BR5	Brick
BR6	Brick
BR7	Brick
BR8	Brick
BR9	Brick
BR10	Brick
BR11	Brick
BR12	Brick
BR13	Brick
BR14	Brick
BR15	Brick
BR16	Brick
BR17	Brick
BR18	Brick
BR19	Brick
BR20	Brick
BR21	Brick
BR22	Brick
BR23	Brick
BR24	Brick
BR25	Brick
BR26	Brick
BR27	Brick
BR28	Brick
BR29	Brick
BR30	Brick
BR31	Brick
BR32	Brick
BR33	Brick
BR34	Brick
BR35	Brick
BR36	Brick
BR37	Brick
BR38	Brick
BR39	Brick
BR40	Brick
BR41	Brick
BR42	Brick
BR43	Brick
BR44	Brick
BR45	Brick
BR46	Brick
BR47	Brick
BR48	Brick
BR49	Brick
BR50	Brick
BR51	Brick
BR52	Brick
BR53	Brick
BR54	Brick
BR55	Brick
BR56	Brick
BR57	Brick
BR58	Brick
BR59	Brick
BR60	Brick
BR61	Brick
BR62	Brick
BR63	Brick
BR64	Brick
BR65	Brick
BR66	Brick
BR67	Brick
BR68	Brick
BR69	Brick
BR70	Brick
BR71	Brick
BR72	Brick
BR73	Brick
BR74	Brick
BR75	Brick
BR76	Brick
BR77	Brick
BR78	Brick
BR79	Brick
BR80	Brick
BR81	Brick
BR82	Brick
BR83	Brick
BR84	Brick
BR85	Brick
BR86	Brick
BR87	Brick
BR88	Brick
BR89	Brick
BR90	Brick
BR91	Brick
BR92	Brick
BR93	Brick
BR94	Brick
BR95	Brick
BR96	Brick
BR97	Brick
BR98	Brick
BR99	Brick
BR100	Brick

NOTE: ALL EXTERIOR WINDOWS WILL TO BE TREATED JUST LIKE CRT



100 W Park Ave. 10th Fl.
Cincinnati, Ohio 45219
P: 513.577.5000
F: 513.577.5000
E: info@dbae.com



Living On Main

Bob Pohlman

NO.	REVISION	DATE
1	Issue for Review	08/11/2023

Project Number:
23-0024

Drawing Title:

Exterior Elevations

Project Title:

Living on Main

PROJECT NUMBER | NUMBER OF SHEETS

Drawing Number:

A201



P1. Sherwin Williams SW 6258 Tricorn Black



P2. Sherwin Williams SW 7006 Extra White



P3. Sherwin Williams SW 7075 Web Gray



Exhibit C – Site Photos



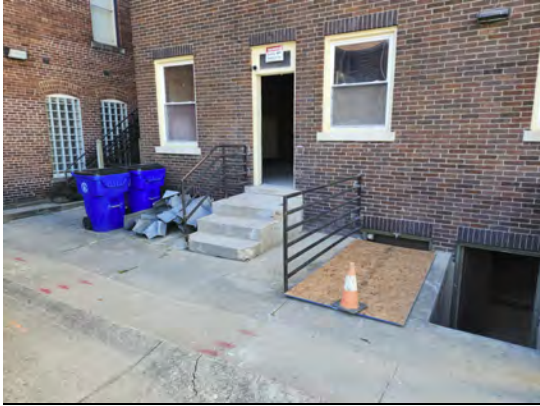
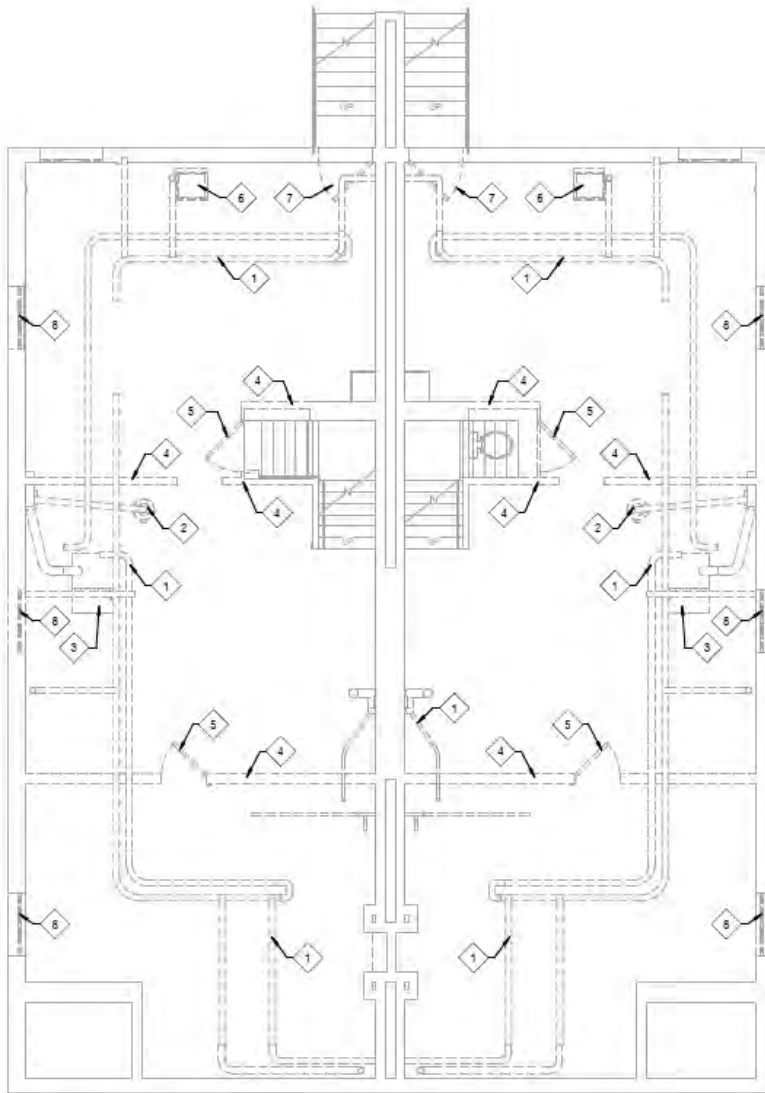




