

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

Board Members

Snyder	Beckman	Bloch	Brown	Essman	Fairbanks
Combs					Jacobs
Sandlin	Spoonster	Traub	Weltzer	Whalen	
			Ripperger	O'Neill	

NOTICE CONCERNING THE MAY 19, 2020 ARCHITECTURAL DESIGN REVIEW BOARD
MEETING:
REMOTE CONFERENCING / REMOTE ACCESS

The ADRB meeting is open to the public. However, due to the State of Emergency related to COVID-19, the Planning Department is encouraging those who are comfortable participating in the public hearing remotely to do so.

The ADRB meeting will be held simultaneously via Zoom webinar. Per usual procedure and per Ohio's Sunshine Laws and Public Hearing requirements, the meeting shall be recorded by audio.

Anyone can use the website link or dial into the meeting using the following information (see below).

Online:

Please click the link below to join the webinar:

<https://zoom.us/j/94482460042>

Webinar ID: 944 8246 0042

One tap mobile: +13126266799,,93410265331# US (Chicago) +19292056099, 93410265331# US (New York)

Or Telephone: Dial +1 (312) 626-6799 and when prompted dial the webinar ID:

Webinar ID: 944 8246 0042



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- 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. May 5, 2020
- IV. Properties Seeking COA - New Business
 - 1. 917 Dayton Street (Accessory Structures)

Miscellaneous/Discussion/On the Radar

- V. Adjourn



AGENDA
Architectural Design Review Board
Tuesday, May 19, 2020

TABLE OF CONTENTS

Subject: AGENDA ITEM # 1 4
917 Dayton Street – Accessory Structure 4
Introduction: 4
PROPOSAL 4





To: Architectural Design Review Board
From: Daniel Tidyman – ADRB Secretary
Subject: **AGENDA ITEM # 1**
917 Dayton Street – Accessory Structure
Kim Winters, Applicant
Meeting Date: 5/19/2020
Received Application: 5/12/2020
Impacts: Dayton-Cambell ([Location](#))

Introduction:

The Applicant, Kim Winters, has submitted a Certificate of Appropriateness Application for the property of 917 Dayton Street. The proposal involves removing a small accessory structure and replacing it with a new accessory structure in the rear of the property.

The subject property of 917 Dayton Street is part of the Dayton-Campbell and is Zoned R-4 Multifamily Residence District.

The applicant contacted the Planning Department to inquire about replacing a small shed on their property with a new shed in the rear of the property. The purpose of this request is to replace a smaller shed and provide a space for securing landscaping equipment on the property.

PROPOSAL

- Accessory Structures:
 - Removing small shed on property
 - Installing 8 feet X 10 Feet shed
 - Exterior Finish: Wood Vertical Siding
 - Color
 - Body: Solitary Gray
 - Trim: Dover Gray
 - Roofing: Three (3) tab shingles
 - Shed Door
 - Sandwich Design
 - Heavy Duty Hinges
 - Locking Door Handle

ADRB Policies & Guidelines; and Other Requirements

The application includes the demolition or removal of a small shed in the rear of the property. Though this would be considered a demolition, the demolition guidelines are intended for larger historic buildings such as single family dwelling units or commercial buildings. The demolition guidelines would not apply to this request.



(Report continues to next page)

The ADRB Policies and Guidelines reference new construction or building additions though they are intended for new single-family dwellings or additions to historic buildings. These regulations do not apply to new sheds. For reference, the Ohio Building Code does not require permits for new structures with a floor area below 200 square feet.

The Hamilton Zoning Ordinance does not have any requirements for finishes or roofing for structures with a floor area below 200 square feet.

Recommendation:

The ADRB can approve, modify, or deny the COA request for a new accessory structure. Should the ADRB wish to approve the request, the Planning Department recommends the following motion:

To approve of the COA request to remove an existing accessory structure and install a new accessory structure as presented to the Board given 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 COA application and recommends that the ADRB approve of the COA request given the following reasons:

1. The ADRB Policies and Guidelines for demolition are intended for residential or commercial structures and not sheds.
2. The ADRB Policies and Guidelines for new construction are not intended for smaller accessory structures such as sheds.
3. Approving of this COA request would allow the applicant to secure their personal property and maintain their property.

