

HISTORIC CONSERVATION BOARD AGENDA

Location Change:

City Hall – Council Chambers,
801 Plum St, Council Chambers
Cincinnati, Ohio 45202

Time Change:

Monday, April 18, 2016 – **4:00 pm**

CALL TO ORDER

DISCUSSION ITEMS:

1. 11-25 East Fourteenth Street (Mercer IV)
Owner: 3CDC
Certificate of appropriateness for substitute material structure in the Over the Rhine Historic District.
Applicant: 3CDC
2. 309 Vine Street
Owner: VG 309 Vine, LLC
Certificate Of Appropriateness For Rehabilitation of Union Central Life Annex – Tabled from March 21, 2016
Applicant: BKV Group
3. 75 Peete Street
Owner: Brent Schwass
Applicant: Heather Curless
Certificate of appropriateness for rooftop deck and zoning variance for accessory structure in the Over the Rhine Historic District
4. 105 E 4th Street
Applicant: Cincinnati Preservation Association
Historic Landmark Designation Of First National Bank Building
5. 23 West Court Street
Owner: Towne Development Group, LTD
Applicant: Towne Development Group, LTD
Certificate of appropriateness for rehabilitation, new storefront design, and rooftop addition of a contributing building in the Court Street Historic District

6. 716-718 Main Street

Demolition of a Contributing Building in the Main Street Historic District

Owner: Columbia REI, LLC

Applicant: C. Francis Barrett

OTHER BUSINESS

ADJOURN

APPLICATION FOR CERTIFICATION OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: N/A
APPLICANT: Lann Field, 3CDC representing the owner
OWNER: OTR Holdings, Inc.
ADDRESS: **11-25 East Fourteenth Street
Cincinnati OH 45202**
PARCELS: 080-0002-0481-00
ZONING: Planned Development District (PD)
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: April 11, 2016
HEARING DATE: N/A
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a change in approved material from the Historic Conservation Board findings of the February 22, 2016 meeting.

Existing Conditions:

The proposed project is located on primarily vacant land on the south side of E. 14th Street between Boots Alley and Rodney Alley. 11 E. 14th Street is an existing vacant masonry 3 story structure on the west end of the site that has smaller additions to the south (rear) of the original structure.

The proposed project for an exclusively commercial office use without parking, four stories and zero setbacks in 64,000 square feet.

The proposed project was approved with conditions by the Historic Conservation Board at the February 22, 2016 Historic Conservation Board meeting.

Proposed Conditions:

The applicants are seeking permission to substitute a glassfibre reinforced concrete panel for the condition that a masonry material, such as terra cotta masonry units, be used on the eastern portion of the new construction.

Previous Reviews:

Preliminary Design Review was presented to the Historic Conservation Board in May 2014 for the original planned development concept building. Final Design Review was presented and approved with conditions by the Historic Conservation Board in February 22, 2016.

Applicable Zoning Code Sections:

Zoning District: Section 1429 Planned Development Districts
Variance of Code: Numeric Variance: Section 1425-19 Off Street Parking and Loading Requirements
Variance Authority: [Section 1445-07](#) HCB authority: [Section 1435-05-4](#)
Variance Standard: [Section 1445-13](#) General Standards: Public Interest
[Section 1445-15](#) Standards for Variances
Overlays: Planned Development #65 – Mercer Commons
Historic District/Reg: [Over the Rhine Historic District](#)
COA Standard: [Section 1435-09-2](#) Standard of Review

Zoning Recommendation to Planning Commission:

There are no additional zoning recommendations on this project that differ from the previous recommendations in the February 22, 2016 Staff Report and accepted by the Historic Conservation Board.

Certificate of Appropriateness Review

The applicant has worked with staff to come up with a material that is more in keeping with the historic district and the condition that a masonry unit be used. The applicant is seeking to change not just the eastern portion and secondary façade that was required in the condition, but to substitute all of Phenolic resin panels with a glassfibre reinforced concrete panel. The use of this panel will allow the design of the façade panels to remain as is, but would introduce a material into the design that is more compatible. These panels would remain gray, rather than be the brick color of a masonry unit. Staff feels that this is appropriate as color is not typically a consideration that is allowed within the Conservation Guidelines.

The glassfibre reinforced concrete panel has a smooth hard surface that is similar to a fired brick. It also has a depth, the finish and feel that is similar to a masonry unit. Concrete has historically been a popular substitute material for masonry units and is often classified as a type of masonry unit.

Other Considerations:

Prehearing Results: N/A

Comments Provided to Staff: N/A

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

A. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness for the use of glassfibre reinforced concrete panel, such as the Fibre C or similar product, on the previously approved building at 11-25 East Fourteenth Street. This material

will be used on all surfaces where the Phenolic resin panels were originally proposed on plans demonstrated by 3CDC and A359 Architecture dated February 1, 2016.

2. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

Exhibit B



Defined Middle

Exhibit C



4th Floor Setback

Non-Primary Building Facades



East Elevation



South Elevation



West Elevation

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: _____
APPLICANT: BKV Group
OWNER: VG 309 Vine LLC
ADDRESS: **309 Vine Street, Cincinnati OH 45202**
PARCELS: 0083-0001-0060-00
ZONING: Downtown Development Districts (DD)/Historic Landmark
OVERLAYS: Historic Landmark
COMMUNITY: Downtown
REPORT DATE: April 11, 2016
PRE HEARING: Prehearing on February 23, 2016
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) to allow one deck to be built on the Vine Street façade within the sidewalk right of way. The proposed decks/platforms would be located at the center arched opening.

This Request is a change from the previous request that was heard on March 21, 2016. The applicants were originally requesting 2 decks. The applicant is now only requesting one deck at the center arched opening.

Existing Conditions:

The project location is at 309 Vine Street, also known as the Union Central Life Building Annex, is a Neo Classical Commercial Building with strong Beaux Arts influences designed by Garber & Woodard and opened in 1928. The building is a 10 story steel frame/cast-in-concrete building with a regular fenestration and the most ornate elevation fronting on Vine Street. The building is located in the financial district of downtown Cincinnati. While much of the exterior remains unchanged from the original design, the three large arched openings on the Vine Street façade have been enclosed with large window systems; storefronts have been modernized and eliminated to allow for automobile access and parking.

Proposed Conditions:

General restoration, repair and maintenance are planned for the majority of the façade. Alterations and additions to the facade will a deck/platform on the Vine Street façade. The platform will be at the arched opening to the south of the entry and the other platform will located at the storefront opening to the north of the entry. The platform will be a freestanding skeletal frame with a wood deck. It will not be attached to the building. There will be perforated metal panels at the base and a prefinished metal guardrail with glass panels for the railing.

This will also include replacing the current non-historic storefront glass system with stucco panels with a new storefront system in the southern most arch and new operable windows and entry at the middle bay with a new entry system in the northernmost bay.

Previous Reviews:

N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1411	Downtown Development District
Variance Request:	N/A	
Variance Authority:	Section 1445-07	HCB authority: Section 1435-05-4
Variance Standard:	Section 1445-13 Section 1445-15	General Standards: Public Interest Standards for Variances
Overlays:	N/A	
Historic Landmark/Reg:	Union Central Life Annex Designation Report and Guidelines	
COA Standard:	Section 1435-09-2	Certificate of Appropriateness; Standard of Review

Details of Zoning Relief Required: The applicant is not seeking zoning relief for commercial uses at this time. Should the proposed future use need a use variance, the applicant and/or owner/tenant shall return to the board for review and approval.

Certificate of Appropriateness Review:

As this building is an individual landmark, the project is reviewed using the Union Central Life Annex Designation Report and associated Guidelines.

Additions and Exterior Alterations

Intent and General Guidelines

1. Additions: Additions should follow applicable guidelines, codes, and regulations. Any addition should be compatible in character with the original building, with sensitivity to existing massing and scale, site, and appearance within the context of the original building. Additions should be sympathetic, may be complimentary, but need not be imitative in design. Additions should be designed to relate architecturally, not overwhelming the original building.
2. Alterations: Alterations should follow construction guidelines for alterations, codes, and regulations. Alterations should not change or alter significant architectural features on primary facades. On secondary and utilitarian elevations, alterations may be designed to minimize impact on the overall character of the building.
3. Appropriateness: The appropriateness of design solutions for additions and alterations should include the following:
 - a. How well the proposed design for the addition or alteration relates to the original building and neighboring building.
 - b. How closely the proposed addition or alteration meets the general and specific intentions of these guidelines.

Analysis:

A concern for staff regarding the platform is the addition of elements onto the front of a building at the pedestrian level, which would change how the building is experienced greatly by pedestrians as they walk by the building. Staff appreciates the reduction of the platforms from two to one as well as the reduction of the size of the platform from 6-8 feet wide to 2'8". As in the original proposal, no historic material will be damaged as the platform will not be attached to the building, and the alterations to the storefront systems are altering non-historic storefronts, staff still does not feel that the platforms are appropriate to put on the front and major façade of the building.

Originally all the arches were open and while the current glass systems and granite panels have closed off those openings they are recessed still providing for a slight change in dimension and negative space at those spaces. The addition of a platform at the central arch will remove the recess and will further alter the arches in a way that further takes away from the original depth of those spaces.

Even with the restrictions placed on the design due to current conditions or Federal Historic Tax Credit standards and staff appreciates the desire to have outdoor space for the proposed use, staff does not feel that the platform is appropriate as it further alters a significant architectural feature with the arches and storefront systems. Staff still encourages the applicant to pursue an avenue of folding glass doors with the State Historic Preservation Office to determine if that would be a viable potential option.

The applicant states in a letter to the DOTE that the platform is vital to provide an entrance to the bar from the street; however in the provided rendering they show that the use of the platform would be a dining option. If the applicants use the platform as they have shown in the rendering, they would not be permitted to use it as an entrance way as they would be required to have a 3'x3' landing and patrons would still be required to use the entrance within the building. If the applicants choose to pursue an option with windows that open then they would be able to provide an outdoor atmosphere to their customers.

The applicants have moved forward with the application for a Revocable Street Privilege license from the City of Cincinnati Department of Transportation Engineering. The applicant has made many adjustments to their plans addressing many concerns; however as the time of this staff report a Revocable Street Privilege has not been issued.

As stated in the original staff report from March 21, 2016, while it is the purview of the Urban Conservator and the Historic Conservation Board to evaluate how this proposed project meets the guidelines set out in the Union Central Life Building Annex Designation Report, it would be short sighted to not take into consideration the overall

effect of proposed changes on the street and surrounding areas. The guidelines are silent in regards to pedestrian traffic and movement since that is not necessarily an element that would affect the historic nature of the building. The reduction in size of the platform is certainly better than the previously submitted platform; however there are still many other encumbrances such as tree wells, planters and already existing light poles, utility poles, parking signs, parking meters and a fire hydrant. As this is a heavy pedestrian route between Fountain Square and the Riverfront, any additional infringement upon the sidewalk will impede pedestrian movement. (see attached picture of crowds along the sidewalk)

Other Considerations:

Prehearing Results:

February 23, 2016 – The architects and two community members/interested parties were in attendance.

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012)*: N/A

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

A. CERTIFICATE OF APPROPRIATENESS:

1. **DENY** a Certificate of Appropriateness for platform on the Vine Street façade of 309 Vine Street at the Central Arch.
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - (a) That the property owner has not demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
 - (b) That granting the platform would negatively restrict an important pedestrian way between the riverfront and Fountain Square.

KENNETH P. KREIDER
DIRECT DIAL: (513) 579-6579
FACSIMILE: (513) 579-6457
E-MAIL: KPKREIDER@KMKLAW.COM

April 6, 2016

VIA EMAIL AND HAND DELIVERY

Beth Johnson
Urban Conservator
City of Cincinnati
805 Central Avenue, Suite 500
Cincinnati, OH 45202

Re: Application for Certificate of Appropriateness for
Sidewalk Platforms at 309 Vine Street

Dear Beth:

Enclosed is a revised set of plans which address the sidewalk platform. This was discussed at the Historic Conservation Board meeting on March 22 and tabled by the Board pending further review and possible approval of a different plan by the City DOTE. Since that date we have had discussions with DOTE resulting in the enclosed revised plans. Attached in email is a perspective drawing which illustrates the appearance of a platform in context of the building itself. A more exact representation will be provided at or prior to the hearing if DOTE gives approval for the street privilege.

Please note as of this writing, DOTE has not given final approval for the platform. However, it has been redesigned to address every concern expressed by DOTE in the hopes they will approve it in advance of the April 18 meeting. If there are any further changes proposed by DOTE for purposes of an approval, I will advise you immediately.

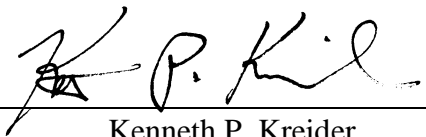
We believe the enclosed plans will meet the conservation guidelines that were adopted when the building was given local landmark status. The platform on the north side of the main door was eliminated. The south platform has been reduced in size and scope so that it does not obscure any historic features of the building. The fenestration pattern for the arch window is preserved to the greatest extent feasible, and a small cut through non-historic material (black granite applied to the foundation of the building) will not be highly visible, nor will it be inconsistent with the grade level entry doors located to the right of the proposed work. The platform design and structure are kept simple so they do not distract or obscure the historic features of the building. Finally, the reduced size of the structure makes it inconsequential when viewed in the context of the restoration of the building as a whole. As discussed in our letter to

Beth Johnson
April 6, 2016
Page 2

the DOTE, the platform will provide a very important function to enhance viability of one of the commercial uses within the building and provide an alternate entry to that use. The size and scope of the renovation of the 309 Vine Building require a mixture of uses for economic viability. This additional entrance for the bar/restaurant to be operated within the building, is an important component of that. For these reasons, we request the Historic Conservation Board take this item off the table at its April 18 meeting and approve the Certificate of Appropriateness for Sidewalk Platform utilizing this revised design.

Very truly yours,

KEATING MUETHING & KLEKAMP PLL

By: 
Kenneth P. Kreider

Enclosures

c: Andrew Yule
Jack Barbaccia

6734089.1

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April 6, 2016

VIA EMAIL AND HAND DELIVERY

Morgan Heilman
Cincinnati Department of Transportation & Engineering
801 Plum Street, Room 450
Cincinnati, Ohio 45202

Re: 309 Vine Street, Cincinnati, Ohio; Request for Revocable Street Privilege for
Sidewalk Platform for Outdoor Cafe

Dear Morgan:

I represent the owner and developer of the property at 309 Vine Street (former Union Central Life Annex), VG 309 Vine, LLC. The owner submitted a request for a Revocable Street Privilege to obtain permission for removable sidewalk platforms. The request was denied by letter dated March 17, 2016 from Denise Banasiak.

Since that time we have had discussions with you to understand more fully the DOTE objections to granting a revocable street privilege for these platforms. We had also had a hearing with the Historic Conservation Board for a Certificate of Appropriateness for the platforms on March 22, 2016, but the Board tabled the discussion pending further review and possible approval of a different plan by DOTE.

Enclosed are a revised set of plans for a single sidewalk platform on the sidewalk along Vine Street in front of the 309 Vine building. The northern platform at the sidewalk level space for an urban grocery was eliminated. The platform requested in the center arch bay just south of the main entrance to the building has been reduced in size. The length of the platform was reduced so that it fits between the foundational pilasters at the base of the arches. In addition, to address concerns with the high volume sidewalk pedestrian traffic encountered during certain downtown events, the depth of the platform into the right-of-way space was reduced to the minimum depth that would accommodate a code appropriate stair, so that the requested encroachment has now been reduced to 2'8". The distance from the face of the pilaster to the outer edge of the proposed platform is 3'8".

The platform is very important for the success of the project, as it will essentially serve as an alternate main entry for the bar and the related penthouse restaurant. The bar should be accessible directly from the sidewalk so that it can serve as a point of interest to and holding

Morgan Heilman

April 6, 2016

Page 2

point for the penthouse restaurant, functioning as a gathering space before patrons' tables are ready in the penthouse restaurant.

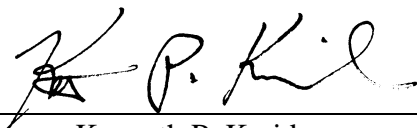
In addition, the architect has addressed DOTE concerns with the method of anchoring. The platform will be bolted to the private portion of the sidewalk at the base where the foundation and sidewalk meet, and will be held on the public portion of the sidewalk by weight and gravity. The fact that the structure will be located between two pilasters should eliminate any lateral movement.

The property owner firmly believes that some sidewalk presence is necessary for the long term viability of the restaurant business and for the success of the project as a whole, as the street life on the block between Third and Fourth along Vine is presently non-existent. The owner's consultants do not believe that an encroachment of this magnitude will create any serious impediment to pedestrian traffic on Vine Street and will only be noticeable during the most heavily attended riverfront events.

We appreciate your consideration of this request and would appreciate feedback prior to the next scheduled Historic Conservation Board hearing on this matter which will be on April 18, 2016. Thank you for your continued assistance in the redevelopment of the 309 Vine building.

Very truly yours,

KEATING MUETHING & KLEKAMP PLL

By: 
Kenneth P. Kreider

Enclosure

c: Beth Johnson, Urban Conservator, City of Cincinnati
Andrew Yule
Jack Barbaccia

6734014.1

CONSULTANTS

PROJECT TITLE

THIRD & VINE
CITY
APARTMENTS

KEY PLAN

ISSUE #	DATE	DESCRIPTION
	06/24/2015	Scope Bid Updates
	08/21/2015	Permit Progress Set
	09/18/2015	Issued for Permit & Bid
1	09/30/2015	Addendum #1
4	2/18/2016	PERMIT CORRECTIONS
6	03/10/2016	Addendum #5 - Dryer Duct Removal
8	3/31/2016	Proposed Revision
9	04/05/2016	Proposed Revision 2



CERTIFICATION

Jack Boarman
Jack Boarman
License Number _____ Date _____

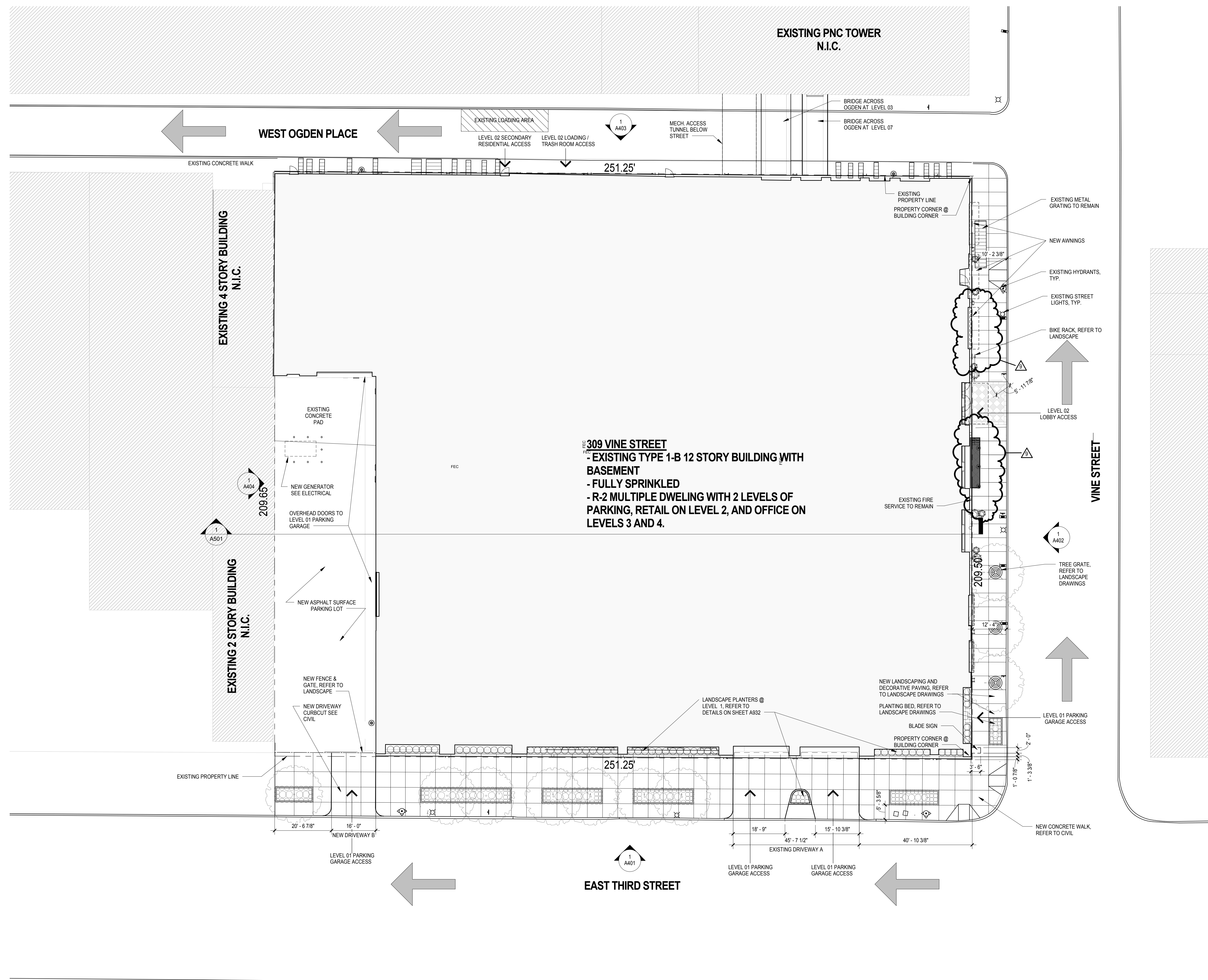
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DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1979.01

SHEET TITLE

SITE PLAN

SHEET NUMBER

A010



1 ARCHITECTURAL SITE PLAN
A010 1/16" = 1'-0"

CONSULTANTS

PROJECT TITLE

**THIRD & VINE
CITY
APARTMENTS**

KEY PLAN

ISSUE #	DATE	DESCRIPTION
	02/23/2015	Concept Design Package
	05/22/2015	Scope Bid
	06/24/2015	Scope Bid Updates
	08/21/2015	Permit Progress Set
	09/18/2015	Issued for Permit & Bid
1	09/30/2015	Addendum #1
2	10/07/2015	Addendum #2
3	03/10/2016	Addendum #3
6	03/10/2016	Addendum #5 - Dryer Duct Removal
7	03/15/2016	Issue for Construction
8	3/31/2016	Proposed Revision
9	04/05/2016	Proposed Revision 2



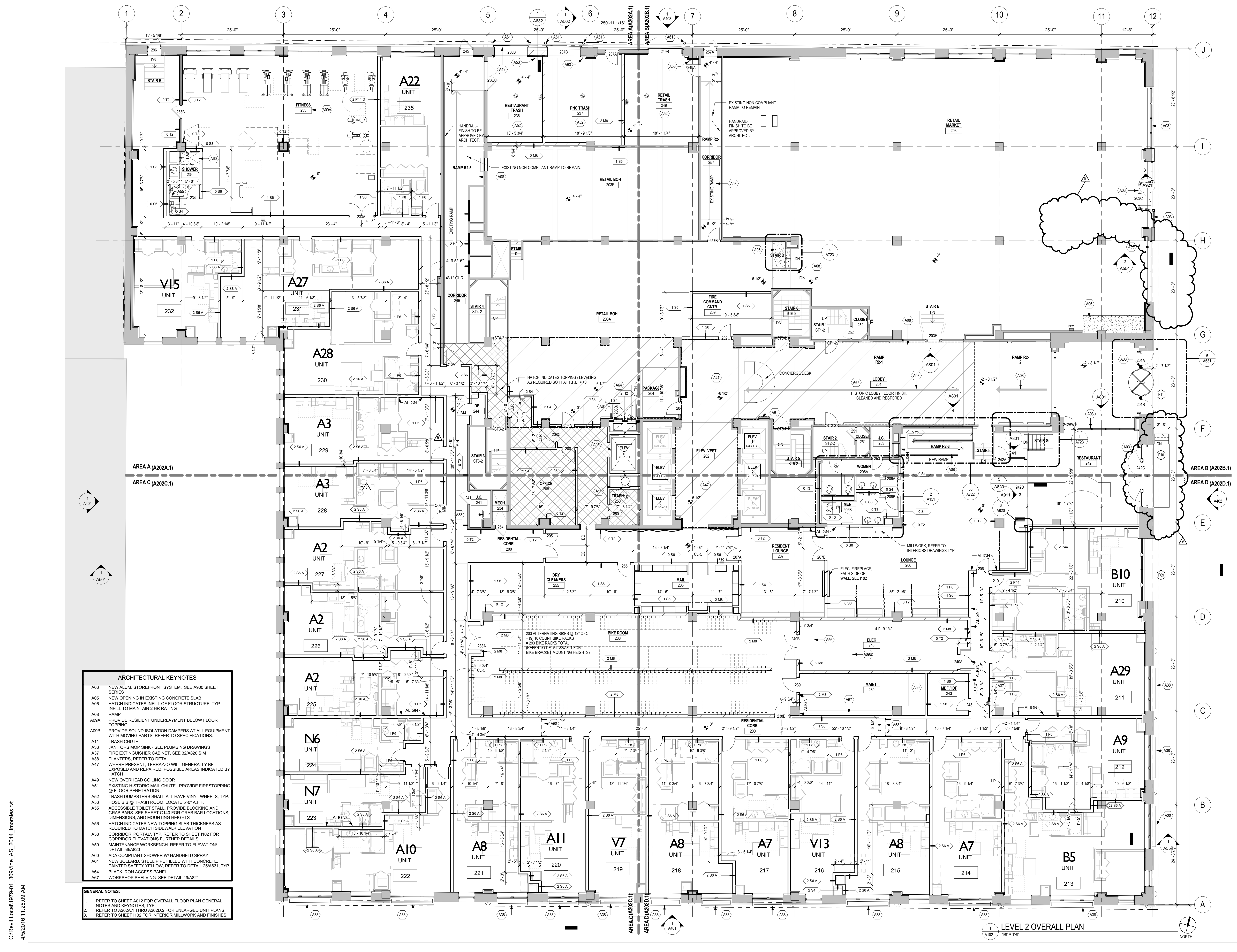
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Jack Boaman
License Number _____ Date _____
DATE: 03/31/2016
DRAWN BY: Author
CHECKED BY: Checker
COMMISSION NUMBER: 1979.01
SHEET TITLE