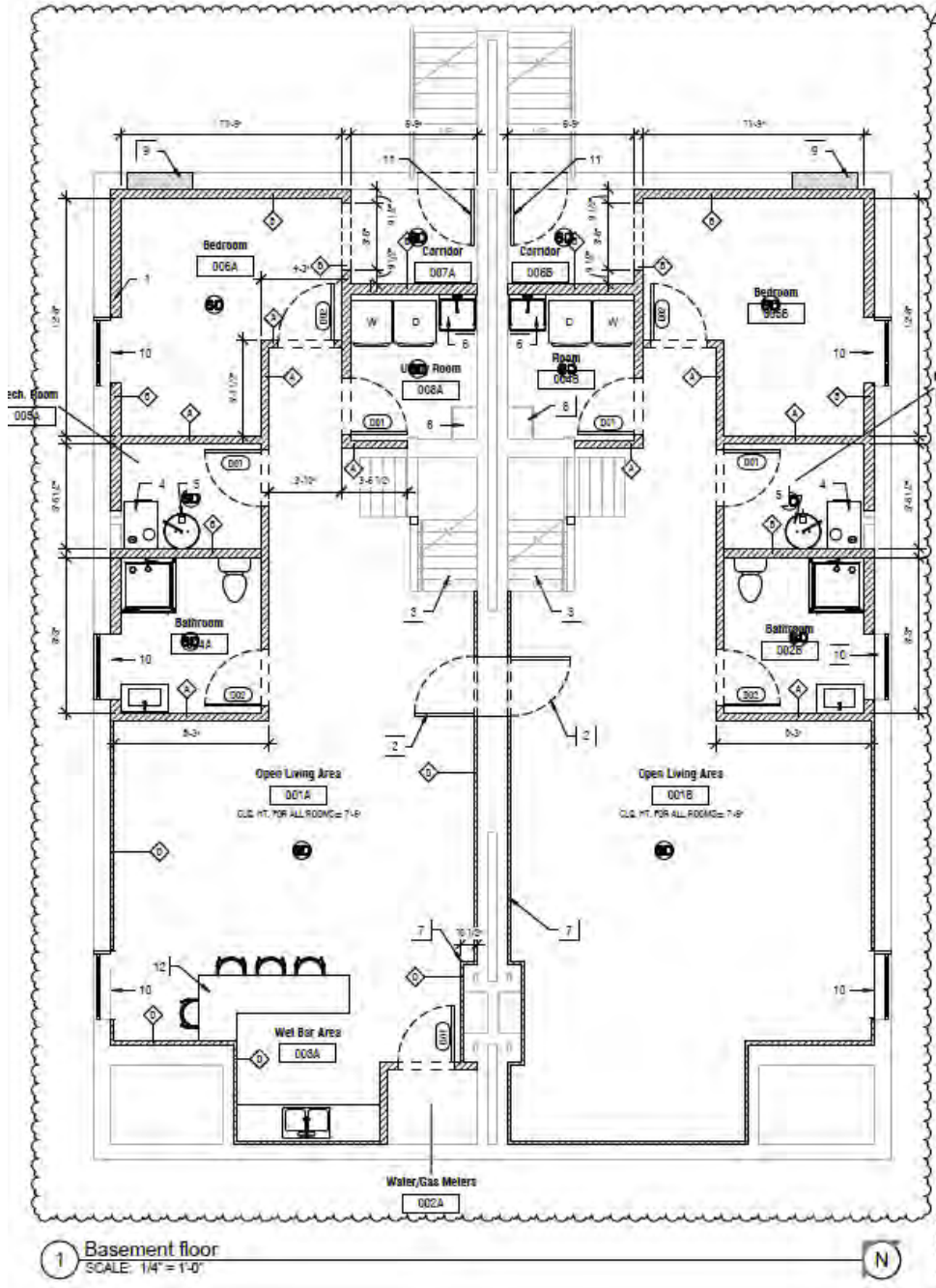
Exhibit D – Rendering & Material Specs



1 Demolition Plan - Basement
SCALE: 1/4" = 1'-0"

Demolition Floor Plan Keynotes	
Mark	Description
1	Existing sliding doors / hardware to remain
2	Existing water heater to be removed
3	Existing furnace to be removed
4	Existing wall to be removed, any / all electrical or plumbing lines to be removed and capped off
5	Existing door, frame & hardware to be removed
6	Existing utility sink to be removed
7	Existing entry door frame and hardware to be removed
8	Existing window & frame to be removed