Attachments:

1. Please see the agenda attachment file



917 Dayton Street Staff Report Attachments



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



Areas

Override 1

Site Address Points

917 Dayton Street



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

Location : **917 DAYTON ST**

Date : **05/12/2020**

Name of Project : **WINTERS**

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

Application # : **A201561**

Project Description: **PAINT, DOOR**

Approval Date : **05/12/2020**

Approval # : **A201562**

Review # : **1**

Applicant : **KIM WINTERS**

Phone : **(513) 373-9960** Fax :

email :

Owner : **MULLINS DARRYL A JR**

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 # A201562 Review # 1

HEALTH

PUBLIC WORKS

FIRE

ENVIR. SERVICES

BUILDING

ELECTRIC

GAS / WATER

ZONING



A 201561

City of Hamilton
Date: 5/12/2020 Office: CNST
Acct: 289180 Cashier: Convs
Name: # 0179935+ 5/12/2020 9:13 AM
Balance Total: \$25.00
Credit Card Tendered: \$25.00

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: 917 Dayton St.

Applicant Name: Kimberly Winters

Applicant Mailing Address: 917 Dayton St.

Owner/s Name: Kimberly Winters

Owner Mailing Address: 917 Dayton St.

Daytime Contact Phone: 513-373-9960 Email: kimwinters57@gmail.com

Applicant Signature: Kimberly Winters 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)

Have a small 8x10 wooden shed built to house lawn mower & various lawn equipment safely. Remove existing shed & place new shed in approximate location, which will be near to chain link fence at property line, roughly 18-20 inches from fence. I do not have a garage on property to properly store equipment. Work done by professional installers at Home Depot.

CHECK ALL THAT APPLY & FILL IN THE CORRESPONDING INFORMATION

Paint

Sample Provided

Appearance of Color: body -> solitary state (light grey)

Color Name & Manufacturer: _____

Location (body, window trim, specific trim, accent: Trim Paint = Dover Grey or ~~Dark Grey~~ (Goblin darker Grey)

Siding

Sample Provided

Existing Siding (style, material, color, location): Vertical Groove Wood panel Siding

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): 3 tab shingles on 80 sq-ft roof
Standard Peak type

Manufacturer: _____ Location: _____

Windows / (Door)

Existing Windows/Door (style, material, size, color, location): Door located on length side of 8x10

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.

