

**NOTE: Agenda and Reports may be amended as necessary or as required.  
*Applicants, Please Review Your Proposal for accuracy.***

Board Members

-	<b>Beckman</b>	<b>Bloch</b>	<b>Brown</b>	<b>Essman</b>	<b>Fairbanks</b>
					Jacobs
-	<b>Spoonster</b>	<b>Traub</b>	<b>Weltzer</b>	<b>Whalen</b>	
Albinus			Ripperger	O'Neill	

- I. Roll Call:
- II. Appointment of Chair and Vice Chair for the 2020 Calendar Year
- III. Swearing in of Those Providing Testimony to the Board:  
Notary Public
- IV. Approval of Meeting Minutes – Written Summary and Audio Recording for these dates:
  - A. Will be submitted when ready for review
- V. Properties Seeking COA - New Business
  1. 420 Long Street (Historic Inventory) - Fencing
  2. 902 Dayton Street – (Dayton Lane) – Fencing
  3. 29 N D Street – (Rossville-Main) – Exterior Work
- VI. Miscellaneous/Discussion/On the Radar
- VII. Adjourn
- VIII. *Guests:*



AGENDA  
Architectural Design Review Board  
Tuesday, January 21, 2020

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**To:** Architectural Design Review Board  
**From:** Daniel Tidyman – ADRB Secretary  
**Subject:** **AGENDA ITEM # 1**  
**420 Long Street – Fencing**  
Javier Ramirez, Applicant  
Meeting Date: **1/21/2020**  
*Received Application:* **8/19/2019**  
**Impacts:** State of Ohio Historic Inventory ([Location](#))

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**Introduction:**

The Applicant, Javier Ramirez, has submitted a Certificate of Appropriateness Application for the property of 420 Long Street. The proposal involves fencing.

The subject property of 420 Long Street is part of the zoned R-3 (One to Four Family Residential District). This property is also part of the State of Ohio Historic Inventory, referenced as BUT-387-9 – see attached.

**PROPOSAL**

- Fencing (Please see attached site plan)
  - 6-foot-tall wood privacy fence
    - Side and rear yard
  - Black decorative metal fencing
    - 42” inch tall
      - Front yard
    - 6-foot-tall
      - Side yard

**Supplemental Items**

**ADRB Policies & Guidelines; and Other Requirements**

This COA request broaches to the topic of fencing in the ADRB Policies and Guidelines. The sizing of the fencing and material are complimentary to the ADRB Policies and Guidelines. The applicant is proposing a natural wood privacy fence in the rear and side yard which is recommended as well as black decorative aluminum fencing in the front and side yard.

**Attachments:**

1. Please see the agenda attachment file





**To:** Architectural Design Review Board  
**From:** Daniel Tidyman – ADRB Secretary  
**Subject:** **AGENDA ITEM # 2**  
**902 Dayton Street – Fencing**  
TAMZ Construction, Applicant  
Meeting Date: **1/21/2020**  
*Received Application:* **12/26/2019**  
**Impacts:** Dayton-Campbell ([Location](#))

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**Introduction:**

The Applicant, TAMZ Construction, has submitted a Certificate of Appropriateness Application for the property of 902 Dayton Street. The proposal involves Fencing.

The subject property of 902 Dayton Street is part of the Dayton-Campbell Historic District and is Zoned R-2 (Single Family Residence District)

The request is in part to a massive renovation happening at the site. In recent years, the site in question has received approvals for window replacement, door relocation, garage demolition/construction, aluminum siding removal, painting, and roofing.

The applicant recently submitted a COA request to install fencing on the property.

**PROPOSAL**

- Fencing (Site Plan Attached)
  - Salvaged wrought iron fencing
    - Run behind forward edge of house to garage and rear yard
  - Privacy Fence
    - Six (6) feet in height
    - Dog ear style
    - Run from North East Corner of garage to corner of property
    - Will not be stained or painted

**Supplemental Items**

**ADRB Policies & Guidelines; and Other Requirements**

The application broaches the topic of fencing in the ADRB Policies and guidelines. Fences that are highly visible from the right of way are recommended to have high quality materials that fit within context of the neighborhood. Wrought iron, decorative, or picket fencing are primary options for fencing in the front yard. Wood privacy fences in the rear yard are generally accepted as well. Both black



wrought iron and natural wood are also recommended colors for fencing on historic properties. After review of the request, the application aligns with recommendations from the ADRB policies and guidelines.

**Attachments:**

1. Please see the agenda attachment file





**To:** Architectural Design Review Board  
**From:** Daniel Tidyman – ADRB Secretary  
**Subject:** **AGENDA ITEM # 3**  
**29 N D Street – Exterior Work**  
EDB Properties Group LLC, Applicant  
Meeting Date: **1/21/2020**  
Received Application: **12/10/2019**  
**Impacts:** Rossville-Main ([Location](#))

---

**Introduction:**

The Applicant, EDB Properties Group LLC, has submitted a Certificate of Appropriateness Application for the property of 29 N D Street. The proposal involves Windows, Signage, and an addition of masonry on the front facade.

The subject property of 29 N D Street is part of the Rossville-Main Historic District and is Zoned TN- 4 (Traditional Neighborhood – Four) District

In late September 2019, a complaint was submitted to the Planning Department pertaining to work being done without a COA on the site in question. Staff investigated the property and sent a stop work letter to the property owner. After the letter had been sent, the property owner submitted a COA application in December 2019. Staff also met with the applicant on site on December 13 2019 to discuss the application and future of the site.

Staff reviewed the application and requested additional information for the application. The applicant submitted the following information:

- Brochure of paint used on the building
- Proposed locations of wall signage
- Brochure of Stone Master Roma Corner Stone installed on building
- Timberline Roofing Brochure
- Sprouse Window Brochure
- Approximate length of building frontage (29 feet)

Some items of the application can be administratively approved which include the following:

- Roof replacement with same material and color
- Box Gutter and Soffit Repair with like materials
- Paint building slate gray as a previous color
  - Paint on inside of gutters indicated the building may have been slate gray in the past



- Per Google Street view, this would be prior to 2007 before local extension of the historic district
- Applicant is interested in removing paint for building to have similar look to the Davis Building on 302 Main Street
  - Has not found a contractor to with price for work to meet budget

## **PROPOSAL**

- Window Replacement
  - Remove Existing Double Hung Wood Windows
  - Replace with Sprouse Vinyl Picture Windows of same size and location
  - Existing glass block windows to remain
- Stone façade improvement
  - Approximately 4' of Roma Corner Stone on front façade
  - Color: Gray Mix
  - Similar to finish found on Fleurish Home (135 Main Street)
- LED Wall Signage
  - Two Locations
    - Front Façade (South East): Approximately 27 square feet
    - Side Façade (South West): Approximately 40 square feet

## **Supplemental Items**

Per the Hamilton Zoning Ordinance, the allowable signage area for commercial signs is calculated as 1.5 square feet per lineal foot of building frontage. The maximum allowable area without receiving a variance would be approximately 43.5 square feet.

## **ADRB Policies & Guidelines; and Other Requirements**

The application broaches multiple topics of the ADRB Policies and Guidelines. Because the application was submitted prior to the recent amendments in late 2019, the Board will use the guidelines that were current at the time the application was submitted.

### **Windows:**

In the window guidelines, Item B states that features of windows that are considered critical part of the exterior architectural/design elements that should not be altered. These items include the location, style, design, dimensions, and any treatment or framing of windows.

Item C of the guidelines states that certificates for window replacements may be approved if the existing window is demonstrably beyond repair.

Item D of the guidelines state that if approved, replacement windows will match the



existing window with regard to location, existing window style/design, and dimensions. In addition, the replacement window should match the existing window material composition.

Staff requested any additional information regarding the condition of the wood windows prior to the window replacement. The applicant replied that their evaluation of the condition of the windows was based on their experience in restoration and did not provide any additional documentation regarding the condition of the existing windows. Staff researched recent photos of the property ranging from 2015–2019. Some photos show the windows which may be used determine if their condition is demonstrably beyond repair.

The applicant inquired about the existing windows on adjacent properties and how the buildings were being held to a different standard than the subject property.

Staff explained that the some of the buildings in the immediate vicinity such as Realty First and All Points Title were more modern buildings that were constructed later and likely had window replacements prior to being included in an extension of the historic district within the past decade. However, today the historic district is active and window replacements require a COA.

**Signage:**

Signage requests according to the guidelines should be designed to be logical and complementary of the overall design of the building while reflecting the scale and overall design of the building. The signage message should be designed in a simple fashion and may include the business name, logo, function, and/or street number or address related to artistic treatments.

Item H of the Sign Guidelines States: “Not recommended: Flashing Lights, Strobe Lights or other similar treatments and LED screens, projectors and related equipment and LED programmable signs. They will be evaluated on a case-by-case basis, based on context.”

Staff proposed the idea of signage similar to the projecting signage found on Main Street (Pet Wants or Fretboard) which faces could be changed with administrative approval. The applicant considered the idea but made a point about the amount of information that could be displayed with the sign compared to a projecting or wall sign.

**Recommendation:**

The ADRB can approve, modify, or deny the COA request for Windows. If the ADRB wishes to approve of the COA request, the Planning Department has prepared the



following Motion: To approve of the COA request for exterior work giving the following findings:

1. That the COA request is compliant with Section 1126.50 of the Hamilton Zoning Ordinance.

The ADRB can approve, modify, or deny the COA request for Signage. If the ADRB wishes to approve of the COA request, the Planning Department has prepared the following Motion: To approve of the COA request for exterior work giving the following findings:

1. That the COA request is compliant with Section 1126.50 of the Hamilton Zoning Ordinance.

The ADRB can approve, modify, or deny the COA request for Corner Stone. If the ADRB wishes to approve of the COA request, the Planning Department has prepared the following Motion: To approve of the COA request for exterior work giving the following findings:

1. That the COA request is compliant with Section 1126.50 of the Hamilton Zoning Ordinance.

**Staff Basis:**

Planning Staff has reviewed the application and recommends that the ADRB deny the request for exterior work given the following findings:

1. Windows:
  - a. The requested windows differ in style and material than the previously installed windows, which may negatively affect the historic integrity of the building.
  - b. The applicant has not provided enough documentation to indicate that the wood windows were demonstrably beyond repair.
  - c. Neighboring buildings adjacent to the subject property were likely constructed in a different time and may have had window replacement prior to the extension of the local historic district.
  - d. If the current proposal is denied, Planning staff recommends that wood or wood composite windows that are paintable and match the design and color of the historic windows be installed. The ADRB may want to consider allowing the property owner time to replace the windows, similar to the recommendations related to the window COA denial for 244 Main Street. For example, the property owner may wait until they apply for a Certificate of Occupancy for the building to replace the windows or have two years to replace the windows, whichever is the shorter period of time.



2. LED Signage:
  - a. LED signage is not recommended for being installed on historic buildings.
  - b. If the current proposal is denied, Planning staff recommends that the applicant may choose to use LED signage in up to 25% of windows on each façade as an exempt sign instead.
  
3. Stone Façade:
  - a. The stone façade work covers up in tact historic features of the building. Therefore, staff recommends that it is removed and the historic features repaired where possible and replaced like-for-like where necessary.

**Attachments:**

1. Please see the agenda attachment file





Areas

Override 1

Site Address Points

# 420 Long Street



420 Long Street - COA  
Application

**DEPARTMENT OF PLANNING**  
**CONSTRUCTION SERVICES DIVISION**  
**MULTI-DEPARTMENTAL PLAN REVIEW RECORD**

Location : **420 LONG ST**

Date : **08/19/2019**

Name of Project : **COA**

Permit Type : **PLANNING - COA - RESIDENTIAL**

Application # : **A193126**

Project Description: **PRIVACY FENCE/REAR. METAL IN FRONT**

Approval Date : **08/19/2019**

Approval # : **A193129**

Review # : **1**

Applicant : **JAVIER RAMIREZ**

Phone : **(513) 295-2257** Fax : email :

Owner : **MELVIN AND LORI GREENE**

Phone : Fax : email :

Please review the attached plans and return to Construction Services as soon a possible.

REMARKS	Please submit your comments electronically on the Approval Screen in Govern.
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This routing is for Approval # A193129 Review # 1

HEALTH

PUBLIC WORKS

FIRE

ENVIR. SERVICES

BUILDING

ELECTRIC

GAS / WATER

**ZONING**



A 193 126

192238

**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 1126.00) 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 twenty-five dollar (\$25.00) fee for Residential property or fifty dollar (\$50.00) fee for Commercial property is due when a Certificate of Appropriateness application is submitted.

Fee Schedule		
Proposal:	Residential	Commercial
Exterior Change	\$25	\$50
Like for Like Work (no board review)	\$0	\$0
Return to Original Historic Materials	\$0	\$0

Property Address: 420 Long St

Applicant Name: JAVIER RAMIREZ

Applicant Mailing Address: 56 Providence Dr #11 Fairfield OH

Owner/s Name: JAVIER RAMIREZ

Owner Mailing Address: 56 Providence Dr #11 Fairfield OH

Daytime Contact Phone: 513 295-7257 Email: RAMIREZVICTORJAVIER57@gmail.com

Applicant Signature: [Handwritten Signature] Date: \_\_\_\_\_

**APPLICANTS ARE HIGHLY ENCOURAGED TO APPEAR BEFORE THE BOARD TO SUPPORT THEIR APPLICATION.**

Please see Page 4 for the Meeting Dates and Application Deadlines.

**DESCRIPTION OF WORK TO BE PERFORMED**

Please **specify** the exact location on the structure, the nature of the work, the materials to be used, and the existing historic features to be repaired or replaced. 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.