LEVEL 2 FLOOR PLAN

SHEET NUMBER

A102.1



- ARCHITECTURAL KEYNOTES**
- A03 NEW ALUM. STOREFRONT SYSTEM. SEE A900 SHEET SERIES
 - A05 NEW OPENING IN EXISTING CONCRETE SLAB. HATCH INDICATES INFILL OF FLOOR STRUCTURE, TYP. INFILL TO MAINTAIN 2 HR RATING
 - A06 RAMP
 - A06A PROVIDE RESILIENT UNDERLAYMENT BELOW FLOOR TOPPING
 - A09B PROVIDE SOUND ISOLATION DAMPERS AT ALL EQUIPMENT WITH MOVING PARTS, REFER TO SPECIFICATIONS.
 - A11 TRASH CHUTE
 - A33 JANITORS MOP SINK - SEE PLUMBING DRAWINGS
 - A37 FIRE EXTINGUISHER CABINET, SEE 32A820 SIM
 - A38 PLANTERS, REFER TO DETAIL
 - A47 WHERE PRESENT, TERRAZZO WILL GENERALLY BE EXPOSED AND REPAIRED. POSSIBLE AREAS INDICATED BY HATCH
 - A49 NEW OVERHEAD COILING DOOR
 - A51 EXISTING HISTORIC MAIL CHUTE. PROVIDE FIRESTOPPING @ FLOOR PENETRATION
 - A52 TRASH DUMPSTERS SHALL ALL HAVE VINYL WHEELS, TYP. HOSE BIB @ TRASH ROOM. LOCATE 5'-0" A.F.F.
 - A55 ACCESSIBLE TOILET STALL, PROVIDE BLOCKING AND GRAB BARS. SEE SHEET G140 FOR GRAB BAR LOCATIONS, DIMENSIONS, AND MOUNTING HEIGHTS
 - A56 HATCH INDICATES NEW TOPPING SLAB THICKNESS AS REQUIRED TO MATCH SIDEWALK ELEVATION
 - A58 CORRIDOR PORTAL, TYP. REFER TO SHEET 1102 FOR CORRIDOR ELEVATIONS FURTHER DETAILS
 - A59 MAINTENANCE WORKBENCH, REFER TO ELEVATION/ DETAIL 56/A820
 - A60 ADA COMPLIANT SHOWER W/ HANDHELD SPRAY
 - A61 NEW BOLLARD, STEEL PIPE FILLED WITH CONCRETE, PAINTED SAFETY YELLOW, REFER TO DETAIL 25/A631, TYP.
 - A64 BLACK IRON ACCESS PANEL
 - A67 WORKSHOP SHELVING, SEE DETAIL 49/A821
- GENERAL NOTES:**
1. REFER TO SHEET A101 FOR OVERALL FLOOR PLAN GENERAL NOTES AND KEYNOTES, TYP.
 2. REFER TO A202A.1 THRU A202D.2 FOR ENLARGED UNIT PLANS.
 3. REFER TO SHEET 1102 FOR INTERIOR MILLWORK AND FINISHES.

CONSULTANTS

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**THIRD & VINE
CITY
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	02/23/2015	Concept Design Package
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5	03/10/2016	Addendum #5
7	03/15/2016	Issue for Construction
8	3/31/2016	Proposed Revision
9	04/05/2016	Proposed Revision 2



CERTIFICATION

Jack Boaman

License Number	Date
DATE	03/31/2016
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1979.01

SHEET TITLE

**EXTERIOR
ELEVATIONS**

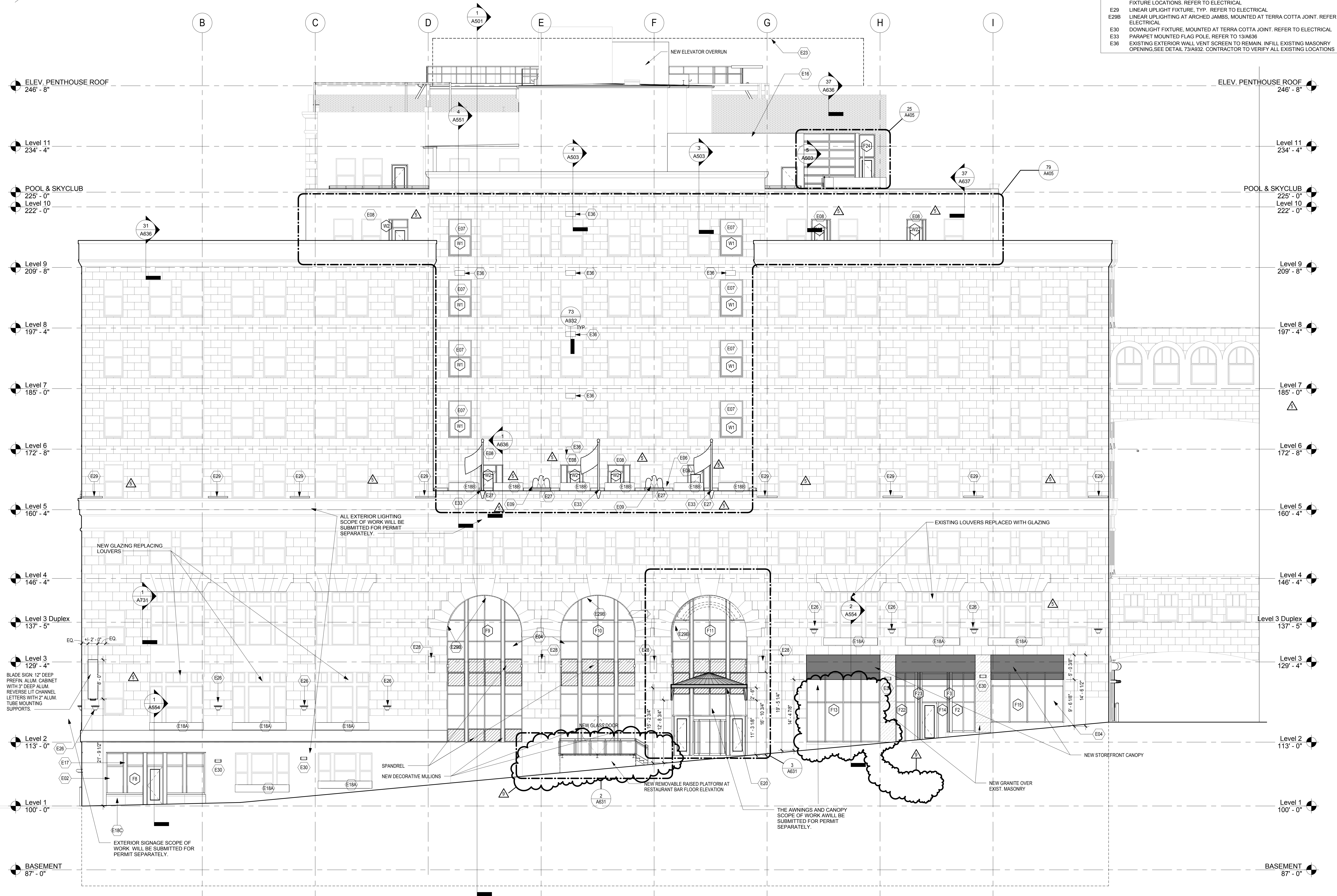
SHEET NUMBER

A402

- NOTES:**
1. EXTERIOR SIGNAGE SCOPE OF WORK AS SHOWN ON SHEETS YY-01 AND YY-02 ARE FOR REFERENCE ONLY AND WILL BE SUBMITTED FOR PERMIT SEPARATELY.
 2. EXTERIOR LIGHTING SCOPE OF WORK WILL BE SUBMITTED FOR PERMIT SEPARATELY.
 3. THE AWNINGS AND CANOPY SCOPE OF WORK WILL BE SUBMITTED FOR PERMIT SEPARATELY.
 4. PLANTER BEDS AT GRADE LEVEL ON SIDEWALK WILL BE SUBMITTED FOR PERMIT SEPARATELY.
 5. THE STOREFRONT CURTAINWALL WINDOW SYSTEM AND LIMESTONE SILLS REMOVAL SCOPE OF WORK AT BAYS BETWEEN GRID LINES D & E (UNIT 210), AND E & F (TENANT #242) WILL BE SUBMITTED FOR PERMIT SEPARATELY.
 6. EXTERIOR ENTRY PLATFORMS SCOPE OF WORK WILL BE SUBMITTED FOR PERMIT SEPARATELY.

- ELEVATION GENERAL NOTES**
1. SEE WINDOW SCOPE OF WORK ON SHEET 922.
 2. REFER TO FACADE REPAIR DRAWINGS FOR ADDITIONAL EXTERIOR SCOPE INFORMATION.
 3. ALL EXTERIOR LIGHTING TO BE ATTACHED AT MASONRY MORTAR JOINTS.
 4. PROVIDE PENETRATING SEALER FOR ALL EXPOSED BRICK ON FACADE, TYP. REFER TO A601 EXTERIOR CONSTRUCTION DETAILS.
 5. REFER TO SHEET A921 FOR EXTERIOR WINDOW AND STOREFRONT TYPES.
 6. REFER TO X000 DRAWING SERIES (SME) FOR EXTERIOR WORK SCOPE.

- EXTERIOR ELEVATION KEYNOTES**
- E02 NEW STOREFRONT SYSTEM AT EXISTING OPENING. SEE A900 SHEET SERIES
 - E04 GUARDRAILS. REFER TO PLAN FOR TYPE
 - E06 WINDOWS AT PREVIOUS LOUVER LOCATIONS
 - E08 TERRACE ACCESS DOORS AT PREVIOUS WINDOW LOCATIONS.
 - E09 EXISTING FIGURINES TO REMAIN
 - E16 EXTENT OF RESTAURANT ADDITION
 - E17 DECORATIVE MULLIONS AT NEW STOREFRONT
 - E18B PLANTER BOXES. REFER TO LANDSCAPE DRAWINGS. REFER TO DETAIL 25/A932 FOR WINDOW MOUNTING DETAIL.
 - E18C PLANTER BOXES. REFER TO LANDSCAPE DRAWINGS. REFER TO DETAIL 1/A636 FOR MOUNTING DETAIL.
 - E18C INTEGRAL PLANTER. REFER TO LANDSCAPE DRAWINGS FOR PLANTINGS. REFER TO DETAIL 31/A933.
 - E20 NEW ENTRY CANOPY. REFER TO DETAILS
 - E23 MECHANICAL EQUIPMENT
 - E26 CIRCULAR UPLIGHT FIXTURE. MOUNTED AT TERRA COTTA JOINT. REFER TO ELECTRICAL
 - E27 MONOPOINT LIGHT FOR NEW FLAG POLES AND EXISTING SCULPTURE ELEMENTS. REFER TO ELECTRICAL
 - E28 CUSTOM ORNAMENTAL MAIN ENTRY LIGHT FIXTURES. MOUNTED AT PREVIOUS LIGHT FIXTURE LOCATIONS. REFER TO ELECTRICAL
 - E29 LINEAR UPLIGHT FIXTURE, TYP. REFER TO ELECTRICAL
 - E29B LINEAR UPLIGHTING AT ARCHED JAMBS. MOUNTED AT TERRA COTTA JOINT. REFER TO ELECTRICAL
 - E30 DOWNLIGHT FIXTURE. MOUNTED AT TERRA COTTA JOINT. REFER TO ELECTRICAL
 - E33 PARAPET MOUNTED FLAG POLE. REFER TO 13/A636
 - E36 EXISTING EXTERIOR WALL VENT SCREEN TO REMAIN. INFILL EXISTING MASONRY OPENING. SEE DETAIL 73/A932. CONTRACTOR TO VERIFY ALL EXISTING LOCATIONS



1 EAST ELEVATION
A402 1/8" = 1'-0"

CONSULTANTS

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CERTIFICATION

Jack Boarman
Jack Boarman
License Number _____ Date _____

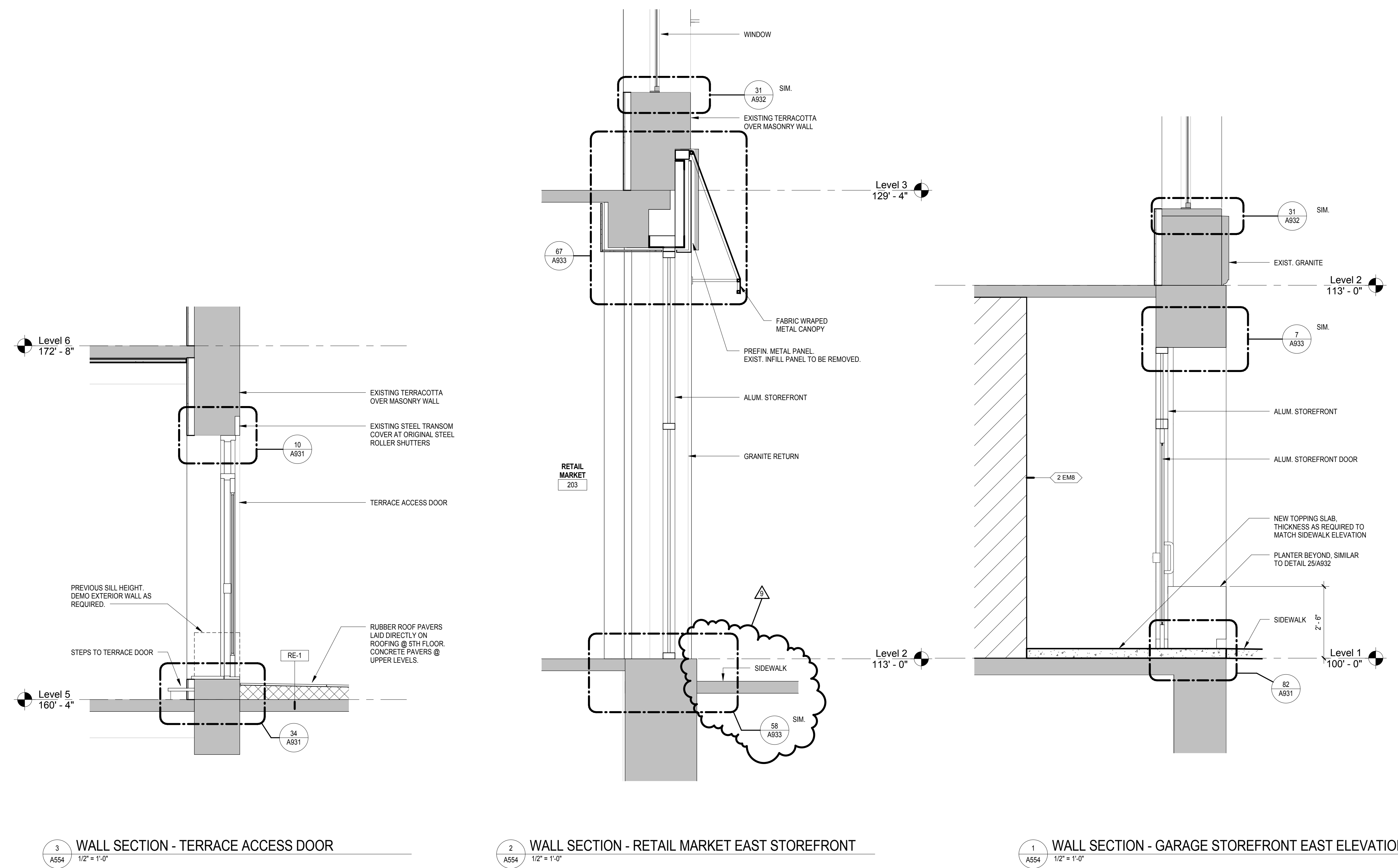
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CHECKED BY	Checker
COMMISSION NUMBER	1979.01

SHEET TITLE

WALL SECTIONS

SHEET NUMBER

A554



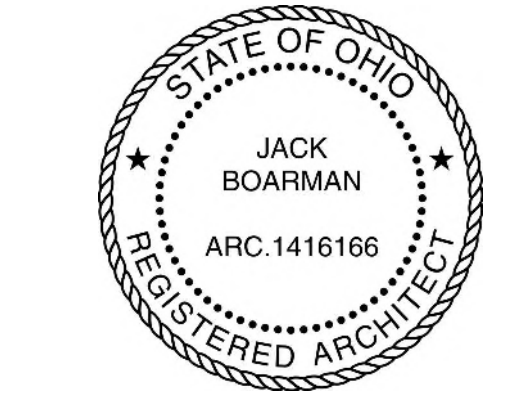
CONSULTANTS

PROJECT TITLE

THIRD & VINE
CITY
APARTMENTS

KEY PLAN

ISSUE #	DATE	DESCRIPTION
	05/22/2015	Scope Bid
	08/21/2015	Permit Progress Set
	09/18/2015	Issued for Permit & Bid
1	09/30/2015	Addendum #1
2	10/07/2015	Addendum #2
5	03/10/2016	Addendum #5
7	03/15/2016	Issue for Construction
8	3/31/2016	Proposed Revision
9	04/05/2016	Proposed Revision 2



