

**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 16, 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: <https://zoom.us/j/93208583164>

Webinar ID: 932 0858 3164

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: 932 0858 3164



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Snyder	Beckman	Bloch	Brown	Essman	Fairbanks
Combs					Jacobs
Sandlin	Spoonster	Traub	Weltzer	Whalen	
			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. May 19, 2020
 - B. June 2, 2020
- IV. Properties Seeking COA - New Business
 1. 20 High Street (Central Building Inventory) - Fencing

Miscellaneous/Discussion/On the Radar

- Meeting with Mark Ayer in executive session
 - Related to a potential real estate transaction per Sect. 121.22.G.2
 - The sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the Revised Code, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest.
- ADRB Fencing Guidelines Revisions

- V. Adjourn



AGENDA
Architectural Design Review Board
Tuesday, June 16, 2020

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To: Architectural Design Review Board
From: Edward Wilson, AICP- Planner II
Subject: **AGENDA ITEM # 1**
20 High Street – Fencing
Municipal Brew Works, Applicant
Meeting Date: **6/16/2020**
Received Application: **6/5/2020**
Impacts: Central Building Inventory ([Location](#))

Introduction:

The Applicant, Municipal Brew Works, has submitted a Certificate of Appropriateness Application for the property of 20 High Street. The proposal involves fencing.

The subject property of 20 High Street is part of the City of Hamilton Central Building Inventory and is Zoned DT-1 (Downtown High Street District)

This property is also part of the State of Ohio Historic Inventory, referenced as BUT-724-9. The building on the property is the former municipal building.

The Municipal Brew Works has occupied the space that was formerly the fire station for almost four (4) years. The brew works has converted a portion of the access drive out of the building into a patio for patrons and live entertainment. Current fencing around the perimeter of the patio is a stained wood with benches and ledges. The brew works is proposing new patio fencing.

Proposal:

- Fencing:
 - Proposed:
 - Removing existing fencing
 - Decorative metal fencing
 - Color: Black
 - Height: 42”
 - Ten (10) total eight (8) foot poles for light strands along the patio
 - Used for illuminating patio at night
 - Location:
 - Plan A: Same location of existing fencing
 - Plan B: Location if City decides to extend sidewalk towards Great Miami River



ADRB Policies & Guidelines; and Other Requirements

The application broaches the topic of fencing of the Architectural Design Review Board Policies & Guidelines ([reference here](#)). Decorative metal fencing is a permitted material in the ADRB Policies and Guidelines. A majority of the fencing will be at a height that is permitted for fence applications. Although the guidelines regulate fencing height to 6 feet in height. An exception can be made given that these are posts for lighting the patio.

The fence also meets the recommendations and clauses within the fence portion of the ADRB Guidelines including material, minimal impact, and quality for a front yard fence ([page 21](#)); composition ([page 22](#)); and color of an aluminum fence ([page 23](#)).

Recommendation:

The ADRB can approve, modify, or deny the COA request as presented to the board. Should the ADRB intend to approve of the COA, the Planning Department has prepared the following motion:

1. That the ADRB move to approve of the COA request for fencing after determining that it has been found to be compliant with [Section 1126.50](#) of the Hamilton Zoning Ordinance.

Attachments:

1. Please see the agenda attachment file





201868.

City of Hamilton
Date: 6/5/2020 Office: CNST
Acct: 224871 Cashier: Consys

Phone: 513-765-7350

Architectural Design Review Board

Fax: 513-765-7359

Name:
Payment Total: \$50.00
Credit Card Tendered: \$50.00
6/5/2020 1:54 PM
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: 20 High St.

Applicant Name: James Goodman

Applicant Mailing Address: Municipal Brew Works 20 High St.

Owner's Name: Municipal Brew Works

Owner Mailing Address: 20 High St.

Daytime Contact Phone: 513 829 8369 Email: JamesMBW@gmail.com

Applicant Signature: [Signature] Date: 6/4/20

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

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

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)

Replace current wooden fence with commercial grade Black Aluminum fencing.

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): wood brown approx 42" high
Proposed Fence (type, material, color, location, course): Black Aluminum approx 42" h;

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.

