

**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 June 2, 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/98127965130>

Webinar ID: 981 2796 5130

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: 981 2796 5130



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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 19, 2020

IV. Properties Seeking COA - New Business

1. 536-538 Park Avenue (Accessory Structure)

Miscellaneous/Discussion/On the Radar

V. Adjourn



AGENDA
Architectural Design Review Board
Tuesday, May 19, 2020

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To: Architectural Design Review Board
From: Daniel Tidyman – ADRB Secretary
Subject: **AGENDA ITEM # 1**
536 Park Avenue – Accessory Structure Demolition
Ian Lubbers, Applicant
Meeting Date: 5/4/2020
Received Application: 6/2/2020
Impacts: State Inventory ([Location](#))

Introduction:

The Applicant, Ian Lubbers, has submitted a Certificate of Appropriateness Application for the property of 536-538 Park Avenue. The proposal involving administrative approvals includes painting, replacing porch floorboards, handrails and installing outdoor lighting.

The proposal also includes a request for demolishing an accessory structure on the property.

The subject property of 536-538 Park Avenue is listed on the State of Ohio Historic Inventory and is registered under number BUT-545-9 See attached.

Dayton Street is part of the Dayton-Campbell and is Zoned R-3 One to Four Family Residence District.

The applicant contacted the Planning Department about acquiring the building and any requirements prior to commencing improvements on the property. Staff relayed enough information for them to purchase the property and start the standard permitting process with the City.

PROPOSAL

- Accessory Structure:
 - Removing small shed on property
 - Appears to be non-original and damaged.

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.

The structure has a floor area that is less than 200 square feet in area that will not require a demolition permit from the Building Department.



Recommendation:

The ADRB can approve, modify, or deny the COA request for demolishing an existing 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 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. Approving of this COA request would allow the applicant to removed the structure and provide more open space for their tenants on their property.

Attachments:

1. Please see the agenda attachment file





Areas

Override 1

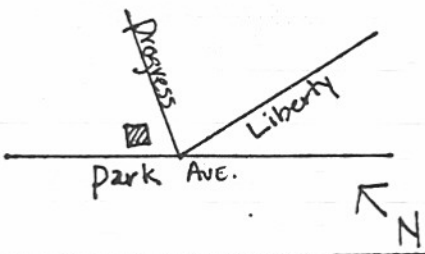

Site Address Points

536-538 Park Avenue



OHIO HISTORIC INVENTORY

Ohio Historical Center
Columbus, Ohio 43211

No. <u>BUT - 545-9</u> County <u>Butler</u> Location of Negatives <u>Hamilton Planning Dept.</u>	4. Present Name(s) 5. Other Name(s) <u>Suter/ Shultzzer/ Talbert Residence</u>	CODED	1. No. <u>BUT - 545-9</u> 2. County <u>Butler</u> 4. Present Name(s)																										
Specific Location <u>536-8 Park Ave.</u> City or Town <u>Hamilton</u> If Rural, Township & Vicinity Site Plan with North Arrow 	16. Thematic Category <u>Manufacturing/industry</u> 17. Date(s) or Period <u>1890-1900</u> 18. Style or Design 19. Architect or Engineer 20. Contractor or Builder 21. Original Use, if apparent <u>residence</u> 22. Present Use <u>residence</u> 23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> 24. Owner's Name & Address, if known 25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 26. Local Contact Person or Organization <u>Hamilton Planning Dept.</u> 27. Other Surveys in Which Included	28. No. of Stories <u>2 1/2</u> 29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 30. Foundation Material <u>Cemented over</u> 31. Wall Construction <u>Frame</u> 32. Roof Type & Material <u>Gable-asphalt shingle</u> 33. No. of Bays Front <u>3</u> Side <u>3</u> 34. Wall Treatment <u>Clapboard</u> 35. Plan Shape <u>Irregular</u> 36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/> 37. Condition Interior _____ Exterior <u>Fair</u> 38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 41. Distance from and Frontage on Road <u>5'</u>	5. Other Name(s) <u>Suter/Schultzzer/Talbert Residence</u>																										
Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>088</u> <u>6</u> <table border="1" style="width:100%; text-align: center;"> <tr> <td>6</td><td>7</td><td>0</td><td>9</td><td>X</td><td>X</td><td>0</td><td>4</td><td>3</td><td>6</td><td>4</td><td>5</td><td>0</td><td>0</td> </tr> <tr> <td colspan="6">Easting</td> <td colspan="7">Northing</td> </tr> </table> Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/> On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 12. Is it Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/> Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 14. District Potent'l? Yes <input type="checkbox"/> No <input type="checkbox"/> Name of Established District <u>Park District</u>	6	7	0	9	X	X	0	4	3	6	4	5	0	0	Easting						Northing							Further Description of Important Features Designed to "fit" site. Octagon in center with porch and entrance on either side. Second story is entirely embricated shingles. Windows replaced. 3rd story gable of octagon has stucco and timber treatment, with diamond shaped center window. Plain timber coursing between all stories. Original shutters in place and use.	
6	7	0	9	X	X	0	4	3	6	4	5	0	0																
Easting						Northing																							
History and Significance This is an example of late Victorian eclectic architecture. In 1910 Okey Suter and Joseph Shultzzer were the heads of two households at #536. Both were renting. Suter, 31, born in Ohio was the manager of a shoe store. Shultzzer, 44, Indiana, was a U.S. mail carrier. The 1919 City Directory lists Horatio R. Talbert, foreman of the Andrews Asphalt Paving Co., as resident of #538 Park.	Description of Environment and Outbuildings Situated in a quiet residential neighborhood.																												
Sources of Information P.O. U.S. Census, 1910 City Directory, 1919	46. Prepared by <u>JPF</u> 47. Organization <u>Historic Hamilton, Inc.</u> 48. Date _____ 49. Revision Date(s) <u>MPA 11-83</u>																												

51. Condition of Property

- Excellent Ruin
 Good/Fair Destroyed/Burned
 Deteriorated Date _____

52. Historic Outbuildings and Dependencies

Barn Type(s)

- Corn Crib or Shed Smoke House Privy
 Summer Kitchen Spring House Garage
 Silo Ice House
 Designed landscape features

53. Affiliated OAI Site Number(s) _____ one _____ multiple

Archaeological Feature:	Observed	Expected on Basis of Archival Research
Well	_____	_____
Privy	_____	_____
Cistern	_____	_____
Foundation	_____	_____
Structural Rubble	_____	_____
Formal Trash Dump	_____	_____
Other _____	_____	_____

54. Farmstead Plan

<input type="checkbox"/>
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<input type="checkbox"/>

42. (Cont'd)

43. (Cont'd)



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: _____

Applicant Name: _____

Applicant Mailing Address: _____

Owner/s Name: _____

Owner Mailing Address: _____

Daytime Contact Phone: _____ Email: _____

Applicant 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)

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.



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