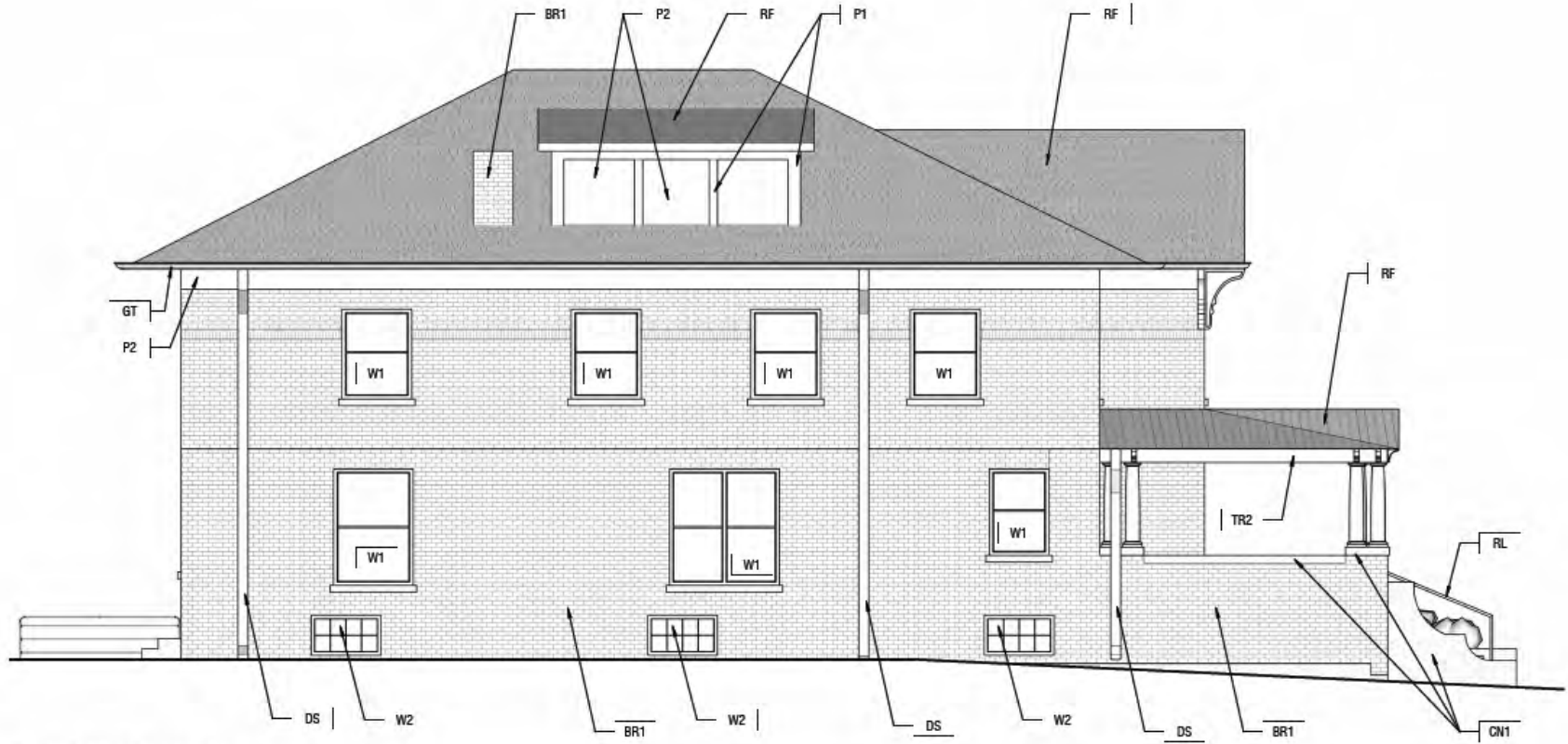
Basement Floor Plan Keynotes

Mark	Description
1	New plumbing wall parallel to exterior wall
2	New 36" W Metal fire rated door for cross unit access control installed in existing door frame
3	Existing stair / railings to remain
4	New Turncase (size T.B.D.)
5	New water heater (size T.B.D.)
6	New utility sink
7	Furr out 3" & enclose bump
8	Existing laundry shoot to remain
9	Infill window opening to match existing adjacent wall
10	New glass block window installed in existing opening
11	New metal door frame and hardware (T.B.D. by owner) to be installed in existing opening
12	New buy-out Wet Bar Counter and Cabinets below by others

