

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

Board Members

Von Stein	Beckman	Bloch	Brown	Essman	Fairbanks
Moeller					Jacobs
-	Spoonster	Traub	Weltzer	Whalen	
Albinus			Ripperger	O'Neill	

-
- I. Roll Call:
 - II. Swearing in of Those Providing Testimony to the Board:
Notary Public
 - III. Approval of Meeting Minutes - Written Summary and Audio Recording for these dates:
 - A. January 21, 2020
 - IV. Properties Seeking COA - New Business
 1. 436 Riverfront Plaza (German Village) - New SFR
 2. 510 Crescent Road (Rossville) Fencing
 - V. Miscellaneous/Discussion/On the Radar/
 - Potential new build consultation (431 N 3rd Street)
 - Upcoming ADRB Applications
 - 241 N 3rd Street - Painting, Windows, Gutters, Demolition of Rear Patio
 - 205 Main Street - Exterior Work
 - Upcoming BZA Appeals
 - 29 N D Street
 - VI. Adjourn
 - VII. Guests:





To: Architectural Design Review Board
From: Daniel Tidyman – ADRB Secretary
Subject: **AGENDA ITEM #1**
436 Riverfront Plaza – New Single Family Residence
Community Design Alliance, Applicant
Meeting Date: **2/18/2020**
Received Application: **1/16/2020**
Impacts: German Village ([Location](#))

Introduction:

The Applicants, Community Design Alliance, have submitted a Certificate of Appropriateness Application for the property of 436 Riverfront Plaza. The proposal involves the construction of a new single family dwelling unit.

The subject property of 436 Riverfront Plaza is part of the German Village Historic District and is Zoned BPD (Business Planned Development)

The site is currently a vacant lot which was recently owned by CORE with frontage on both Riverfront Plaza and Hensel Place. Staff had a brief consultation with the ADRB near the end of 2019 during a regularly scheduled meeting to discuss the possibility of a newly built residential structure on the property that may be three and half (3.5) stories in height.

The board members who attended the meeting said they would be open to the idea of a taller structure if the style complimented the German Village District. In addition, the board mentioned that the new build may be a good example of riverfront infill development.

The applicant recently received two (2) variances regarding side yard setbacks and building height from the Board of Zoning Appeals. The height and proposed side yards would be compliant with the Hamilton Zoning Ordinance.

PROPOSAL

- New Single Family Dwelling Unit(Additional information will be provided by applicant:
 - Height: 3.5 Stories
 - Materials:
 - Brick Veneer: Water Table
 - 1 X 4 Corner Trim
 - Trim Wrapped Columns
 - Aluminum Railings
 - Hardie Plank Fiber Cement Lap Siding
 - Asphalt Shingles
 - Wood Trellis: Above Garage



Supplemental Items

ADRB Policies & Guidelines; and Other Requirements

The subject proposal broaches multiple topics of the ADRB guidelines, the most pressing of which is the proposal of New Structure.

Summarily, the narrow lot and neighboring properties present an interesting situation for the COA request. The front yard setback will align with neighboring properties as found in the German Village District. Variances were recently granted to allow the height and side yards to have compliance with the Hamilton Zoning Ordinance. Although the building height should not exceed neighboring buildings. This location presents a new opportunity for riverfront development.

The narrowness of the lot requires the property owner to increase the height over the structure to provide enough living space to accommodate for today's life styles. A building of this height would also allow the property owners to enjoy views of the riverfront and it could possibly be the standard for infill development along the riverfront.

