



Architectural Design Review Board- Special Meeting
May 23, 2024 @ 9:00 a.m.
On-Site: 139 Ross Ave
Hamilton, Ohio 45013

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

Board Members

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

I. Roll Call:

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

1. Notary Public – Liz Hayden

III. Conflict of Interest

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

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

IV. New Business – Properties Seeking COAs

1. 139 Ross Ave- Extensive Renovation Request

ADRB Approval Required:

- a. Demolish existing rear addition
- b. Construct new rear addition to house laundry room and half bathroom. Rear addition will have hardie board siding, French doors, simple column detailing, and new windows installed.
- c. All proposed replacement and new windows will be chosen from the list of Approved Window Replacements found in the ADRB Policies & Guidelines.
- d. Install 9 foot covered patio off the rear of the house with wood ceiling, recessed lighting, speakers, ceiling fans, and shutters at the end facing S C St for privacy.
- e. Install black and concrete pavers on covered patio and upper terrace
- f. Install 6 foot tall brick wall along the back alley
- g. Install 6 foot privacy fence along southeast property line
- h. Construct Carriage House in rear yard with 2 car garage and upper guest quarters
- i. Remove the center support in between the two existing front doors and remove one doorway to create one large front entry. Replace existing door with a white oak double door, ³/₄ lite with mirrored glass.
- j. Remove existing concrete and install brick pavers as front entrance.
- k. Install irrigated window boxes on second floor and paint accent color to match the front door.
- l. Install copper downspouts and gutters off existing box gutters as needed



- m. Install 4 foot tall brick posts with 4 foot tall wrought iron fencing with a gate in the front and side yards.
- n. Remove existing door on back of building and install a window
- o. Reinstall rear window which was covered.
- p. Reinstall door and window on the rear of the house
- q. Remove the existing window on the upper terrace and install a door to access terrace space. Install wrought iron railing around edge of upper terrace.
- r. Install air conditioning unit on upper terrace
- s. Install 4 new windows to rear of building
- t. Remove existing wood siding from rear room and install brick

Administrative Approval May be Granted for:

- 1. Scrape and pressure wash to expose original brick
- 2. Like for like roof replacement with black asphalt dimensional shingles
- 3. Repair and rebuild box gutters as needed
- 4. Rebuild, repair, and tuckpoint chimney as needed
- 5. Repair damage to the front corner of building from auto collision
- 6. Paint trim, window trim, lintels, and box gutters- Sherwin Williams Alabaster (SW7008)
- 7. Install operational wood shutters onto existing hardware to front of building and paint Sherwin Williams Tri-Corn Black (SW 7069)
- 8. Repair existing wood windows as needed
- 9. Remove existing chain link fence

V. Adjourn