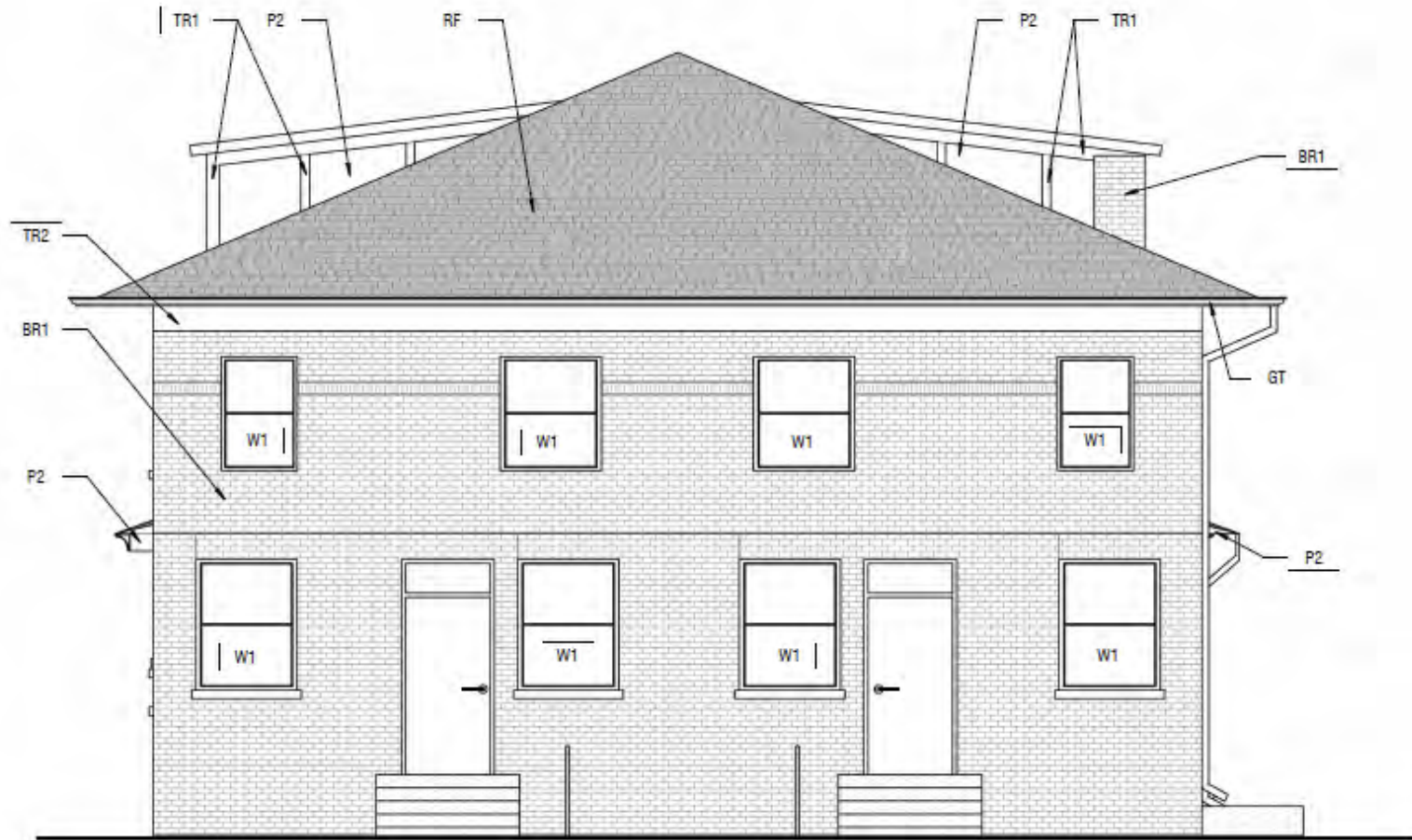




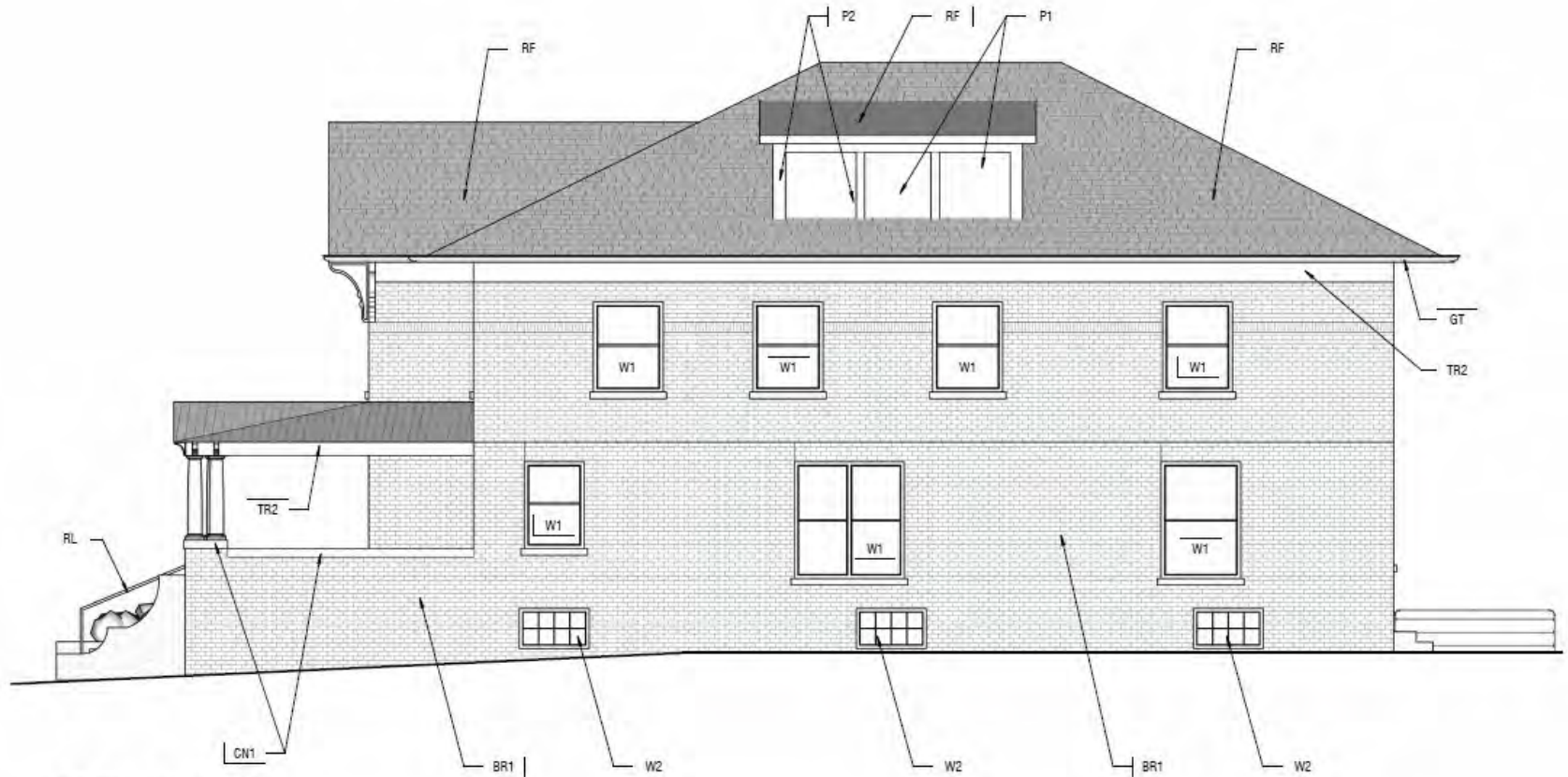
1 Elevation - South
SCALE: 1/4" = 1'-0"