Work Proposed: (Describe type of work, existing conditions, and methods to be used, materials proposed)

Drivace fence / REAR  
~~WOOD~~ / METAL - FRONT

**CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION**

Paint  Sample Provided  
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 \*Please note, Roofing requires a building permit\*  
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 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  
Existing Fence (type, material, color): \_\_\_\_\_  
Proposed Fence (type, material, color, location, course): \_\_\_\_\_

Gutters  
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 Work not listed above: \_\_\_\_\_

Demolition

**NOTE: 1126.60 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 at least one of the following conditions prevail:

- That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District,
- That the property proposed for demolition contains no features of architectural and/or historical significance; or
- 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,
- Existing structures listed in section 1126.110 (Central Area Building Inventory) shall be maintained. For buildings listed in that inventory, the cost of rehabilitation must exceed 67% of the replacement cost of the same structure at the time of the proposed demolition based on the Marshall Swift Construction Cost Index or a similar industry standard index before a Certificate of Appropriateness for demolition can be issued. No building listed in the Central Area Building Inventory may be demolished without approval by the Architectural Design Review Board regardless of existing building condition. (OR2013-2-22)
- Both the architectural and historical significance of the property, its relation to the street and to the historic district as a whole shall be considered.

Please Explain the selection made above:

Please attach additional sheets if necessary.



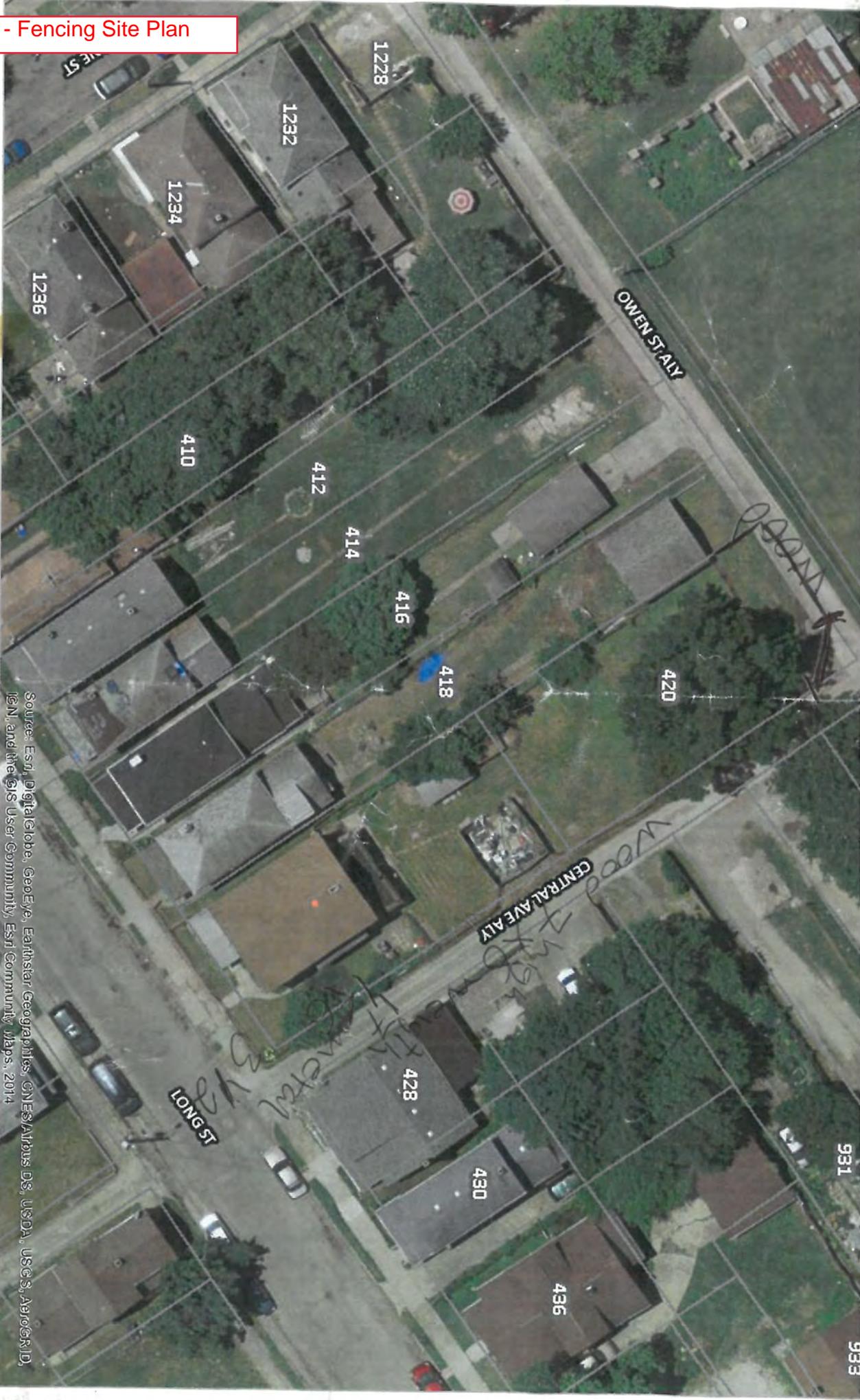
## 2019 Architectural Design Review Board Meeting Calendar

The City of Hamilton Architectural Design Review Board meets on the first and third Tuesday of every month, except for scheduled City Holidays, at 4:00 pm in the City Council Chambers, One Renaissance Plaza, 1st Floor, 345 High Street, Hamilton, Ohio 45011. ([Location](#))

**COA Application Deadlines are Three (3) Fridays before a tentative ADRB Meeting!**

<b>Meeting Date</b>	<b>Application Deadline</b>
January 2, 2019	December 14, 2018
January 15, 2019	December 28, 2018
February 5, 2019	January 18, 2019
February 19, 2019	January 29, 2019
March 5, 2019	February 12, 2019
March 19, 2019	February 26, 2019
April 2, 2019	March 12, 2019
April 16, 2019	March 26, 2019
May 7, 2019	April 16, 2019
May 21, 2019	April 30, 2019
June 4, 2019	May 14, 2019
June 18, 2019	May 28, 2019
July 2, 2019	June 11, 2019
July 16, 2019	June 25, 2019
August 6, 2019	July 16, 2019
August 20, 2019	July 30, 2019
September 3, 2019	August 13, 2019
September 17, 2019	August 27, 2019
October 1, 2019	September 10, 2019
October 15, 2019	September 24, 2019
November 5, 2019	October 15, 2019
November 19, 2019	October 29, 2019
December 3, 2019	November 12, 2019
December 17, 2019	November 26, 2019
January 7, 2020	December 17, 2019
January 21, 2020	December 30, 2019
February 4, 2020	January 14, 2020

420 Long Street - Fencing Site Plan



- Site Address Points
- Owner Parcels
- Historic Structures

- Municipal Boundaries

# ArcGIS Web Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri Community Maps, 2014

Date: 8/14/2019

The information contained in this map is not intended to be used for any purpose other than the general information provided. The City of Hamilton makes no warranty for the accuracy or completeness of the information. The City of Hamilton is not responsible for any errors or omissions in this information.

1 inch = 47 feet

420 Long Street - Decorative Fencing Reference



# Aspen Style 3-Rai...

<https://www.walmart.com>



★ ★ 21 reviews



2 of 6

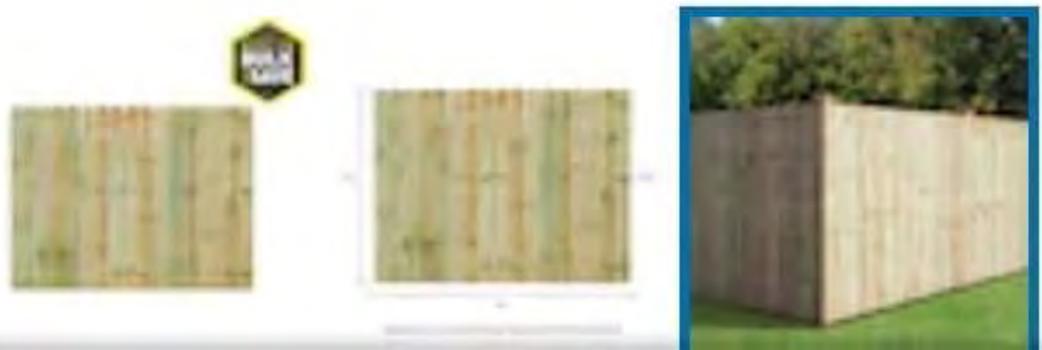
# 9.80

left!

Severe Weather (Actual: 6-ft x 8-ft)...



Chat





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS UserCommunity, Esri Community Maps, 2014



Areas

Override 1

Site Address Points

# 902 Dayton Street



902 Dayton Street - COA  
Application

**DEPARTMENT OF PLANNING**  
CONSTRUCTION SERVICES DIVISION  
R-DEPARTMENTAL PLAN REVIEW RECORD

Location : **902 DAYTON ST**

Date : **01/15/2020**

Name of Project : **FRITSCH**

Permit Type : **PLANNING - COA - RESIDENTIAL**

Application # : **A200149**

Project Description: **COA- FENCE**

Approval Date : **01/15/2020**

Approval # : **A200150**

Review # : **1**

Applicant : **TAMZ CONSTRUCTION**

Phone : **(513) 889-1600** Fax : email :

Owner : **TRANSITIONAL HEALTH, & REHABILITATION SERVICES INC**

Phone : Fax : email :

Please review the attached plans and return to Construction Services as soon a possible.

REMARKS	Please submit your comments electronically on the Approval Screen in Govern.
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This routing is for Approval # A200150 Review # 1

HEALTH

PUBLIC WORKS

FIRE

ENVIR. SERVICES

BUILDING

ELECTRIC

GAS / WATER

**ZONING**

A 200149



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 1126.00) 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 twenty-five dollar (\$25.00) fee for Residential property or fifty dollar (\$50.00) fee for Commercial property is due when a Certificate of Appropriateness application is submitted.

Fee Schedule		
Proposal:	Residential	Commercial
Exterior Change	\$25	\$50
Like for Like Work (no board review)	\$0	\$0
Return to Original Historic Materials	\$0	\$0

Property Address: 902 Dayton St.

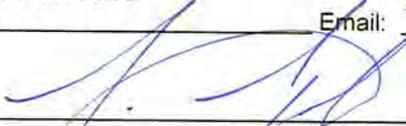
Applicant Name: TAMZ Construction Inc.

Applicant Mailing Address: 1213 Maple Ave, Hamilton, OH 45011

Owner/s Name: Matthew and Jodi Fritsch

Owner Mailing Address: \_\_\_\_\_

Daytime Contact Phone: 513.889.1600 Email: jsnyder@TAMZconstruction.com

Applicant Signature:  Date: 12/26/19

**APPLICANTS ARE HIGHLY ENCOURAGED TO APPEAR BEFORE THE BOARD TO SUPPORT THEIR APPLICATION.**

Please see Page 4 for the Meeting Dates and Application Deadlines.

### DESCRIPTION OF WORK TO BE PERFORMED

Please **specify** the exact location on the structure, the nature of the work, the materials to be used, and the existing historic features to be repaired or replaced. 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.

Work Proposed: (Describe type of work, existing conditions, and methods to be used, materials proposed)  
Propose to install approximately 168 linear feet of salvaged wrought iron fence along both Dayton St and 9th St.

### CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint  Sample Provided  
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 \*Please note, Roofing requires a building permit\*  
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 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  
Existing Fence (type, material, color): \_\_\_\_\_  
Proposed Fence (type, material, color, location, course): Black Wrought Iron

Gutters  
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 Work not listed above:

Demolition

**NOTE: 1126.60 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 at least one of the following conditions prevail:

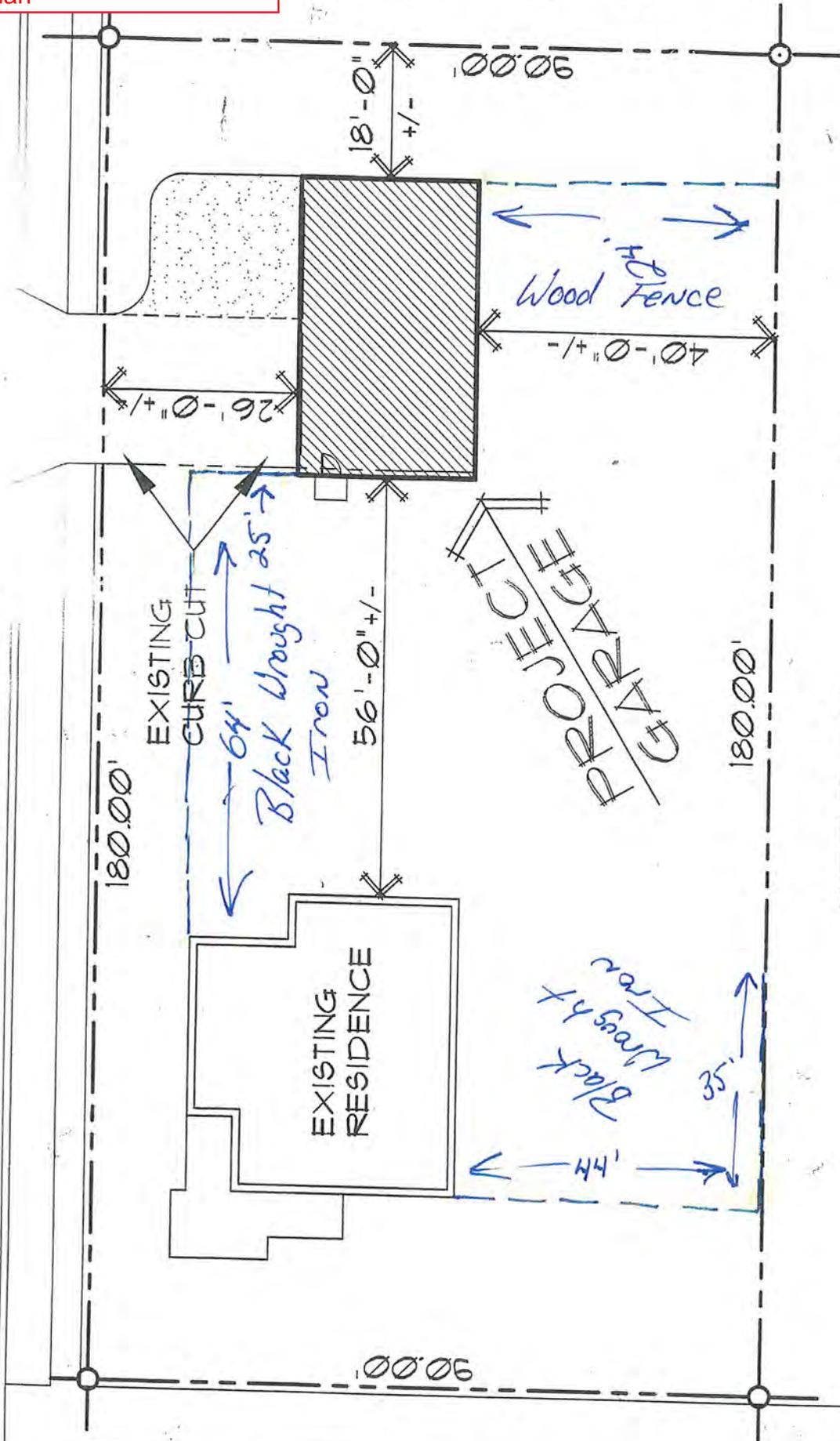
- That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District,
- That the property proposed for demolition contains no features of architectural and/or historical significance; or
- That there is no reasonable 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,
- Existing structures listed in section 1126.110 (Central Area Building Inventory) shall be maintained. For buildings listed in that inventory, the cost of rehabilitation must exceed 67% of the replacement cost of the same structure at the time of the proposed demolition based on the Marshall Swift Construction Cost Index or a similar industry standard index before a Certificate of Appropriateness for demolition can be issued. No building listed in the Central Area Building Inventory may be demolished without approval by the Architectural Design Review Board regardless of existing building condition. (OR2013-2-22)
- Both the architectural and historical significance of the property, its relation to the street and to the historic district as a whole shall be considered.

Please Explain the selection made above:

Please attach additional sheets if necessary.



N 9TH STREET



**SITE PLAN**



SCALE: 1" = 20'







05/07/2019 12:54



05/07/2019 12:54



09/28/2018

29



09/28/2018



We Buy Houses  
Any Condition  
Any Situation  
618-311-2119

29

11/15/2019 14:09



We Buy Houses  
Any Condition  
Any Situation  
513-SELL-2-US

29 North "D"

12/06/2019 14:26



September 30, 2019

E D B Property Group LLC  
PO Box 13010  
Hamilton, OH 45013

E D B Property Group LLC

RE: 29 N D Street

It has come to our attention that renovations are in progress or completed at the building located on 29 N D Street Street in Hamilton, OH. While the City of Hamilton appreciates your efforts to improve the property, this building is located in the Rossville Historic District and is subject to regulations as defined in Section 1126.00 of the Hamilton Zoning Ordinance regarding exterior changes, and exterior work must have a Certificate of Appropriateness (COA).

Concerning 29 N D Street, any current exterior work must stop immediately. To resume work or get any previously completed work approved:

1. Please contact the City's Planning Department
2. Submit a COA Application (Included with this letter)
3. And have the City's Architecture Design Review Board (ADRB) approve the proposed work.

Be advised, complaints of exterior work without a COA will be investigated. Failure to submit a COA application result in the City taking legal punitive measures as noted in Section 1126.130 of the Hamilton Zoning Ordinance.

We can provide a detailed overview of this process or you can find additional information, resources, and forms on the City of Hamilton website. If you have any questions or concerns, do not hesitate to contact the Planning Department (513)-785-7023.

Respectfully,

Daniel Tidyman  
Associate City Planner

**DEPARTMENT OF PLANNING**  
CONSTRUCTION SERVICES DIVISION  
INTER-DEPARTMENTAL PLAN REVIEW RECORD

Location : **29 N D ST**

Date : **12/11/2019**

Name of Project : **EDB PROPERTIES**

Permit Type : **PLANNING - COA - NON RESIDENTIAL**

Application # : **A194748**

Project Description: **PAINT. ROOF. WINDOWS. GUTTERS. . SIGN ON FRONT OF BUILDING AND S**

Approval Date : **12/11/2019**

Approval # : **A194751**

Review # : **1**

Applicant : **EDB PROPERTY GROUP LLC**

Phone : **(513) 264-0000**

Fax :

email :

Owner : **CAROL S KELLY**

Phone :

Fax :

email :

Please review the attached plans and return to Construction Services as soon a possible.

REMARKS	Please submit your comments electronically on the Approval Screen in Govern.
---------	--

This routing is for Approval # A194751 Review # 1

HEALTH

PUBLIC WORKS

FIRE

ENVIR. SERVICES

BUILDING

ELECTRIC

GAS / WATER

**ZONING**

A194748



**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 1126.00) 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 twenty-five dollar (\$25.00) fee for Residential property or fifty dollar (\$50.00) fee for Commercial property is due when a Certificate of Appropriateness application is submitted.

Fee Schedule		
Proposal:	Residential	Commercial
Exterior Change	\$25	\$50
Like for Like Work (no board review)	\$0	\$0
Return to Original Historic Materials	\$0	\$0

Property Address: 29 N D Street Hamilton OH 45011

Applicant Name: E D B PROPERTY GROUP LLC

Applicant Mailing Address: 29 N D Street Hamilton OH 45011

Owner/s Name: E D B PROPERTY GROUP LLC

Owner Mailing Address: 29 N D Street Hamilton OH 45011

Daytime Contact Phone: 513-264-0000 Email: sales@honestyhome.com

Applicant Signature:  Date: 12/11/2019

**APPLICANTS ARE HIGHLY ENCOURAGED TO APPEAR BEFORE THE BOARD TO SUPPORT THEIR APPLICATION.**

Please see Page 4 for the Meeting Dates and Application Deadlines.

### DESCRIPTION OF WORK TO BE PERFORMED

Please **specify** the exact location on the structure, the nature of the work, the materials to be used, and the existing historic features to be repaired or replaced. 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.

Work Proposed: (Describe type of work, existing conditions, and methods to be used, materials proposed)

The building has already been painted slate gray. Due to the extreme degree of deterioration the windows were replaced. The wood around the box gutters has been repaired. Stone was placed around the bottom 4' of the building. The roof needs replaced and downspouts installed.

### CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint  Sample Provided  
Appearance of Color: Slate Gray  
Color Name & Manufacturer: Behr  
Location (body, window trim, specific trim, accent): Body

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 \*Please note, Roofing requires a building permit\*  
Existing Roof (material, style, color): Shingles  
Proposed Roof (material, style, color): GAF Timberline Natural Shadow Charcoal Lifetime Architectural Shingles  
Manufacturer: GAF Location: Main Roof

Windows / Door  
Existing Windows/Door (style, material, size, color, location): Wood  
Proposed Windows/Door (style, material, size, color, location): Vinyl same location and size  
Manufacturer: \_\_\_\_\_ Type (if applicable): \_\_\_\_\_

**NOTE: Per ADRB Guidelines, it is recommended that proposed windows are the same size 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   
Existing Fence (type, material, color): \_\_\_\_\_  
Proposed Fence (type, material, color, location, course): \_\_\_\_\_

Gutters

Existing Gutter (material, style, location, color): repair

Proposed Gutter (material, style, location, color): \_\_\_\_\_

Manufacturer: \_\_\_\_\_

Soffit

Existing Soffit (style, material, location, color): repair

Proposed Soffit (style, material, location, color): \_\_\_\_\_

Other Work not listed above: Sign on front of building facing D St and Sign on side of building facing Main St.

Demolition

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Please Explain the selection made above:

Please attach additional sheets if necessary.

**Customer Order Confirmation**



1200 N. State. Rt. 2  
 New Martinsville, WV 26155  
 Phn: (304) 455-2288 Fax:(304) 455-2003

Attention \_\_\_\_\_

Sold To  
**BUTLER COUNTY EDGE CO-SPECIAL**  
 2099 HAMILTON EATON ROAD  
 Hamilton, OH 45011

Ship To  
 Butler Co Edge Co-Special  
 2099 HAMILTON EATON ROAD  
 Hamilton, OH 45011

Order # 555522  
 PO # 110615Aristo  
 Ordered 10/03/2019  
 Shp Dt 10/11/2019

Job  
 110615Aristocrat

Special Instructions  
 Ship Telephone: 513-868-2068

Dealer 1608  
 Rep SBP  
 Shp Day Friday

Line	Description	Color	Qty	Width	Height	Unit Net	Extended
1	1005 BA Ultra Picture Window Rep Clear Tempered Price Adjustment Head Expander/Sill Angle	White	1	41 Even	71 1/4	265.00	265.00
2	1005 BA Ultra Picture Window Rep Clear DS Head Expander/Sill Angle	White	1	<del>34 Even</del>	<del>65 1/4</del>	110.00	110.00
3	1005 BA Ultra Picture Window Rep Clear DS Head Expander/Sill Angle	White	1	<del>30 Even</del>	<del>68 Even</del>	110.00	110.00
4	1005 BA Ultra Picture Window Rep Clear DS Head Expander/Sill Angle	White	1	<del>34 1/4</del>	<del>65 1/4</del>	110.00	110.00
5	1005 BA Ultra Picture Window Rep Clear Tempered Head Expander/Sill Angle	White	6	<del>34 Even</del>	<del>73 1/2</del>	240.00	1,440.00
6	1005 BA Ultra Picture Window Rep Clear DS Head Expander/Sill Angle	White	2	<del>34 Even</del>	<del>61 1/4</del>	110.00	220.00

**Customer Order Confirmation**

REGULAR



1200 N. State. Rt. 2  
 New Martinsville, WV 26155  
 Phn: (304) 455-2288 Fax: (304) 455-2003

Attention \_\_\_\_\_

Sold To  
**BUTLER COUNTY EDGE CO-SPECIAL**  
 2099 HAMILTON EATON ROAD  
 Hamilton, OH 45011

Ship To  
 Butler Co Edge Co-Special  
 2099 HAMILTON EATON ROAD  
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Order # 555522  
 PO # 110615Aristo  
 Ordered 10/03/2019  
 Shp Dt 10/11/2019

Job  
 110615Aristocrat

Special Instructions  
 Ship Telephone: 513-868-2068

Dealer 1608  
 Rep SBP  
 Shp Day Friday

Line	Description	Color	Qty	Width	Height	Unit Net	Extended
7	1005 BA Ultra Picture Window Rep Clear DS Head Expander/Sill Angle	White	1	40 3/8	72 Even	120.00	120.00
8	1005 BA Ultra Picture Window Rep Clear DS Head Expander/Sill Angle	White	1	34 Even	61 1/2	110.00	110.00
9	1005 BA Ultra Picture Window Rep Obscure Price Adjustment Head Expander/Sill Angle	White	1	28 Even	53 1/2	119.83	119.83
10	1005 BA Ultra Picture Window Rep Clear DS Head Expander/Sill Angle	White	1	30 Even	65 1/4	110.00	110.00

IMAGINE SOMETHING BETTER.™

**SPROUSE**<sup>™</sup>  
WINDOWS AND DOORS



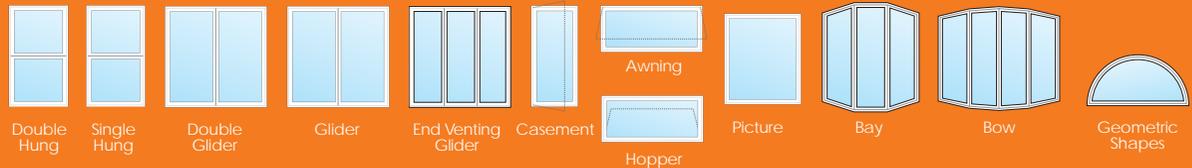


## standard window features

- Fusion-welded Frame & Sash
- Beveled Exterior Trim
- 3/4" Insulating Glass Unit
- MPG Maximum Performance Glass™
- Warm-edge Non-metal Spacer Systems
- Interlocking Meeting Rail (DH & SH only)
- Multiple Lines of Weatherstripping
- Integral Hand Rails / Pull Rails
- Low-profile Tilt Latches (DH & SH only)
- Extruded Screen Frames
- Fiberglass Screen Mesh
- Strong and Resilient Locks
- Wide Style Variety



## window styles



# replacement windows and doors

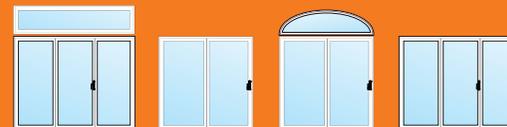
for comprehensive product information, visit [www.sprousewindows.com](http://www.sprousewindows.com)

## standard door features

- Fusion-welded Frame & Sash
- 4-1/4" Frame with Removable Nail Fin
- Strong Chambered Profiles
- 3/4" Insulating Glass Unit
- MPG Maximum Performance Glass™
- Warm-edge Non-metal Spacer System
- Double-strength Tempered Glass
- Adjustable Tandem Ball Bearing Rollers
- Aluminum Roller Track
- Optional Exterior Keyed Lock or Footbolt
- Full Fin Seal Weatherstripping
- High Vinyl to Glass Ratio
- Roll Formed Screen Frame
- Fiberglass Mesh Screen



## door styles



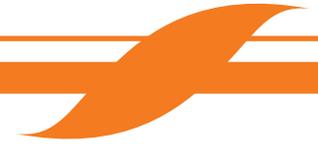
Choose from three-panel or two-panel doors  
with or without transoms.