CERTIFICATION

Jack Boaman

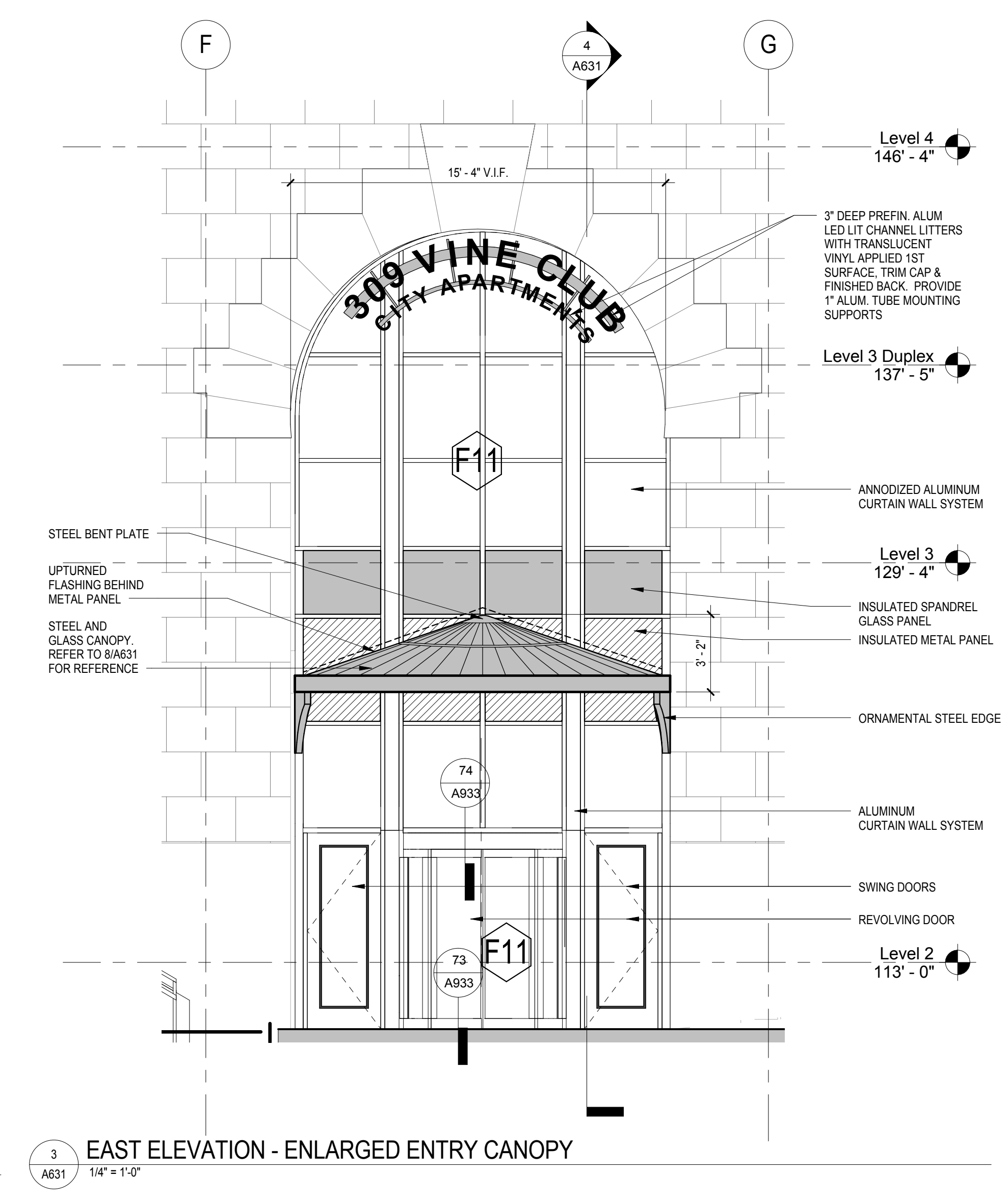
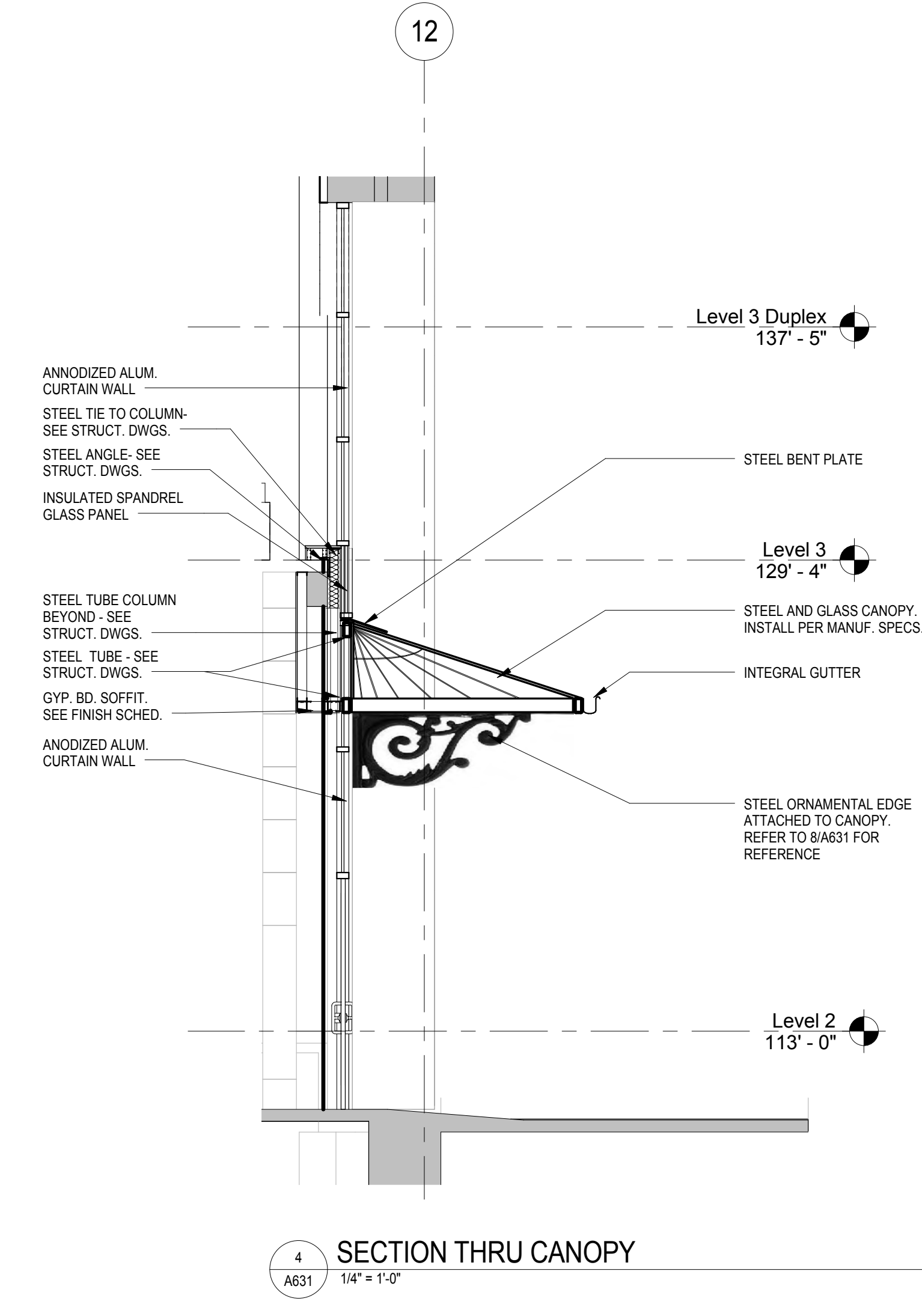
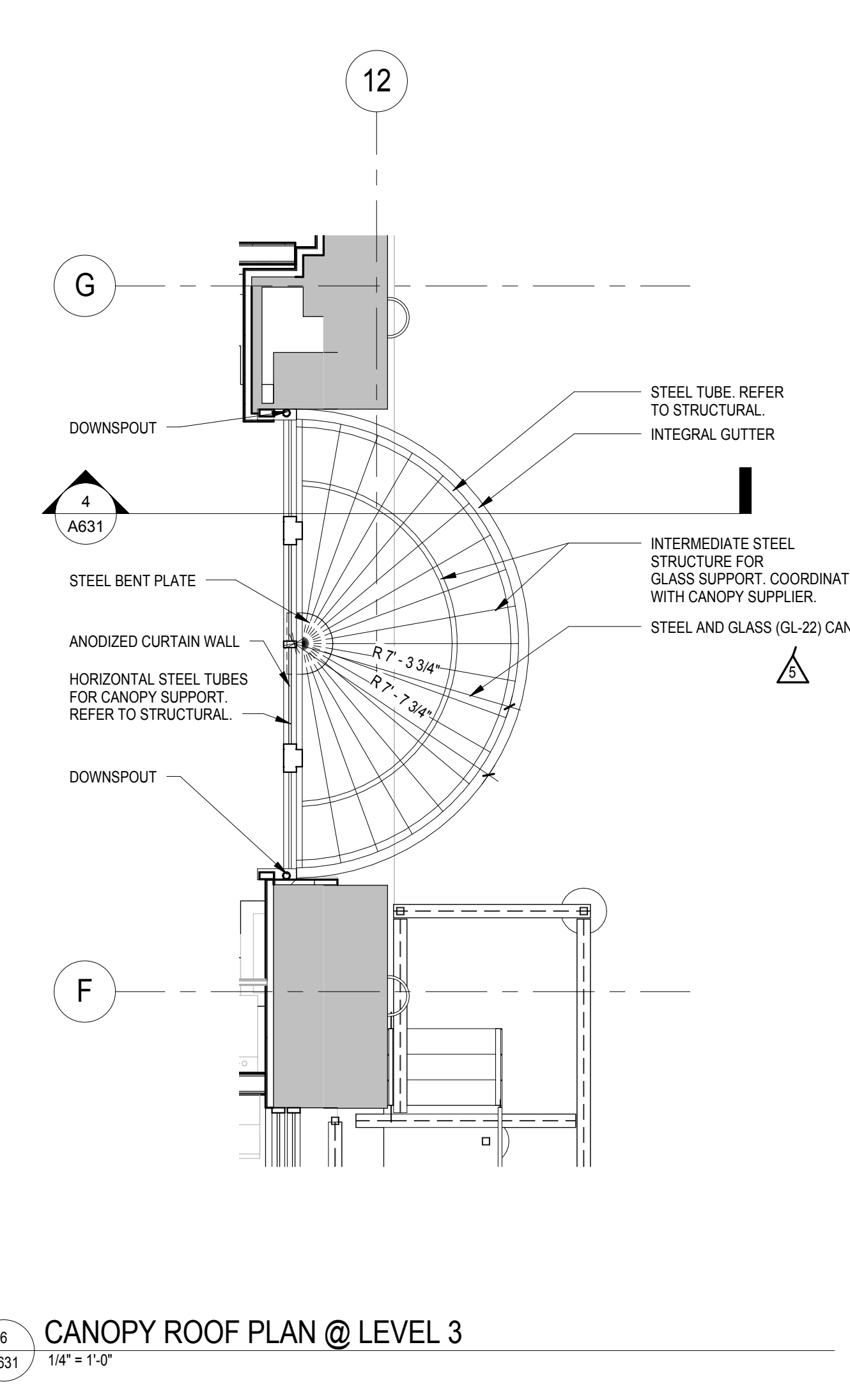
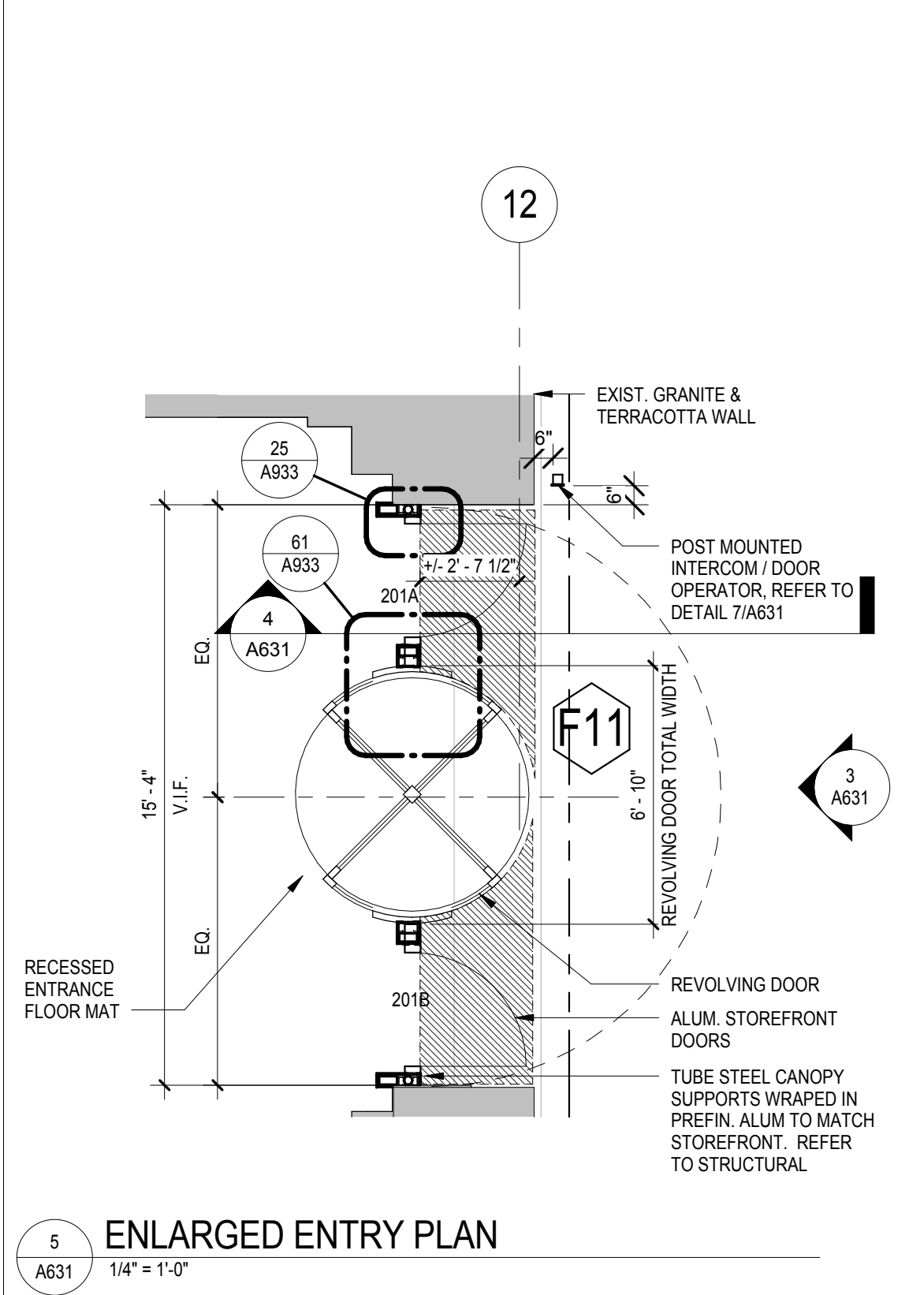
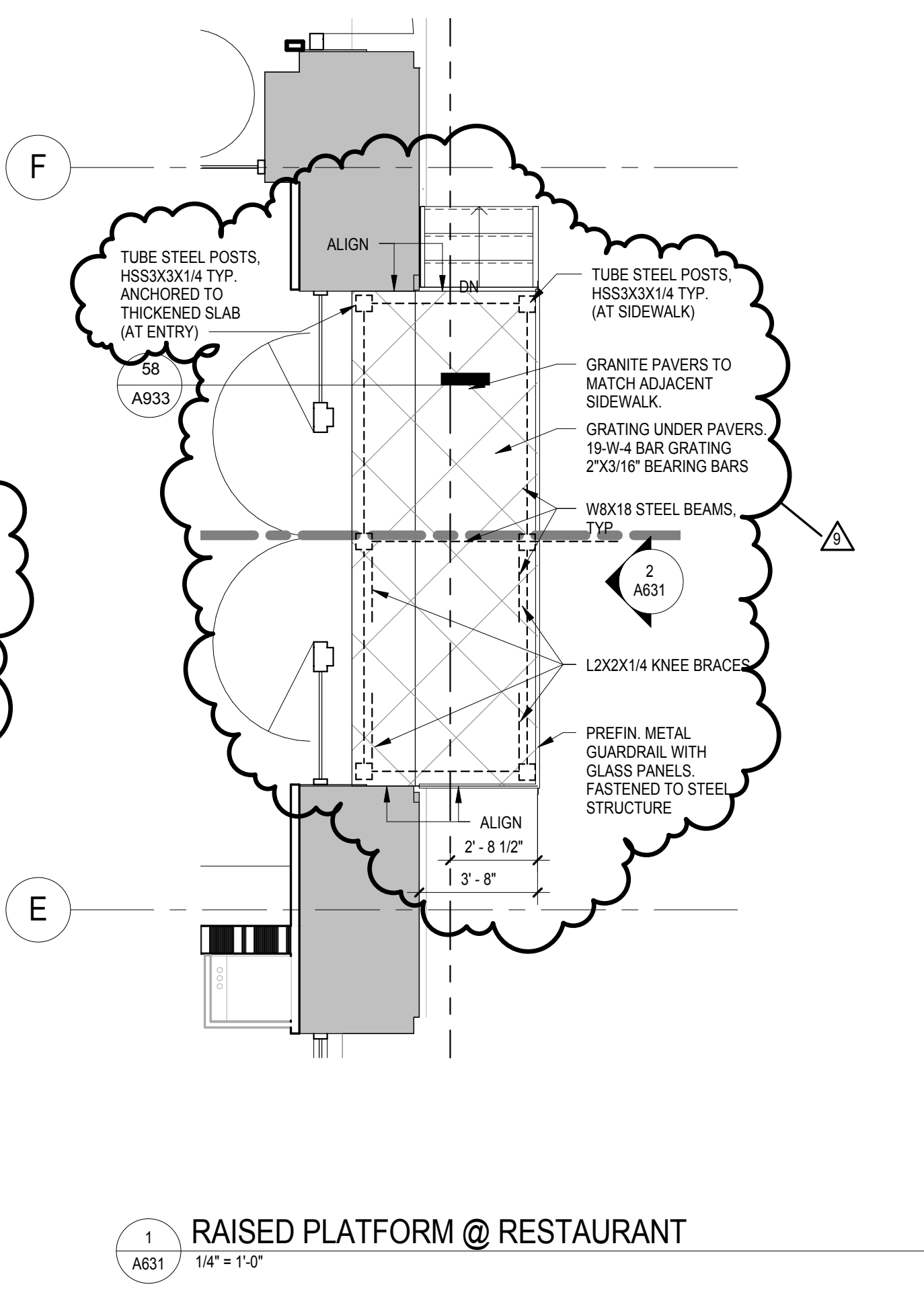
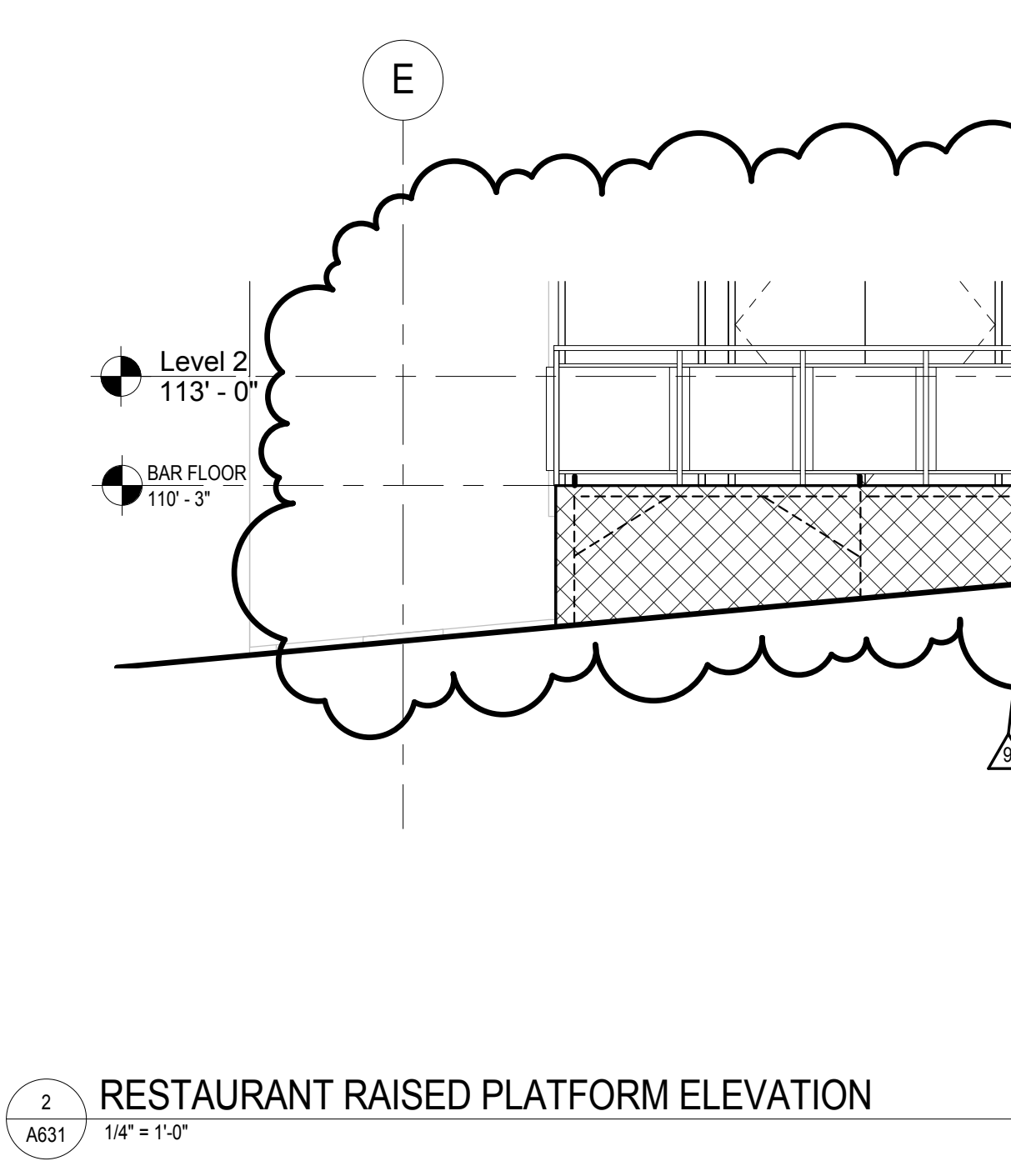
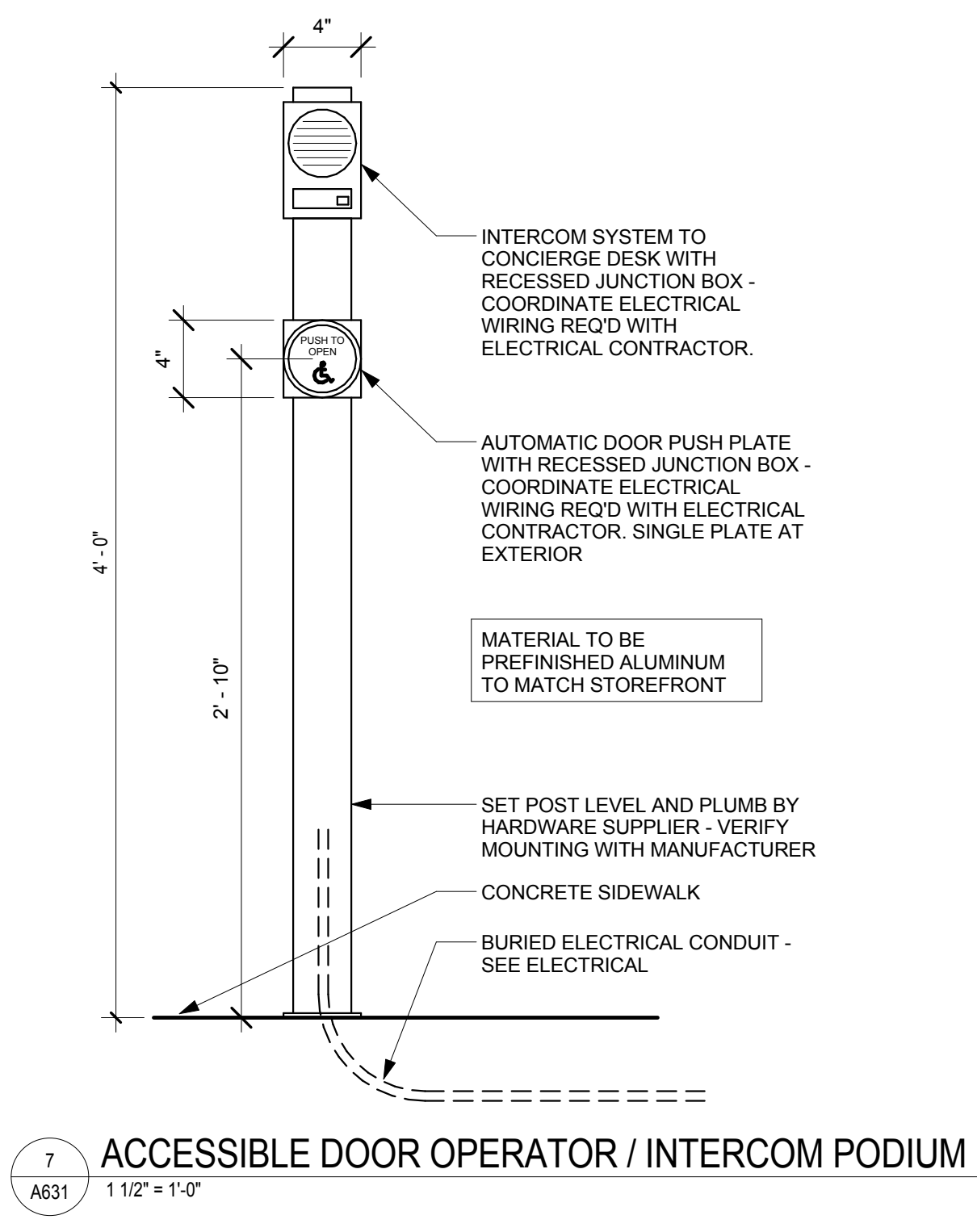
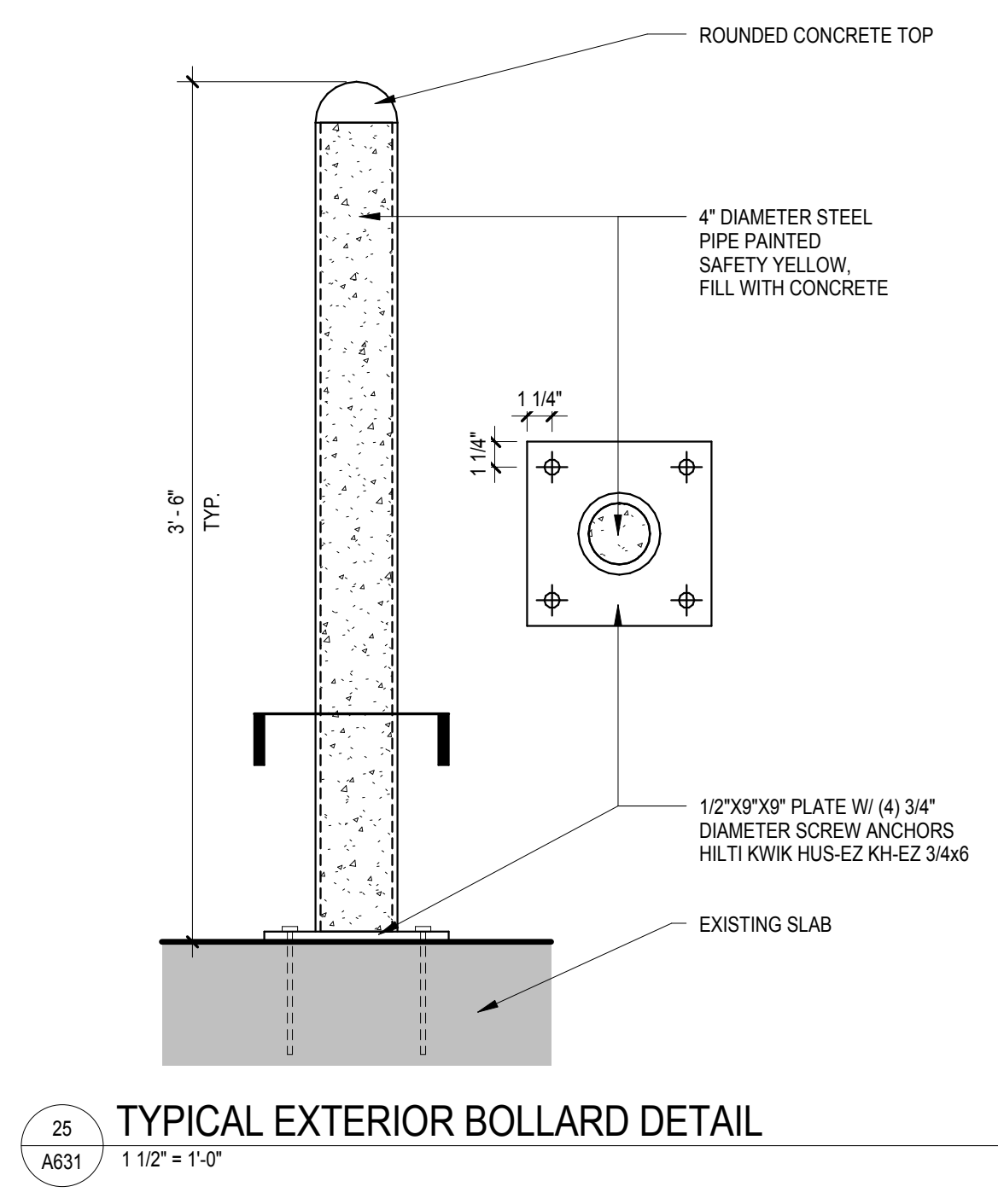
License Number	Date
DATE	03/31/2016
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1979.01