2 Elevation - West
SCALE: 1/4" = 1'-0"



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



② Elevation - East
SCALE: 1/4" = 1'-0"



Exterior Keynotes

MARK	DESCRIPTION
BR1	Brick (Existing) Existing brick to remain
CN1	Concrete (existing) to remain, painted P1 *paint / primer must be hydrastatic pressure resistant
CN2	Concrete (existing) to remain, painted P3 *paint / primer must be hydrastatic pressure resistant
D1	Entry Door (Existing) Existing doors to remain
DS	Metal Downspouts (existing) to remain, painted P2
GT	Metal Gutter (existing) to remain, painted P2
P1	Paint Sherwin Williams SW - 6258 Tricorn Black Exterior Grade
P2	Paint Sherwin Williams SW - 7006 Extra White Exterior Grade
P3	Paint Sherwin Williams SW - 7075 Web Gray Exterior Grade
RF	Roof Shingles (existing) to remain as is
RL	Metal Railing (existing) to remain, painted P1
1 TR1	Trim (existing) to remain, painted P1 *repair in kind any existing damaged trim and soffit
TR2	Trim (existing) to remain, painted P *repair in kind any existing damaged trim and soffit
W1	Windows (Existing) Existing windows to remain
W2	Windows (New) New glass block window (by owner) to be intalled in existing opening
NOTE: ALL CONCRETE WINDOW SILL TO BE TREATED JUST LIKE CN1	



Ice glass block -or-



Frosted glass block





To: Architectural Design Review Board
From: Dani Baxter
Subject: New Business - AGENDA ITEM #4
106 Main Street – Window Replacement, Balcony Installation, Canopy Installation, Entry Doors
Steven Gebhart, Applicant
Meeting Date: November 21, 2023
Received Application: October 23, 2023
Impacts: Rossville-Main Historic District

Introduction:

The Applicant, Steven Gebhart, has submitted a Certificate of Appropriateness Application for window replacement, new door and balcony installation, canopy installation, and entry doors as proposed at 106 Main Street. The proposal involves renovation to the existing building to accommodate eight future apartments on the second and third floors.

The applicant is requesting the following modifications:

1. Replace 8 second and third floor windows along the south and north facades with Anderson 400 Series, double hung, black interior windows, with transom. Black exterior muntins in a colonial grid pattern will match the 6 over 6 pattern noted on the OHI sheet. A transom window will be added, where there is currently no transom over the 6 over 6 style window.
2. New aluminum canopy installed over new apartment entry door on the north side of the building, utilized as access from parking lot.
3. Remove 4 windows on the east façade of building and install 4 black double glass doors. Doors will be a wood frame with 5 glass panels.
4. Install 4 “Juliet style” black wrought iron balconies. 48” wide x 42” tall around double glass doors.
5. Install new front entry door along south façade, utilized as apartment access from Main St.

This property is located within the Rossville-Main Historic District and is Zoned MS-1. This property is located on the State of Ohio Historical Inventory as the Dr. S.L. Beeler and Bros. Store (BUT049909).

ADRB Policies & Guidelines

This application broaches the topic of windows, awnings, and decks in the ADRB Policies and Guidelines.

Decks- In this case referring to the Juliet balconies

The addition of porches and decks onto a historic structure or structure located within a Historic District should consider the following elements: roof, steps, columns, balustrading and railings, and architectural details.

Guidelines for Decks, Patios & Porches

- C. Unless used historically, wrought iron, especially the “licorice stick” style that emerged in the 1950s and 1960s, is inappropriate.
- D. Original materials and surfaces, like ceilings, eaves, and columns should not be covered or obscured.
- E. On contributing buildings, for which no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings.
- F. For the construction of new porches matching original materials is the first choice. Yet if detailed correctly and painted appropriately, new materials such as fiberglass columns and composite decking may be acceptable alternatives.
- G. The height of the railing and the spacing of balusters should appear similar to those used historically.
- H. Whenever construction, modification or alteration is being considered the design of the porch should incorporate elements that complement the architectural style of the existing structure.

Awning Materials

- 1. Vinyl is not an appropriate material for awnings.
- 2. Weather-resistant acrylic fabrics such as solution-dyed acrylic and acrylic-coated polyester-cotton approximate the historic look and can be considered appropriate material.
- 3. Quality poly-cotton can also be considered appropriate material.

General Window Regulations & Guidelines

A. Critical Parts of Windows that Shall Not Be Altered

The following items will be considered a critical part of the exterior architectural/design elements that shall not be altered on a structure

- 1. The specific location of each individual window.



2. The number of panes (lights/grids/sashes) of each individual window. (example: 2x2 grid/pane, 4x4 grid/pane, 9x9 grid/pane)
3. The specific dimensions of each individual window.
4. The specific treatment of the framing for each individual window.
5. The size, width, and placement of window parts, such as but not limited to the sashes, muntins, rail, casing, stile, stool, and apron shall remain unchanged. If these parts are on the exterior of the window, they shall remain on the exterior of the window, (i.e. exterior muntins shall not be moved to the interior of the window pane).
6. The relationship of the above elements and/or related elements for each window in the overall window treatment/design of a structure.