Recommendation:

The ADRB can approve, modify, or deny the COA request for a new single-family dwelling. 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:

Staff has reviewed the request and recommends that the ADRB approve the COA request given the following findings:

1. The proposed style, materials, and height would present a new standard for riverfront development on Riverfront Plaza
2. The application is the result of recent interest in development within the urban core



3. Proposed Single Family Dwelling Unit appears to have characteristics to other properties within the German Village District.
4. Plan Hamilton, the City's comprehensive plan, includes the following objectives relevant to the case –

PROMOTE REINVESTMENT IN OUR URBAN CORE AND TRADITIONAL NEIGHBORHOODS AND PROMOTE HIGH QUALITY SUBURBAN DEVELOPMENT

- Promote the creation of high quality residential units in the urban core through public private partnerships
- Promote infill development in our urban core and along the riverfront

Attachments:

1. Please see the agenda attachment file





To: Architectural Design Review Board
From: Daniel Tidyman – ADRB Secretary
Subject: **AGENDA ITEM #2**
510 Crescent Street – Fencing
Danny and Liz Hayden, Applicant
Meeting Date: **2/18/2020**
Received Application: **1/16/2020**
Impacts: Rossville ([Location](#))

Introduction:

The Applicants, Danny and Liz Hayden, have submitted a Certificate of Appropriateness Application for the property of 510 Crescent Street. The proposal involves fencing.

The subject property of 510 Crescent Street is part of the Rossville Historic District and is Zoned R-1 Single Family Residence District.

The applicant intends to enclose their yard for their growing family with a style of fencing that is consistent with fencing commonly found on historic properties in Hamilton.

The applicant recently received a variance from the Board of Zoning Appeals to in install the fence of this height in their front yard

PROPOSAL

- Fencing:
 - Style: Black Decorative Metal
 - Height: Four Feet
 - Location: Rear yard along both S D Street and Crescent Street frontages (See attached site plan)

Supplemental Items

ADRB Policies & Guidelines; and Other Requirements

Per the ADRB Policies and Guidelines, the proposal is compliant with requirements for fences on historic properties. Decorative metal fencing is encouraged especially if visible from the public right of way.

Recommendation:

The ADRB can approve, modify, or deny the COA request for fencing. 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:

Staff has reviewed the request and recommends that the ADRB approve the COA request given the following findings:

1. The proposed style, material, and height are appropriate per the ADRB Policies and Guidelines

Attachments:

1. Please see the agenda attachment file





A 200308.
P 200217.

City of Hamilton
Date: 1/28/2020 Office: CNST
Acct: 410506 Cashier: Convs
Name:
Receipt # 01781185 1/28/2020 2:09 PM
Payment Total: \$25.00

Architectural Design Review Board

Phone: 513-785-7350

Fax: 513-785-7359

Email: hamiltonhistoric@hamilton-oh.gov

\$25.00

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: 436 Riverfront Plaza

Applicant Name: Community Design Alliance - Amy Hucke

Applicant Mailing Address: 236 High Street Hamilton, Ohio 45011

Owner/s Name: Chris Connell and Wendy Waters-Connell

Owner Mailing Address: 690 Devonshae Court Hamilton, Ohio 45013

Daytime Contact Phone: 513-275-1740 Email: amy@cdalliance.net

Applicant Signature: Amy Hucke - CDA Date: 01/27/2020

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)

New Single Family home on infill parcel. Home to be approximately 3,400 sq. ft and 3.5 stories tall. Garage and driveway access will be from Hensel Place. There is a proposed 6' high wood privacy fence and gate, enclosing the rear yard.

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): See attached drawings

Siding Sample Provided
Existing Siding (style, material, color, location): _____
Proposed Siding (style, material, color, location): See attached drawings
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): See attached drawings
Manufacturer: _____ Location: _____

Windows / Door
Existing Windows/Door (style, material, size, color, location): _____
Proposed Windows/Door (style, material, size, color, location): See attached drawings
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): 6' wood privacy fence

Gutters

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

Proposed Gutter (material, style, location, color): See attached drawings

Manufacturer: _____

Soffit

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

Proposed Soffit (style, material, location, color): See attached drawings

Other Work not listed above:

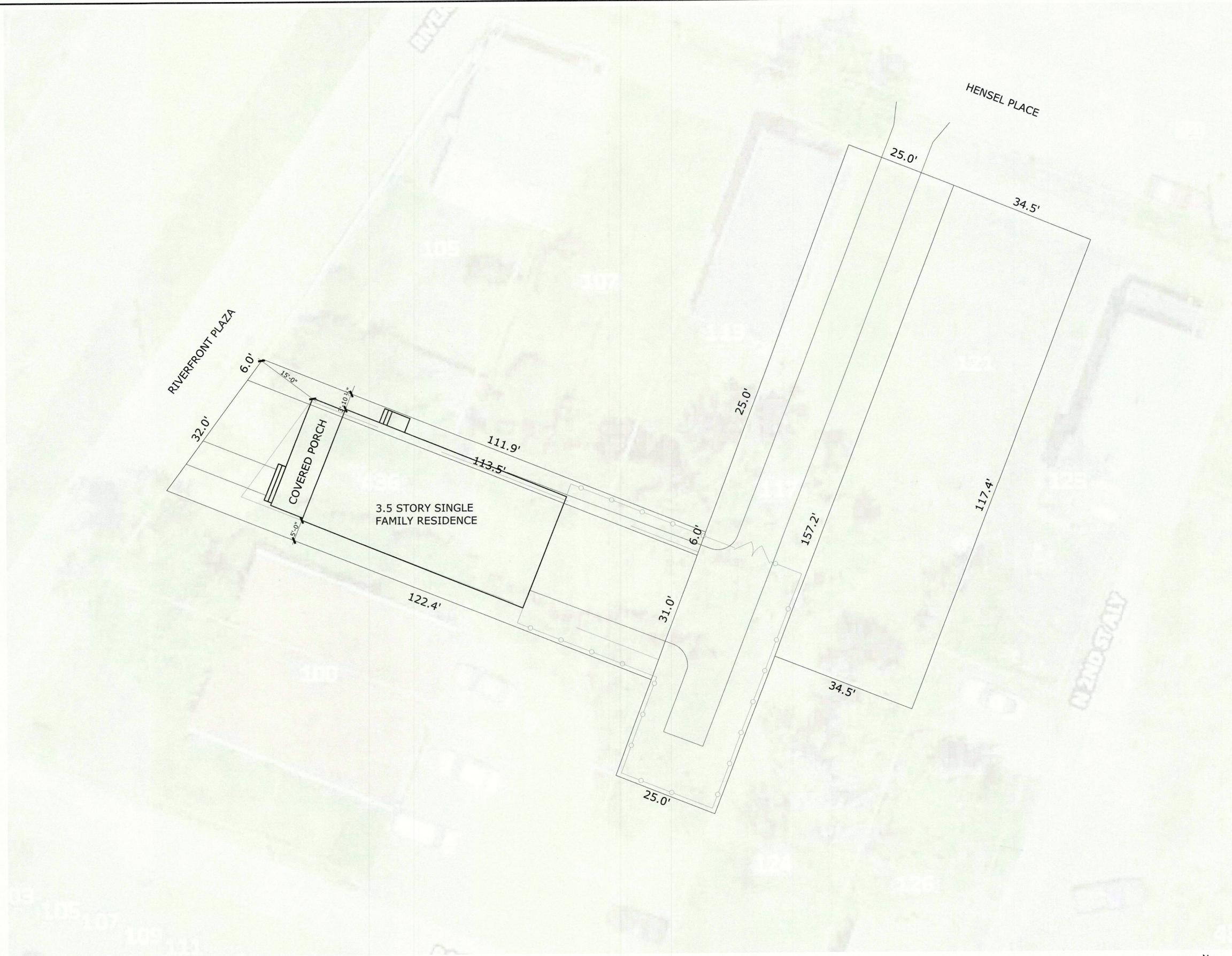
Demolition

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:

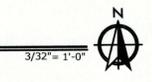
- That the property proposed for demolition is not inherently consistent with other properties in its area of the Architectural Conservation/Historic District,
- That the property proposed for demolition contains no features of architectural and/or historical significance; or
- That there is no reasonable 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.