SHEET TITLE

EXTERIOR
DETAILS

SHEET NUMBER

A631



CONSULTANTS

PROJECT TITLE

THIRD & VINE
CITY
APARTMENTS

KEY PLAN

ISSUE #	DATE	DESCRIPTION
	05/22/2015	Scope Bid
	08/21/2015	Permit Progress Set
	09/18/2015	Issued for Permit & Bid
1	09/30/2015	Addendum #1
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8	3/21/2016	Proposed Revision
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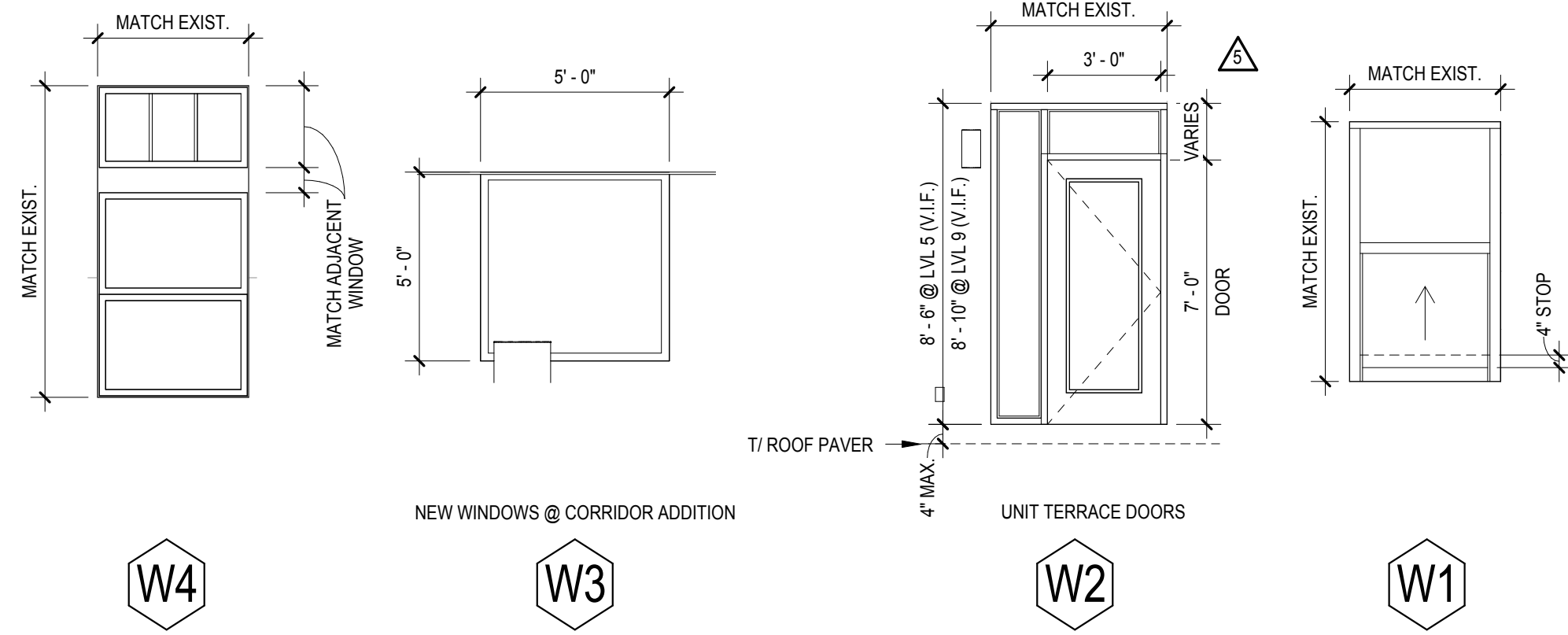
CERTIFICATION

Jack Boaman
License Number _____ Date _____
DATE: 03/31/2016
DRAWN BY: Author
CHECKED BY: Checker
COMMISSION NUMBER: 1979.01
SHEET TITLE

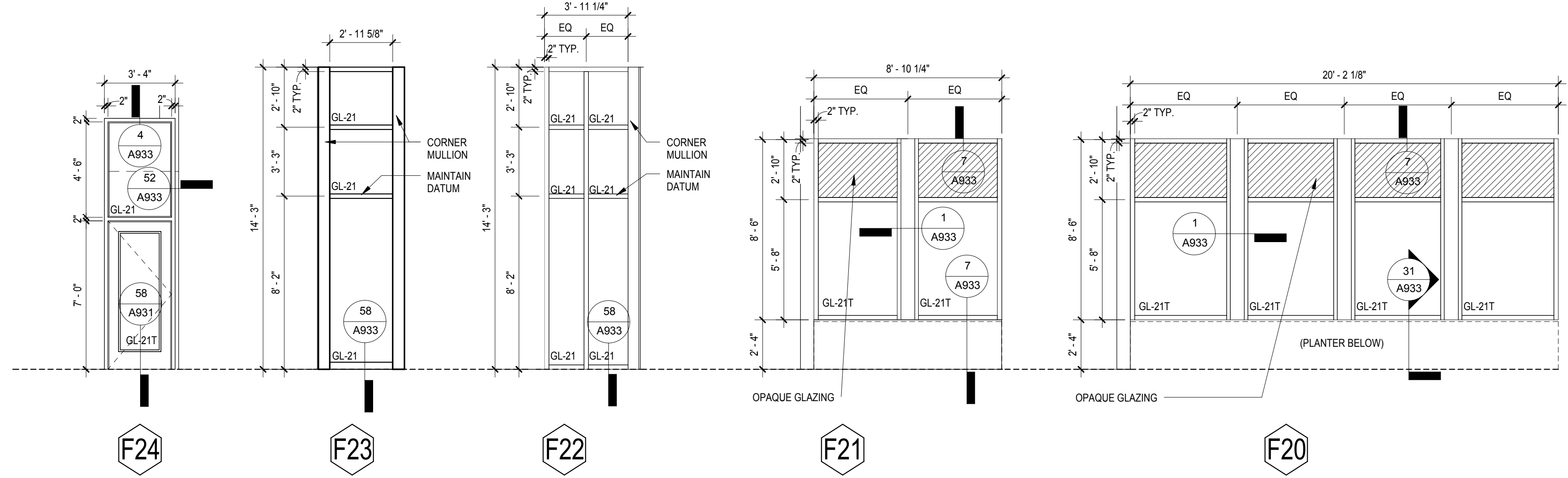
**WINDOW,
STOREFRONT &
LOUVER TYPES**

SHEET NUMBER

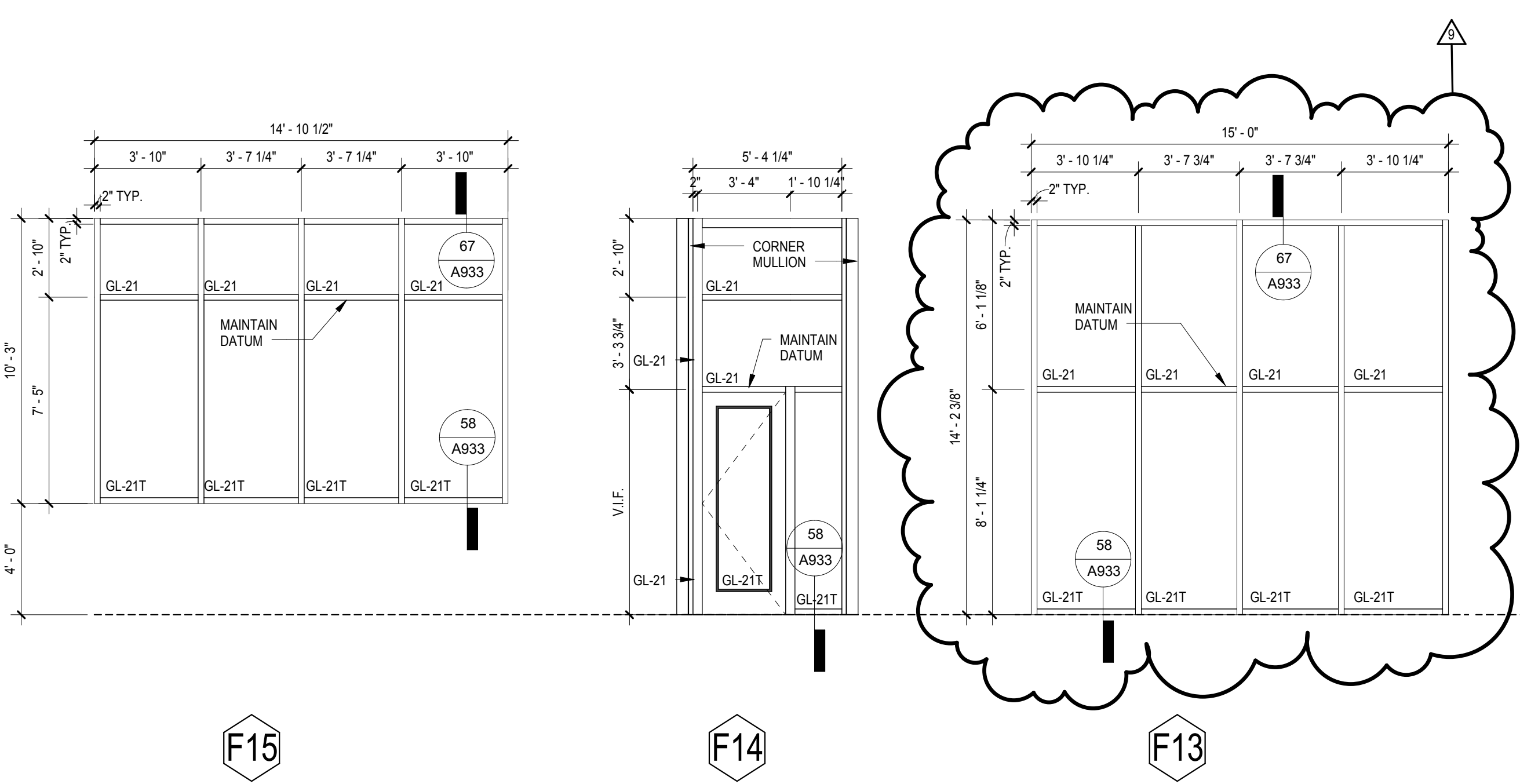
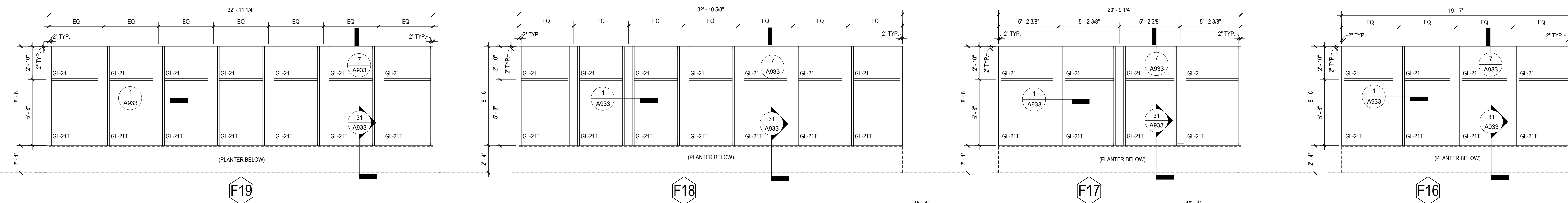
A921



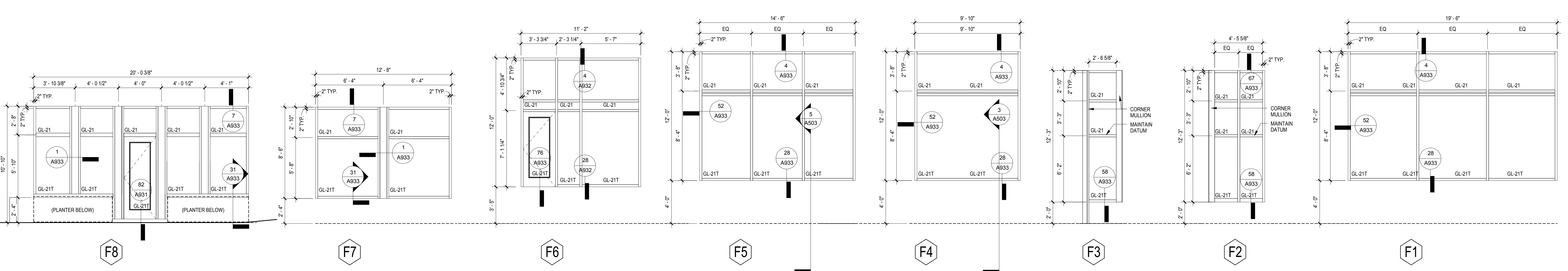
1 WINDOW TYPES
A921 1/4" = 1'-0"



2 EXTERIOR STOREFRONT TYPES
A921 1/4" = 1'-0"



NOT USED







**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
AND ZONING VARIANCE
HISTORIC CONSERVATION BOARD PUBLIC HEARING
STAFF REPORT**

APPLICATION #: **ZH20160020**
APPLICANT: Heather Curless, Architect representing the owner
OWNER: Brent Schwass
ADDRESS: **75 Peete Street, Cincinnati 45202**
PARCEL: 094-0005-0124
ZONING: Residential Multi-Family (RM-0.7)
OVERLAY: Over the Rhine Historic District and Hillside Overlay
COMMUNITY: Over-the-Rhine
REPORT DATE: February 24, 2016
HEARING DATE: Prehearing May 9, 2016 at 9:30 am
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant and owner requested a Certificate of Appropriateness (COA) and a Zoning Dimensional Variance in order to build a rooftop deck on an existing, single-story, non-conforming garage.

Existing Conditions:

The subject property currently contains a single family residential house built ca.1870. The house faces Peete Street near its intersection with Frintz Street. The property is on a hillside sloping down from Peete Street toward E. Clifton Avenue to the south. The existing two-car garage fronts E. Clifton Avenue and is approximately 30 feet wide and 40 feet deep. Due to the slope of the hill, the rear of the garage roof sits at grade.

Proposed Conditions:

The owners are proposing to renovate the existing accessory garage by constructing a roof top deck. Existing wood roof rafters and roofing material will be removed and replaced with new wood rafters and membrane roofing. A new guardrail around the perimeter includes vertical metal pickets with wood horizontal and handrail members. There is no guardrail required or provided at the rear (northeast) side of the garage due to the existing grade on this hillside. The roof deck is accessible at grade.

The renovations to the garage roof will also allow the dilapidated structure to be used to park two cars.

The existing garage is 1200 square feet and exceeds the allowable 800 square feet of an accessory residential structure. New work on the garage roof constitutes an expansion of a legal non-conforming structure. Therefore, a dimensional variance is required for 400 square feet to bring the structure and the addition of a roof deck into compliance.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	1405	Residential Multi-Family (RM-0.7)
Variance Request:	1421-19	Accessory Residential Structures
Variance Authority:	Section 1445-07	HCB authority: Section 1435-05-4
Variance Standard:	Section 1445-13 Section 1445-15	General Standards: Public Interest Standards for Variances
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	1435-09-2	Certificate of Appropriateness; Standard of Review

Details of Zoning Relief Required:

The applicant is requesting a Dimensional Variance of 400 square feet, based on the requirements of Section 1421-01(c).

- Section 1421-01 states that the maximum size of accessory residential structures is 800 square feet for all structures other than fences and walls. The applicant is proposing an accessory residential structure of 1200 square feet.

A Dimensional Variance of 400 square feet is requested

Zoning Analysis:

The existing legal nonconforming accessory garage structure on the subject property needs a dimensional variance because the proposed new work will expand the usable space of the structure. Adding a rooftop deck to the garage will expand the nonconformity by adding 1200 square feet of usable space to the roof. The structure will still meet the maximum height requirement of 15 feet as proposed, but will exceed the maximum square footage of 800 square feet by 400 square feet. The requirements of the Hillside Overlay have been met. No excavation, fill, or retaining walls are proposed within the Hillside Overlay.

Per Section 1445-15 Standards the following questions must be answered:

- Was a condition giving rise to the request for the variance created by the owner or any predecessor in title? No, the existing legal nonconforming accessory residential structure was built prior to the current zoning code going into effect.
- Is the variance contrary to the intent and purpose of this Code? No, the proposed roof deck is not a significant departure from the intent and purpose of the RM-0.7 district as the proposal encourages quality and variety in building and landscape design as well as compatibility in use and form. The addition does not change the context of the built environment on the street. The proposal has potential to increase the economic value of nearby properties by improving a dilapidated and underutilized structure, and adding off-street parking.

- Is the variance detrimental or injurious to the public health, safety and general welfare? No, the proposed roof deck on the existing accessory garage will create additional outdoor living space along E. Clifton Avenue. Outdoor living space in this area will add “eyes on the street” which may have a positive impact on safety and general welfare of the area.
- Owing to special circumstances or conditions pertaining to a specific piece of property, would the strict application of Code result in unreasonable or practical difficulties? Yes, a strict application of the code would result in unreasonable or practical difficulties. In its current state, the garage is unusable. The roof must be replaced to use the structure for its intended purpose. Adding a railing to the roof is not an unreasonable addition.
- Is it necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity? Yes, a variance to the square footage limit for the proposed accessory garage is necessary to preserve or enjoy a substantial property right of the applicant that is also possessed by owners of other properties in the same vicinity. Other non-conforming garages exist in the vicinity and are utilized by property owners. Rooftop decks are common in Over-the-Rhine to take advantage of city views.

Based on a review of the zoning code, information provided by the applicant and the existing conditions on Peete Street, it appears that a strict interpretation of the code- as applied to the variance request- is unreasonable and would result in a practical difficulty in use of the site. In addition, it appears that the variance request is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the vicinity.

Certificate of Appropriateness Review

Staff feels the proposed rehabilitation of this existing structure is appropriate in the Over-the-Rhine Historic District. The rehabilitation and new construction substantially meets the Over-the-Rhine Historic District guidelines with regard to scale, massing, materials and detailing. Staff is making one recommendation for the applicant to paint or stain the wood components of the railing as recommended for new decks in the guidelines.

This existing garage and proposed deck are on the rear of the property, detached from the principle structure on Peete Street and not visible from the principle façade as noted in the guidelines. However, the garage fronts E. Clifton Avenue and the deck is visible from the right of way on E. Clifton Avenue.

Other Considerations:

Prehearing Results: Only the architect was in attendance.

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012)*:
“Sustain” Initiative Area “Preserve our built history”

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

ZONING VARIANCE

1. Staff recommends **APPROVAL of the Dimensional Variances** per the plans dated 1/21/2016 by Heather E. Curless to allow
 - (a) A dimensional variance of **400 square feet** to allow an accessory structure of 1200 square feet total. The accessory structure shall not exceed the allowable 15 feet in height.
2. **FINDING:** The Board makes this determination that per Section 1435-05-4:
 - (a) Such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located and,
 - (b) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness for the rehabilitation and new construction of a roof deck and railing on an existing accessory garage structure at 75 Peete Street per the plans dated 1/21/2016 by Heather E. Curless with the following conditions:
 - a. The proposed railing wood components be stained or painted.
3. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

MEMO

DATE: JANUARY 21, 2016
TO: CITY OF CINCINNATI, BUILDINGS & INSPECTIONS
FROM: HEATHER CURLESS
RE: ZONING VARIANCE REQUEST
Plan no: 2015P09074
Location: 75 PEETE ST

The owner of the property at 75 Peete St, Cincinnati, OH 45202, would like to request variances to expand the non-conformance of the existing garage building on the site in order to use the roof of the garage to expand the outdoor living space on the property.

The existing buildings on the property include a single family residence that faces 75 Peete St and a two-car garage (accessory) building that faces E Clifton Ave. This use is allowed per the zoning district. The roof of the garage is one story above the sidewalk at E Clifton Ave and level with the grade at the rear of the garage building. Access to the garage roof will be from grade at the rear of the garage. The only changes to the garage will be to repair the roof structure, which has to be done in order to use the interior space of the garage, and to add a guardrail around the perimeter of the roof in order to conform to the current Building Code for that purpose. The footprint of the garage building will not be expanded. The use of the garage building will not be changed.

The owner is requesting two variances:

- The existing building is larger than the allowable 800 sf for an accessory building in this zoning district by 400 sf. The variance request is for an increase in the usable area by approximately 1200 sf or the full area of the roof of the building.
- The existing building is built right up to the property line and therefore encroaches into the rear and northern side yards. The roof deck is designed with the guardrail aligning with the perimeter of the roof. A variance will be needed to allow for the proposed usable roof space to also encroach in the rear and northern side yard.

This request is consistent with the general purposes and intent of the zoning code and the purposes of the zoning district in which the use is located and does not negatively impact the value of surrounding property. Per Chapter 1405 of the City of Cincinnati Zoning Code, one of the purposes of Residential Multi-family Districts is "to encourage quality and variety in building and landscape design as well as compatibility in use and form." The purpose of this district is not adversely affected by allowing the owner to use the roof of the existing garage building. In fact, the use of the roof top will add eyes and activity on the E Clifton Ave portion of the property which will encourage engagement with neighbors of adjacent properties and passersby. The look of the building will not be adversely affected but will add variety to the streetscape and would be more visually pleasing from above than a flat, black, uninhabited roof.



Online Property Access

Parcel ID: 094-0005-0124-00 Address: 75 PEETE ST Index Order: Parcel Number Tax Year: 2015 Payable 2016

I Want To...

- [Start a New Search](#)
- [Email the Auditor](#)
- [View the Online Help](#)
- [Auditor's Home](#)

Property Information		
Tax District 001 - CINTI CORP-CINTI CSD		Images/Sketches
Appraisal Area 01801 - OVER THE RHINE 01	Land Use 510 - SINGLE FAMILY DWLG	
Owner Name and Address SCHWASS BRENT 1339 MAIN ST APARTMENT 11 CINCINNATI OH 45202 (call 946-4015 if incorrect)	Mailing Name and Address SCHWASS BRENT 1339 MAIN ST APARTMENT 11 CINCINNATI OH 45202 (call 946-4800 if incorrect)	
Assessed Value 3,510	Effective Tax Rate 74.799317	
Property Description 75 PEETE ST 33.34 X 111 LOT 2 REEDERS SUB SQ A TIF ABATEMENT		Total Tax \$249.40

Appraisal/Sales Summary	
Year Built	1870
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	2
# Half Bathrooms	0
Last Sale Date	12/10/2012
Last Sale Amount	\$10,000
Conveyance Number	43591
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	274305
# of Parcels Sold	1
Acreage	0.087
Front Footage	67.00

Tax/Credit/Value Summary	
Board of Revision	YES(13)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	8,300
CAUV Value	0
Market Improvement Value	1,700
Market Total Value	10,000
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$131.26
Tax as % of Total Value	2.241%

Notes

1) 3/21/13 bor 12-600348 decrease to 10,000 1) 12-7-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

The DecTec logo features the brand name in a bold, sans-serif font. The letter 'D' is stylized with a white triangle pointing to the right, set against a dark background.The word 'SELECT' is written in a clean, sans-serif font. A white checkmark is positioned to the right of the text, partially overlapping the letter 'T'.

THE PRODUCT ADVANTAGE

DecTec "Select" is a high quality roofing membrane designed to accept foot traffic. Select meets North American building code standards for PVC single-ply roofing membrane and ICC criteria for walking decks.

A professional grade membrane demands professional grade components, and DecTec is up to the task with our pre-formed flashings and system components.

When your deck is an integral part of your building envelope, there really is only one walkable roof membrane to "Select!"

FEATURES:

- Spread-coat construction cannot delaminate
- Available in 60 mil & 80 mil thicknesses
- Internal polyester reinforcement
- Excellent vinyl to vinyl "weldability"
- Meets or exceeds CGSB-37.54 (current) & ASTM D4434-06
- Select 60 mil meets ICC (ESR-2413) criteria for walking deck membranes
- UV stabilized
- Anti-microbial
- 10 year warranty on 60 mil
- 20 year warranty on 80 mil
- Color(s): Brick/Granite/Bronze

PACKAGING:

- Cut to Size
- Single Rolls at 76" x 100'
- Master Rolls at 76" x 600'

TECHNICAL NOTES:

- Virtually none - periodic washing and removal of leaves and debris as necessary

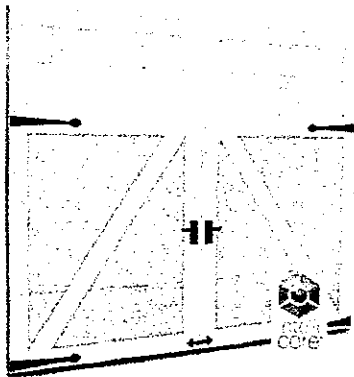
 View DecTec product installation videos at: dec-tec.com/installation



COACHMEN COLLECTION

If you're searching for the high-end look of wood carriage-house style doors, but still want the benefits of durable, low-maintenance, insulated steel doors, look no further than the Coachman Collection.

The designs vary in order to complement many architectural styles including Craftsman, Traditional, Shaker, French Country, Victorian and Tudor. Accented with stylish black wrought iron hardware, Coachman doors have the charming appearance of a swing-out door, but offer the modern built-in convenience of overhead operation.



