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

Board Members

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<thead>
<tr>
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<th>Beckman</th>
<th>Bloch</th>
<th>Brown</th>
<th>Essman</th>
<th>Fairbanks</th>
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<td>Albinus</td>
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<td>Ripperger</td>
<td>O’Neill</td>
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</table>

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. Will be presented when available

IV. Properties Seeking COA - New Business

   1. 241 N 3rd Street (German Village) – Paint, Gutters, Windows
   2. 205 Main Street (Rossville) – Exterior Work

V. Miscellaneous/Discussion/On the Radar/

   • Upcoming changes to fencing guidelines soon

VI. Adjourn

VII. Guests:
To: Architectural Design Review Board  
From: Daniel Tidyman – ADRB Secretary  
Subject: AGENDA ITEM # 1  
241 N 3rd Street – Painting, Windows, Porch Overhang Demolition  
Community Design Alliance, Applicant  
Meeting Date: 3/3/2020  
Received Application: 2/10/2019  
Impacts: German Village (Location)

Introduction:  
The Applicant, Community Design Alliance, has submitted a Certificate of Appropriateness Application for the property of 241 N 3rd Street. The proposal involves window replacement, painting, and the demolition of a porch overhang.

The subject property of 241 N Third Street is part of the German Village Historic District and is zoned Business Planned Development District.

The new property owner, The Revival House, will offer a variety vintage and retro entertainment including but not limited to old school bands, classic movies, plays, and improve/stand up comedy while providing a full service bar.

The property is interesting in making improvements to the structure prior to opening. The requested improvements are for both the historic structure and newer addition on the property.

PROPOSAL

• Painting:  
  o Snowbound (White) SW7004:  
    ▪ Body  
    ▪ Dormers  
    ▪ Cornice Brackets  
  o Inkwell (Black) SW6992  
    ▪ Trim  
    ▪ Columns  
    ▪ Gutters

• Windows (Second Story North Façade)  
  o Existing:  
    ▪ Four (4) non-original double hung vinyl windows
  o Proposed:  
    ▪ One (1) single hung fire rated window
- Three (3) glass block windows
- Proposed windows are required to meet fire code requirements and be 90 minute rated

- Porch Overhang Demolition
  - Located on front façade of historic building facing N 3rd Street.
  - Proposing:
    - Removal of over hang
    - Installing new awning above main entrance with lighting

- Gutters:
  - Existing: None
  - Proposed: 6” Aluminum (Black)

**Supplemental Items**

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

The COA request broaches multiple topics of the ADRB Policies and Guidelines.

Painting: The proposed color scheme (black and white) are neural colors which are permitted to be approved at the Secretary’s discretion. The proposed painting would make the historic building and newer building have a more harmonious look for the district and would be complimentary to the ADRB Policies and Guidelines.

Windows: The current windows that are being proposed for replacement are replacement composed of vinyl. The applicant’s proposal does differ in style of window however it is to be compliant with keeping a 90 minute window are required by the fire code.

Porch Overhang: Staff cannot confirm if this section of the structure is original. The applicant is proposing a newer awning would have a lower profile than the current awning which may open the focus of the façade to the rest of the building.

**Recommendation:**

The ADRB can approve, modify, or deny the COA request. If the ADRB wishes to approve of the COA request, the Planning Department recommends the following motion.

That the ADRB approve of the COA request given the following findings:

1. That the COA request is compliant with Section 1126.50 of the Hamilton Zoning Ordinance.
**Staff Basis/Comments:**

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

1. The proposed window locations will not be replacing any historic windows.

2. The proposed replacements will be necessary for fire rating which is required by the Fire Code.

3. The proposed improvements will allow the property owner to reactive a key location in the German Village.

4. There are no gutters on the newer addition currently and installing new gutters would be necessary for preservation/maintenance.