01 SITE PLAN
SCALE



CREATED WITH NVS

Copyrighted
All Rights Reserved



Michael Dingeldein License OH 8820
Expiration Date 12.31.19

THE ARCHITECT INDICATED ABOVE HAS BEEN RETAINED SOLELY TO PREPARE DRAWINGS FROM INFORMATION FURNISHED BY THE OWNER AND OTHERS FOR THE PURPOSE OF OBTAINING BUILDING OR OTHER PERMITS FROM APPROPRIATE AGENCIES AS REQUIRED BY THE APPLICABLE BUILDING AND ZONING CODES OR OTHER REGULATIONS, STATUTES OR ORDINANCES.
ALL WORK OF THE OWNER OR PERSONS PERFORMING WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL CODES, LAWS, REGULATIONS, ETC. HAVING JURISDICTION OVER THE WORK.



Proposed Project for:
The Connell Residence
436 Riverfront Plaza
Hamilton, Ohio 45011

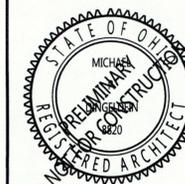
Site Plan

DATE 1.7.2020

COMM NO.

SHEET NO.

S1.0



Michael Dingeldein License OH 8820
Expiration Date 12.31.19

THE ARCHITECT INDICATED ABOVE HAS BEEN
RETAINED SOLELY TO PREPARE DRAWINGS FROM
INFORMATION FURNISHED BY THE OWNER AND
OTHERS FOR THE PURPOSE OF OBTAINING BUILDING
OR OTHER PERMITS FROM APPROPRIATE AGENCIES AS
REQUIRED BY THE APPLICABLE BUILDING AND
ZONING CODES OR OTHER REGULATIONS, STATUTES
OR ORDINANCES.

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ALL CODES, LAWS, REGULATIONS, ETC. HAVING
JURISDICTION OVER THE WORK.



Proposed Project for:
The Connell Residence
436 Riverfront Plaza
Hamilton, Ohio 45011

Elevations

DATE 1.28.2020

COMM NO.

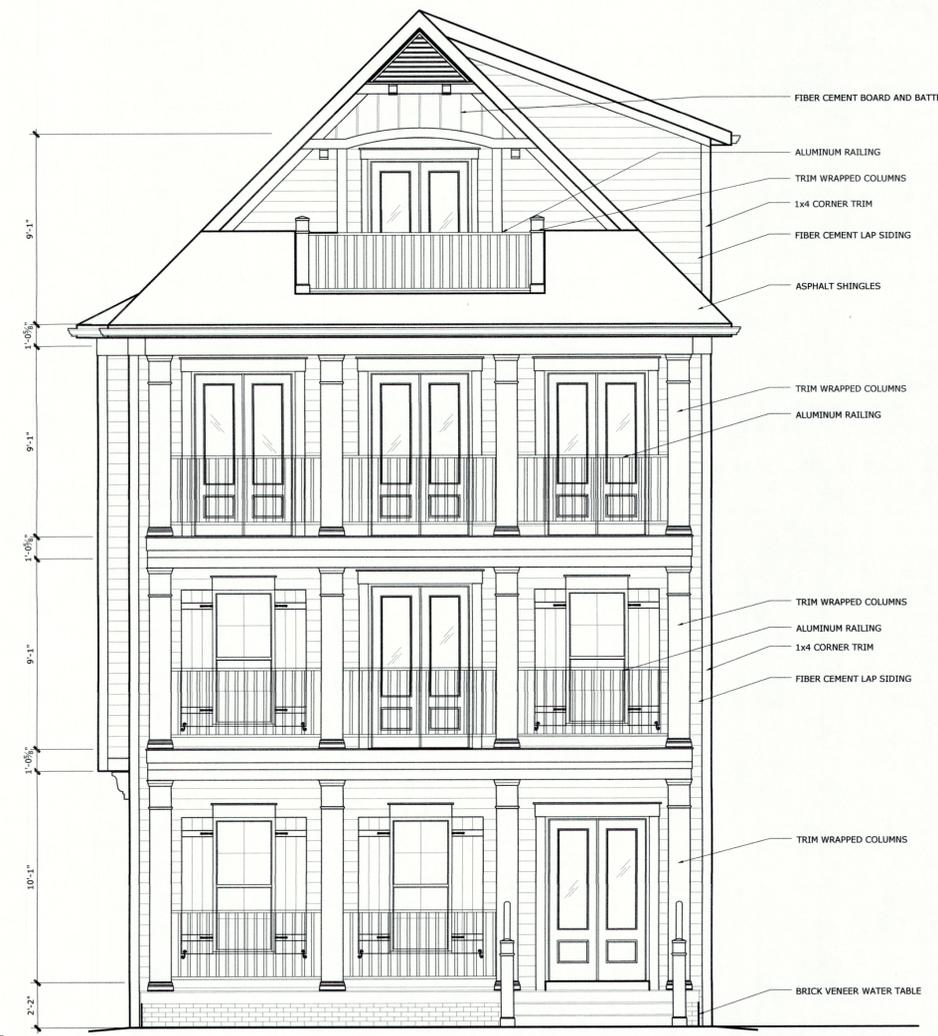
SHEET NO.