- 4-layer insulated steel + composite design
- Swing out appearance with overhead operation
- 11 base designs along with optional windows and stylish hardware
- More than 100 unique style combinations
- 4 factory finish paint colors

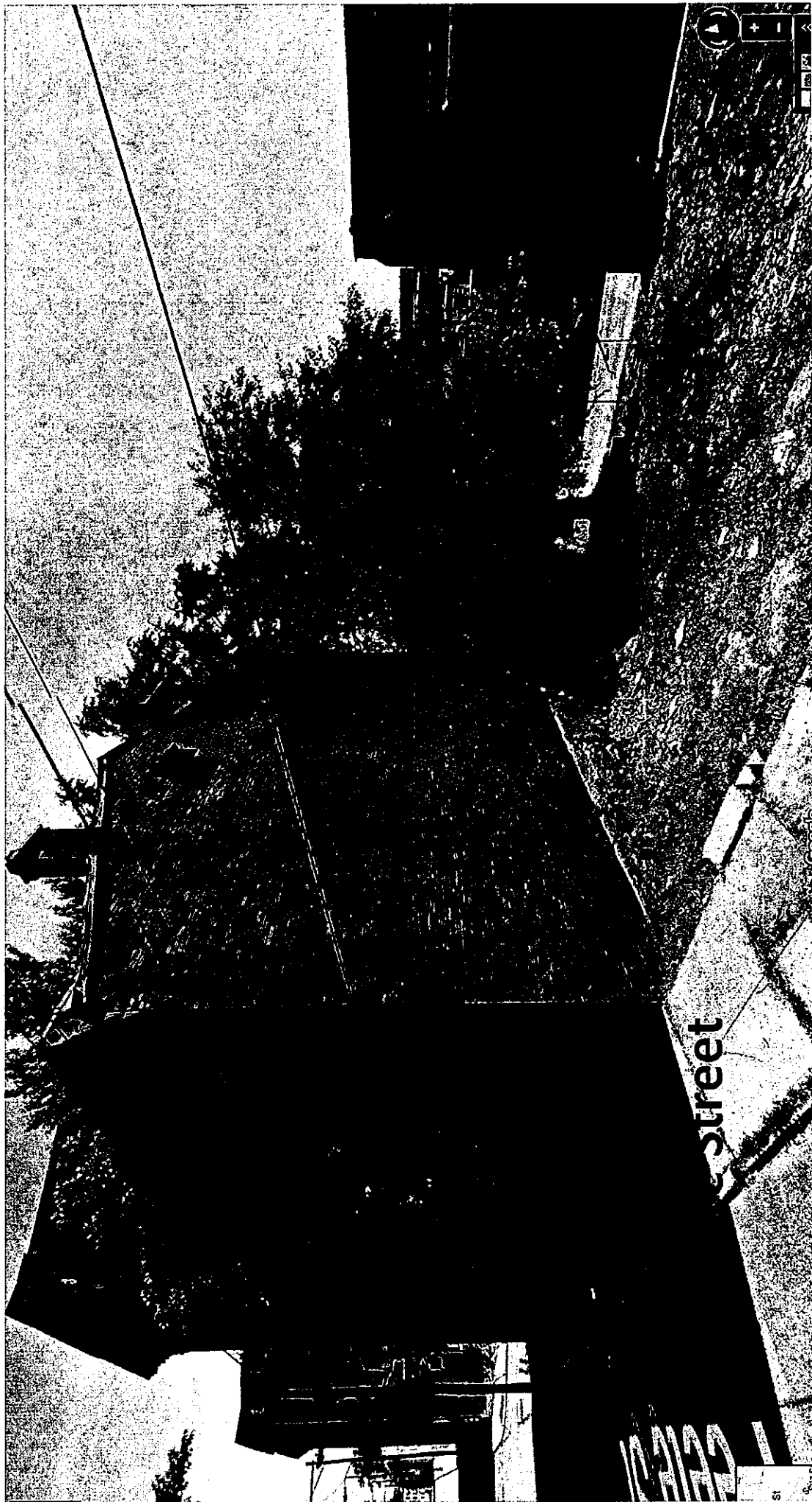


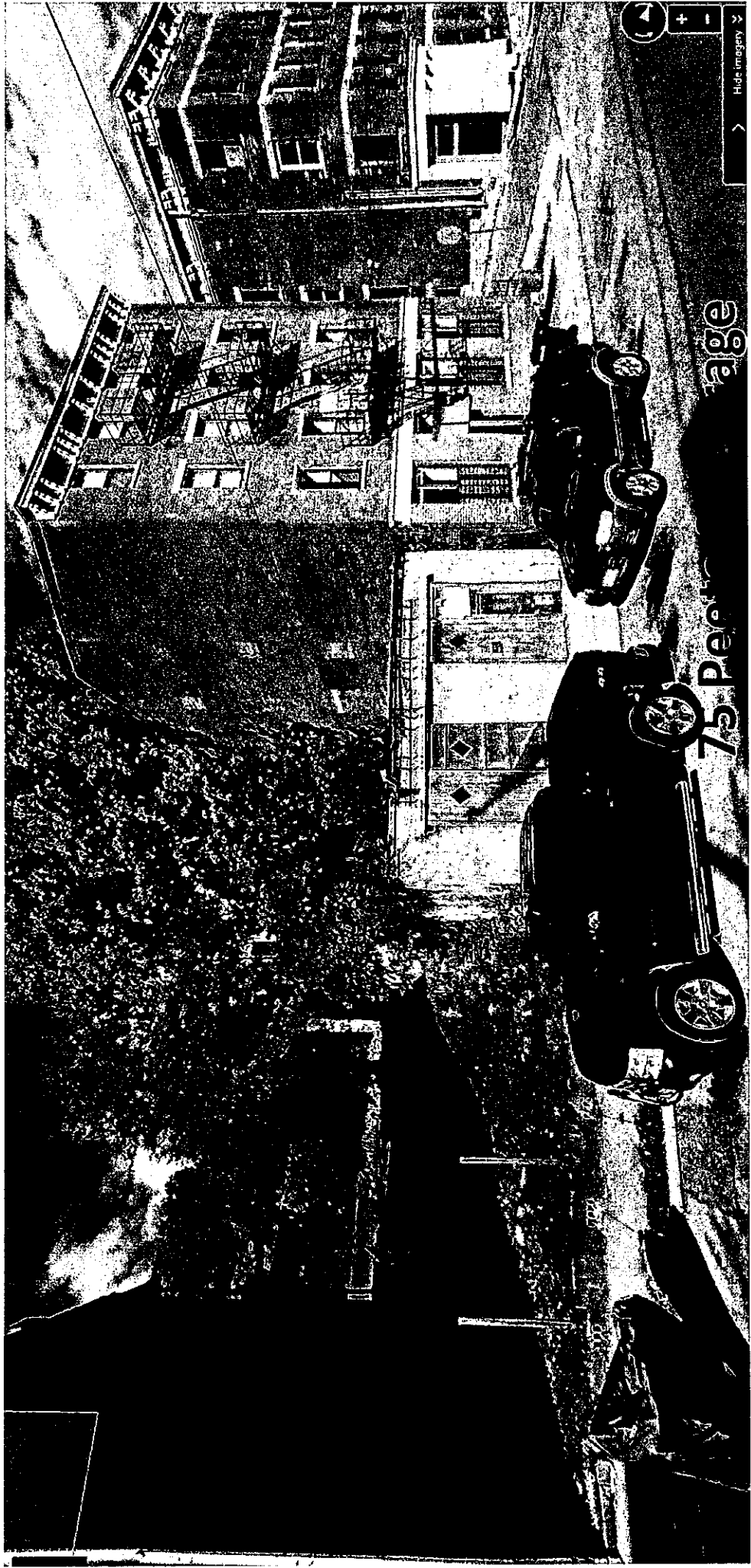
intellicore[®] insulation technology

Garage doors featuring Intellicore[®] insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellicore[®] is a proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability.

[READ MORE](#)

Construction

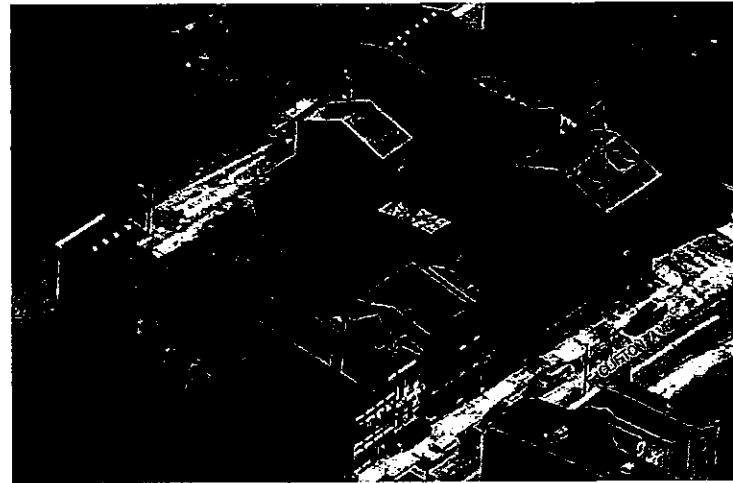




75 Percent Page

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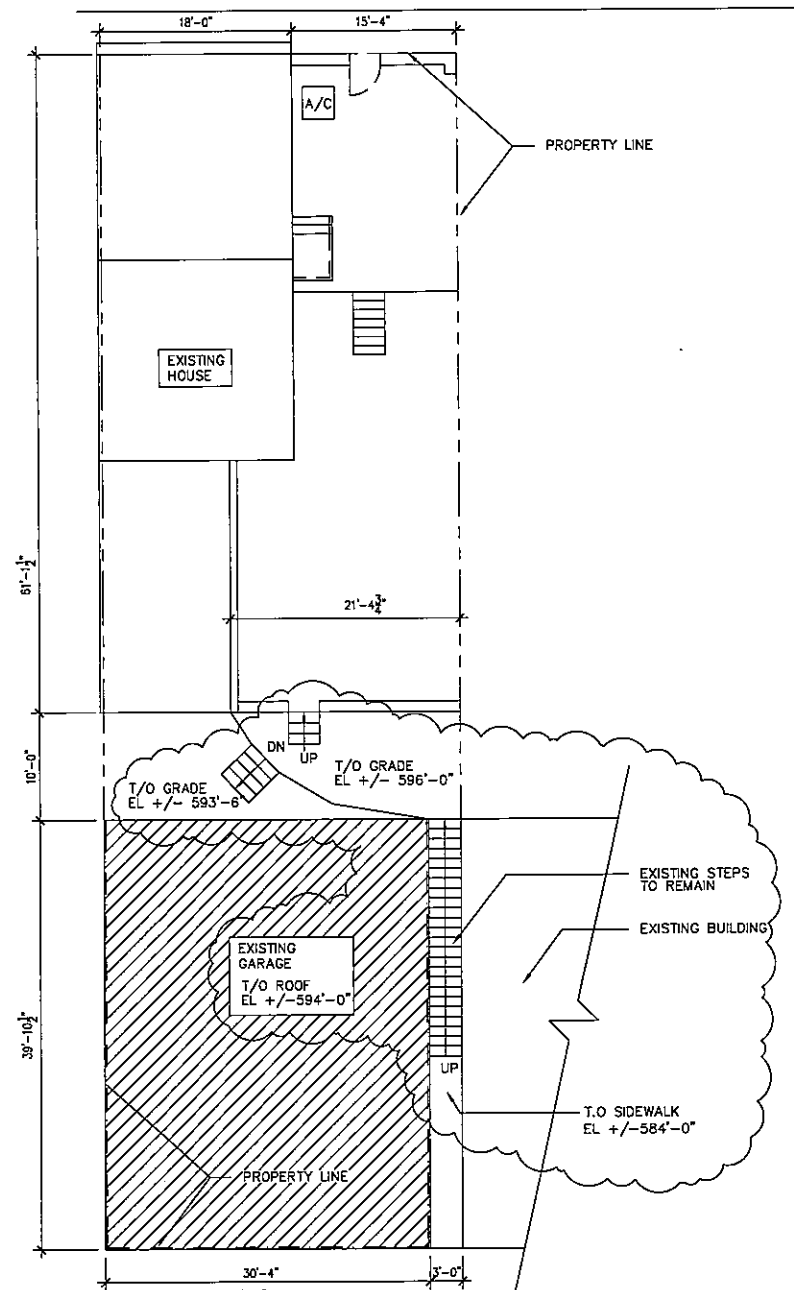




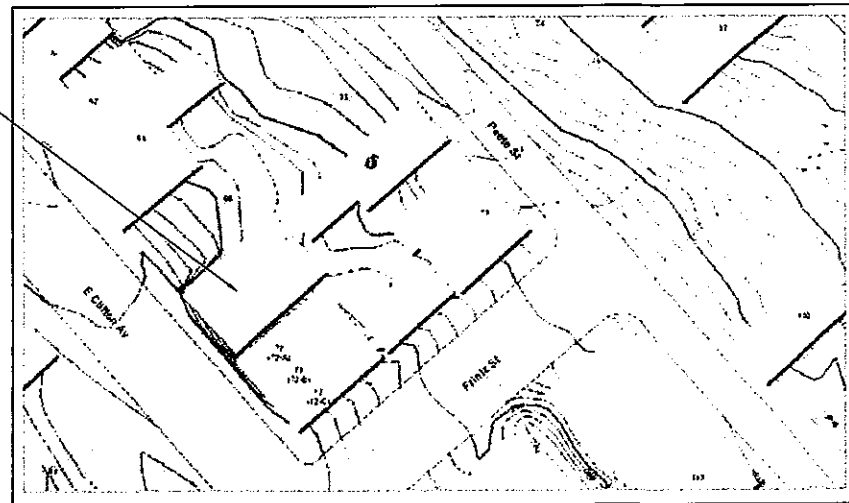
EXISTING GARAGE



PEETE STREET



EXISTING GARAGE



CAGIS Online Map

Printed Jan 15, 2016 CAGIS@2012



CINCINNATI
Hamilton County, Ohio

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1643 Dell Terrace
Cincinnati, Ohio 45230
(913) 708-3533



HEATHER CURLESS, LICENSE NO. 13059
EXPIRES: 12/31/2016

PROJECT NAME

75 PEETE ST-GARAGE
CINCINNATI, OH

DATE 10-20-15

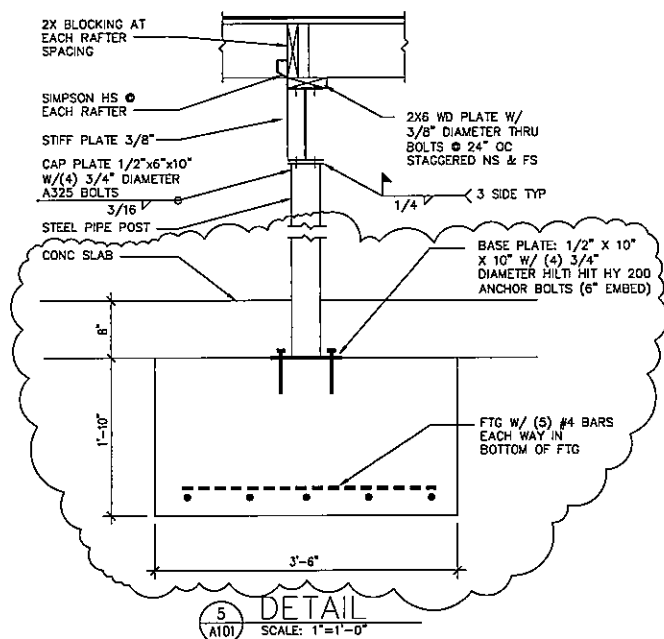
TITLE SITE PLAN

SHEET

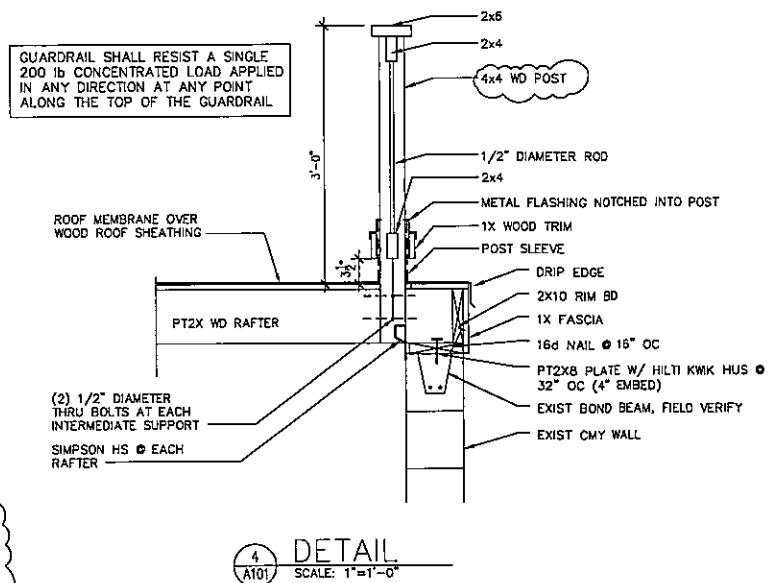
G101

E CLIFTON AVE

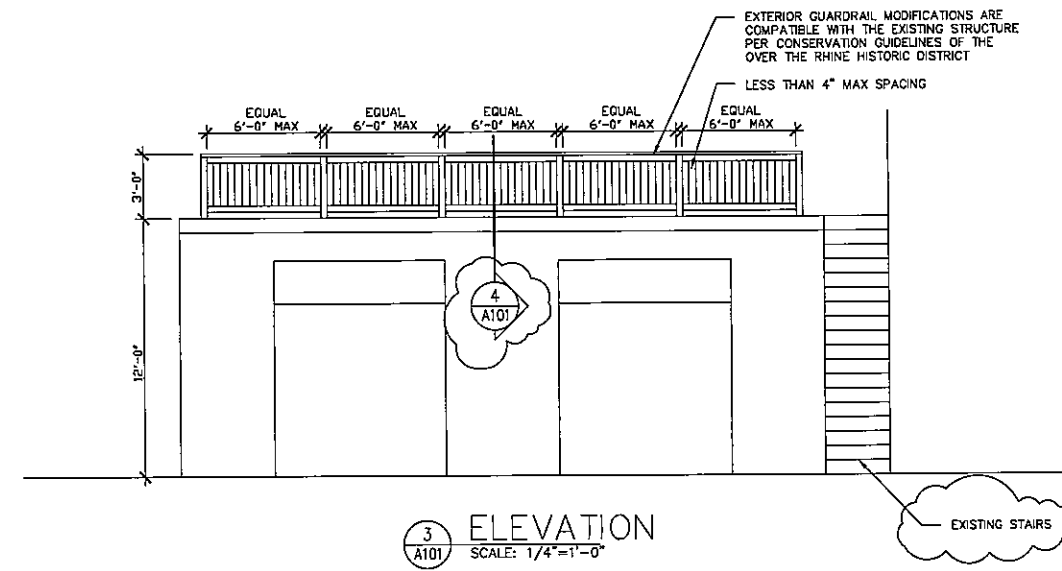
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SCALE: 1/8"=1'-0"



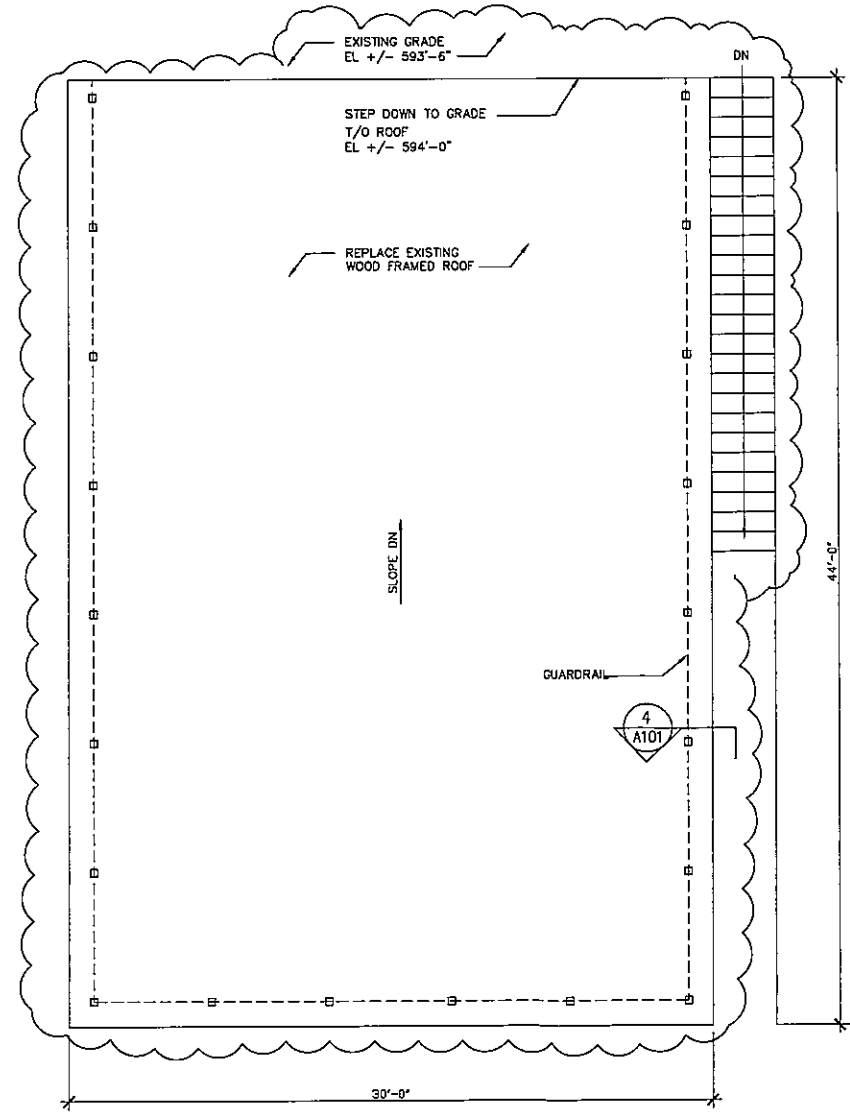
5 DETAIL
A101 SCALE: 1\"=1'-0"



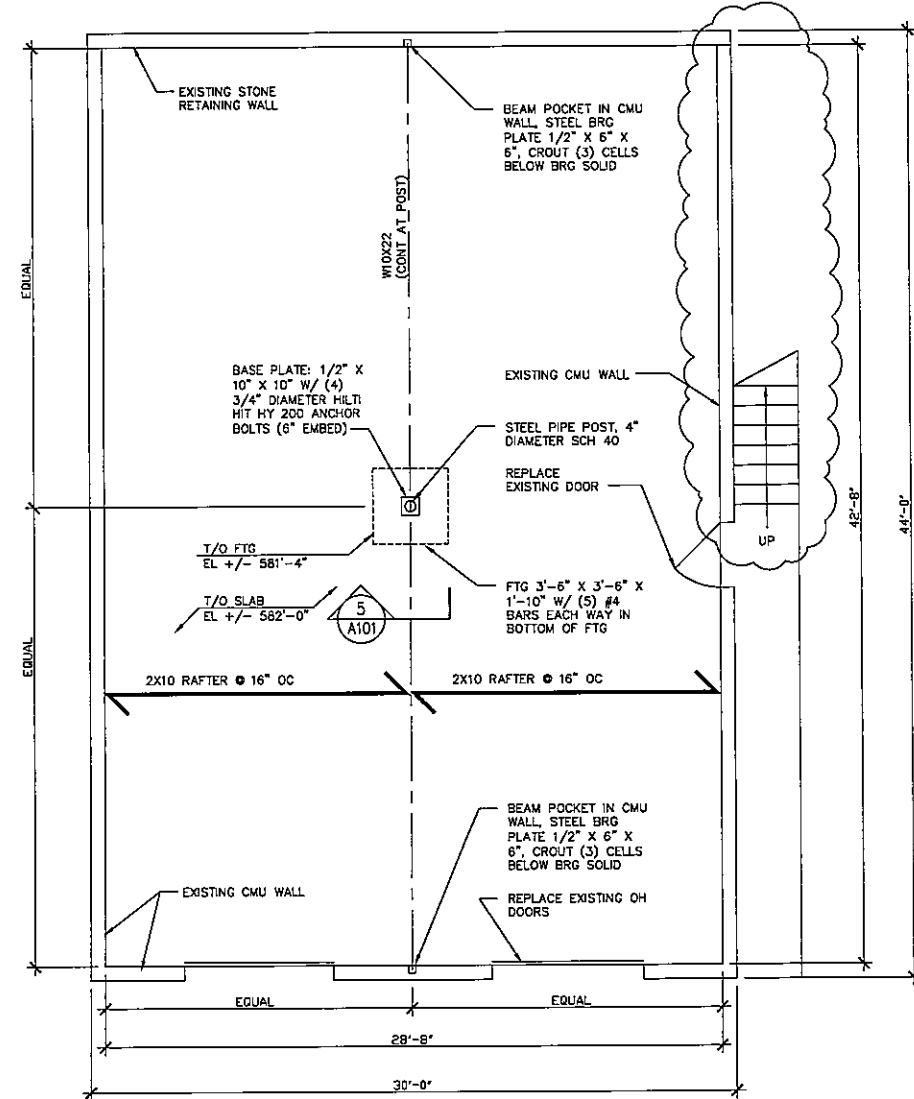
4 DETAIL
A101 SCALE: 1\"=1'-0"



3 ELEVATION
A101 SCALE: 1/4\"=1'-0"



2 ROOF PLAN
A101 SCALE: 1/4\"=1'-0"



1 FLOOR PLAN
A101 SCALE: 1/4\"=1'-0"

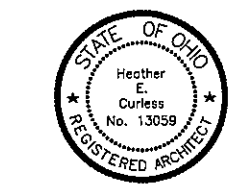
- GENERAL NOTES
- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE. STUDS NOT DIMENSIONED ARE TYPICALLY 3 1/2" DEEP (2X4) UNLESS NOTED OTHERWISE.
 - EXISTING WINDOWS AND DOORS TO BE REPLACED WITH PRODUCTS THAT MEET CINCINNATI HISTORIC REQUIREMENTS.
 - PROVIDE FULL SOLID STUD BEARING UNDER ALL BEAM BEARING POINTS TO SOLID FOUNDATION CONDITION BELOW.
 - PROVIDE "X" BRACING OR SOLID BLOCKING AT 6'-0" OC (MAX) AT ALL FLOOR JOISTS.
 - ALL WOOD FRAMING IN CONTACT WITH CONCRETE OR W/IN 6" OF GRADE SHALL BE PRESSURE TREATED.
 - ALL EXPOSED BOLTS AND FASTENERS SHALL BE GALVANIZED OR STAINLESS.
 - ALL EFFORTS SHALL BE TAKEN TO ASSURE A "QUIET" FLOOR SYSTEM (GLUE AND SCREW PLYWOOD DECKING TO JOISTS).
 - SMOKE DETECTORS SHALL BE HARD-WIRED (110V) WITH BATTERY BACK-UP POWER AND BE INTERCONNECTED TO EACH OTHER. VERIFY NUMBER OF SMOKE DETECTORS AND LOCATION WITH OWNER AND CODE REQUIREMENTS.
 - ALL PLUMBING AND MECHANICAL VENTS SHALL BE GROUPED WITHIN THE HOUSE STRUCTURE OR ATTIC SPACE WHEN POSSIBLE TO MINIMIZE ROOF PENETRATIONS. ALL PLUMBING AND MECHANICAL VENTS WHICH EXTEND ABOVE THE ROOF SHALL BE LOCATED AWAY FROM PUBLIC VIEW. ALL METAL AND PVC VENTS AND PENETRATIONS SHALL BE PROPERLY PRIMED AND PAINTED TO BLEND INTO THE ROOF COLOR.
 - ALL INTERIOR PENETRATIONS ARE TO BE PROTECTED W/ FIRESTOPPING.
 - WHERE INDICATED, PROVIDE INTERMITTENT MECHANICAL VENTILATION SYSTEMS W/ MIN RATES OF 50 CFM. VENT DIRECTLY TO THE OUTSIDE.
 - ARTIFICIAL LIGHT AND MECH VENTILATION, CAPABLE OF 0.35 AIR CHANGES PER HOUR, SHALL BE PROVIDED IN ALL BASEMENT ROOMS.
 - PROVIDE SUFFICIENT TEMPORARY STRUCTURAL SUPPORT WHERE PORTIONS OF THE STRUCTURE ARE REMOVED AND UNTIL PERMANENT STRUCTURAL SUPPORTS ARE INSTALLED.