# replacement windows and doors

for comprehensive product information, visit [www.sprousewindows.com](http://www.sprousewindows.com)

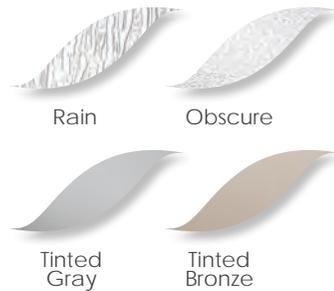


sprousewindows.com

## glass upgrades



## decorative glass options



## vinyl color choices



Choose White or Beige vinyl colors. Clay, Bronze, Hunter Green or custom color-matches are available for window and door exteriors.

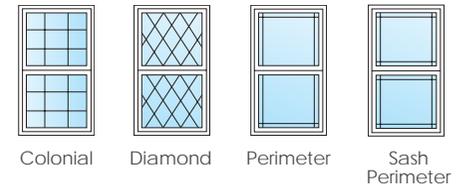
## grid choices

Choose from color-matched, Brushed Nickel or Brass grids.



Grids are available in a contoured style, (shown above), or a flat style (shown below).

## grid patterns



Meets Energy Star® guidelines when ordered with appropriate options.



1200 State Route 2, New Martinsville, WV 26155  
P 304.455.2288 F 304.455.2003  
TOLL FREE 800.777.6873

[www.sprousewindows.com](http://www.sprousewindows.com)

Changes to the product(s) may have been made since publication. Please consult your supplier prior to ordering. The Sprouse logo, MPG Maximum Performance Glass™, MPG Maximum Performance Glass Plus™, MPG Maximum Performance Glass Extreme™, ProChannel®, and IMAGINE SOMETHING BETTER.™ are valued trademarks of Sprouse Building Products, Inc. All rights reserved. Printed in USA.

# ROMA

180 / 245 / 325 / 395x90 mm

Corner stones are also available in the collection.

280x120x90 mm

180x110x90 mm



Sahara



Earth Brown



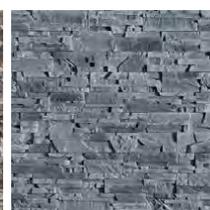
Brown



Caramel



Gray Mix



Grafit



**For external and internal use**

façade, terrace, garden, office, living room, kitchen, bathroom, bedroom, hall.

**PLACING TYPE:** jointless

## **DEDICATED CHEMICAL PRODUCTS:**

**for installation:** Stone Master primer, Stone Master dispersion adhesive, Stone Master concrete stone adhesive.

**for sealing:** Stone Master concrete impregnant

## **PACKING:**

**quantity in a package:** 0,62 m<sup>2</sup> (0,51 m<sup>2</sup>)

**package weight:** 20 kg (15 kg)

**number of packages on a pallet:** 48 (72)

**pallet weight:** 960 kg (1080 kg)

## **CORNER STONE PACKING:**

**quantity in a package:** 1,44 linear meters

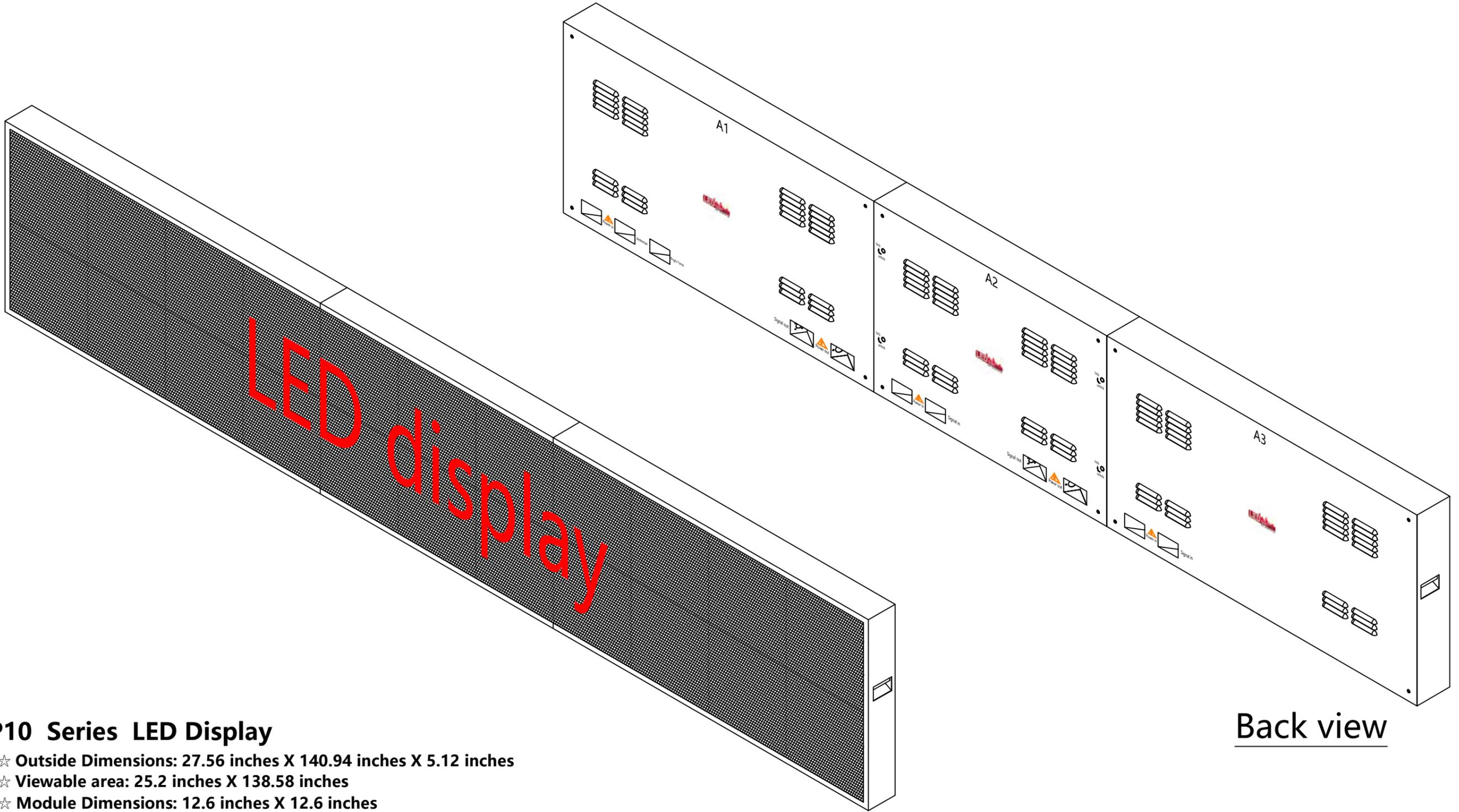
**package weight:** 17 kg

**number of packages on a pallet:** 48

**pallet weight:** 816 kg



29 N D Street - LED Wall Sign Plans and Locations

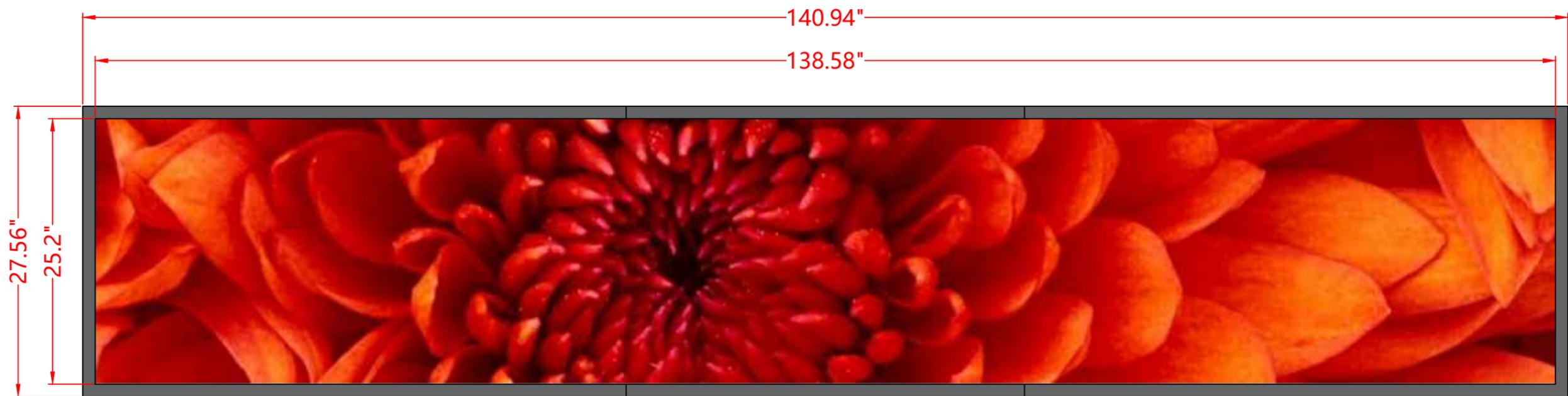


Front view

Back view

**P10 Series LED Display**

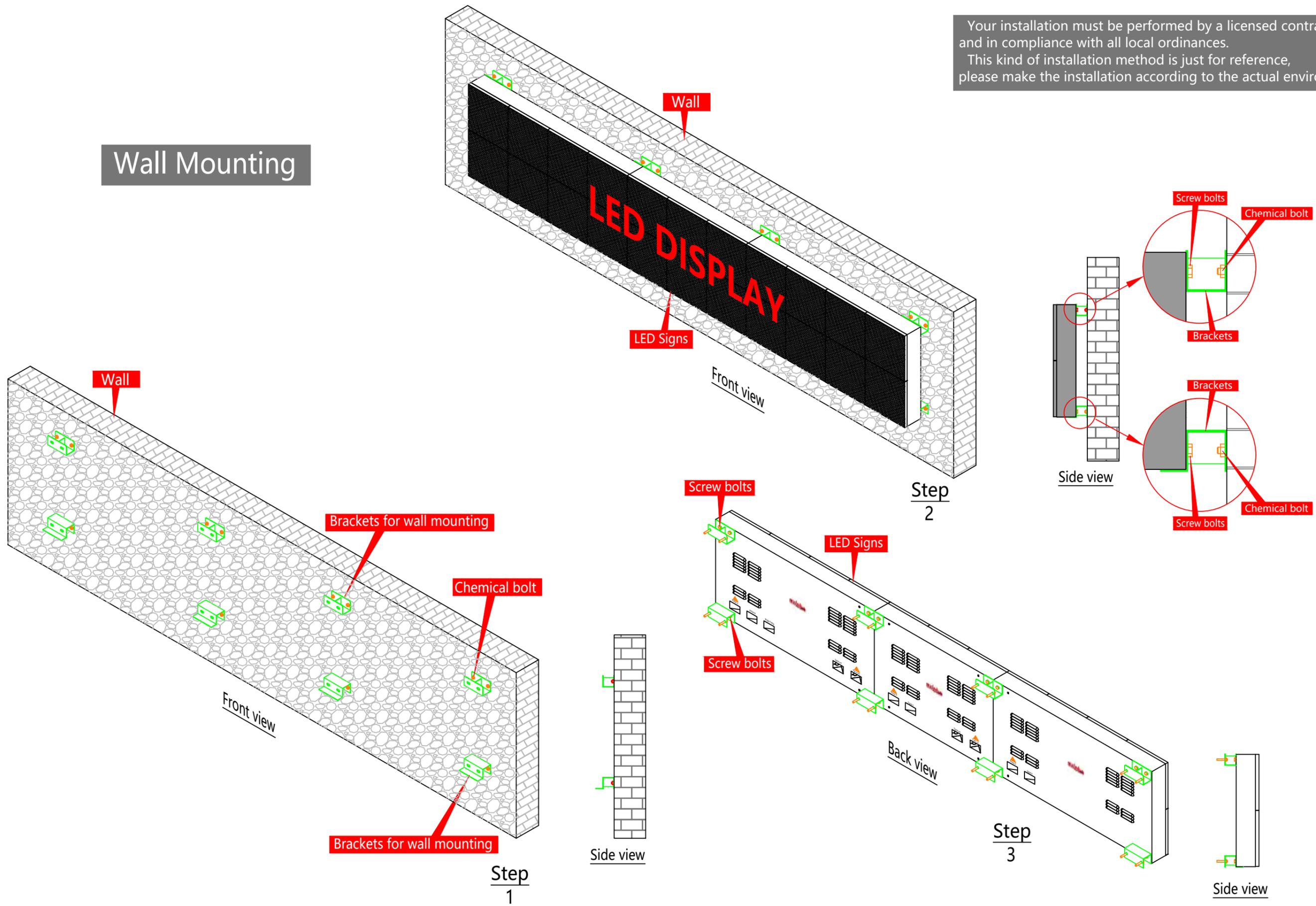
- ☆ Outside Dimensions: 27.56 inches X 140.94 inches X 5.12 inches
- ☆ Viewable area: 25.2 inches X 138.58 inches
- ☆ Module Dimensions: 12.6 inches X 12.6 inches
- ☆ Module Dimensions: 2 (Height) X 11 (Width)
- ☆ Module Resolution: 32 Pixels X 32 Pixels
- ☆ Display Resolution : 64×352 pixel
- ☆ Pixel Density : 930 Pixels per square foot
- ☆ Input:100-120VAC 50/60Hz
- ☆ Rated current : 2.0 Kilowatts
- ☆ Average Power consumption : 0.65 Kilowatts



