



Architectural Design Review Board  
December 19, 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. 200 Park Ave- Fence

Motions:

- ADRB move to approve the COA request to install a six (6) foot tall wood picket privacy fence 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. **300 High St- Entryway Remodel**

Motions:

- ADRB move to approve the COA request to remodel the front and rear entryways 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. **401 Elvin Ave- Siding, windows, doors, soffit, gutter, and roof replacement and window removal completed without a COA**

Motions:

- ADRB move to approve the COA request to:
  - Change the two-tone color scheme from tan and brown to blue with white accents.
  - Replace the wood lap siding to vinyl siding.
  - Replace the cedar shake to vinyl siding.



- Replace tan roof shingles with gray shingles.
- Remove the paired gable peaks on the front dormer.
- Replace front, rear, and side wood doors with steel doors.
- Remove front door transom.
- Replace all original wood windows (6/1 and 9/1) with Sprouse Low E vinyl windows (1/1).
- Remove rear window.
- Replace the gutters from 5-inch aluminum to 6-inch aluminum, in their current locations, and affixed to the front porch columns.
- Replace wood soffits with vinyl soffits.

on the primary residence 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. Approval of Meeting Minutes:

- December 5, 2023

VI. Adjourn