SYMBOL LEGEND

	EXHAUST VENT
	SMOKE DETECTOR-VERIFY LOCATION WITH BUILDING INSPECTOR
	CARBON MONOXIDE-VERIFY LOCATION WITH BUILDING INSPECTOR
	EXISTING WALL
	"TYPE A" WALL: 2X WOOD STUDS WITH 1/2" GWS EACH SIDE
	"TYPE B" WALL: 2X WOOD STUDS WITH 1/2" GWS ONE SIDE

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HEATHER CURLESS, LICENSE NO. 13059
EXPIRES: 12/31/2016

PROJECT NAME

75 PEETE ST-GARAGE
CINCINNATI, OH

DATE 10-20-15

TITLE FLOOR PLANS & ELEVATIONS

SHEET A101

**APPLICATION FOR
LANDMARK DESIGNATION
HISTORIC CONSERVATION BOARD PUBLIC HEARING
STAFF REPORT**

APPLICATION #: NA
APPLICANT: Cincinnati Preservation Association, representing the owner
OWNER: Supreme Bright Cincinnati, LLC
ADDRESS: **105 E 4th Street, 316 Walnut Street and 111 E 4th Street
Cincinnati OH 45202**
PARCELS: 083-0001-0197-00
ZONING: Downtown Development (DD)
OVERLAYS: NA
COMMUNITY: Downtown
REPORT DATE: April 8, 2016
HEARING DATE: Prehearing March 23, 2016
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Local Historic Landmark Designation for the property generally located at 105 E 4th Street known as First National Bank Building. The annex at 316 Walnut Street, a contributing addition, and 111 E 4th Street a non-contributing building is also being considered as part of the nomination as they are currently integrated into the building

Summary and Background:

The building is located at the southeast corner of Fourth Street and Walnut Street.

The Daniel Burnham designed building was constructed in 1904 as the new headquarters of the First National Bank.

The building is architecturally and historically significant as a good example of the Chicago Commercial Style that contributed to the transformation of the Fourth Street commercial corridor in the early 20th century. The building presently is partially vacant.

A detailed history and statement of significance is in the attached Historic Landmark Designation Report. (Attachment A)

The application is requesting the designation of the entire tax parcel as a Historic Landmark with 105 E 4th Street known as First National Bank Building (Building A) and the annex at 316 Walnut Street (Building B) being listed as contributing buildings, and 111 E 4th Street (Building C) being listed as a non-contributing building. (Attachment B)

Applicable Zoning Code Sections:

Zoning District: Section 1411 Downtown Development District

Landmark Designation: Section 1435-07

Designation Review

Attached to this Staff report are the Designation Report with appendix, boundary maps, and the proposed Conservation Guidelines for the First National Bank Building.

Staff finds that, based on the attributes of the structure and parcel as set forth in the Designation Report, that the application for the nomination for the First National Bank Building meets the requirements prescribed in Chapter 1435, specifically §1435-07-1, "Becoming a Becoming a Historic Structure; Determination of Historic Significance".

The Cincinnati Zoning Code (CZC) § 1435-07-1(a), specifies that a structure or group of structures may be deemed as having Historic Significance if it has at least one of the following attributes:

1. Association with events that have made a significant contribution to the broad patterns of our history; or
2. Association with the lives of persons significant in our past; or
3. Embodies the distinctive characteristics of a type, period, method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That has yielded, or may be likely to yield, information important in prehistory or history.

The applicant is nominating the First National Bank Building under Criterion 1 and 3 above.

Stated in the Designation Report

"The First National Bank Building has historic significance according to Chapter 1435 as defined under criterion 1. At the turn of the 20th century, local banks and businesses such as First National left the old, flood prone Third Street business district to construct large, modern new headquarters on Fourth and Fifth streets, designed by major architects. Buildings such as the First National led to the transformation of Fourth Street into downtown's primary commercial corridor. The building also meets Criterion 3 as a significant example of the Chicago Commercial style applied to a tall office building designed by a nationally renowned architect."

In CZC § 1435-07-2-B, "Report, Public Hearing and Decision". It states

"Historic Conservation Board. After a public hearing on the proposed designation, the Historic Conservation Board has the duty to decide whether to recommend designation of the proposed Historic Landmark, Historic District or Historic Site and forward its decision, whether favorable or not, along with the proposed conservation guidelines to the City Planning Commission."

The proposed Conservation Guidelines are written to ensure that future work will maintain the significant architectural features and design of the First National Bank Building and Annex while allowing for changes that would provide for a continued adaptive reuse of the building. The architectural features that contribute to the integrity of the building include the vertical emphasis, symmetry and restrained classically inspired ornamentation that are defining characteristics of the Chicago Commercial Style of the building. It is Staff's opinion that the proposed Conservation Guidelines present best practice approaches and are compatible with the Secretary of the Interior's Guidelines for Historic Preservation.

Other Considerations:

Prehearing Results

March 23, 2016 - Only the applicants were in attendance

Comments Provided to Staff: N/A

Consistency with Plan Cincinnati (2012): This designation is consistent with the Plan Cincinnati goal embodied in the Sustain Initiative, specifically goal #2, preserving our built history as outlined in pages 197-198 of the plan.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

1. **APPROVE** and recommend to the Cincinnati City Planning Commission (CPC) and to the Cincinnati City Council (CC) for the designation of the entire Tax Parcel # 083-0001-0197 as a Historic Landmark with 105 E 4th Street and 316 Walnut Street, the First National Bank Building and "Annex" listed as contributing buildings and 111 E 4th Street listed as a non-contributing building, subject to the following conditions:
 - a. Any construction, proposed upon the proposed Historic Landmark shall comply with the proposed Historic Conservation Guidelines (Attachment A).
2. **FINDING:** The Board makes this determination per Section 1435-07-1:
 - (a) That it has been demonstrated that the First National Bank Building and Annex meets the conditions of §1435-07-1(a)(1) as it maintains an "Association with events that have made a significant contribution to the broad patterns of our history" and §1435-07-1(a)(3) as it "Embodies the distinctive characteristics of a type, period, method of construction".
 - (b) That the Board recommended a proposed Historic Conservation Guidelines, dated April 11, 2016 as required by §1435-07-2C.
 - (c) That the proposed Historic Conservation Guidelines are compatible with the Secretary of the Interior's Guidelines for Historic Preservation.



CINCINNATI
PRESERVATION
ASSOCIATION

March 9, 2016

Ms. Beth Johnson
Urban Conservator
City of Cincinnati
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

Re: Local Historic Landmark Designation, First National Bank Building

Dear Ms. Johnson:

Cincinnati Preservation Association would like to nominate the First National Bank Building at 105 East Fourth Street as a Cincinnati historic landmark. Attached is a Local Historic Landmark Designation Application for the property.

Designed by noted Chicago architect Daniel Burnham, the building was constructed in 1904 as the new headquarters of the First National Bank. It is significant as an excellent example of a Chicago Commercial Style tall office building and in the context of the development of Fourth Street as a commercial corridor in the early 20th century

Thank you for your consideration. Please contact us if you need additional information. We look forward to working with you and the Historic Conservation Board on this application.

Sincerely,

Margo Warminski
Preservation Director

Enclosure

cc: Paul Muller, AIA, Executive Director

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LOCAL HISTORIC LANDMARK DESIGNATION APPLICATION

HCB USE ONLY	
DATE RECEIVED BY STAFF:	<u>3-9-16</u>
APP. COMPLETION DATE:	<u>3-9-16</u> PD \$500

APPLICATION DATE: March 9, 2016

PROPOSED DISTRICT NAME: NA (if applicable)

PROPOSED LANDMARK NAME: First National Bank Building (if applicable)

PROPERTY ADDRESS: 105 East Fourth Street, 45202

PROPOSED SITE NAME: - (if applicable)

PROPERTY ADDRESS: _____

NEIGHBORHOOD: Downtown

DESIGNATOR'S NAME: Cincinnati Preservation Association

DESIGNATOR'S ADDRESS: 342 West Fourth St. Cinti, OH 45202

PHONE NUMBER: 513 721-4506

EMAIL: margo@cincinantipreservation.org

Attach a letter outlining the justification for the approval of the desired designation by the Historic Conservation Board as defined in Chapter 1435-7-1 or 1435-7-2.

IT IS YOUR RESPONSIBILITY TO PROVIDE THE URBAN CONSERVATOR SUPPORTING DOCUMENTATION IN THE FORM OF A "DESIGNATION REPORT" TO FACILITATE THE CREATION OF A STAFF REPORT UNDER CHAPTER 1435-07, "PRESERVING A STRUCTURE".

Applications should be submitted to
The Historic Conservation Office
Department of Buildings & Inspections
805 Central Avenues, Suite 500, Two Centennial Plaza, Cincinnati, Ohio 45202 513/352-4848

Public Notice: Please be advised that Local Historic Landmark Designation applications are reviewed by the Local Historic Conservation Board. The fee for the review is \$500.00 and is due at the time the application is submitted.

HISTORIC DESIGNATION REPORT

**FIRST NATIONAL BANK BUILDING
105 East Fourth Street
Cincinnati, Ohio 45202**

**Submitted to:
Cincinnati Historic Conservation Office**

**By:
Margo Warminski
Cincinnati Preservation Association
342 West Fourth Street
Cincinnati, Ohio 45202
513-721-4506**

April 11, 2016



HCB Recommendation
CPC Recommendation
City Council Approval

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INTRODUCTION

This report represents the finding and recommendations for local Historic Landmark designation of the First National Bank Building. Margo Warminski of the Cincinnati Preservation Association prepared this report.

BACKGROUND

The owner has an interest in the preservation of the property for the future. The building is architecturally and historically significant as a good example of the Chicago Commercial Style that contributed to the transformation of the Fourth Street commercial corridor in the early 20th century. The building presently is partially vacant.

RESEARCH

Research was conducted using the resources of the Cincinnati Preservation Association, the books *Architecture in Cincinnati* and *The Bicentennial Guide to Cincinnati*, various online sources including the Public Library of Cincinnati and Hamilton County's Virtual Library, Sanborn Fire Insurance maps of Cincinnati, the Greater Cincinnati Memory Project and the Architectural Foundation of Cincinnati's Biographical Dictionary of Cincinnati Architects.

STATEMENT OF SIGNIFICANCE

The First National Bank Building is significant in the development of the Fourth Street business district in the early 20th century and as an example of a Chicago Commercial Style tall office building of the era.

Historical Significance: The Development of the Fourth Street Commercial Corridor

“This structure [the First National Bank Building] reflects the competition among the Cincinnati's Fourth Street banks to erect the finest headquarters.”—
Geoffrey J. Giglierano and Deborah A. Overmyer, *The Bicentennial Guide to Greater Cincinnati: A Portrait of Two Hundred Years* [The Cincinnati Historical Society, 1988], p. 38.

During the late 19th century, Fourth Street was lined with small shops and businesses, anchored by large dry goods stores and the offices and workshops of

several nationally known companies. People of various walks of life lived in apartments above stores and offices. “The city’s leading hotels likewise were concentrated along Fourth Street, close to the public landing and rail depots.... D.J. Kenney, writing in the 1875 *Illustrated Cincinnati*, identified Fourth Street as ‘the principal street of the city,’ serving businessmen, shoppers, and travelers” (ibid.).

As the city’s population grew and new innovations transformed building technology, the scale of downtown commercial buildings grew accordingly. From the 1890s to the 1920s, a convergence of forces transformed the street.

During the next thirty years, a wave of construction by commercial and financial institutions radically altered the area between Fourth and Seventh Streets. Ever since Cincinnati became a commercial city in the 1820s, its banks, brokerages, and insurance companies had been located primarily between Second and Third Streets along Main, Walnut, and Vine. But by the 1890s, time and repeated floodings had taken their toll on the buildings there. Cincinnati bankers and businessmen looked to higher ground. (ibid)

At the same time, a new generation of innovative architects working in Chicago and New York began to design large-scale commercial buildings.

Between 1880 and 1910, Cincinnati businessmen and bankers commissioned nationally-known architects such as H.H. Richardson, Daniel H. Burnham, and John Russell Pope. Often in partnership with Cincinnati architects such as A. O. Elzner, Garber & Woodward, and Samuel Hannaford, these men designed new structures for Fourth and Fifth Streets. In the process, they extended the commercial district northward, creating the Central Business District of today (ibid., p. 32).

This process began in the late 1890s when Jacob Schmidlapp, president of the Union Savings Bank & Trust Company, saw the work of renowned Chicago architect Daniel Burnham (1846 – 1912). “Burnham, and later his partner and successor Ernest R. Graham (founder of the present Graham Architectural Foundation in Chicago), were evidently quite good friends with Schmidlapp, one of Cincinnati’s major financiers and businessmen at the turn of the century” (Walter E. Langsam, “Biographical Dictionary of Cincinnati Architects” (<http://www.architecturecincy.org/programs/biographical-dictionary-of-cincinnati-architects/b>)).

Burnham was one of the Chicago School of architects who had first developed ‘skyscrapers’ in the late 1880s, creating a distinctively American style of

commercial architecture. Schmidlapp, a banker and philanthropist, brought Burnham and his revolutionary ideas about the scale and design of tall buildings to Cincinnati. The Union Savings Bank Building that Burnham designed for Schmidlapp opened in 1901 at the northwest corner of Fourth and Walnut (Giglierano and Overmyer, pp. 32-33).

“Burnham’s architectural firm drew plans for three other skyscrapers on Fourth and Fifth Streets around Vine and Walnut: the Traction Company and the First National Bank buildings in 1902, and the Fourth National Bank in 1905”... (ibid., p. 33). “A hybrid between ‘typical’ Chicago and New York high-rise office buildings, these steel-frame structures clad in stone and pale brick brought a certain restraint (rather than the bold innovation the city’s own architects and engineers often provided) to the downtown Cincinnati architectural scene” (Langsam, ibid.). “In the first two decades of the twentieth century, more than a dozen major commercial and banking buildings were constructed downtown” (Giglierano and Overmyer, ibid.).

On November 25, 1902, the *Cincinnati Enquirer* reported that W.S. Rowe, President of the First National Bank, had returned from a trip to Chicago to consult with Burnham, who was preparing the plans for the new building. By the following summer, these plans were moving forward. On June 3, the *Enquirer* reported that the contract for the masonry and erection of the structural steel had been awarded to John Griffith of Chicago, with the material to come from the United States Steel Company. “It is estimated that there will be 2,800 tons of steel used in the new skyscraper” (*Cincinnati Enquirer*, June 3, 1903, p. 5). The contract for the ornamental iron was awarded to Cincinnati-based Schreiber Iron Works (*Cincinnati Enquirer*, December 10, 1903, p. 12). The following year, the building was complete. The First National Bank Building is noted on the 1934 Sanborn map, updated to 1957, as a 19-story building of “fireproof” construction built in 1904 with steel frame, concrete floors and roof, and 12” brick curtain walls (Sanborn Map Company, *Cincinnati, Ohio*, 1934.1957 [<http://sanborn.ohioweblibrary.org.proxy.oplin.org/>]).

The First National Bank. The First National Bank Building was completed in 1904 as the headquarters of the twenty-fourth of the first fifty banks chartered under the National Banking Act of 1863. First National also was one of the earliest of the city’s banks to relocate to Fourth Street after the street developed as a major commercial center in the early 20th century. The bank remained in its namesake building until 1981, when it relocated to a new headquarters opposite Fountain Square (Giglierano and Overmyer, ibid.)

Later Users of the Building. In 1982 the First National building became the headquarters of the Clopay Corporation and was renovated by its new owners two years later. Founded in 1859 as paper jobbers, the company became a manufacturer of fiber and paper products, including window shades, and later of garage doors and plastic film (ibid.). Clopay remained on Fourth Street until it relocated to Mason, Ohio. By the 2010s, the building was half empty. The present owners purchased the First National building in 2016 and intend to renovate it using historic tax incentives.

Architectural Significance

Summary. The First National Bank Building is a significant early expression of the Chicago Commercial Style in Cincinnati, built in 1904 as a bank headquarters and office building. Vertical in emphasis, it represents the three-part configuration of a classical column—base, shaft and capital—with masonry cladding and extensive glazing, revealing the classical influences prevalent in the second phase of the style. The First National Bank Building is the purest expression of the Chicago Commercial Style among Cincinnati’s early towers, exhibiting a restrained, clean-lined, “masculine” character with a frieze of restrained classical scrollwork. Tripartite Chicago-style bay windows, unique among the city’s office towers of the period, provide a subtle undulating effect. The building was designed by noted Chicago architect Daniel Burnham, who also designed three other tall office buildings in close proximity in the early 1900s. The First National Bank Building has been evaluated in the context of Chicago Commercial Style office buildings of downtown Cincinnati, c. 1900-1920. Its period of significance is 1904, the date of its completion.

Chicago Commercial Style architecture in downtown Cincinnati, c. 1900-1920

The reform impulse known as Progressivism was most evident in urban areas. There the latest inventions were found.... New building types followed advances in technology. The skyscraper, which James McLaughlin and others pioneered in the 1870s, came into its own as a distinctive urban and American type. Cincinnati’s “skyscraper district” at Fourth and Walnut streets was created at the turn of the century. (Sue Ann Painter, *Architecture in Cincinnati: An Illustrated History of Designing and Building an American City* [Ohio University Press, 2006], p. 129).

The First National Bank Building is one of a group of architecturally significant office towers built in Cincinnati’s downtown core in the 1900s and 1910s, designed by locally or nationally prominent architects. All utilized the new, technologically innovative

Chicago Commercial Style, which was “created by the demand for light, space, air and strength” (John M. Tess, “Union Trust Building,” National Register of Historic Places nomination, 2007). The new style, which developed in Chicago’s post-fire construction boom, featured steel frames with masonry cladding (typically terra cotta), allowing for distinctive tripartite windows, and, at times, three parts of a classical column. The first floor functions as the column base, the middle stories, usually with sparse ornamental detail, act as the shaft of the column, and the last floor represents the capital, with added ornamental detail and capped with a cornice. Steel-framed construction with masonry curtain walls and elevators allowed for soaring, unprecedented height, large windows (especially important in the early days of electric lighting) and more open, flexible plans.

Nearly all Cincinnati examples, including the First National Bank Building, represent the second, post-1900 phase of the Chicago Style, whose classically derived ornamentation reflected the influence of the 1894 World’s Columbian Exposition. “Subtle, but decisive, shifts...around 1890 encouraged the borrowed (and somewhat ill-fitting) finery of the Columbian Exposition for more mundane purposes” (William H. Jordy, *American Buildings and Their Architects, Volume 4: Progressive and Academic Ideals at the turn of the Twentieth Century* [Oxford University Press, 1972], p. 78). This classical vocabulary was expressed at the storefront level (base) with Doric pilasters and interior cornices, and at the top (capital) with a heavy cornice and terra cotta scrollwork.

Four of Cincinnati’s pioneering tall office buildings were designed in the early 1900s by Daniel Burnham, designer of the First National Bank Building, setting the pattern for future development. They were built for large banks and commercial enterprises who wished to construct modern “signature” headquarters in the rapidly developing Fourth Street commercial corridor, away from the floodprone Third Street business district and closer to the center of the expanding downtown. These new buildings occupied a rectangle bounded on the north by Sixth Street, on the east by Sycamore Street, on the south by Fourth Street and on the west by Vine Street, the city’s main north-south thoroughfare. The presence of four early towers in the vicinity of Fourth and Walnut streets, including First National, gave the corner the nickname of the “Skyscraper District.

First and largest of the Burnham towers to be built was the **Union Trust Building (1901; National Register, 2007)** at 36 East Fourth Street. The Union Trust was commissioned by banker Joseph Schmidlapp, who “set to establish a new paradigm for the city” with a “bold new modern building” (Tess, *ibid.*). The seventeen-story tower combined corporate offices, banking rooms, retail and speculative office space.

Traction Building (1902; Cincinnati City Landmark): Next to be completed, the fifteen-story Traction Building at Fifth and Walnut streets exhibits a straightforward character with minimal classical references. It features a three-level Missouri granite base, red brick shaft, and three-story “cap” of cream terra cotta with elaborate cornice.

Fourth National Bank Building (1905): Smallest of the four Burnham towers, the slender, twelve-story, gem-like Fourth National at 18 East Fourth Street is clad in rusticated red brick and warm stone with a pink granite base, paired windows and culminating terra cotta cornice. A refined Art Deco entrance was applied c. 1930.

Cincinnati Chicago Style works by other architects:

Ingalls Building (Elzner and Anderson, 1903; National Register, National Civil Engineering Landmark): Structurally the most innovative of Cincinnati’s early tall office buildings, the Ingalls Building at Fourth and Vine streets was the first reinforced-concrete high-rise office building in the world. Its Beaux-Arts Classical exterior, clad in white brick and terra cotta, was visually similar to the Burnham towers, perhaps to make it more acceptable to the public (Painter, p. 155).

Union Central Life Insurance Building (Cass Gilbert, 1913; West Fourth Street Historic District, 2007): Constructed for an insurance company, the soaring Union Central Life building was the tallest building west of the Alleghenies upon completion. “In the exterior design for Union Central Life, the architects used the now-standard convention of the tripartite form: a heavy rusticated marble base, a glazed-brick tower shaft, and a heavy cornice capped by a little Grecian temple.... The height of the building and its rich finishes make a powerful impression” (Painter, p. 152).