Front view

# Wall Mounting

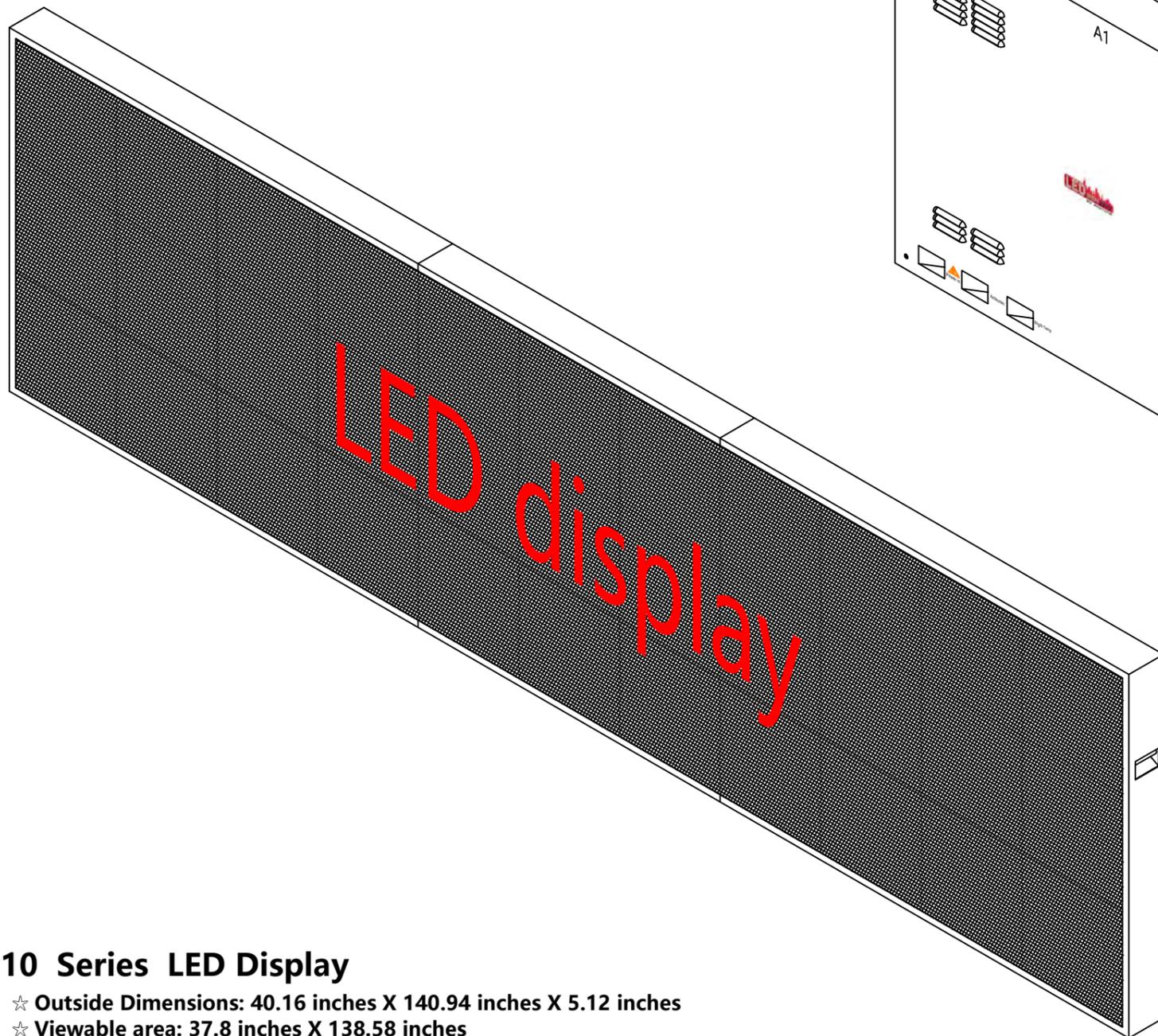
Your installation must be performed by a licensed contractor, and in compliance with all local ordinances. This kind of installation method is just for reference, please make the installation according to the actual environment.



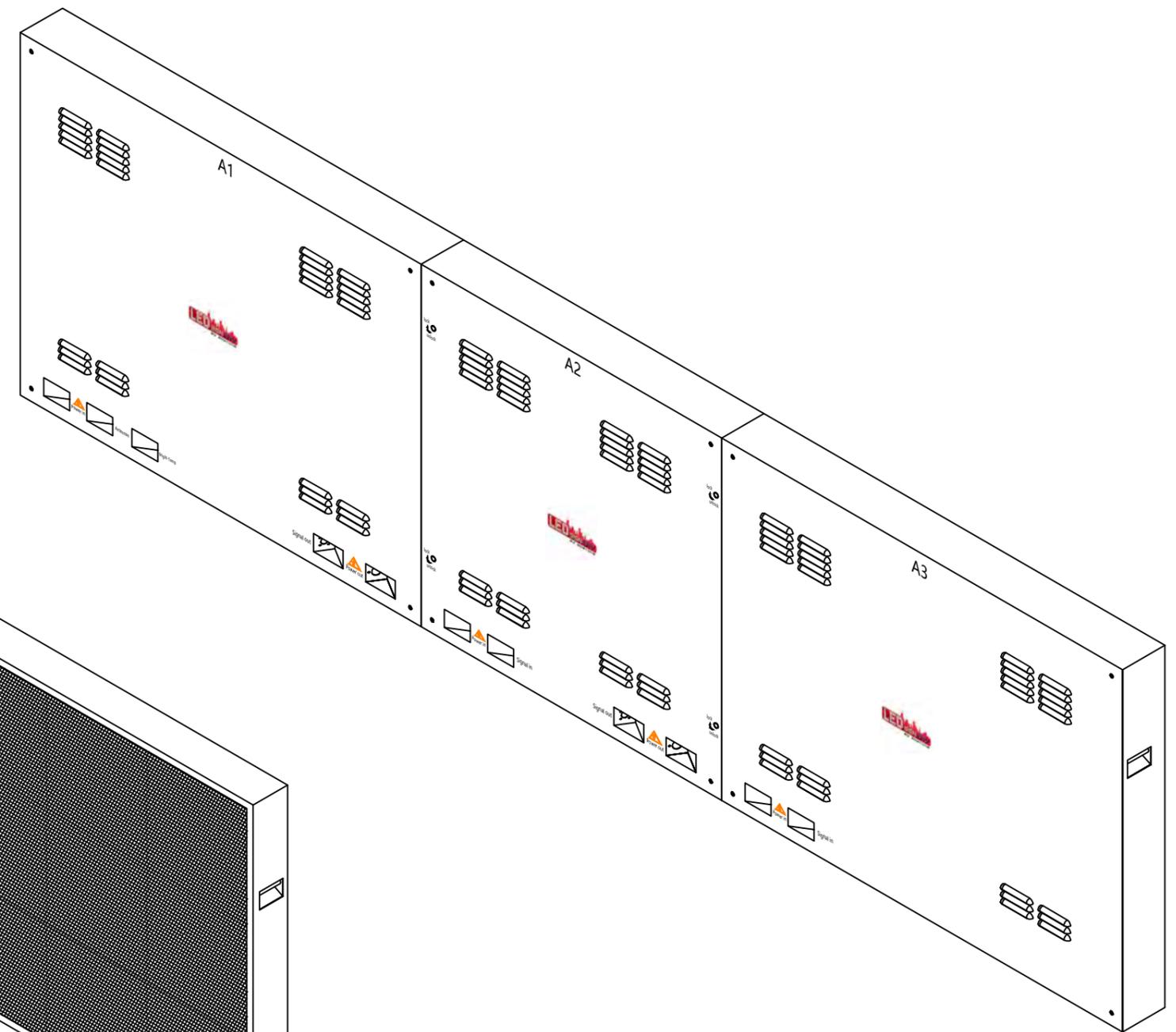


2'5" x 11'5"

25 N D St



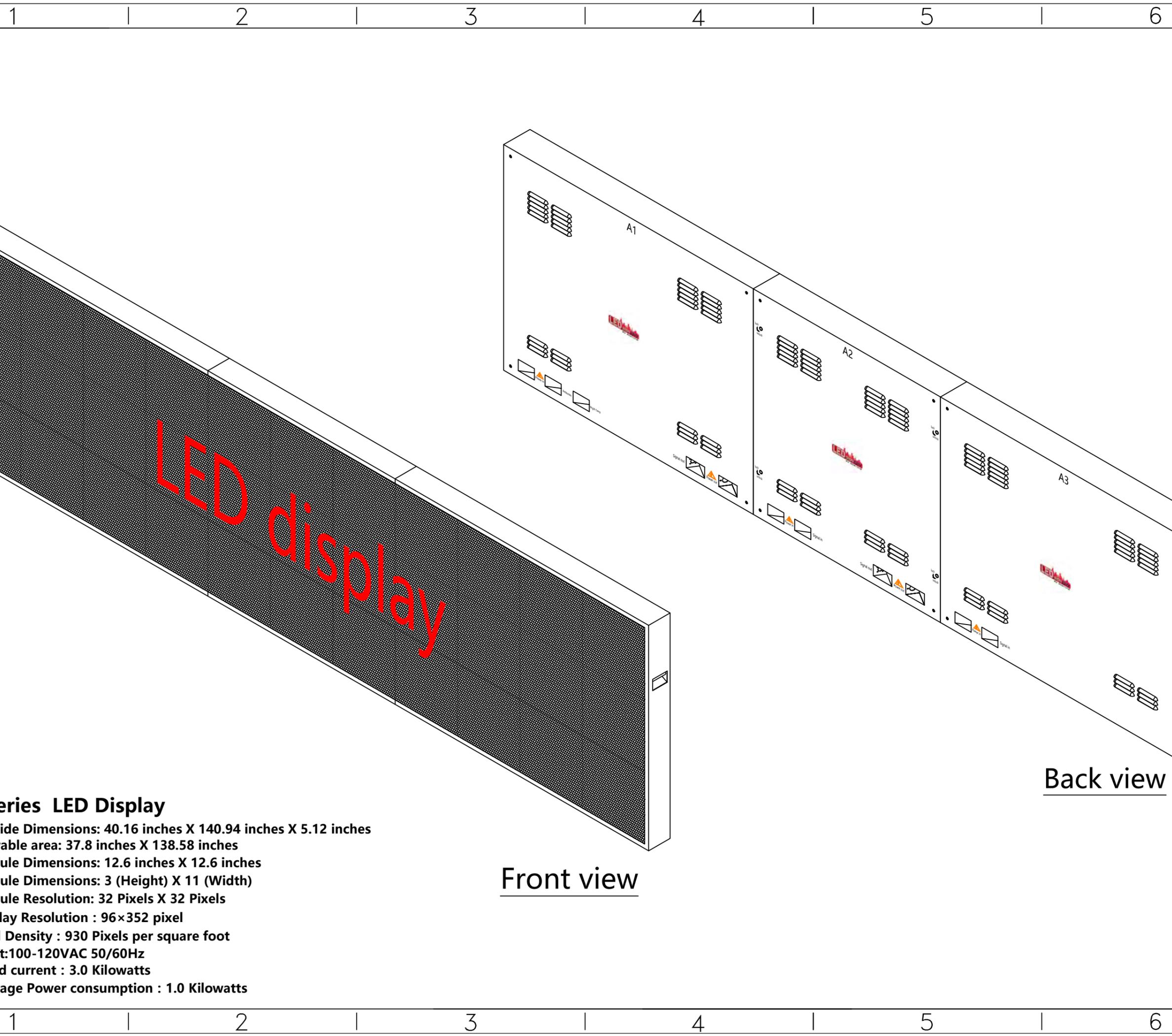
Front view



Back view

**P10 Series LED Display**

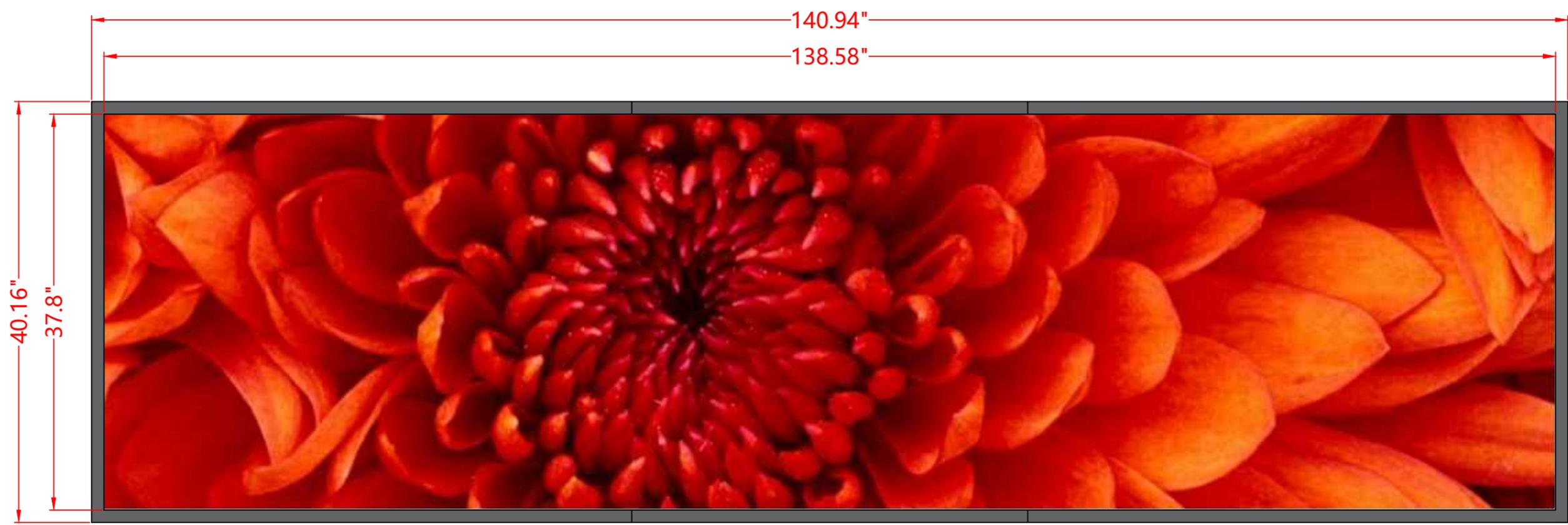
- ☆ Outside Dimensions: 40.16 inches X 140.94 inches X 5.12 inches
- ☆ Viewable area: 37.8 inches X 138.58 inches
- ☆ Module Dimensions: 12.6 inches X 12.6 inches
- ☆ Module Dimensions: 3 (Height) X 11 (Width)
- ☆ Module Resolution: 32 Pixels X 32 Pixels
- ☆ Display Resolution : 96×352 pixel
- ☆ Pixel Density : 930 Pixels per square foot
- ☆ Input:100-120VAC 50/60Hz
- ☆ Rated current : 3.0 Kilowatts
- ☆ Average Power consumption : 1.0 Kilowatts