**Attachments:**
1. Please see the agenda attachment file
241 N 3rd Street COA Request
Attachments

241 N 3rd Street


Date: 2/27/2020

1 inch = 94 feet
DEPARTMENT OF PLANNING
CONSTRUCTION SERVICES DIVISION
INTER-DEPARTMENTAL PLAN REVIEW RECORD

Location: 241 N 3RD ST  Date: 02/10/2020
Name of Project: REVIVAL HOUSE
Permit Type: PLANNING - COA - NON RESIDENTIAL  Application #: A200466
Project Description: PAINT. WINDOWS. GUTTERS. DEMO OF EXISTING PORCH OVERHANG
Approval Date: 02/10/2020  Approval #: A200467  Review #: 1
Applicant: STEVEN GEBHART
Phone: (513) 275-1740  Fax: (513) 275-1741  email:
Owner: MARION S TASSO JR
Phone: (513) 617-0794  Fax:  email:

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

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

This routing is for Approval # A200467 Review # 1

HEALTH
PUBLIC WORKS
ENVIR. SERVICES
GAS / WATER

FIRE
BUILDING

ZONING
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.  

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<th>Fee Schedule</th>
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<tr>
<td>Return to Original Historic Materials</td>
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Property Address: 241 N Third Street

Applicant Name: Community Design Alliance Attn: Steven Gebhart

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

Owner’s Name: Revival Group, LLC Attn: John + Diane VanWeelden

Owner Mailing Address: 5283 Stallion Ct, Liberty Twp, OH 45044

Daytime Contact Phone: (53) 293-0664 Email: diane@vanweelden-group.com

Applicant Signature: Steven Gebhart Date: 2/10/20

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

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

Rev. 2/12/2019
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)


CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

☐ Paint
  Appearance of Color: Black + White
  Color Name & Manufacturer: Sherwin Williams SW 6922 Inkwell SW 7004 Snowbound
  Location (body, window trim, specific trim, accent): trim/columns/gutters - black brick/windows/cornice brackets - white

☐ Siding
  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
  Existing Roof (material, style, color):
  Proposed Roof (material, style, color):
  Manufacturer: 

  Location: 

*Please note, Roofing requires a building permit*

☐ Windows / Door
  Basis for design: EX VINYL WINDOWS/WHITE - NORTH SIDE 2ND FLOOR
  Existing Windows/Door (style, material, size, color, location):
  Proposed Windows/Door (style, material, size, color, location):
  Manufacturer: 

  Type (if applicable): FIRE RATED

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): None
Proposed Gutter (material, style, location, color): 5" Aluminum gutter painted black
Manufacturer: TBD

☐ Soffit
Existing Soffit (style, material, location, color): 
Proposed Soffit (style, material, location, color): 

☐ Other Work not listed above:
Demolition of existing porch overhang.

☐ 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.
# 2020 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)

**Please note:** COA Application Deadlines are Three (3) Weeks before a tentative ADRB Meeting. Applications must be submitted and complete on or before the deadline to be considered for inclusion on the ADRB Agenda.

<table>
<thead>
<tr>
<th>Meeting Date</th>
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For questions or more information, please contact Planning at 513 785-7350 | [www.hamilton-city.org](http://www.hamilton-city.org)
Introduction:
The Applicant, RDA Group Architects, has submitted a Certificate of Appropriateness Application for the property of 205 Main Street. The proposal involves Exterior Work.

The subject property of 205 Main Street is part of the Rossville-Main Historic District and is Zoned MS-1 (Main Street Core District).

This property is also part of the State of Ohio Historic Inventory, referenced as BUT-505-9 – see attached.

The Hammerle Building is the site for the future investment of multi-family residential and a new restaurant. A majority of the proposed work is a restoration effort to preserve the facades that face S C Street and Main Street. Though some items will require board approval. The proposal will be organized based on each façade as found in the proposal plans.

PROPOSAL

• North & East Façades:
  o Primarily restoration work
    ▪ Restoring wood windows
    ▪ Replacing deteriorated brick with like materials
    ▪ Painting façade with like for like colors
    ▪ Removing wood paneling covering up transom windows
      • Install new glass transom windows
      • Retaining original storefront

• West Façade:
  o Replace deteriorated brick with like materials
  o Replace section of non-original paneling with fiber cement siding
  o Replace all windows with composite windows

• South Façade:
  o Replace deteriorated brick with like materials
- Remove existing siding in recessed area and replace with cement fiber siding
- Removing existing windows and replacing with composite windows
- Installing two new entrances to outdoor patio (Service and Restaurant entry)
- Installing outdoor walk in cooler for restaurant

- **Patio:**
  - Newly stamped concrete patio
  - New asphalt surfacing on remainder of area
  - Aluminum fence along sidewalk
  - Wood privacy fence adjacent to neighboring property on 15 S C Street.
  - New landscaping to be approved by Municipal Arborist
  - New walk in cooler located in northern corner of patio
  - Accessible concrete ramp
  - Screened dumpster enclosure and service/delivery area.