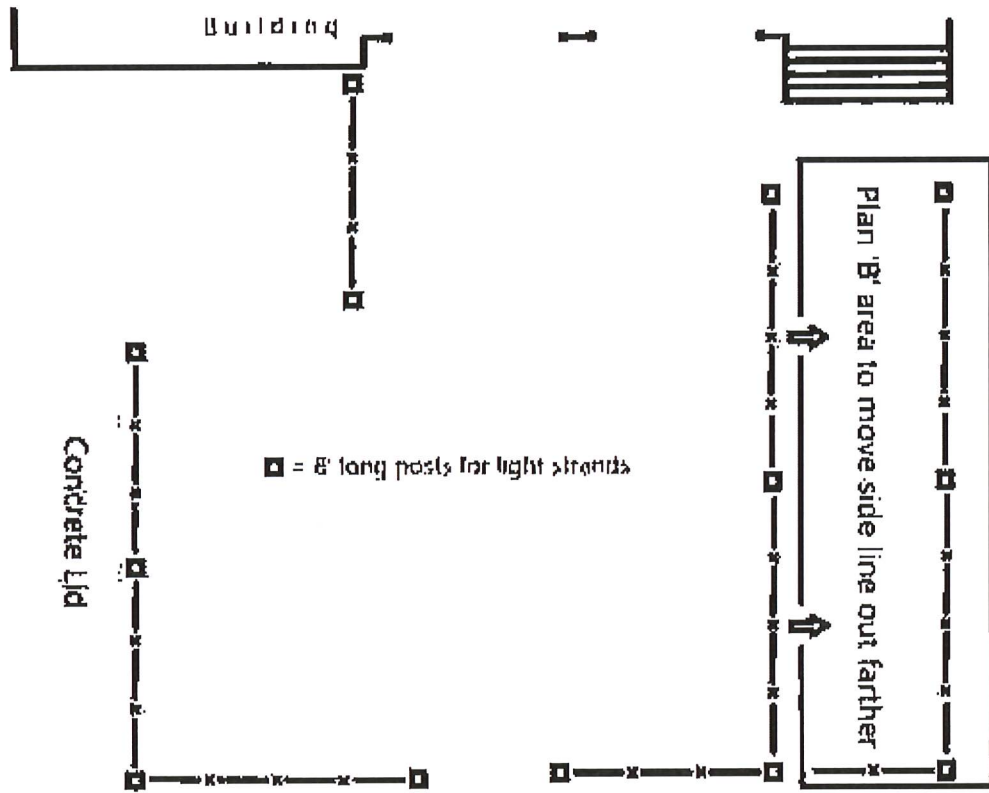
Please Explain the selection made above:

Current
Wooden fence will be removed and replaced.

Please attach additional sheets if necessary.

Examples of proposed fencing for Municipal Brew Works patio







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



- Areas**
- Override 1
 - Override 2 ●
- Site Address Points**
- Owner Parcels
 - Historic Structures ●