Duttenhofer Building (Samuel S. Godley, 1916): The Duttenhofer Building is a ten-story, reinforced-concrete structure in the Chicago Commercial style, built in 1916. The building is clad in brick with a base of rusticated limestone and exhibits classically inspired carved limestone ornamentation at the upper stories.

In the 1920s and 1930s, the glamorous Art Deco style captured Cincinnati’s imagination, and a new crop of towers were constructed reflecting its influence.

Architects

In the words of architectural historian Walter E. Langsam, Daniel Burnham was “[o]ne of the major Chicago and American architects at the turn of the century, noted for his organization of the modern large-scale architectural firm, and for his visionary ‘City

Beautiful' planning schemes, which included projects for Cleveland, Oh., as well as Chicago, San Francisco, and Washington, D.C" (Langsam, *ibid.*). Burnham also was chief designer for the World's Columbian Exposition, held in Chicago in 1893.

In addition to the office towers of the "Skyscraper District," Burnham's Cincinnati works included the Schmidlapp Memorial Library or Wing of the Cincinnati Art Museum, Eden Park (1905), and the east wing addition to the Alms & Doepke Department Store (1908; Over-the-Rhine Historic District). D.H. Burnham & Co. with successor firm Graham, Burnham & Co., designed the 1914 addition to the Union Savings Bank & Trust Co. and enlarged J.W. McLaughlin's Shillito Store building (*National Register*).

At the turn of the twentieth century, D.H. Burnham & Co. was hired by Cincinnati's leading financial institutions to design their new headquarters buildings on Fourth and Fifth streets. "A hybrid between "typical" Chicago and New York high-rise office buildings, these steel-frame structures clad in stone and pale brick brought a certain restraint (rather than the bold innovation the city's own architects and engineers often provided) to the downtown Cincinnati architectural scene" (*ibid.*).

D.H. Burnham & Co. with Graham, Burnham & Co., the successor firm, designed the 1914 addition to the Union Savings Bank & Trust Co. (1914), and added a section to J.W. McLaughlin's Shillito Store building at Seventh and Race streets.

DESCRIPTION OF PROPERTY

Site

The First National Bank Building occupies a sloping, rectangular 1.033-acre parcel. No other structures are present.

Setting

The First National Bank Building is located in the financial district of downtown Cincinnati, one block southeast of Fountain Square. To the north are two modern mid-rise structures: the Mercantile Arcade (Harry Weese, 1970) and the Federal Reserve Bank (Harry Hake & Partners, 1972). To the east, across Berning Alley, three small-scale commercial buildings comprise the East Fourth Street Historic District, and the Cincinnati Gas and Electric Company Building (Garber & Woodward, 1930). To the south is the Scripps Center (1990), a modern office building and garage. To the west,

across Walnut Street, is the Dixie Terminal, a Renaissance Revival office building and former streetcar terminal (Garber & Woodward, 1921).

Structure

Description. The First National Bank Building is located at 105 East Fourth Street, at the southeast corner of Walnut Street, in downtown Cincinnati's commercial core. It occupies a 1.033-acre parcel, with footage of 666 feet. The building occupies the entire parcel; no other structures are present. It is surrounded by buildings of similar stature.

The building stands nineteen stories high. It is rectangular in plan, containing three bays along the main (north) elevation on Fourth Street and nine facing Walnut Street to the west. The building occupies a sloping site (reflecting the nine percent grade difference between Third and Fourth streets), so the ground falls away sharply south of Fourth.

The first story of the First National Bank Building features a rusticated limestone base. The storefronts at the north elevation were replaced in the late 20th century with a multi-light, anodized aluminum storefront system. A flight of five steps leads to the centered, recessed main entrance, which features a modern revolving door.

At the west façade, two of the storefront spaces contain single doorways, and one includes a flight of stairs leading to the lower level. Three of the storefront bays contain modern roll-up doors that open to the lower-level garage. The fourth contains a modern display window. Glazed brass frames in sets of three, set into the wall surface, display advertisements.

The second level of the building is articulated by an arcade of monumental Doric granite pilasters. The windows are set in recessed spandrels, with original, grid-patterned glazing adding visual interest. They, in turn, are framed by shorter, fluted pilasters on stone plinths. This distinctive configuration of columns-within-columns enlivens the façade with a three-dimensional quality. Monumental fixed windows contain tripartite muntins that echo the design of the pilasters, and a simple entablature completes the composition. At the third story is a simple interior cornice with dentil band.

The fourth through thirteenth stories of the building are faced with plain, gray-brown brick. Windows are grouped in threes, with new aluminum sash installed in the late 20th century. Narrow continuous stone lintels and sills provide horizontal balance. Interior cornices add horizontal definition at the 16th and 17th stories. The seventh through thirteenth stories of both façades feature projecting, tripartite, semi-hexagonal Chicago windows: a single, centered bay at the main façade and three regularly spaced

groupings at the west. The building rises to a culminating cornice with terra cotta frieze, dentil band and modillions.

The First National Bank Building houses office space, with two small restaurants on the lower level and parking in the basement. It is in good condition.

Additions. The First National Bank Building has been expanded twice. In 1938, an annex was appended to its south side, with its main façade facing Walnut Street, replacing a Victorian-era building on the same site. This addition is now known as Building “B,” 316-318 Walnut Street. (Once expanded, the original, “tower” building became known as Building “A.”)

The narrow, Stripped Classical façade of Building B is virtually unaltered since construction. The vault-like first level is composed of regularly coursed ashlar limestone, with rounded water table and projecting belt course, and the upper façade of gray granite. The second and third stories (which align with and continue the second-level arcade of the First National Bank Building) are articulated by Doric pilasters culminating in an interior cornice, and the shorter, upper stories by plain piers. Steel casement sash and low-relief metal or stone panels are set in shallow spandrels. A low parapet serves as a crowning element.

According to the 1934 Sanborn map, Building B housed offices on the first, third, fourth and fifth stories and banking rooms on the second. The building used “fireproof” construction with concrete frame, floors and roof, brick-faced curtain walls of 12” tile, and was air conditioned. Building B is considered to be a contributing addition to the First National Bank Building.

A second addition was appended to the First National Bank Building in 1961. Adjoining the bank building on the east, 111 East Fourth Street (Building “C”) is a six-story office structure that extends to Berning Alley. (See map.) Building C replaced the St. Paul Building, an 1884 mixed-use edifice indicated here on the 1934 Sanborn map, updated to 1957.

A blocklike structure of rectangular massing and utilitarian design, Building C’s façade is covered in yellow brick with spandrels of contrasting, stacked-bond, brown brick and features small punched openings. A metal grid overlay provides vertical emphasis. An opening was cut into Building C’s west wall to connect the lobbies of the two buildings.

The main façade of Building C was renovated in the late 20th century. The first story was covered in gray granite and a new, two-story, Post-Modern, arched entrance of gray

and black granite was added. Building C is considered to be a noncontributing addition to the First National Bank Building.

Interior. Many of the First National Bank's interiors were remodeled in the late 20th century and feature modern finishes. Original details, however, remain throughout the building. These include marble columns in the first-floor banking hall, a marble staircase with circular newel, an iron stair with marble treads and wainscot at the lower level, and an ornate brass mail chute patented in 1903.

Original marble wainscoting and floors have been preserved at elevator lobbies and corridors in numerous locations. Stile-and-rail doors with classically inspired iron hardware remain in place at utility closets; some retain their original oak finish. A neoclassical marble fountain with semicircular font survives on the 18th floor.

BOUNDARY

The property coincides with Book 083, Plat 0001, Parcel 197 (consolidated) of the Hamilton County Auditor's records. The parcel is bounded on the north by East Fourth Street, on the east by Berning Alley, on the south by buildings under different ownership and on the west by Walnut Street.

JUSTIFICATION OF BOUNDARY

The above-listed is both the original and legally recorded boundary line for the property for which designation is being requested. The building occupies the entire parcel and no other structures are present. It excludes surrounding properties that were not part of the development and are under different ownership.

FINDINGS

PLANNING CONSIDERATIONS

Compatibility With Plan Cincinnati

Sustain Goal 2b: "Preserve our built history... Cincinnati's rich history is best exemplified through our historic buildings and by the built environment that help define a neighborhood's character...." Landmark designation allows for historic rehabilitation of the First National Bank Building, which will preserve the building's historic character and facilitate revitalization and reuse.

SUMMARY OF FINDINGS

According to Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation) certain findings must be made before a historic structure can be designated by City Council. The structure must be found to have historic significance. Historic significance means that the attributes of a district, site or structure that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That has yielded, or may be likely to yield information important in history or prehistory.

The First National Bank Building has historic significance according to Chapter 1435 as defined under Criterion 1. At the turn of the 20th century local banks and businesses such as First National left the old, floodprone Third Street business district to construct large, modern new headquarters on Fourth and Fifth streets, designed by major architects. Buildings such as the First National led to the transformation of Fourth Street into downtown's primary commercial corridor. The building also meets Criterion 3 as a significant example of the Chicago Commercial style applied to a tall office building designed by a nationally renowned architect.

The designation of the First National Bank Building meets the requirements of Chapter 1435 of the Cincinnati Zoning Code (Historic Preservation). The documentation in this designation report provides conclusive evidence that all required findings may be made for the proposed designation.

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**FIRST NATIONAL BANK BUILDING
HISTORIC CONSERVATION GUIDELINES
105 East Fourth Street
Cincinnati, Ohio 45202**

General Terminology

Within the context of these historic conservation guidelines, “First National Bank Building” refers the building located at 105 East Fourth Street, 316 Walnut Street and 111 East Fourth Street. Vertical emphasis, symmetry and restrained classically inspired ornamentation are defining characteristics of the Chicago Commercial Style design of this building, and preservation of these attributes is critical to its integrity. The north and west facades of the building face East Fourth Street and Walnut Street respectively. Therefore, within the context of these guidelines, these are defined as primary facades. The south (rear) and east elevations of the building, which face away from the streets, are defined as nonprimary or secondary façades.

Rehabilitation

Intent and General Guidelines

These guidelines are intended to ensure that rehabilitation will maintain significant features of the First National Bank Building. Guidelines are used by the Historic Conservation Board as a guide to assess the compatibility and appropriateness of proposed rehabilitation changes. Reviews by the Board are limited to exterior changes proposed for the buildings. Repair and maintenance not changing significant features and clearly complying with the intent of these guidelines does not require review by the Board. Alterations made to the interior are not purview of the Board, and are not subject to their review.

The following overarching approaches are recommended:

1. **Repair and Maintenance.** Ordinary repair and maintenance of like and kind to match the original construction, where visible and which does not change the appearance of the building, is acceptable under these guidelines. Rehabilitation may include preservation, restoration, reconstruction, or a combination of these, as appropriate and reasonable for the building.
2. **Maintenance.** Existing visible features that contribute to the overall character of the building on good condition should be maintained and where possible, preserved or conserved. Damaged visible features that can be repaired should be repaired rather than replaced wherever possible.
3. **Replacements.** Replacements of significant features badly damaged, deteriorated beyond reasonable repair, or missing shall sensitively harmonize

with characteristics of the original feature. Replication is appropriate, but not required.

Specific Guidelines

The following specific approaches to elements, features, and visible components are recommended:

1. **Materials:** Materials for visible features that are badly damaged, deteriorated beyond reasonable repair, or missing shall be replaced with materials or components that match as closely as possible the style, shape, color, treatments, and texture of elements replaced. Composition, type of joint, size of units, visible measures, placement, and detailing shall be appropriate for the buildings. Because of ongoing technological innovations, synthetic materials that closely match existing characteristics may be utilized.
2. **Door and Window Openings:** Among the important features of the First National Bank Building are their window and door openings. The size and location of openings are an essential part of their overall design and an important feature of their architectural design. Original wall openings shall not be significantly altered or filled in on primary facades. On secondary facades, original wall openings should not be significantly altered without consideration of their impact to the overall character of the original design.
3. **Doors and Window Sash:** Original doors and window sashes shall be repaired rather than replaced where feasible and where appropriate access and security can be achieved in compliance with building codes. If replacement of doors or windows becomes necessary due to deterioration or to replace missing or nonconforming units, new doors and windows on primary facades shall fill the original openings and be compatible with the building in scale, materials, size, type, kind, style, color, and finish as closely as possible. If reuse of historic windows is not feasible due to deterioration, new windows shall match originals as closely as possible in materials, scale, configuration, mullion style, size, and color. Minor variations in mullion and sash frame dimensions of replacement windows may be considered. Vinyl replacement windows or glass block windows shall not be used.
4. **Storefronts:** Nonconforming storefront features including doors, display windows, infill panels and canopies may be removed or replaced with new materials compatible with the building's design.
5. **Ornamentation:** Significant architectural features of the First National Bank Building include the following: limestone: rusticated wall treatment and ornamentation including voussoirs, piers, dentils, frieze, carvings, cartouche, string courses and entablatures; brick: running-bond walls, piers, string courses; granite bulkheads; primary façade window openings. These features and other ornamental elements shall be preserved or conserved. Do not make replacements or substitutions of different scale, size, design, or incompatible materials. Replace ornamentation to match originals in character, scale,

configuration, style, size texture, and color. Some synthetic materials including fiberglass castings or composite materials may be considered.

6. **Roofs:** Parapets and other architectural features that define the roofline of the buildings shall be preserved. On the primary facades, vents, skylights, rooftop utilities, equipment, and other roof elements shall be inconspicuously placed or screened where necessary.
7. **Painting:** Repaint building elements that have been historically painted. Stone and masonry that has not been painted in the past shall not be painted. Use colors that are appropriate to the building's age, history, and style.
8. **Outside Attachments:** Exterior light fixtures should be appropriate to the style of the building, or simple and contemporary. Mercury vapor, high-pressure sodium, and other light sources that impart distortions of color when illuminated are not appropriate to primary facades. Exterior light fixtures shall be mounted or constructed so as not to cast undue glare onto neighboring buildings or damage the building on which they are mounted.
9. **Awnings.** Awnings are acceptable for seasonal use, provided they adhere to National Park Service Preservation Brief 44 for the use of awnings and historic buildings. Internally illuminated awnings are not acceptable.
10. **Noncontributing buildings.** Building C is considered a noncontributing addition to the First National Bank Building.

Additions, Exterior Alterations, Site Improvements and Alterations

Intent and General Guidelines

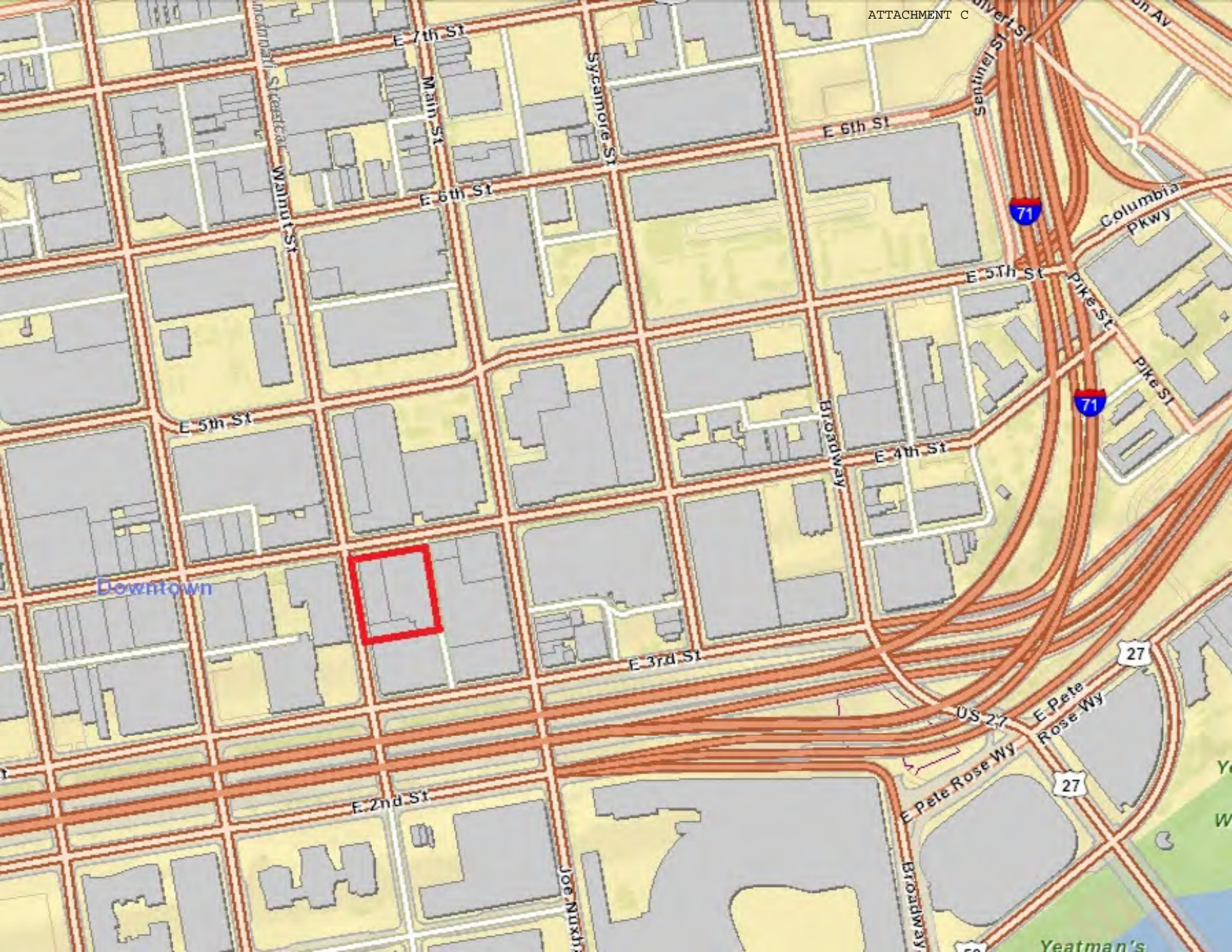
1. **Additions:** Additions shall follow new construction guidelines, codes, and regulations and shall be limited to the non-primary façades. Any addition shall be compatible in character with the original building, with sensitivity to existing massing and scale, site, and appearance within the context of the original buildings. Additions shall be sympathetic, may be complementary, but should not be imitative in design. Additions should be designed to relate architecturally, not overwhelming the original building. Rooftop additions should be set back to minimize visibility.
2. **Alterations:** Alterations shall follow construction guidelines for alternations, codes, and regulations. Alterations shall not change or alter significant architectural features on primary facades. On the secondary facades, alterations shall be designed to minimize impact on the overall character of the facade on which the alteration occurs.
3. **Appropriateness:** The appropriateness of design solutions for additions and alternations should include the following.
 - a. How well the proposed design for the addition or alteration relates to the original building and the neighboring buildings.
 - b. How closely the proposed addition or alteration meets the general and specific intentions of these guidelines.

Site Improvements and Alterations

1. **Signs.** Signs should be designed for clarity, legibility, and compatibility with structures on the site. Their design should be simple and contemporary. Billboards and roof-top signs are not permitted. Projecting signs and wall signs are acceptable. Wall signs should be cut letter with halo lighting.
2. **Walls and Fences.** Not applicable
3. **Parking and paving.** Not applicable
4. **Landscaping.** Not applicable
5. **Support structures.** Not applicable
6. **Encroachments on Right of Way: Not permitted.**

Demolition

Any demolition, alterations, or modifications to the First National Bank Building, and minimum maintenance requirements, are governed by Section 1435-09: Alterations and Demolitions; Certificates of Appropriateness; Minimum Maintenance, of the Cincinnati Zoning Code, ordained by Ordinance No. 217-2012, §1, effective July 20, 2012.



Downtown



Yeatman's



1. North and West facade looking south on Walnut



2. North facade looking east on Fourth Street



3. Detail of north facade on Fourth Street



4. Street view of north facade looking west on Fourth Street



5. East and north facade looking south from Fourth Street



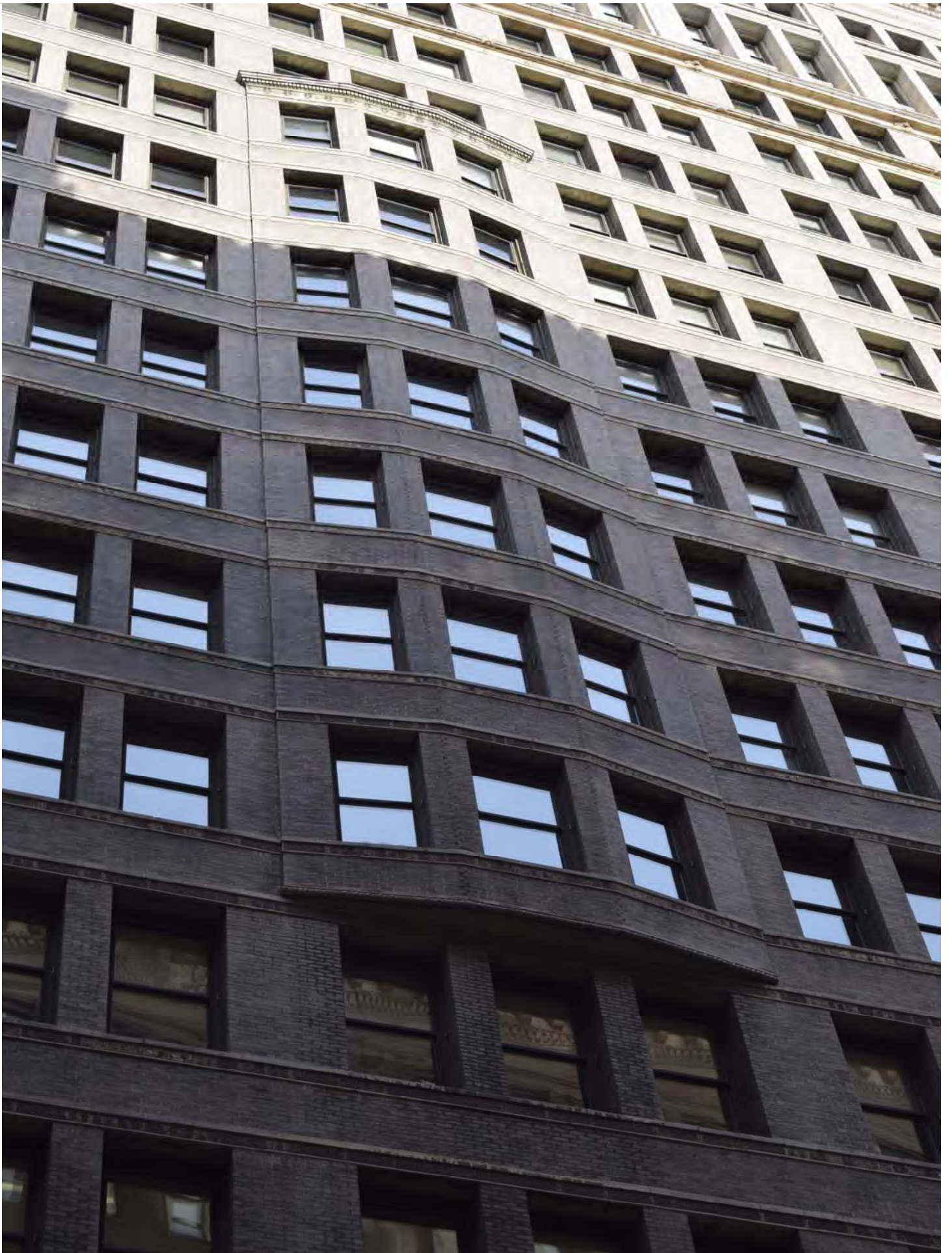
6. Street view looking southeast from Fourth and Walnut



7. West facade looking northeast on Walnut Street



8. Detail of west facade bay at Walnut Street



9. Detail of window bay on west facade from Walnut Street



10. West facade of addition on Walnut Street



11. West and south facade from Walnut Street

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: N/A
APPLICANT: Chad Munitz, Towne Development Group LTD
Graham Kalbli, New Republic Architecture
OWNER: Towne Development Group LTD
ADDRESS: **23 W. Court Street, Cincinnati OH 45202**
PARCELS: 076-0002-0151-00
ZONING: Downtown Development (DD)
OVERLAYS: Court Street Historic District
COMMUNITY: Downtown
REPORT DATE: March 21, 2016
HEARING DATE: Prehearing March 23, 2016 at 9:00 AM
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for rehabilitation of an existing four story masonry building.

Existing Conditions:

The subject property, constructed in 1879, is located on the south side of W. Court Street, mid-block between Race Street and Vine Street. The rear of the building abuts Pendry Alley. The building is currently vacant and its last partial use was Fox's Clothing Store. This building also housed the Bon Marche Department Store.

Directly to the west is a surface parking lot and directly to the east is a mostly residential 4 story masonry historic building at 19 W. Court Street.