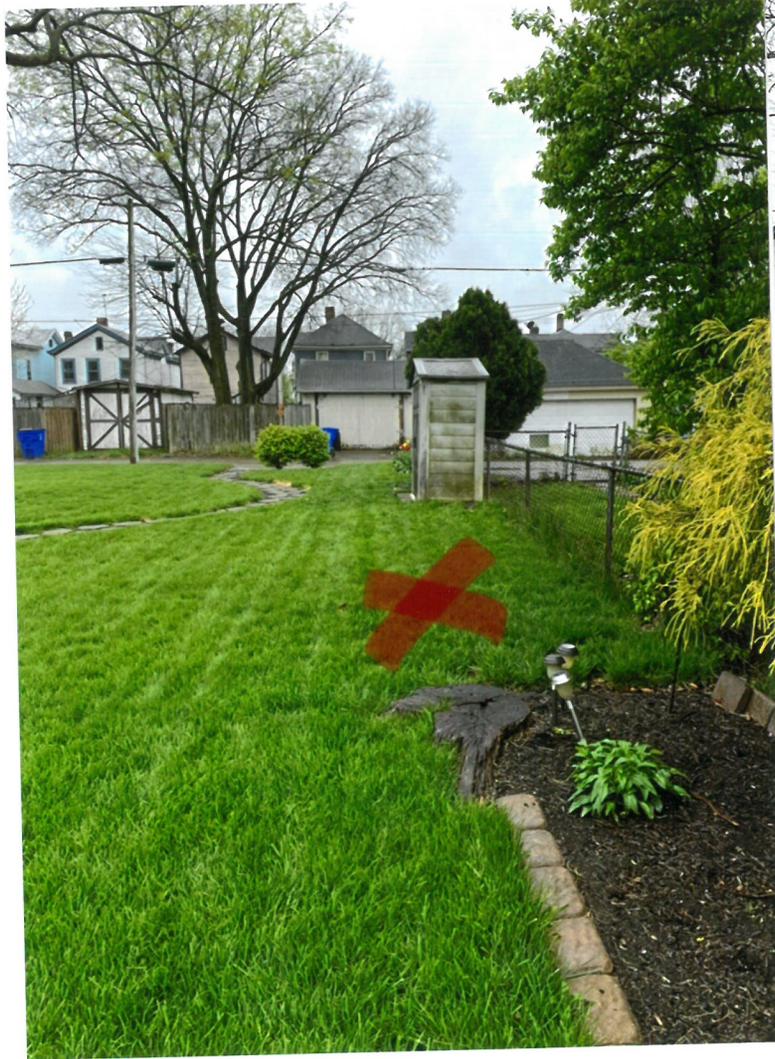


2020 Architectural Design Review Board Meeting Calendar

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.

Meeting Date	Application Deadline
January 7, 2020	December 17, 2019
January 21, 2020	December 30, 2019
February 4, 2020	January 14, 2020
February 18, 2020	January 28, 2020
March 3, 2020	February 11, 2020
March 17, 2020	February 25, 2020
April 7, 2020	March 17, 2020
April 21, 2020	March 31, 2020
May 5, 2020	April 14, 2020
May 19, 2020	April 28, 2020
June 2, 2020	May 12, 2020
June 16, 2020	May 26, 2020
July 7, 2020	June 16, 2020
July 21, 2020	June 30, 2020
August 4, 2020	July 14, 2020
August 18, 2020	July 28, 2020
September 1, 2020	August 11, 2020
September 15, 2020	August 25, 2020
October 6, 2020	September 15, 2020
October 20, 2020	September 29, 2020
November 3, 2020	October 13, 2020
November 17, 2020	October 27, 2020
December 1, 2020	November 10, 2020
December 15, 2020	November 24, 2020
January 5, 2021	December 15, 2020
January 19, 2021	December 29, 2020
February 2, 2021	January 12, 2021



TR-700
8' wide by 10' long

\$2,167.00 USD

Details



TR-700
8' wide by 10' long

\$2,167.00 USD

Detail



SIDING PAINT



Solitary State



Due to seasonality (i.e., wet/cold conditions) Tuff Shed will only be able to apply the first coat of paint before shipping product to jobsite. A 40% paint discount