20 High Street Location Map



OHIO HISTORIC INVENTORY NATIONAL REGISTER

CODED

1. NO
But - 724-9

2. County
Butler

4. Present Name(s)

5. Other Name(s)
Municipal Building

1. No.
But - 724-9

2. County
Butler

3. Location of Negatives
Hamilton Planning Dept.

4. Present Name(s)

5. Other Name(s)
Municipal Building

6. Specific Location
NE corner of High and Monument Sts.

7. City or Town If Rural, Township & Vicinity
Hamilton

16. Thematic Category
politics/reform/welfare

17. Date(s) or Period
1934

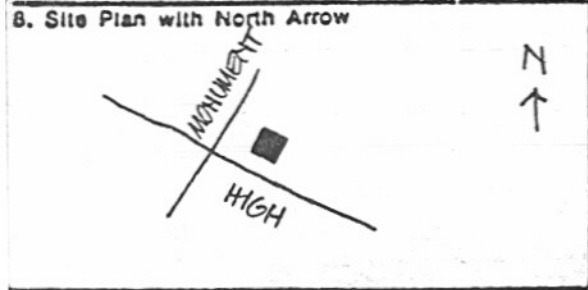
18. Style or Design
Art Deco

28. No. of Stories 4 & 5

29. Basement? Yes No

30. Foundation Material
stone & concrete

31. Wall Construction
s reinforced concrete



19. Architect or Engineer Assoc. Architects
E. Mueller, G. Barkman, R. Smith

20. Contractor or Builder

21. Original Use, if apparent
Municipal building

22. Present Use
Municipal building

32. Roof Type & Material
Flat-composition

33. No. of Bays
Front 7 Side 5

34. Wall Treatment
plain dressed ashlar

35. Plan Shape cross

9. Coordinates
Lat. _____ Long. _____
U.T.M. Reference
14 7109 7610 4363 81910

23. Ownership Public Private

24. Owner's Name & Address, if known

36. Changes Addition Altered Moved (Explain in #42)

37. Condition Interior excellent Exterior excellent

10. Site Building Structure Object

11. On National Register? Yes No

12. Is it Eligible? Yes No

13. Part of Estab. Hist. Dist.? Yes No

14. District Potent? Yes No

25. Open to Public? Yes No

26. Local Contact Person or Organization
Hamilton Planning Dept.

38. Preservation Underway? Yes No

39. Endangered? By What? Yes No

40. Visible from Public Road? Yes No

15. Name of Established District
HISTORIC HAMILTON VIC CENTER



41. Distance from and Frontage on Road 15'

12. Further Description of Important Features
The building is divided into three block-like sections (central, east and west) which alternately project. Entrances are on all four sides of the building with High St. being the main one. The High St. entrance has large central portal with circular panels representing the arts and industries and corn background in low relief. It is flanked by fluted aluminum pilasters, above which is a large transom. Stylized belted wheat motif decorates upper parapet wall. Large, (over)



13. History and Significance
This building was constructed under the auspices of the Works Progress Administration in 1934. A quick overview of the contractors shows that many local companies were employed in this project. (See last attached page.) The building is significant for its Art Deco design and as the work of local architect, Frederick Mueller, who collaborated with other local (over)

14. Description of Environment and Outbuildings
Located at western edge of High St. business district. It is just east of the Great Miami River.

5. Sources of Information
Our City: One Hundred Twenty-Five Years of Progress - 1810-1935

46. Prepared by
Walsh/Meritt

47. Organization
MPA

48. Date 10/83 49. Revision Date(s)

5. Other Name(s)
Municipal Building

42. (continued) squat 3 tone piers flanking stairways have low relief depictions of buffaloes or are plain. Metal spandrels with simple floral motifs are located between windows.

43. (continued) architects. The work of local sculptor, Robert Closkey and local artist, Jack Willard, are displayed throughout the building. All city functions, including the fire department, were housed in this structure.

1. Organization	
2. Date	
3. Revision Date	
4. Proposed by	
5. Title	
6. Location	
7. Description	
8. Architect	
9. Designer	
10. Contractor	
11. Erected	
12. Present Use	
13. Original Use	
14. No. of Days	
15. No. of Floors	
16. Construction	
17. Wall Construction	
18. Roof Type & Material	
19. Architect or Engineer	
20. Designer	
21. Contractor or Builder	
22. Erected	
23. Present Use	
24. Original Use	
25. No. of Days	
26. No. of Floors	
27. Construction	
28. Wall Construction	
29. Roof Type & Material	
30. Architect or Engineer	
31. Designer	
32. Contractor or Builder	
33. Erected	
34. Present Use	
35. Original Use	
36. No. of Days	
37. No. of Floors	
38. Construction	
39. Wall Construction	
40. Roof Type & Material	
41. Architect or Engineer	
42. Designer	
43. Contractor or Builder	
44. Erected	
45. Present Use	
46. Original Use	
47. No. of Days	
48. No. of Floors	
49. Construction	
50. Wall Construction	
51. Roof Type & Material	
52. Architect or Engineer	
53. Designer	
54. Contractor or Builder	
55. Erected	
56. Present Use	
57. Original Use	
58. No. of Days	
59. No. of Floors	
60. Construction	
61. Wall Construction	
62. Roof Type & Material	
63. Architect or Engineer	
64. Designer	
65. Contractor or Builder	
66. Erected	
67. Present Use	
68. Original Use	
69. No. of Days	
70. No. of Floors	
71. Construction	
72. Wall Construction	
73. Roof Type & Material	
74. Architect or Engineer	
75. Designer	
76. Contractor or Builder	
77. Erected	
78. Present Use	
79. Original Use	
80. No. of Days	
81. No. of Floors	
82. Construction	
83. Wall Construction	
84. Roof Type & Material	
85. Architect or Engineer	
86. Designer	
87. Contractor or Builder	
88. Erected	
89. Present Use	
90. Original Use	
91. No. of Days	
92. No. of Floors	
93. Construction	
94. Wall Construction	
95. Roof Type & Material	
96. Architect or Engineer	
97. Designer	
98. Contractor or Builder	
99. Erected	
100. Present Use	