Staff Comments:

1. The ADRB Policies & Guidelines do not specifically address removal of an existing window for door installation. The proposed doors are wood double doors, with five glass panes, which are similar in transparency to the existing windows.
2. Window replacement is needed in order to remove the existing fixed windows and install operable windows to meet State of Ohio Building Code regulations.
3. The Anderson 400 windows proposed are on the list of Approved Replacement Windows.
4. The transom window will be installed over the 6 over 6, double hung windows, due to size restrictions.
5. Existing lintels and sills will remain with new door and window installation.
6. Applicant will have to come back to the ADRB at a later date for sign approval. No signage is proposed on awning.

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 8 new Anderson 400 windows, 4 new double glass doors, 4 new wrought iron balconies, 2 new entry doors, and 1 aluminum canopy 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

A 233942



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: 106 Main Street

Applicant Name: Steven Gebhart

Applicant Mailing Address: 236 High St, Hamilton, OH 45011

Owner/s Name: John + Susan Stretch

Owner Mailing Address: 7182 Liberty Center Dr, Suite M, West Chester, OH 45009

Daytime Contact Phone: Steven - 513-275-1745 Email: Steven - steven@cdalliance.net

Applicant Signature: Steven Gebhart Date: 10/23/23

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): Federal Transitional

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 New wood double doors @ Juliet balcony. Painted black to match wind.

Existing Windows/Door (style, material, size, color, location): black lower to grid fixed wood, 8 panels each door

Proposed Windows/Door (style, material, size, color, location): 32x79" on 32x70" 2nd floor

Manufacturer: Anderson Type (if applicable): 400 series double hung

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: Wrought Iron balcony - Bass of Design - looks p lattice Solitaire faux balcony 40x42 Model # 737-13a1-36B-36H-BLK

Aluminum Canopy - BOD: Queen City Awning Imperial Marquee overhead supported canopy in black powder coated baked/cured

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 Burg Building is located at the corner of Main & B Streets on the west side of the Great Miami River. The Building is a 3 story building with commercial tenants on the first floor. The upper two floors are currently empty and will be renovated into (8) apartments. Building code requirements of operable windows in each of the bedrooms. The current windows in place match the historic wavy grid pattern in black. The new windows in each bedroom will be from the Andersen 400 Series double hung on the ADRB list of approved windows. The existing grid pattern will continue and the window will be black. The living areas along the river will each have a Juliet Balcony with Double Doors (wood) with glass panels. Existing lintels will remain. A new entry door will be placed existing with a new black aluminum canopy over parking lot entry.