A2.0



02 NORTH ELEVATION
SCALE

1/4" = 1'-0"



01 WEST ELEVATION
SCALE

1/4" = 1'-0"

FIBER CEMENT BOARD AND BATTEN

ALUMINUM RAILING

TRIM WRAPPED COLUMNS

1x4 CORNER TRIM

FIBER CEMENT LAP SIDING

ASPHALT SHINGLES

TRIM WRAPPED COLUMNS

ALUMINUM RAILING

TRIM WRAPPED COLUMNS

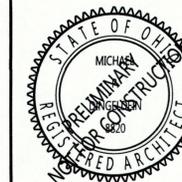
ALUMINUM RAILING

1x4 CORNER TRIM

FIBER CEMENT LAP SIDING

TRIM WRAPPED COLUMNS

BRICK VENEER WATER TABLE



Michael Dingeldein License OH 8820
Expiration Date 12.31.19

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02 SOUTH ELEVATION
SCALE

1/4" = 1'-0"



01 EAST ELEVATION
SCALE

1/4" = 1'-0"

Proposed Project for:
The Connell Residence
436 Riverfront Plaza
Hamilton, Ohio 45011

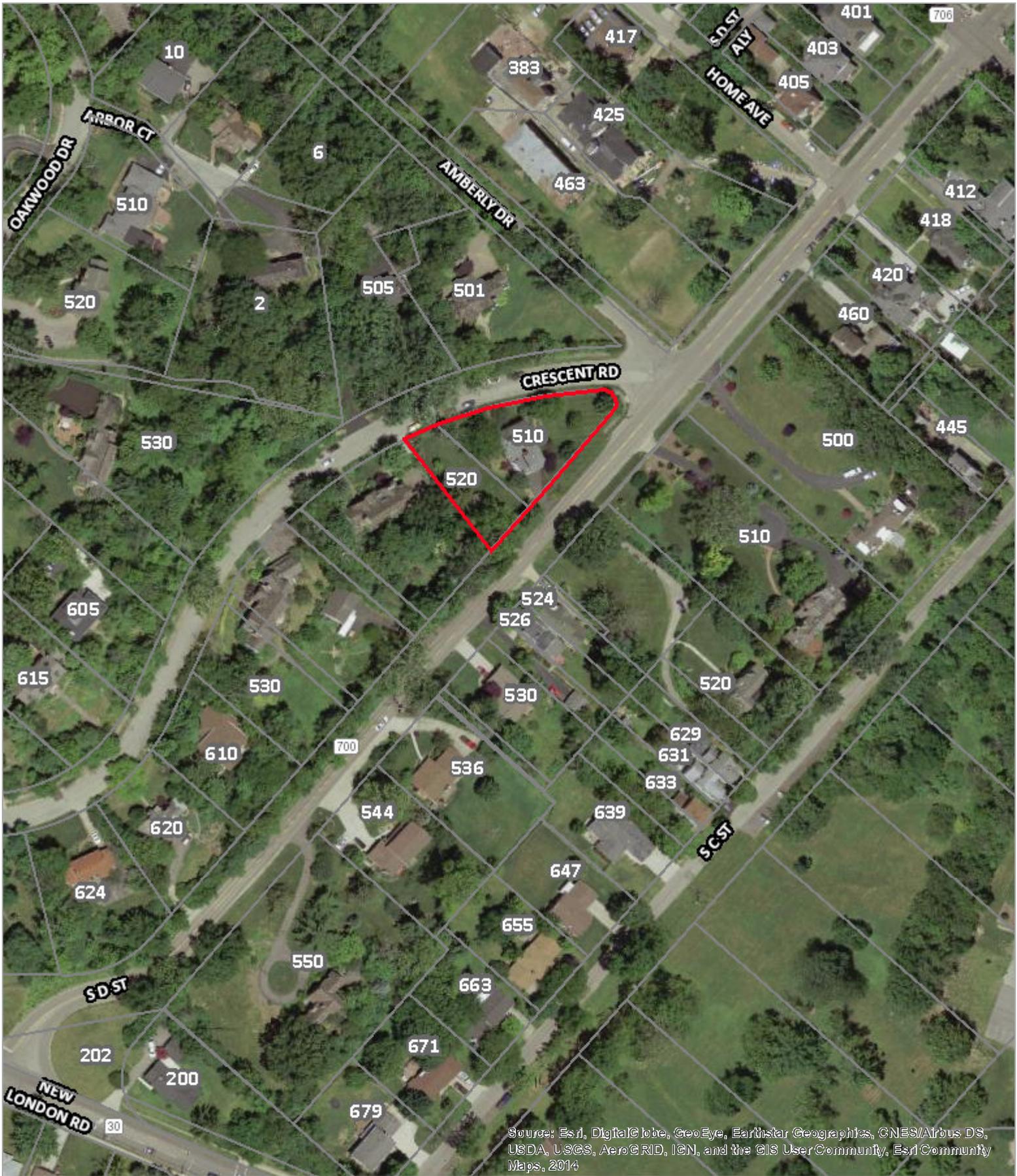
Elevations

DATE 1.28.2020

COMM NO.

SHEET NO.

A2.1



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

510 Crescent Location Map



City of Hamilton
BUTLER COUNTY OHIO

The information contained in this map is a public resource for general information and is provided for use only as a graphical representation. The City of Hamilton makes no warranty to the content, accuracy, or completeness of the information contained here in and assumes no liability for any errors. Any reliance on this information is the exclusive risk of the user.