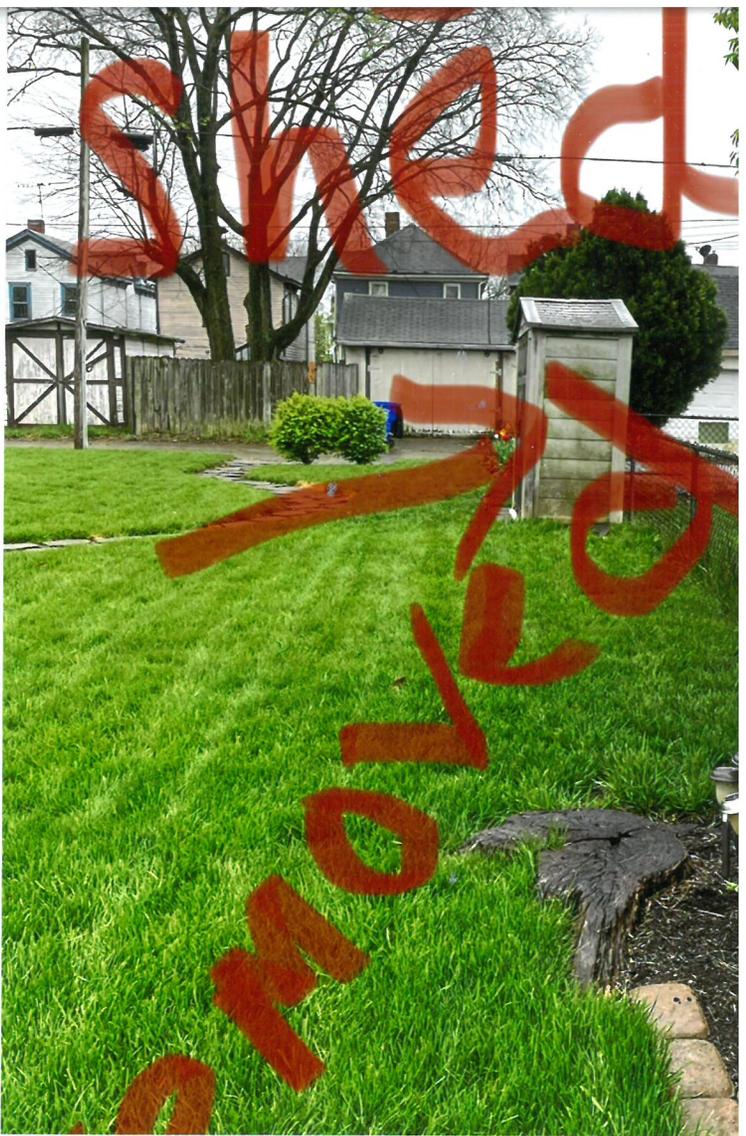


Paint



Roof





- low VOC PPG paint
- Heavy-duty floor system included, with 40-year rated galvanized steel joists, 3/4 in. interlocking floor decking and aluminum threshold at door
- 1 of a kind Tuff Shed door with patented sandwiched design, heavy-duty hinges and locking door handle
- 2 in. x 4 in. wall framing with double top plates and treated LP (Louisiana Pacific) SmartSide siding and trim with manufacturers 50-year limited warranty
- Precision-cut rafters joined with steel plates, 7/16 in. roof decking, roofing felt and 25-year asphalt shingles
- Installed over a wide area-check zip code locator to determine specific availability
- Customer responsible for clean and level installation site and any required local permits
- Confirmation call within 48-hours to 72-hours to review order and schedule installation
- Typical installation of building within 21-days to 28-days of order
- Purchase is non-refundable once installed
- Click to find out more about buying outdoor

finished with low VOC PPG paint to combat odor, mold, and mildew

- LP engineered wood siding resists termites and rot
- Durable asphalt shingles shield the roof against weather elements

Model #: 8x10 SR E1

Internet #: 305605261

The Tahoe Series makes it easy for customers to get legendary Tuff Shed quality in a complete, installed and painted building with full roof and floor systems included. This model includes the patented 4 ft. W x 6 ft. H Tuff Shed steel-reinforced door placed on the buildings end wall, plus 1 wall vent and high quality paint finish with warm gray body color and white trim color. The no-worry, heavy-duty roof is finished with 25-year asphalt shingles in Gray. This small but mighty 80 sq. ft. building is packed with features and still fits in tight spaces. Other Tahoe Series designs in

Your Delivery Zip: 45011 | Find a Store
1-888 TUFF SHED (883-3743)

TR-700

8' wide by 10' long

\$2,167.00 USD

[Details](#)



will supply paint, roller & brush kit.

TRIM PAINT



Goblin

ACCENT PAINT

Select areas to add an accent color



Paint



TR-700
8' wide by 10' long

\$2,241.00 USD

[Details](#)



TR-800

TR-700

SR-1

MINIMUM SIZE 8' x 6' MAXIMUM SIZE 16'

Width (ft)

8

by

Length (ft)

10

[Building](#)



[Paint](#)



TR-700
8' wide by 10' long

\$2,167.00 USD

[Detail](#)



Doors

DRIP EDGE / VENT



White



Brown



Your Delivery Zip: 45011 | Find a Store
1-888 TUFF SHED (883-3743)

TR-700
8' wide by 10' long

\$2,167.00 USD [Details](#)



OPTIONS



Siding Type

Siding

Siding

Vertical Groove Wood Panel Siding - Included



Walls





Architectural Design Review Board
May 5, 2020 4pm
Held Via Zoom Webinar

Board Members

Snyder x	Beckman	Bloch x	Brown	Essman x	Fairbanks x
Combs					Jacobs
Sandlin x	Spoonster x	Traub	Weltzer	Whalen x	
			Ripperger	O'Neill	

- I. Roll Call:
- II. Swearing in of Those Providing Testimony to the Board:
Notary Public Daniel Tidyman
- III. Approval of Meeting Minutes – Written Summary and Audio Recording for these dates:
 - A. March 17, 2020
 - o Approved as received
- IV. Properties Seeking COA - New Business
 1. 622 Dayton Street (Dayton Lane) – Fencing

Staff Presentation:

The Applicant, Shi O’Neill, has submitted a Certificate of Appropriateness Application for the property of 622 Dayton Street. The proposal involves fencing.