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








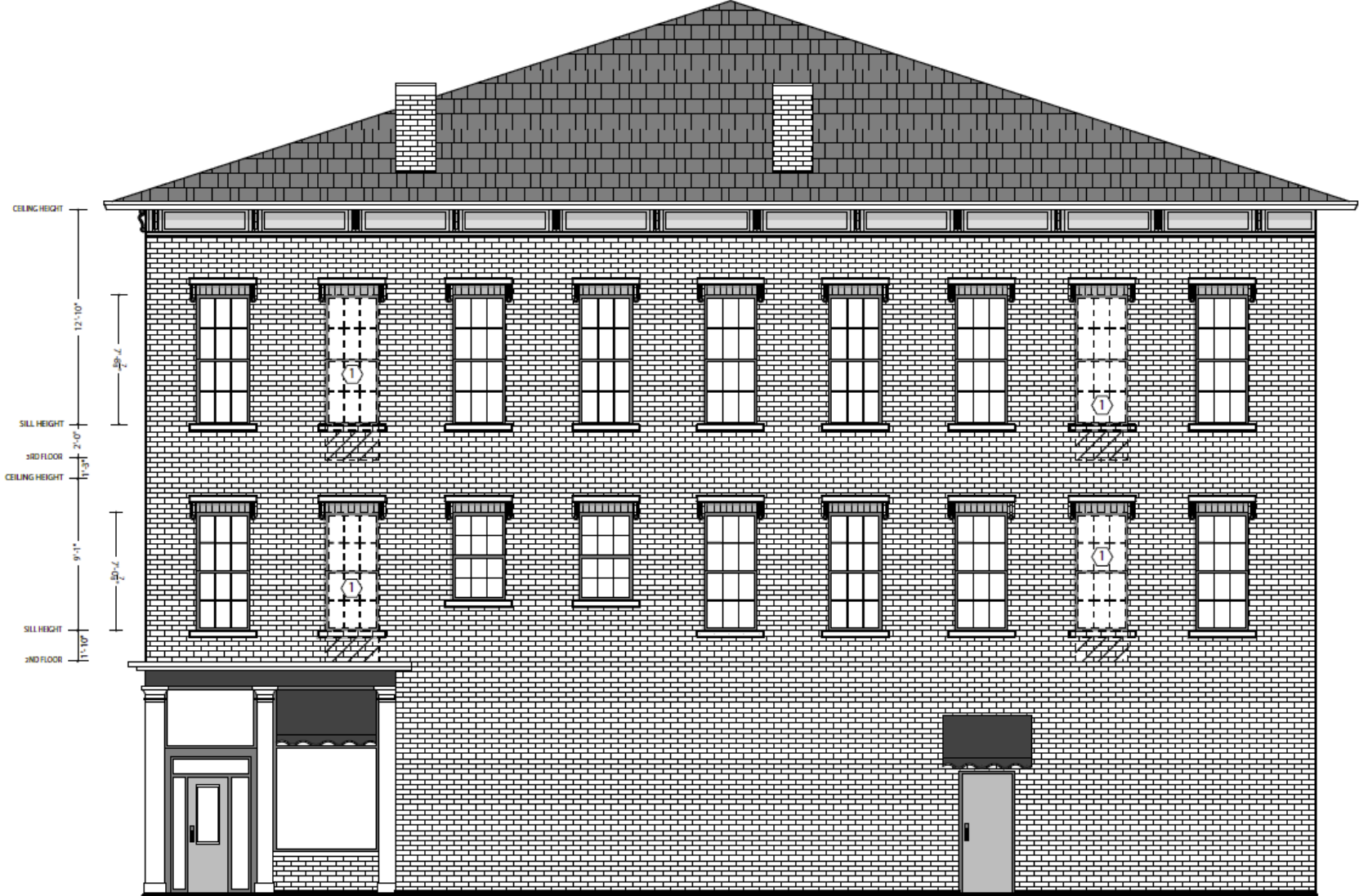



Exhibit D – Rendering & Material Specs



EX SOUTH ELEVATION
SCALE: 1/4" = 1'-0"





EX EAST ELEVATION  N
SCALE: 3/16" = 1'-0"



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

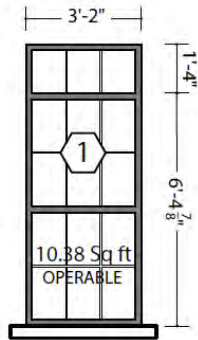




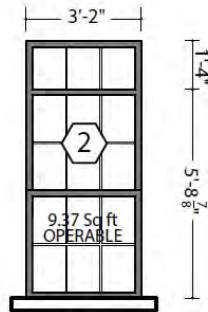
NEW NORTH ELEVATION

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





37 5/8" x 76 7/8" ANDERSEN WINDOWS 400 SERIES DOUBLE HUNG.
 BLACK INTERIOR WITH STANDARD LOCK KEEPER IN BLACK.
 COLONIAL GRILL PATTERN
 BLACK EXTERIOR WITH LOW E-4 GLASS



37 5/8" x 68 7/8" ANDERSEN WINDOWS 400 SERIES DOUBLE HUNG.
 BLACK INTERIOR WITH STANDARD LOCK KEEPER IN BLACK.
 COLONIAL GRILL PATTERN
 BLACK EXTERIOR WITH LOW E-4 GLASS

VERIFY DIMENSIONS OF EXISTING OPENING IN FIELD.

NEW WINDOWS

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

DIAMOND NOTES



NEW DOUBLE DOORS WITH GLASS PANELS TO OPEN INWARD DIRECTION. SEE DOOR SCHEDULE FOR DIMENSIONS.



NEW WROUGHT IRON BALCONY ANCHORED TO MULTI WYTHE BRICK WALL WITH APPROPRIATELY SIZED HILTI EPOXY ANCHORS. BASIS OF DESIGN FOR BALCONY IS HOOKS & LATTIC SOLITAIRE FAUX BALCONY MODEL # 737-BAL-368-36H-BLK. DIMENSIONS 48" WIDE x 42" HIGH.