The building is a two-story structure with a flat roof. The facade is composed of brick and stone. The entrance is located on the ground floor and is flanked by two large, square piers. The piers are decorated with low-relief depictions of buffaloes. The second floor features a series of windows with decorative spandrels. The building is located at the corner of Main Street and 1st Street. It was constructed in 1912 and is currently used as a city office building. The architect is Robert Closkey and the designer is Jack Willard. The contractor is the City of Columbus. The building is listed on the National Register of Historic Places.

Continuation Sheet: Specify Section & Item (use additional Continuation Sheets if necessary)

The Ohio Historic Preservation Office files contain additional information for this property. Information may include: newspaper clippings, church bulletins, maps or additional text.

Administrative Approvals:

Specific fence applications can be approved administratively by Planning Department Staff. Two examples of such requests include:

- replacing a fence with the same material (except chain link)
- replacing chain link fencing with decorative metal fencing or appropriate wood fencing

Administrative approval is based upon the following materials, location and colors:

Front Yard:

- Aluminum, Iron, and Metal Fences:
 - Black
 - Brown
 - Mute Reds
 - Gray

- *Picket Fencing:*
 - Natural Wood
 - Stained Wood
 - Browns, Mute Reds, Grays, White

Side Yard

- Aluminum, Iron, and Metal Fences:
 - Black
 - Brown
 - Mute Reds
 - Gray

- *Picket Fencing:*
 - Natural Wood
 - Stained Wood
 - Browns, Mute Reds, Grays, White

- Privacy Fencing
 - Natural Wood
 - Stained Wood
 - Browns
 - Mute Reds
 - Gray

Rear Yard:

- Decorative Aluminum, Iron, and Metal Fences:
 - Black
 - Brown
 - Mute Reds
 - Gray

- *Picket Fencing*:
 - Natural Wood
 - Stained Wood
 - Browns, Mute Reds, Grays, White

- Privacy Fencing
 - Natural Wood
 - Stained Wood
 - Browns
 - Mute Reds
 - Gray

Applications that do not fit these guidelines must be approved through the normal Board application process.



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



June 2, 2020 4pm
Architectural Design Review Board Meeting

Board Members

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

Held via Zoom Webinar

I. Roll Call:

II. Swearing in of Those Providing Testimony to the Board:

Notary Public Daniel Tidyman

A. Approval of Meeting Minutes – Written Summary and Audio Recording for these dates:

May 19, 2020 - tabled

III. Properties Seeking COA - New Business

1. 536-538 Park Avenue (Accessory Structure)

Staff Presentation:

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.



Public Hearing: Ian Lubbers was in attendance to discuss the project and answer any questions. He discussed the overall project to improve the property. He stated that the shed is in disrepair. They want to remove it to expand the greenspace.

Motion to close the public hearing: Bloch
Second: Whalen

Motion passes unanimously.

Motion: Motion to approve as presented
Motion by: Whalen
Second: Bloch

Motion passes with one abstention from Ms. Fairbanks.

Miscellaneous/Discussion/On the Radar

Staff discussed considering administrative approvals for demolition of non-historic accessory structures not visible from the street. ADRB stated that they would like to see new sheds. ADRB asked to see a draft.

IV. Adjourn

Motion by; Spoonster
Second: Bloch
Motion approved unanimously.

Daniel Tidyman
Secretary, ADRB

Mary Pat Essman
Chairperson, ADRB