1 | | 2 | | 3 | | 4 | | 5 | | 6

A  
B  
C  
D  
E  
F

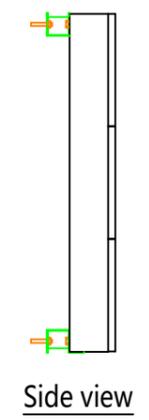
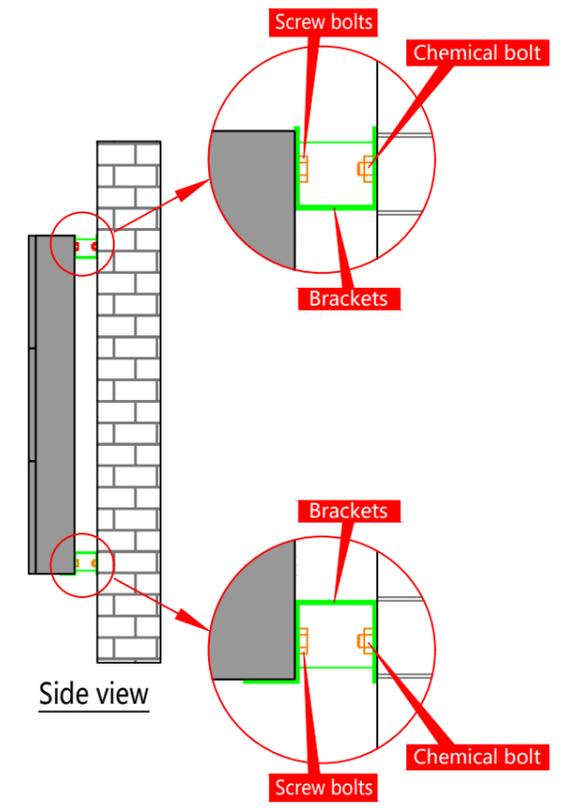
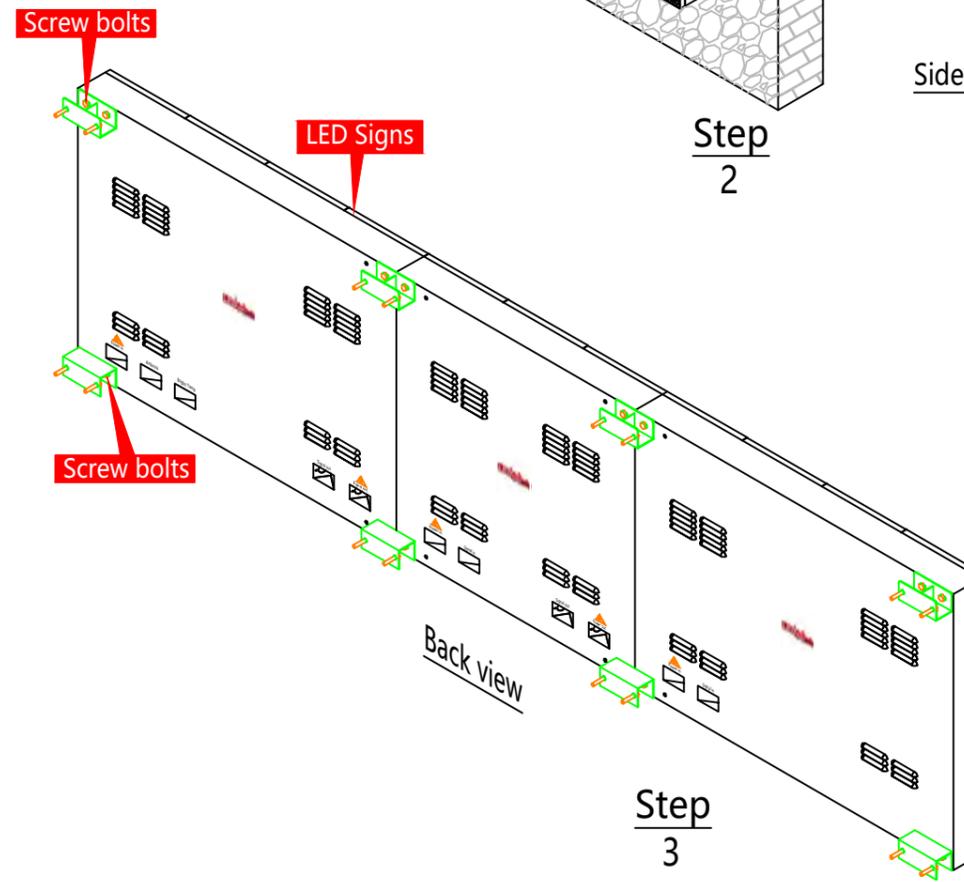
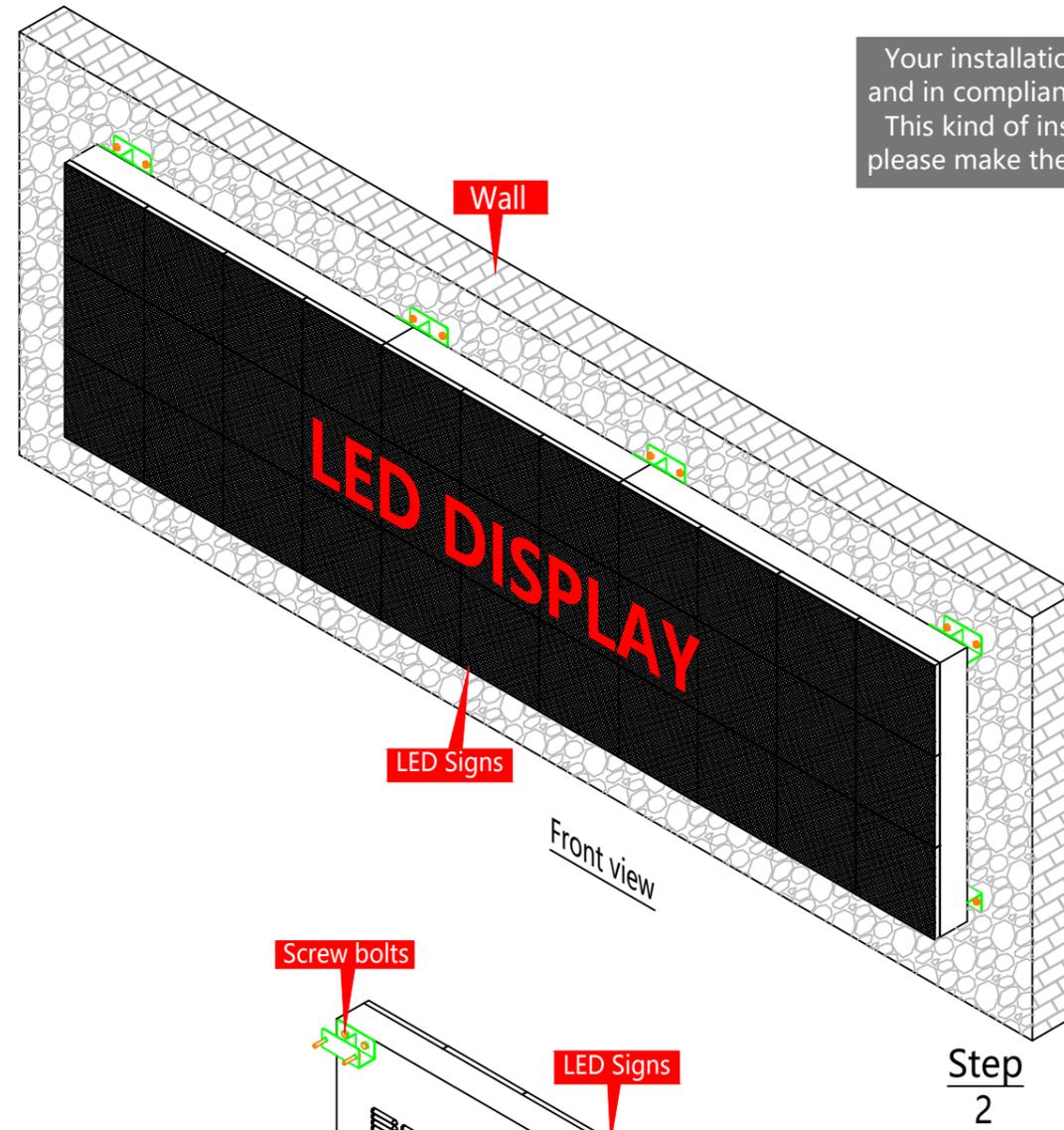
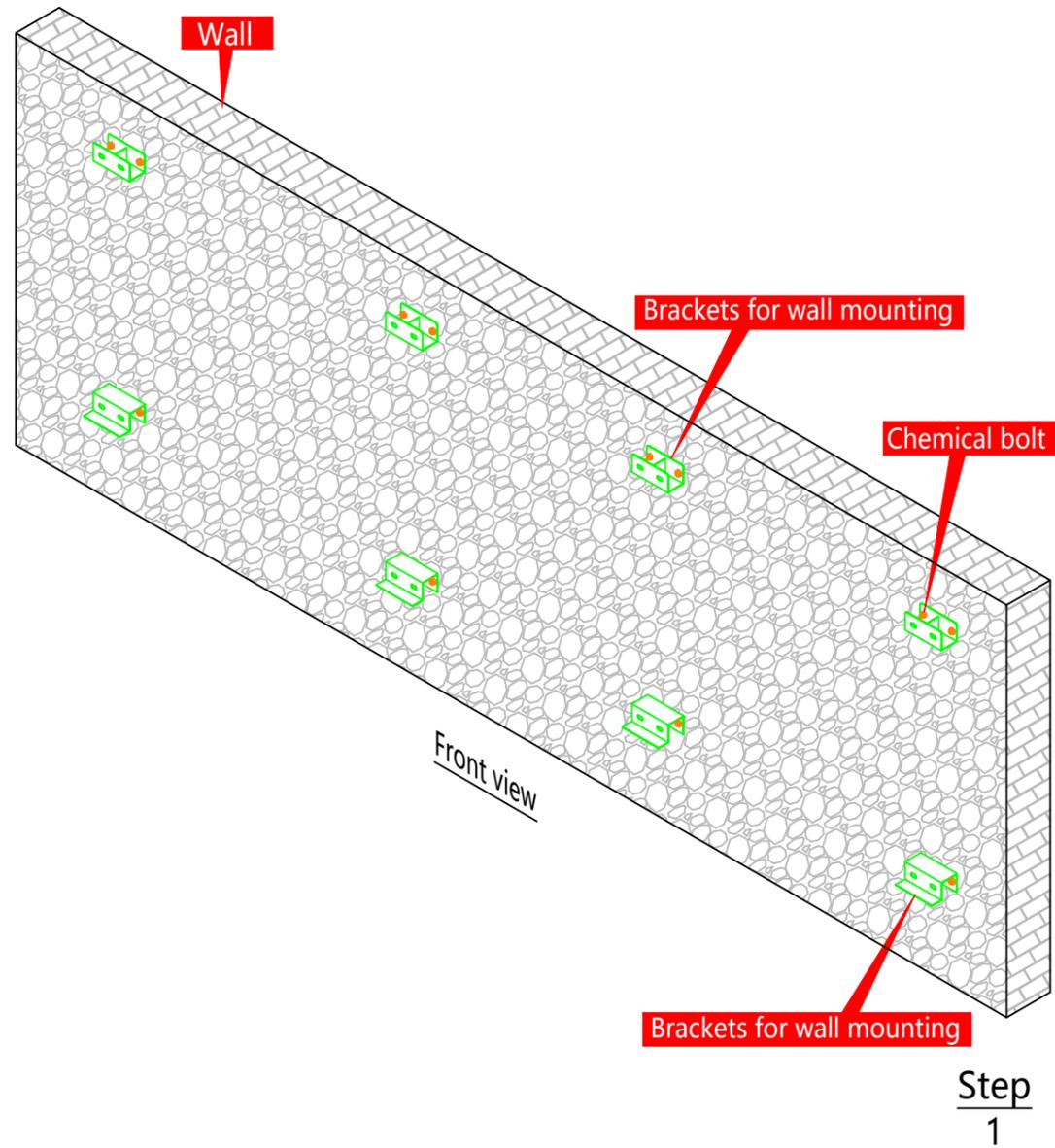
A  
B  
C  
D  
E  
F



Front view

1 | | 2 | | 3 | | 4 | | 5 | | 6

# Wall Mounting



Your installation must be performed by a licensed contractor, and in compliance with all local ordinances. This kind of installation method is just for reference, please make the installation according to the actual environment.