Date: 1/24/2020
1 inch = 188 feet



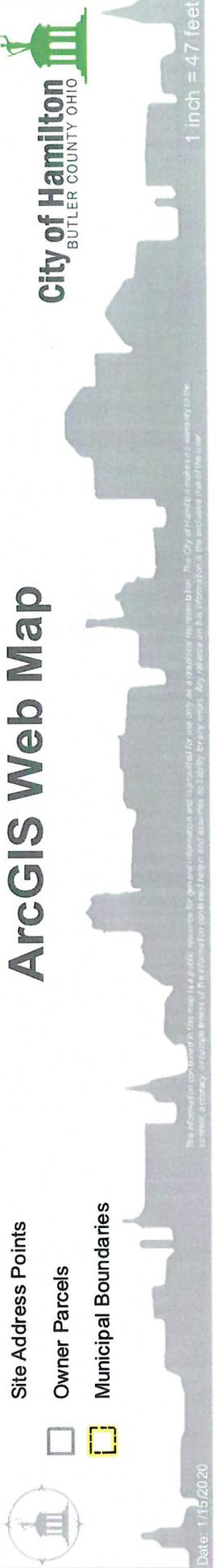
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri Community Maps, 2014

-  Site Address Points
-  Owner Parcels
-  Municipal Boundaries

ArcGIS Web Map



City of Hamilton
BUTLER COUNTY OHIO



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Date: 1/15/2020

1 inch = 47 feet





Architectural Design Review Board

Phone: 513-785-7350

Fax: 513-785-7359

Email: hamiltonhistoric@hamilton-oh.gov

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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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: _____

Applicant Name: _____

Applicant Mailing Address: _____

Owner/s Name: _____

Owner Mailing Address: _____

Daytime Contact Phone: _____ Email: _____

Applicant Signature: _____ Date: _____

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

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

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- 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.