The subject property of 622 Dayton Street is part of the Dayton-Campbell Historic District and is Zoned R-O (Multi-Family Residence Office District).

This property is also part of the State of Ohio Historic Inventory, referenced as BUT-981-9 – see attached.

PROPOSAL

- Fencing:
 - o Existing:
 - Front yard: Ornamental fence

- East Side Yard: Picket fence, galvanized fence posts for chain link fence.
- Proposed:
 - Removing existing picket fence
 - Install chain link fence
 - Run from behind large tree on property to rear of property
 - Screened by trash and recycling bins from neighboring property (644 Dayton)
 - Partially screened from existing ornamental fence in front of property
 - Planting climbing vines (honeysuckle and clematis)
 - Can install sand cherry bushes along the fence line for additional screening.

ADRB Policies & Guidelines; and Other Requirements

This application broaches the topic of fencing in the ADRB Policies and Guidelines. They board may approve chain-link fences if they follow one of multiple constraints. The constraint that aligns the most with the proposal includes using chain-link fencing with the same color and height of another appropriate type of fencing that is prominent on the property. This includes using the black chain link fence to continue from the existing ornamental fencing located in the front yard of the property. Additionally, the chain link fence can be screened with shrubbery.

Recommendation:

The ADRB can approve, modify, or deny the COA request for fencing. Should the ADRB decide to approve the COA request, the Planning Department recommends the following motion:

Public Hearing:

ADRB asked if the posts will be black as well. The applicant, Shi O’Neill, was in attendance to discuss the project. She stated that originally it was a chain link fence on the property. The current picket fence is falling down. The poles will be black. The applicant said she can add additional landscaping in front of this fence. They discussed the type of plants along the existing fence. Ms. O’Neill confirmed the ornamental fence in front of the house will remain.

ADRB asked about how this is different than the Wright’s recent application (644 Dayton Street, March 5, 2019). Staff stated that the landscaping is a difference in the application. ADRB stated that the garbage cans should not be considered a screen for the fence.

ADRB stated they like the design of the picket fence. Ms. O’Neill stated they cannot afford a new picket fence. ADRB asked about repairing the fence. Ms. O’Neill stated that the fence is rotted. ADRB discussed landscaping coverage for the fence. Ms. O’Neill believes her landscaping proposal will screen the fence.

ADRB discussed starting the chain link fence further back from the street where it is less visible. ADRB stated they like the black chain link more than regular chain link.



Motion to close the public hearing: Fairbanks
Second: Bloch

Discussion:

ADRB reviewed the minutes from March 5, 2019 when the Wrights were denied a chain link fence and reviewed the ADRB fence rules. ADRB approved a chain link fence up to the front corner of the house at 644 Dayton. The property owner at 644 Dayton did not put up the approved chain link fence.

ADRB discussed the hedge/screening. Staff discussed leveraging input from an arborist to determine the best screening.

Motion: Motion to approve subject to the recommendations related to landscaping screening in the front section of fencing that is visible from the right-of-way, the exact distance to be finalized by Planning staff.

Motion by: Bloch
Second: Spoonster

Motion passes unanimously.

V. Miscellaneous/Discussion/On the Radar

- Report of Administrative COA's
 - 13 administrative COAs – mostly painting and roofing
 - Deck at 401 N 2nd
 - 816 Dayton – historic renovation
- Welcome to Tammy Snyder, new board member for Dayton Lane

VI. Adjourn

Adjourn at 5:18

Motion: Fairbanks
Second: Whalen

Daniel Tidyman
Secretary, ADRB

Mary Pat Essman
Chairperson, ADRB