12' x 3'



## BEHR PRO® e600 Exterior Flat

- 100% Acrylic
- High Hide & Uniform Finish
- Mildew Resistant Coating
- Low Temperature Application

No. PR610 White Base  
No. PR613 Deep Base  
No. PR614 Medium Base



2 Hr Dry Time  
4 Hr Recoat Time



250-400 sq ft  
Coverage per Gallon



Soap & Water  
Clean-Up



Protect  
from Freezing

FOR MEDIUM AND DEEP BASES – DO NOT USE WITHOUT THE ADDITION OF TINTING COLORANTS

### WHERE TO USE

Ideal for both commercial and residential properties over properly prepared and primed exterior surfaces of wood, hardboard, aluminum siding, vinyl siding, fiber cement siding, stucco, concrete, masonry, brick and metal.

### PREPARATION & PRIME

Countersink nailheads, fill and sand smooth. Remove rust, loose or peeling paint. Repair imperfections and sand smooth. Wash off dirt, grease and chalk with detergent and/or powerwash. Remove mildew stains with a mildew stain removing product. Clean and sand new or weathered wood. Scuff sand or degloss smooth or glossy surfaces. Scuff sand or etch metals. Rinse and allow to dry. Caulk windows, doors and other openings. Allow new stucco, plaster and masonry to cure for 30 days before painting. For stain-blocking, painting over woods with tannins, or over oil-based or glossy surfaces, prime with a product such as BEHR PREMIUM PLUS Interior/Exterior Multi-Surface Primer & Sealer No. 436. For drastic color changes or when applying deep colors denoted with a dagger (†) on the color chip, apply a custom tinted primer if needed. Prime all metal surfaces before painting.

### APPLICATION

Apply product on dry substrates when air and surface temperatures are between 35°-90°F (2°-32°C) and will remain between 35°-90°F (2°-32°C) for at least 4 hours after applying. Do not paint when rain or heavy condensation is expected. Stir paint occasionally. Intermix containers of same product to ensure color and sheen uniformity. On semi-smooth surfaces, use a high quality 3/8-1/2" nap roller cover, nylon/polyester brush or an airless sprayer (.017-.021" spray tip, 60 mesh filter). On rough surfaces, use a high quality 3/4-1" nap roller cover. Certain colors may require additional coats for complete hide. On heavy stains and woods that contain tannins, allow 12-16 hours of dry time between coats. Cooler temperatures or higher humidity may prolong drying time. Dry paint film is mildew resistant. When applying to vinyl, color choice must be the same color or lighter than the existing color. Do not use on floors.

### DISPOSAL

For disposal of empty containers, unused paint and soiled rags, contact your household refuse collection service.

Visit [behr.com](http://behr.com) for painting tips, project advice and color coordination with the ColorSmart by BEHR® Tool, or download the ColorSmart by BEHR App on your mobile device.

**WARNING!** If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. Contact the National Lead Information Center at 1-800-424-LEAD or log on to [www.epa.gov/lead](http://www.epa.gov/lead).

**\*LIMITED WARRANTY** For one year from the date of purchase, Behr Process Corporation warrants to the original consumer purchaser, (1) that the product meets Behr Process Corporation's manufacturing specifications, and (2) the performance of this product when applied according to the label instructions and specifications. In the event this product proves to be defective within one year from the date of purchase, Behr Process Corporation will, at its option and upon presentation of proof-of-purchase (the original receipt), either furnish an equivalent amount of new product or refund the original purchase price of this product to you. **This warranty excludes (1) labor and costs of labor for the application or removal of any product, and (2) any incidental or consequential damages, whether based on breach of express or implied warranty, negligence, strict liability or any other legal theory.** Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. **To the extent permitted by applicable law, any implied warranties including the implied warranties of merchantability and of fitness for a particular purpose, are limited to the duration of this express warranty.** Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. This warranty gives you specific legal rights and you may also have other rights, which vary from state to state. **Note to residents of the State of New Jersey:** The provisions of this warranty, including its limitations, are intended to apply to the fullest extent permitted by the laws of the State of New Jersey. To obtain warranty service, call 1-800-854-0133 ext.2. Behr Process Corporation reserves the right to inspect any and all applications of the product prior to processing your claim made under this warranty.

To consult with a Behr Certified Coatings Professional, call 1-800-854-0133 Ext. 2 (U.S.A. only).

**WARNING** Cancer and Reproductive Harm – [www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov)

**CAUTION IRRITANT MAY CAUSE EYE, NOSE AND THROAT IRRITATION. AVOID CONTACT WITH SKIN AND EYES AND AVOID BREATHING OF VAPORS AND SPRAY MIST. WEAR EYE PROTECTION AND PROTECTIVE CLOTHING. USE ONLY WITH ADEQUATE VENTILATION.** To avoid breathing vapors and spray mist, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches or dizziness, increase fresh air. If properly used, a respirator (NIOSH approved for organic vapor with P series particulate pre-filter) may offer additional protection; obtain professional advice before using. A dust mask does not provide protection against vapors. Avoid contact with eyes and skin. Wash thoroughly after handling. Close container after each use. **FIRST AID:** If you experience difficulty in breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical assistance immediately. In case of eye contact, flush immediately with plenty of water for at least 20 minutes and get medical attention; for skin, wash thoroughly with soap and water. If swallowed, get medical attention immediately.

**CAUTION: KEEP OUT OF REACH OF CHILDREN – DO NOT TAKE INTERNALLY.**

**BEHR**  
A Masco Company

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Santa Ana, CA 92705 U.S.A. • [behr.com](http://behr.com)  
V.O.C. (C.O.V.) < 50 g/L • REV. 08/18



**e600 EXTERIOR FLAT PAINT**  
NO. PR610 WHITE BASE



**PRODUCT INFORMATION**

BEHR PRO™ e600 Exterior Flat Paint is specifically designed to meet the expectations of professional painters. Developed for optimal sprayability, with minimal flashing and surfactant leaching this 100% acrylic formula provides excellent hiding power and a highly uniform, mildew resistant finish. Not for use on glossy surfaces or floors.

**RECOMMENDED USES:**

Ideal for both commercial and residential properties over properly prepared:

- Concrete, Concrete Tilt-Up
- Concrete Block/CMU
- Cement Board Siding
- Brick
- Stucco
- Wood
- Plywood
- Vinyl Siding
- Ferrous Metals
- Non-Ferrous Metals

**PRODUCT SPECIFICATIONS:**

**Tint Bases/Max Tint Load:**

- No. 610 124 oz. / 6 oz.
- No. 614 117 oz. / 13 oz.
- No. 613 116 oz. / 14 oz.

**Gloss:** 0-5 @ 60°

**Sheen:** 0-5 @ 85°

**Resin Type:** 100% Acrylic

**Weight per Gallon:** 11.33 lbs.

**% Solids by Volume:** 34%

**% Solids by Weight:** 51%

**VOC:** <50 g/L

**Flash Point:** N/A

**Viscosity:** 95-105 KU

**Recommended Film Thickness:**

- Wet: 6.4 mils; Dry: 2.17 mils @ 250 Sq. Ft./Gal.
- Wet: 4.0 mils; Dry: 1.36 mils @ 400 Sq. Ft./Gal.

**Coverage:** 250-400 Sq. Ft./Gal., depending on the surface texture, porosity and application method. Does not include the loss of material from spraying. Film thickness depends on porosity and various substrate irregularities.

**APPLICATION:**

**Brush:** Nylon/polyester

**Roller:**

- Smooth Surfaces:** 3/8"-1/2" nap
- Porous Surfaces:** 1/2"-3/4" nap

**Airless Spray:** Fluid pressure of 1,500 - 2,200 psi

**Tip:** .015" - .021"

**Filter:** 60 mesh

**Thinning:** Not recommended. Product is formulated for use at package consistency only.

**Dry Time:** 77°F (25°C), 50% RH:

Longer dry time may be required in cooler temperatures and higher humidity.

- To Touch:** 2 hours
- To Recoat:** 4 hours
- Full Cure:** 14 days

**SURFACE PREPARATION:**

- All surfaces must be clean, free of dust, chalk, oil, grease, mold and mildew stains, loose and peeling paint, rust and all other foreign substances.
- Glossy surfaces must be 'scuff sanded' with an appropriate sandpaper and primed prior to coating.
- Allow new stucco, plaster and masonry to cure for 30 days before painting.

**WARNING!** If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC.** Contact the National Lead Information Center at 1-800-424-LEAD or visit [www.epa.gov/lead](http://www.epa.gov/lead).

**RECOMMENDED PRIMER/SYSTEMS:**

**PROPERLY PREPARED NEW SURFACES:**

**Wood: Composition Panels/Siding, Fiber Board**

- BEHR PREMIUM PLUS® Interior/Exterior Multi-Surface Primer & Sealer No. 436

**Wood: Cedar, Redwood, Shakes & Shingles**

- BEHR PREMIUM PLUS Interior/Exterior Multi-Surface Primer & Sealer No. 436

**Tannin/Stainblocking:**

- BEHR PREMIUM PLUS Interior/Exterior Multi-Surface Primer & Sealer No. 436

COMPLIES WITH THE BELOW AS OF 3/1/2016			
SCAQMD	YES	AIM	YES
CARB	YES	LEED v.3 (2009) <sup>†</sup>	YES
OTC	YES	MPI#	10
LADCO	YES		

**Masonry: Stucco, Cinder Block, Concrete Masonry Units (CMUs), Split Face Block**

- BEHR PRO™ Block Filler Primer No. PR50
- BEHR PREMIUM PLUS Interior/Exterior Multi-Surface Primer & Sealer No. 436

**Masonry: Cement Composition Panels/Siding, Exterior Insulation and Finish Systems (EIFS) or Synthetic Stucco**

- BEHR PREMIUM PLUS Interior/Exterior Multi-Surface Primer & Sealer No. 436

**Masonry with pH Levels up to 13.0:**

- BEHR PREMIUM PLUS Interior/Exterior Multi-Surface Primer & Sealer No. 436

**Ferrous & Non-Ferrous Metals:**

- BEHR PREMIUM PLUS Interior/Exterior Multi-Surface Primer & Sealer No. 436

**PREVIOUSLY PAINTED SURFACES:**

- Use a full coat or spot prime with BEHR PREMIUM PLUS Interior/Exterior Multi-Surface Primer & Sealer No. 436

**CLEAN UP:**

- Clean all tools and equipment with clean water.
- For proper disposal of empty containers and unused product, contact your local household refuse collection service.
- To reduce waste, consult with your retailer or an online paint calculator to determine the correct amount of paint to purchase.

**CAUTIONS/LIMITATIONS:**

- Protect from freezing.
- **IMPORTANT!** Do not open can without reading instructions.
- For tint bases-do not use without the addition of colorant.





## e600 EXTERIOR FLAT PAINT

### NO. PR610 WHITE BASE

- Do not use on glossy surfaces or floors.
- Do not use when air and surface temperatures are below 35°F or above 90°F.
- Allow 2 weeks for full cure before washing or cleaning.
- Shelf life under normal conditions is two years unopened.

#### GENERAL INFORMATION:



**Warning!** Causes eye and skin irritation. Wear protective clothing, gloves, eye, and face protection. Do not eat, drink, or smoke when using this product. Take off contaminated clothing and wash it before reuse. Wash hands thoroughly after handling. Dispose of unused contents, container and other contaminated wastes in accordance with local, state, federal and provincial regulations.

**First aid: If in eyes:** Rinse cautiously with water for several minutes and remove contacts if present and easy to do. Continue rinsing and get medical attention if eye irritation persists. **If on skin:** Wash with plenty of soap and water. **If swallowed:** Rinse mouth and get medical attention if you feel unwell.