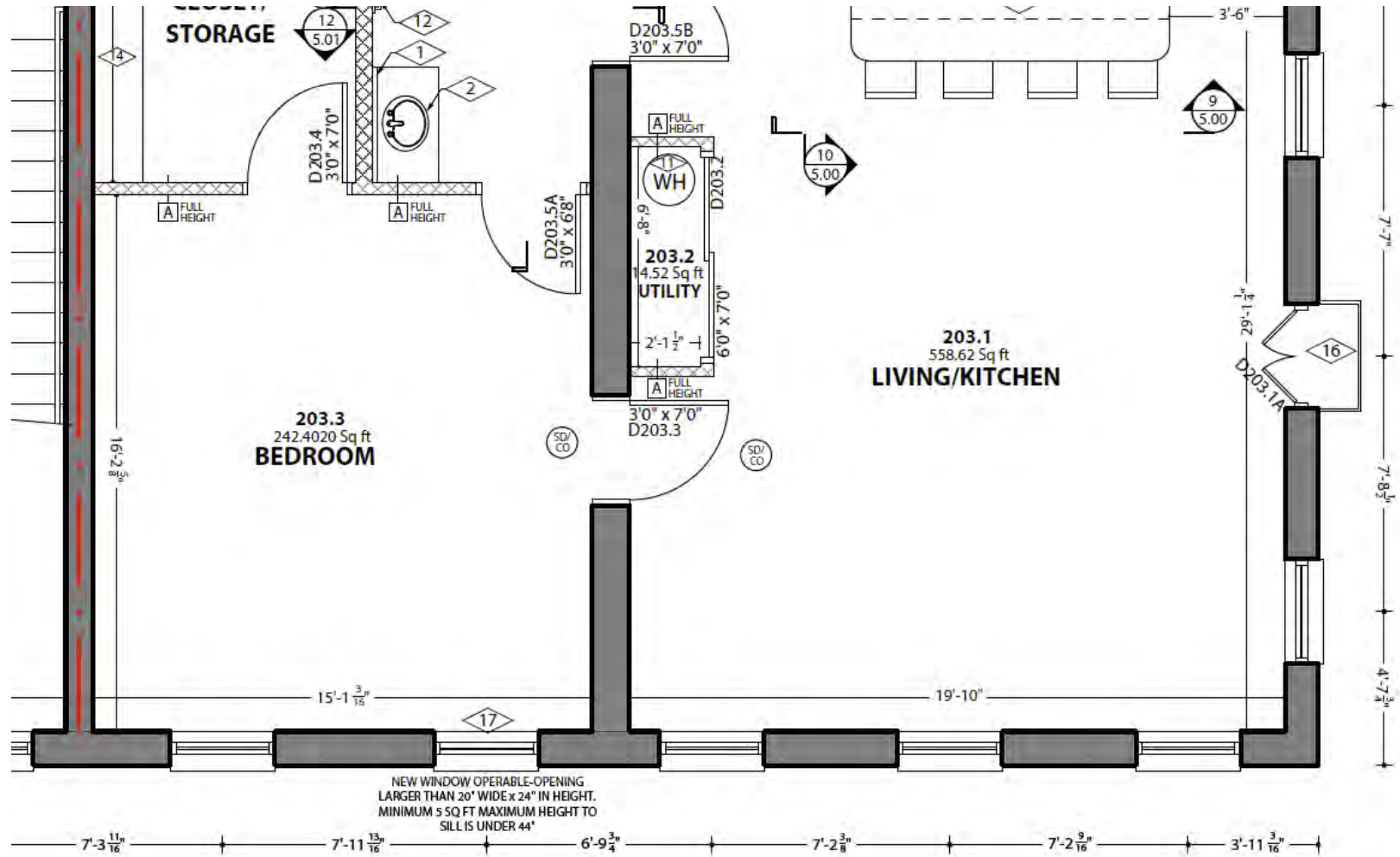





Exhibit E - Ohio Historic Inventory Sheet

OHIO HISTORIC INVENTORY

Columbus, Ohio 43211

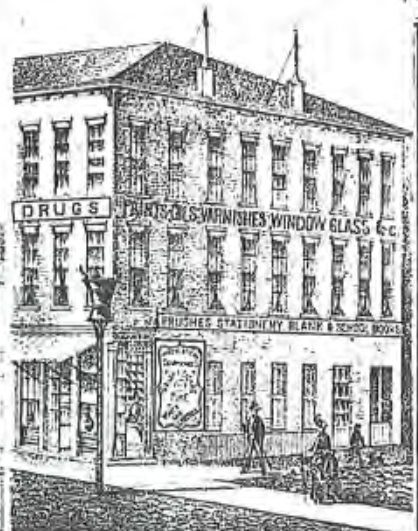
1. No. <u>BUT-499-9</u>		4. Present Name(s) <u>COLE</u>		1. No. <u>BUT-499-9</u>	
2. County <u>Butler</u>		5. Other Name(s) <u>Dr. S.L. Beeler and Bros. Store</u>			2. County <u>Butler</u>
3. Location of Negatives <u>Hamilton Planning Dept.</u>					
6. Specific Location <u>102 Main & "B" St. PT. 01539 Ward N1</u>		16. Thematic Category <u>commercial</u>		28. No. of Stories <u>3</u>	
7. City or Town <u>Hamilton</u> If Rural, Township & Vicinity <u>Hamilton</u>		17. Date(s) or Period <u>c. 1860</u>		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
8. Site Plan with North Arrow 		18. Style or Design <u>Federal Transitional</u>		30. Foundation Material <u>stone</u>	
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>494</u> <u>68</u> <u>6</u> <u>7</u> <u>0</u> <u>9</u> <u>6</u> <u>1</u> <u>0</u> <u>4</u> <u>3</u> <u>1</u> <u>0</u> <u>4</u> <u>1</u> <u>1</u> Easting Northing Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		19. Architect or Engineer		31. Wall Construction <u>brick</u>	
10. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		20. Contractor or Builder <u>Daniel Rumble</u>		32. Roof Type & Material <u>hip-asph shingle</u>	
11. Part of Estab. Yes <input type="checkbox"/> Hist. Dist.? No <input checked="" type="checkbox"/>		21. Original Use, if Apparent <u>commercial</u>		33. No. of Bays Front <u>10</u> Side <u>9</u>	
13. Name of Established District		22. Present Use <u>commercial</u>		34. Wall Treatment <u>brick painted</u>	
14. District Potant'7? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		35. Plan Shape <u>rectangle</u>	
15. Further Description of Important Features <u>Windows are 6/6 double hung with bracketed hood molds over vertical brick lintels. Storefront has been altered but some stone pilasters remain. Cornice removed.</u>		24. Owner's Name & Address, if known		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>	
16. History and Significance <u>The 1875 Atlas shows that this building (new photo B-26) was the Dr. S.L. Beeler and Bro. store and is described as selling "Picture frames on hand and make to order. Full assortment of drug sundries and miscellaneous articles." Although this building has been altered it still maintains an imposing facade as an anchor building in the Rossville area.</u>		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		37. Condition Interior _____ Exterior <u>good</u>	
17. Description of Environment and Outbuildings <u>Rossville commercial district</u>		26. Local Contact Person or Organization <u>Hamilton Planning Dept.</u>		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
18. Sources of Information <u>1875 Butler Co. Atlas</u> <u>#20. Information from a volunteer survey form, no source listed</u>		27. Other Surveys in Which Included		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		46. Prepared by <u>JPF</u>		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		47. Organization <u>Historic Hamilton, Inc.</u>		41. Distance from and Frontage on Road <u>Flush with Main St.</u>	
		48. Date <u>5-77</u>		5. Other Name(s) <u>Dr. S.L. Beeler & Bros. Store</u>	
		49. Revision Date(s) <u>MPA 11-83</u>			



13
UGS.



J. & W. SORTMAN
WHOLESALE & RETAIL DEALERS IN GROCERIES, SUGARS, LARD, WOOD, & WAGON WHEELS
FRIGIDERS, PORTLAND CEMENT, & ALL KINDS OF COOK AND HOUSEHOLD ARTICLES



DR. S. I. BEELE & BROS.
PICTURE FRAMES ON HAND AND MADE TO ORDER. FULL ASSORTMENT OF DRUGS
CONFECTIONERY AND HOUSEHOLD ARTICLES. HANCOCK, OHIO.