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

The application broaches multiple topics of the ADRB Policies and Guidelines. However most items fall under like for like and maintenance work. The applicant is proposing to restore all windows on the Main Street and S C Street facades.

However, they are proposing window replacement in areas where there is a mix of existing vinyl or wood windows. The window location, size, dimensions, and style would not be changed. The only difference being the composite windows in areas which vinyl and wood windows are already present on those facades. The board should consider the efforts being made on the Main and S C Street facades which are highly more visible.

The new entrances on the West façade will provide access for both service and customers to the restaurant. They will be an essential part of the proposed patio area.

Fencing is also a topic broached in the guidelines. The proposal involves a six (6) foot black decorative fence/gate which will run along the east façade. This should be treated differently than typical fence applications given the need for a physical boundary for state liquor licensing as well as protecting special property.

**Recommendation**

The ADRB can approve, modify, or deny the COA request as applied and presented to the board. Should the ADRB wish to approve of the request, the Planning Department recommends the following motion:
That the ADRB approve and issue the COA request given the following findings:

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

**Staff Comments/Basis**

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

1. The applicant is prioritizing their resources and efforts to restore the much more visible facades of the building on Main and C Street.

2. Approving the COA will allow work commence to activate a key historic building on Main Street.

**Attachments:**

1. Please see the agenda attachment file
205 Main Street COA Request

Areas

Override 1

Site Address Points
Location: 205 MAIN ST  Date: 02/11/2020
Name of Project: BILL YANKS
Permit Type: PLANNING - COA - NON RESIDENTIAL  Application #: A200480
Project Description: PAINT. ROOF.. WINDOWS. FENCE
Approval Date: 02/11/2020  Approval #: A200482  Review #: 1
Applicant: GREG SNYDER
Phone: (937) 610-3440  Fax:  email:
Owner: 205 MAIN STREET LLC
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 # A200482 Review # 1

   HEALTH           PUBLIC WORKS          FIRE
   ENVIR. SERVICES  GAS / WATER          BUILDING
   ELECTRIC
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

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<td>Return to Original Historic Materials</td>
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<td>$0</td>
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Property Address: 905 N. MAIN ST.

Applicant Name: GREG SNYDER - RDA GROUP ARCHITECTS

Applicant Mailing Address: 7945 WASHINGTON WOODS DR DAYTON OH 45459

Owner/s Name: VISION REALTY GROUP - MATT OLLIGE

Owner Mailing Address: 2203 FOWLER ST CINCINNATI OH 45206

Daytime Contact Phone: 937-610-3440 Email: gh5e rda-group.com

Applicant Signature: RDA Date: 2/10/20

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

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

Rev. 2/12/2019
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)

| Renovation of entire building. Existing windows on street facades to be restored. Remaining windows to be replaced. Masonry to be restored. Existing storefront to remain. Existing roof to remain. Facade to be repainted using same color scheme. Refer to drawings for complete scope. |

CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

<table>
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<th>Paint</th>
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<td>Manufacturer:</td>
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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.

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<td>☑ Windows / Door</td>
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<tr>
<td>Proposed Windows/Door (style, material, size, color, location): OTHER WINDOWS TO BE REPLACED WITH VINYL WINDOWS</td>
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<td>Manufacturer:</td>
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<td>Type (if applicable):</td>
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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.

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<td>Existing Fence (type, material, color):</td>
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<td>Proposed Fence (type, material, color, location, course): ALUMINUM PICKET FENCE WOOD PRIVACY FENCE</td>
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□ 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.
# 2020 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)

**Please note:** COA Application Deadlines are Three (3) Weeks before a tentative ADRB Meeting. Applications must be submitted and complete on or before the deadline to be considered for inclusion on the ADRB Agenda.

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<tr>
<th>Meeting Date</th>
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For questions or more information, please contact Planning at 513 785-7350 | [www.hamilton-city.org](http://www.hamilton-city.org)