# Timberline<sup>®</sup> Natural Shadow<sup>®</sup> Brochure

(RESTL100NS)

Updated: 7/16



*Quality You Can Trust...From  
North America's Largest Roofing Manufacturer!™*



Quality You Can Trust... From North America's Largest Roofing Manufacturer!™

# TIMBERLINE® Natural Shadow®

LIFETIME SHINGLES

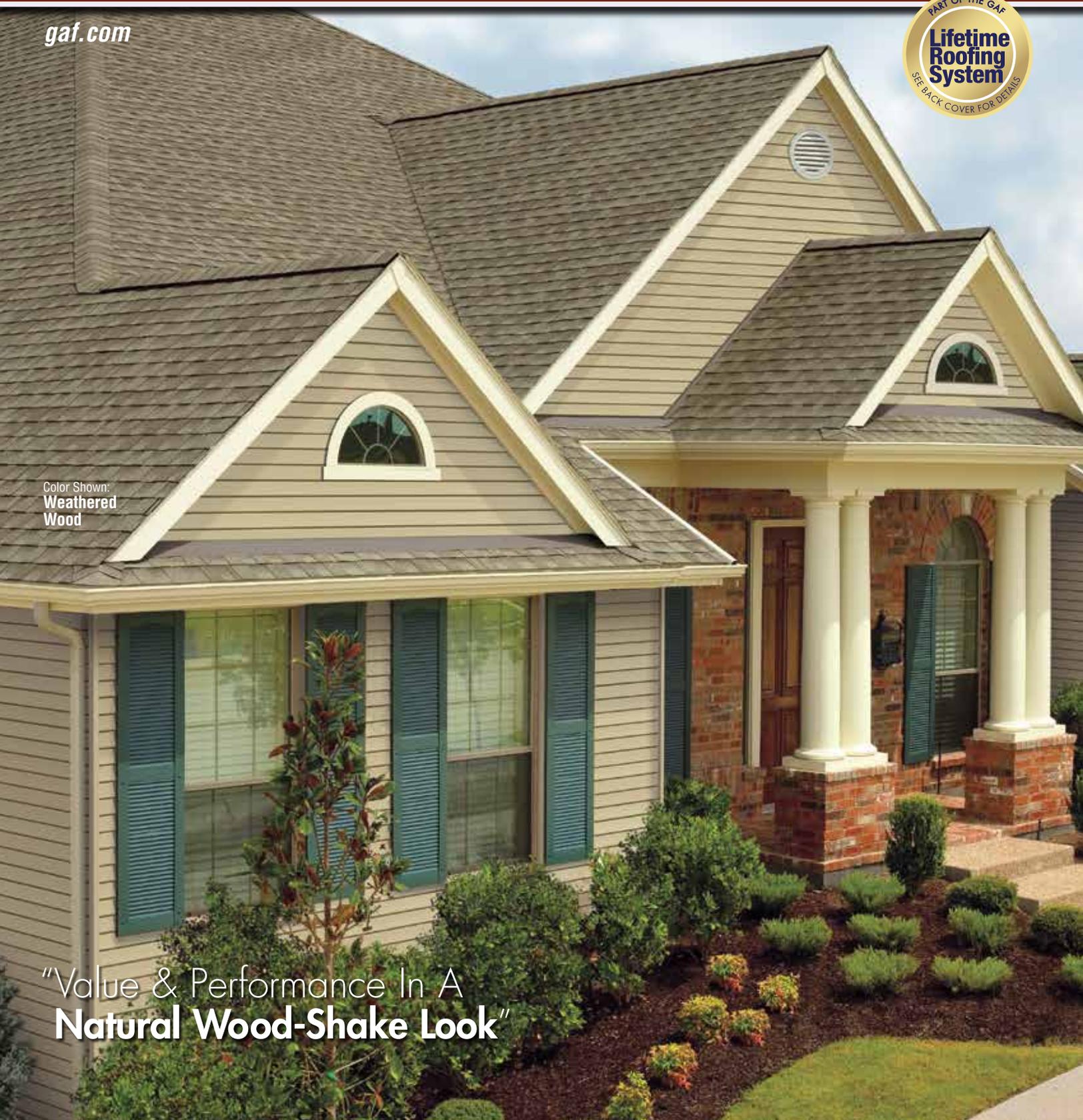
Protect your home with Timberline® Shingles — North America's #1-selling shingles!

[gaf.com](http://gaf.com)



Color Shown:  
Weathered Wood

"Value & Performance In A Natural Wood-Shake Look"



## There's Nothing Quite Like A Genuine Timberline® Roof!

Professional installers have long preferred the rugged, dependable performance that only a Timberline® roof can offer. That's why Timberline® Shingles with **Advanced Protection® Shingle Technology** are the #1-selling shingles in all of North America.

But performance is only half the story. Since your roof can represent up to **40%** of your home's "curb appeal," you can improve its resale value with Timberline® Natural Shadow® Shingles from GAF. They'll give you the upscale, architectural look you want, at a price you can afford!



*Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.*

Color Shown:  
**Slate**



## Benefits

- **Great Value...**  
Architecturally stylish but practically priced—with a Lifetime Ltd. warranty.\*
- **Attractive Appearance...**  
Features a classic shadow effect. Lends any home a subtle, even-toned look with the warmth of wood.
- **Highest Roofing Fire Rating...**  
UL Class A, Listed to ANSI/UL 790
- **High Performance...**  
Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit [gaf.com/APS/](http://gaf.com/APS/) to learn more).
- **Stays In Place...** Dura Grip™  
Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph!†
- **Peace Of Mind...** Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.\*
- **Perfect Finishing Touch...**  
Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles.\*\*



\* See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

\*\* These products are not available in all areas. See [www.gaf.com/ridgecapavailability](http://www.gaf.com/ridgecapavailability) for details.

† This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

*Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.*



Color Shown:  
**Pewter Gray**  
(not available in all areas)



Color Shown:  
**Barkwood**  
(not available in all areas)

## Install Peace Of Mind... Install To Protect!

When you install GAF Timberline® Natural Shadow® Shingles with **Advanced Protection® Shingle Technology**, you're getting the very best combination of weight and performance that modern manufacturing technology can deliver. In fact, you won't find a shingle that surpasses Timberline® on:

- ✓ Toughness
- ✓ Wind uplift resistance
- ✓ Flexibility
- ✓ Fire resistance

That's why every Timberline® Shingle comes with GAF's transferable Lifetime Ltd. Warranty\*—for your peace of mind!—plus the backing of the Good Housekeeping Seal.\*\*



\*See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

\*\*GAF Shingles have earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind these products. (Refer to Good Housekeeping Magazine for its consumer protection policy. Applicable in U.S. only.)

*Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.*



Color Shown:  
**Charcoal**



Color Shown:  
**Shakewood**

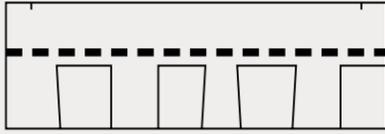
## Timberline® Shingles Are Also The Favorite Of Professional Contractors...



- **More Referrals...** People will know that you're installing America's #1-selling laminated shingles!
- **Less Chance Of Call-Backs...** Durable, wind-resistant shingles carry 130 mph ltd. wind coverage.†

†This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

### SPECIFICATIONS



### 13¼" x 39⅜" Metric

- Fiberglass asphalt shingle
- Lifetime ltd. transferable warranty<sup>1</sup>
- Smart Choice® Protection for the first 10 years<sup>1</sup>
- 130 mph ltd. wind coverage<sup>2</sup>
- StainGuard® Protection<sup>3</sup>
- UL Listed to ANSI/UL 790 Class A
- ASTM D7158, Class H
- ASTM D3161 Type 1, Class F
- ASTM D3018 Type 1
- ASTM D3462<sup>4</sup>
- Classified in accordance with ICC-ES AC438
- Miami-Dade County Product Control approved<sup>5</sup>
- Florida Building Code approved
- Texas Department of Insurance approved<sup>5</sup>
- ICC approved<sup>5</sup>
- ENERGY STAR® certified (U.S. only)<sup>6</sup>
- Approx. 64 Pieces/Square
- Approx. 3 Bundles/Square
- Approx. 256 Nails/Square
- Exposure: 5 ⅜"



<sup>1</sup> See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

<sup>2</sup> This wind speed coverage requires special installation. See GAF Shingle & Accessory Ltd. Warranty for details.

<sup>3</sup> StainGuard® protection applies only to shingles with StainGuard® labeled packaging. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

<sup>4</sup> Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

<sup>5</sup> Applies to some plants.

<sup>6</sup> Timberline® Natural Shadow® Arctic White is ENERGY STAR® certified (U.S. only) and rated by the Cool Roof Rating Council. See gaf.com for availability and details.

*Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.*



Color Shown:  
**Hickory**



Color Shown:  
**Hunter Green**  
(not available in all areas)

**Color Availability Chart\***



- \*Notes:
- Arctic White only available in the Shafter area.
  - Hunter Green only available in the Minneapolis and Michigan City areas.
  - Pewter Gray only available in the Baltimore/Myerstown and Michigan City areas.
  - Timberline® Natural Shadow® Shingles are not available in the Tampa area.

**We can help you choose the right shingle for your roof!**

Try GAF's Virtual Home Remodeler at [gaf.com](http://gaf.com). Visualize GAF Shingles on a house like yours—or upload and decorate your own house. Try different siding, trim, and brick colors. It's fun!



†Timberline® Natural Shadow® Arctic White is ENERGY STAR® certified in the U.S. only and rated by the Cool Roof Rating Council (CRRC). See [gaf.com](http://gaf.com) for availability and details. When installed properly, this product will help to reduce energy costs. Actual savings will vary based on geographic location and individual building characteristics. For more information, contact GAF Technical Services at 1-800-ROOF-411, visit [gaf.com](http://gaf.com), or call 1-888-STAR-YES.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



**Important Warning:**  
Timbertex® and Ridglass® Premium Ridge Cap Shingles are designed to complement the color of your Timberline® Shingles. But some contractors cut costs by using the tabs from a 20-year or 25-year 3-tab shingle as your ridge cap. To ensure the closest color consistency for your roof, ask your contractor to use genuine Timbertex® or Ridglass® Premium Ridge Cap Shingles.\*

- **Complements Timberline® Colors...** Designed to complement the color of your Timberline® Shingles
- **Strong Protection For Hips & Ridges...** Multi-layer design protects the most vulnerable areas of your roof
- **Perfect Finishing Touch...** Extra-thick designs with massive 8" exposure are 2–3 times thicker (versus typical strip shingles) for a distinctive, upscale look
- **Stays In Place...** Dura Grip™ Self-seal Adhesive seals each piece tightly and reduces the risk of shingle blow-off
- **Peace Of Mind...** Up to a Lifetime ltd. warranty when installed on Lifetime Shingle roofs†

†See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.



\*These products are not available in all areas. See [www.gaf.com/ridgecapavailability](http://www.gaf.com/ridgecapavailability) for details.

Looking For A **Designer Color Blend** For Your Roof? Consider Timberline® American Harvest® Shingles...



Note: This product is not available in all areas. See [gaf.com](http://gaf.com) for availability and details.



# More Than Just Coverage On Your Shingles!

## Get Automatic Lifetime Protection On Your Entire GAF Roofing System!\*

Quality You Can Trust... From North America's Largest Roofing Manufacturer!™

[gaf.com](http://gaf.com)

When you install any GAF Lifetime Shingle and at least 3 qualifying GAF accessories, you'll automatically get:

- A Lifetime Ltd. warranty on your shingles and all qualifying GAF accessories!\*
- Non-prorated coverage for the first 10 years!\*



### LIFETIME

### SHINGLES

GAF offers you many great Lifetime Shingle choices, including **Timberline®** Shingles with Advanced Protection® Shingle Technology. They're the #1-selling shingles in North America!

Advanced Protection® Shingle Technology provides excellent protection for your home while reducing the use of precious natural resources. That's better for your home—and better for the environment!

To learn more about why Advanced Protection® Shingles are your best choice, visit [gaf.com/APS/](http://gaf.com/APS/).



†In the North, most building codes require the use of Leak Barrier at the eaves.



#### Cobra® Attic Ventilation

Helps remove excess heat and moisture from your attic to promote energy efficiency in your home and help extend the life of your roof.



#### Roof Deck Protection

Provides an exceptionally strong layer of protection against wind-driven rain; some even allow moisture to escape from your attic. Also, lies flatter for a better-looking roof.



#### Leak Barrier

Provides exceptional protection against leaks caused by roof settling and extreme weather. Ideal upgrade at all vulnerable areas (including at the eaves in the North!).



#### Starter Strip Shingles

Saves time, eliminates waste, and reduces the risk of blow-off...and may even help qualify for upgraded wind warranty coverage (see *GAF Shingle & Accessory Ltd. Warranty* for details).



#### Ridge Cap Shingles

Enhances the beauty of your home while guarding against leaks at the hips and ridges.



\*See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime Ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.



The GAF Lifetime Roofing System has earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind the products in this system. (Refer to Good Housekeeping Magazine for its consumer protection policy. Applicable in U.S. only.)

#### SALES OFFICES:

**NORTHEAST**  
717-866-8392

**CENTRAL**  
630-296-1980

**SOUTHEAST**  
813-829-8880

**SOUTHWEST**  
972-851-0500

**WEST**  
800-445-9330

**CANADA**  
855-492-8085

**WORLD HQ**  
973-628-3000



# Durable Protection. Lasting Beauty.

## Prep

- 1 Leak Barrier**  
Your first line of defense.
- 2 Roof Deck Protection**  
Protect the deck against moisture.
- 3 Starter Strip Shingles**  
Reduce shingle blow-off risk.

## Finish

- 4 Timberline® Lifetime Shingles**  
Beauty and protect with Advanced Protection® shingles.
- 5 Cobra® Attic Ventilation**  
Vent excess attic heat and moisture.
- 6 Ridge Cap Shingles**  
Beauty and leak protection at hips and ridges.



\* See GAF Shingles & Membranes for details on warranty. The word "Lifetime" refers to the length of coverage. Lifetime is not a guarantee of performance. Lifetime is a registered trademark of GAF. All other trademarks are the property of their respective owners. © 2014 GAF. All rights reserved. For more information, visit [www.gaf.com](http://www.gaf.com). GAF is a leading provider of roofing, siding, and waterproofing solutions. GAF is a leading provider of roofing, siding, and waterproofing solutions. GAF is a leading provider of roofing, siding, and waterproofing solutions.

Engineered layer by layer for maximum durability.