23 W. Court Street and the adjacent 19 W. Court Street were together listed on the National Register of Historic Places known as the Alkemeyer Commercial Buildings.

Proposed Conditions:

The proposal is to rehabilitation the interior and exterior of the building for a residential six unit condominium. The proposal includes new parking on the main level of the existing building accessed through driveways and garage doors on the north and south facades and basement storage.

The rehabilitation will feature the following:

1. New aluminum storefront on the primary façade, both fixed and operable.
 - a. The east bay will include storefront with a pedestrian door and a garage door in the existing opening between historic columns.
 - b. The west bay will include storefront windows with a pedestrian door between historic columns. The new storefront will be flush with the

façade.

2. New masonry opening on the rear (south) façade for a new insulated steel garage door for alley access.
3. Aluminum clad wood windows, double hung 1/1 by Lincoln on rear (south) façade. Aluminum clad wood windows, operable casement with fixed transom above on the primary (north) façade, 4/4. Windows in existing masonry openings.
4. New steel and glass canopy over the sidewalk at pedestrian entrances.
5. Elevator and stair tower will be installed on the west interior wall. Addition will extend above the existing roof about 14.5 feet and will be visible from portions of Court Street due to the adjacent surface parking lot. Construction type is burnished concrete masonry units (CMU) colored to match brick.
6. Existing elevator hoistway on the east side roof to be removed.
7. Roof deck located in the center of the roof, behind the stair and elevator tower which is not visible from the adjacent right of way on W. Court Street. Existing skylight in this area to be removed. The deck shall not be visible from the street.
8. New mechanical units on the roof not visible from the adjacent right of way on W. Court Street.
9. Exterior masonry repair and cleaning.
10. Rear (south) steel balconies overhanging the alley on floors 2-4. Balcony guardrails are steel mesh panels in structural frame painted black. This shall require an easement approval by City Council.
11. Existing fire escape on the rear (south) elevation to be removed
12. Interior rehabilitation for tenant use.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1411	Downtown Development District
Variance Request:	N/A	
Variance Authority:	Section 1445-07	HCB authority: Section 1435-05-4
Variance Standard:	Section 1445-13 Section 1445-15	General Standards: Public Interest Standards for Variances
Overlays:	N/A	
Historic District/Reg:	Court Street Historic District	
COA Standard:	Section 1435-09-2	Certificate of Appropriateness; Standard of Review

Details of Zoning Relief Required: N/A

Certificate of Appropriateness Review

This project generally meets the guidelines for the Court Street Historic District for rehabilitation of existing structures. The use of materials, window replacements and masonry repairs are appropriate to the structure.

The addition of the operable storefront garage door on the W. Court Street façade is not ideal but the applicant has worked with staff to customize the door to appear consistent

with the remainder of the façade storefront and integrated with the overall design as much as possible. This allows the building owner to provide secure off street parking to the condominium owners who have much easier access from W. Court Street in lieu of Pendry Alley. Pendry Alley is a 10 foot right of way with a 7 ft. drive aisle between the curbs. Though used by some property owners to access rear parking, it is not an ideal route to the garage entry in proposed in the rear. It was noted that since the alley is regulated as westbound vehicular travel, the existing rear corner of the building extends all the way to the property corner, which would cause a driver to swing wide around it. One parking space per residential unit is provided.

Staff would not encourage additional garage doors upon Court Street. Parking lots that redevelop in the future have sufficient means to develop safe alley entries. Most of the additional building stock along W. Court is of insufficient width to feasibly construct ground floor parking within the historic buildings.

There is precedence in local historic districts, mostly Over the Rhine, for these operable storefront systems although most typically used for eating and drinking establishments at commercial applications. As a garage door in those instances, there is no necessary curb cut and loss of street parking. That is not true in this case.

Therefore, staff deems this particular garage door request on the façade to be acceptable due to the overall custom storefront design and the impracticality of the alley usage for entry into the garage due to site constraints. Staff continues to strive for limited garage doors in historic districts on primary facades.

Other Considerations:

Prehearing Results

March 23, 2016 – The architect and developers were in attendance.

Comments Provided to Staff: N/A

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

1. **APPROVE** a Certificate of Appropriateness for the rehabilitation of existing structure at 23 W. Court Street per drawings submitted by New Republic Architecture dated 2/09/2016 including any revisions submitted for permit subject to the following conditions:
 1. Approval by Department of Transportation and Engineering for proposed driveway curb cuts on Court Street and Pendry Alley.
 2. Approval through Department of Transportation and Engineering to obtain easements as required for proposed balconies over Pendry Alley.
 3. The applicant shall provide remote activation of the garage door with automatic closure after entry or exit.

- b) **FINDING:** The Board makes this determination per Section 1435-09-2:

- (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
- (b) That the garage entry from W. Court Street be approved because of the impracticality of providing parking access from Pendrey Alley, given the unique configuration of this historic building.



March 4, 2016

Ms. Beth Johnson
Urban Conservator
City of Cincinnati
Historic Conservation Office
805 Central Avenue
Cincinnati OH 45202

RE: **Bon Marche Lofts –Project Narrative**

23 W. Court Street
Cincinnati, OH 45202
NR Project No.: 2015-020

The Project consists of the renovation of the existing historic Bon Marche Department Store building in the City of Cincinnati's Court Street Historic District. The building is currently vacant and in disrepair. A complete renovation of the interior and exterior of the building into a new 6-unit condominium project is planned. Renovations of the interior are as follows:

BASEMENT

Existing vacant storage area will be converted to individual storage units for each condominium unit.

GROUND FLOOR

A new contemporary but compatible aluminum storefront system will be installed on Court Street. A new, operable aluminum and glass garage door will be installed in the east bay of the storefront. This garage door will permit the entry of automobiles into the ground floor space of the building, which will serve as enclosed parking for the condominium units. The garage door will automatically open when remotely activated by a resident, and will automatically shut after the resident enters the garage with their vehicle, and will close behind a resident when they depart the garage with their vehicle.

The ground floor will also contain the lobby and mail room for the condominiums above. Additionally, the ground level will have an area for refuse collection, bicycle storage and repair, and small individual tenant storage.

A new overhead rolling insulated steel garage door will be installed in the rear wall of the first floor for access to the alley.

A new steel entry canopy will be created at the pedestrian entries on Court Street, and new goose-neck light fixtures will be installed to illuminate the sign band.



A new elevator will be installed on the west wall of the building along with the stairs. The location of the elevator was out of concern that placing the elevator on the east wall could compromise the foundations of the building to the east of 23 West Court, when excavating for the elevator pit. Thus the location of the elevator set the stair locations as well, which in turn set the location of the parking drive aisle. By setting the parking drive aisle to the east side of the building, an alley approach by vehicle becomes impossible, as the rear garage door, set on the east side of the building prevents an eased turn into the building from the alley. This would require a turn radius too sharp for most cars to perform, and prohibiting the garage to function as intended.

SECOND, THIRD, AND FOURTH FLOORS

Each of the upper floors will be subdivided into two condominium units, each approximately 2400 sf. There will be high-end finishes, exposed ductwork, and large kitchens. Units will be two bedroom with flex room, and two and a half baths.

COMMON AREAS

A new overhead gearless traction elevator will be installed in between two new stair towers. There will be new corridors developed on the residential floors to service the new condominium units.

EXTERIOR RENOVATIONS

The exterior brickwork will be cleaned with a low pressure (100 psi max) water spray and mild detergent. Masonry required to be re-pointed will be done so with a lime mortar mix. New steel balconies will be hung on the rear of the building at the second, third, and 4th floors, and will extend over the alley right-of-way. Both stairs and the elevator will be extended through the roof to service a new rooftop deck that will serve as common amenity deck for the six condominium units. The amenity deck will be hidden from street level view due to view angle and perspective of the pedestrians at the street. The elevator and stair extensions to the roof deck will be constructed of colored burnished block to match the existing exterior brick color.

A new Artworks mural has been commissioned for the western wall of the building.

CONCLUSION

The Project will bring six new luxury dwelling units to the Court Street area and is sure to improve the struggling Court Street Historic District by both adding new residents/property owners to the district, but the increased foot traffic should result in an upward trend in the appearance and offerings of the various storefronts and establishments along Court Street.

New Republic Architecture

Graham Kalbli, RA, LEED AP

Principal

CC: Chad Munitz, Towne Properties



BON MARCHÉ

23 W. COURT





BON MARCHÉ LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

EXISTING AERIAL VIEW

FROM SOUTH





BON MARCHÉ LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

EXISTING AERIAL VIEW
FROM NORTH





BON MARCHE LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

EXISTING STREET VIEW





BON MARCHE LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

COURT STREET IMAGERY

SOUTH SIDE OF STREET





BON MARCHÉ LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

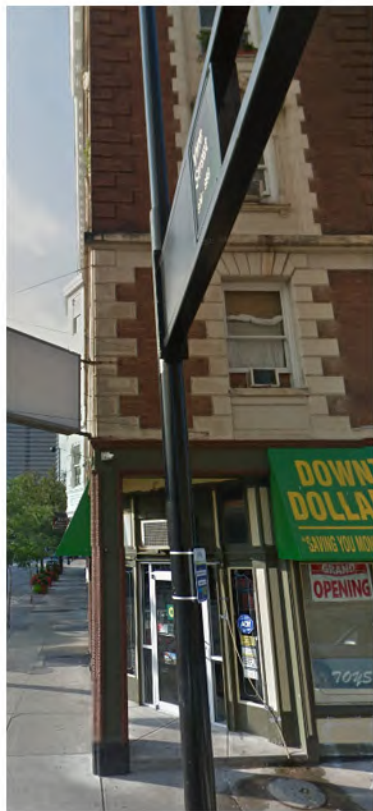
CINCINNATI, OHIO

02.09.16

COURT STREET IMAGERY

NORTH SIDE OF STREET





BON MARCHÉ LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

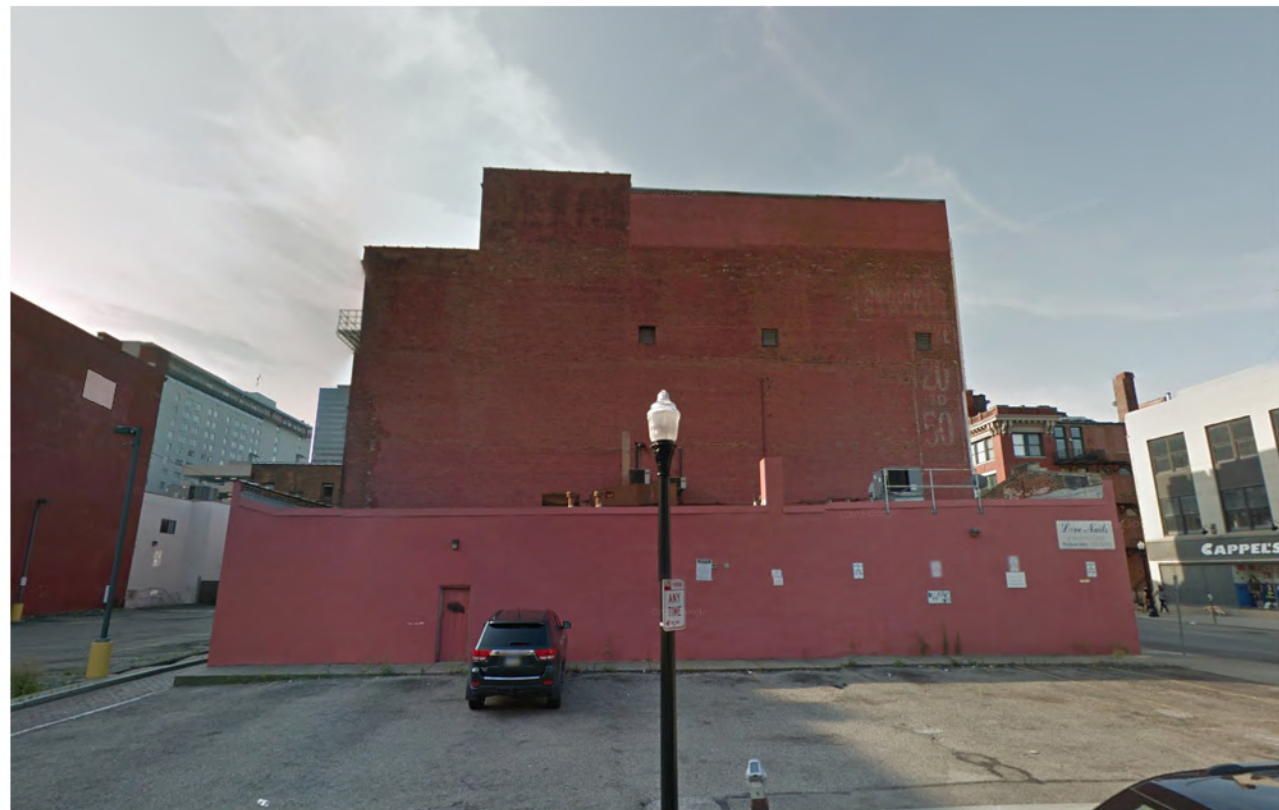
CINCINNATI, OHIO

02.09.16

STREETSCAPE VIEWS

SOUTH SIDE OF COURT STREET





BON MARCHE LOFTS

COURT STREET HISTORIC DISTRICT

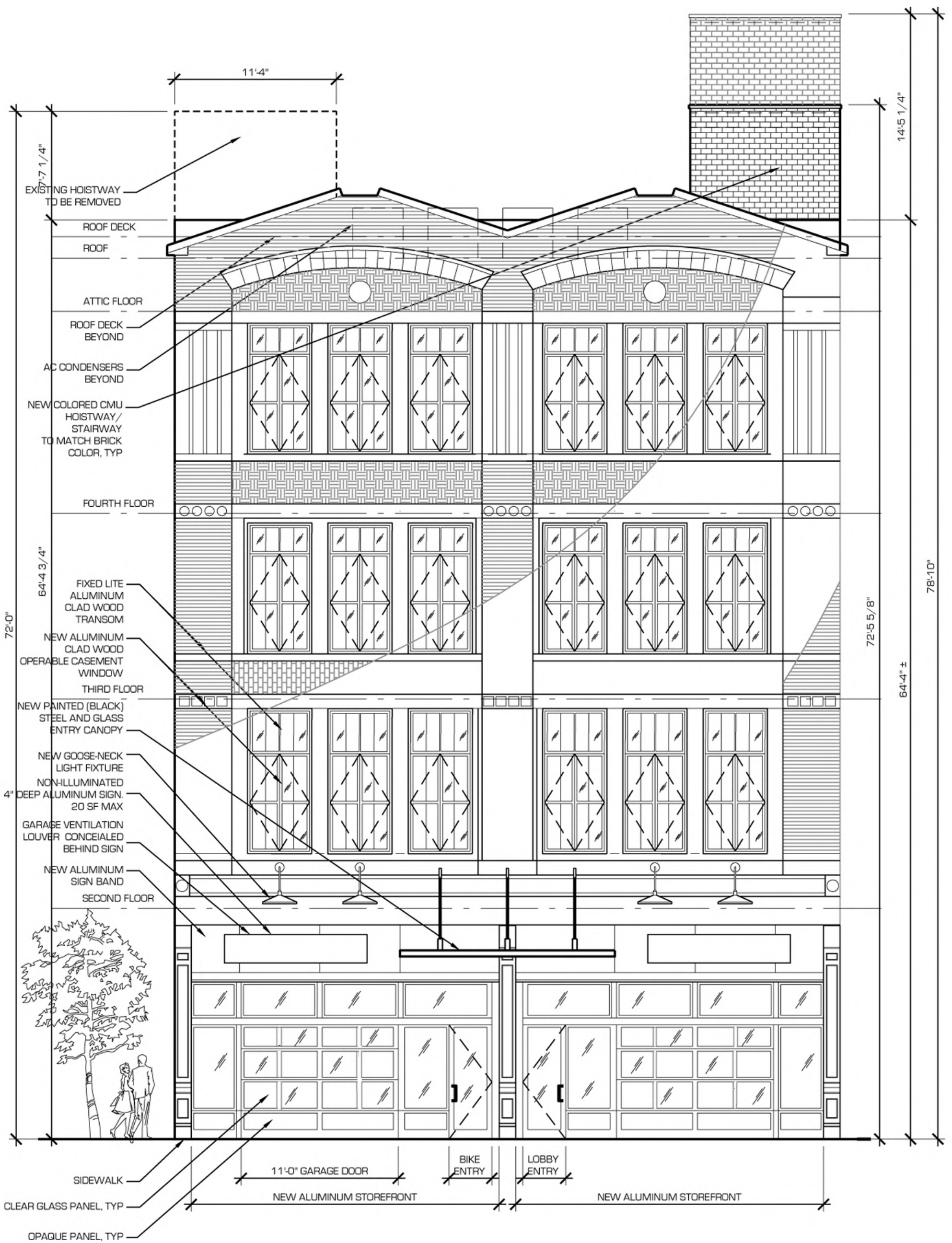
23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

STREETSCAPE VIEWS
SOUTH SIDE OF COURT STREET





BON MARCHÉ LOFTS

COURT STREET HISTORIC DISTRICT

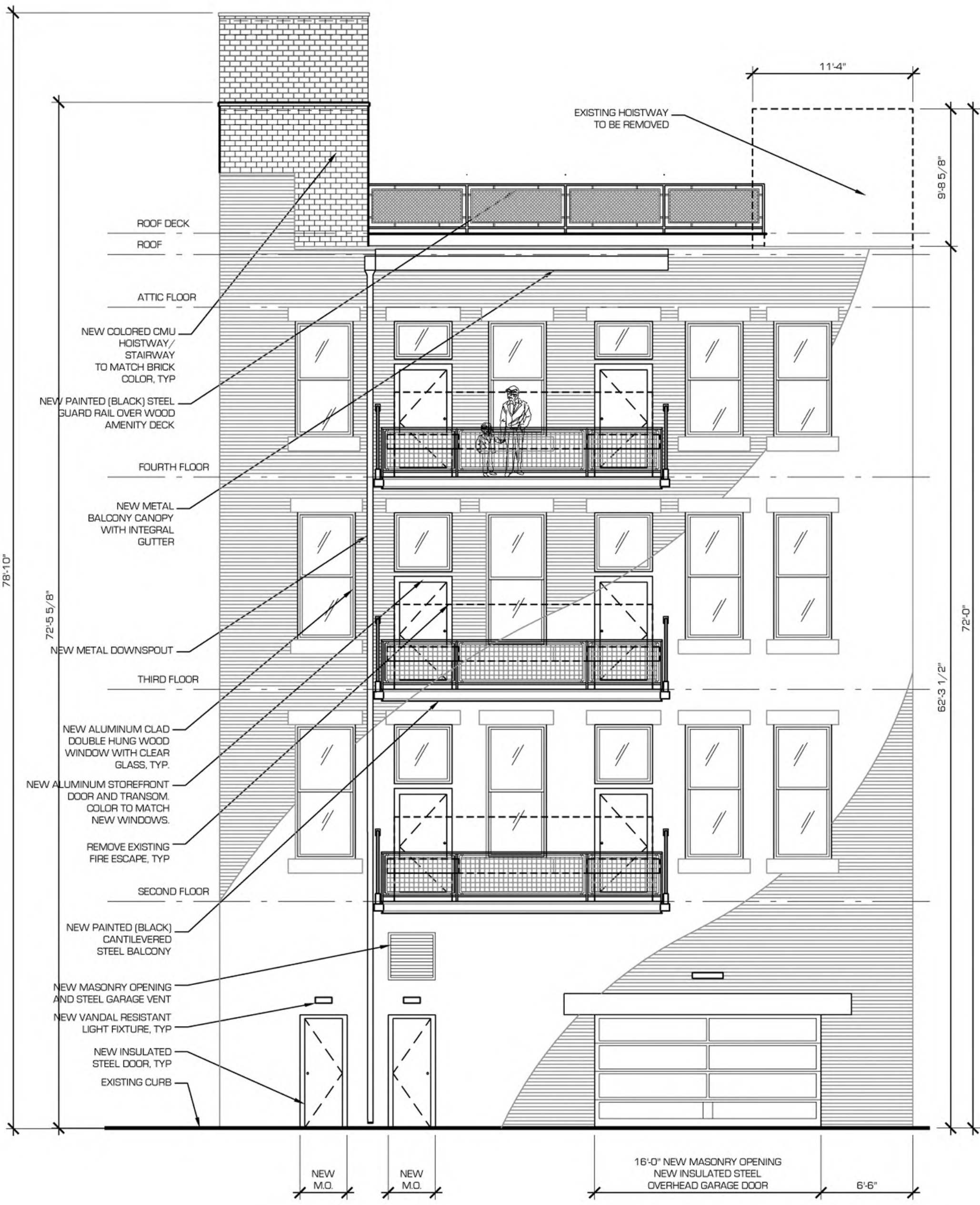
23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

FRONT ELEVATION
NO SCALE





BON MARCHÉ LOFTS

COURT STREET HISTORIC DISTRICT

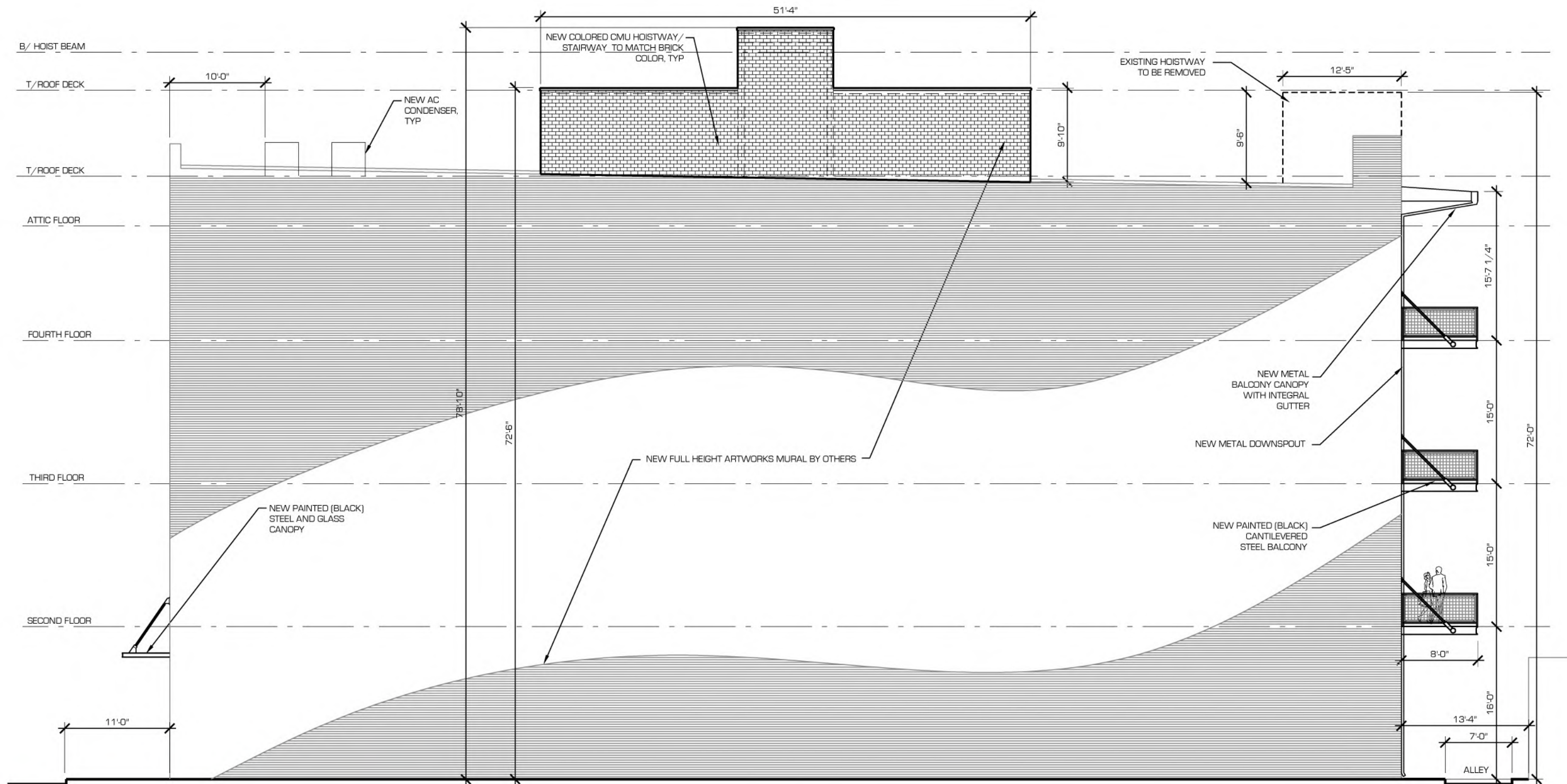
23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

SOUTH ELEVATION
NO SCALE





BON MARCHE LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

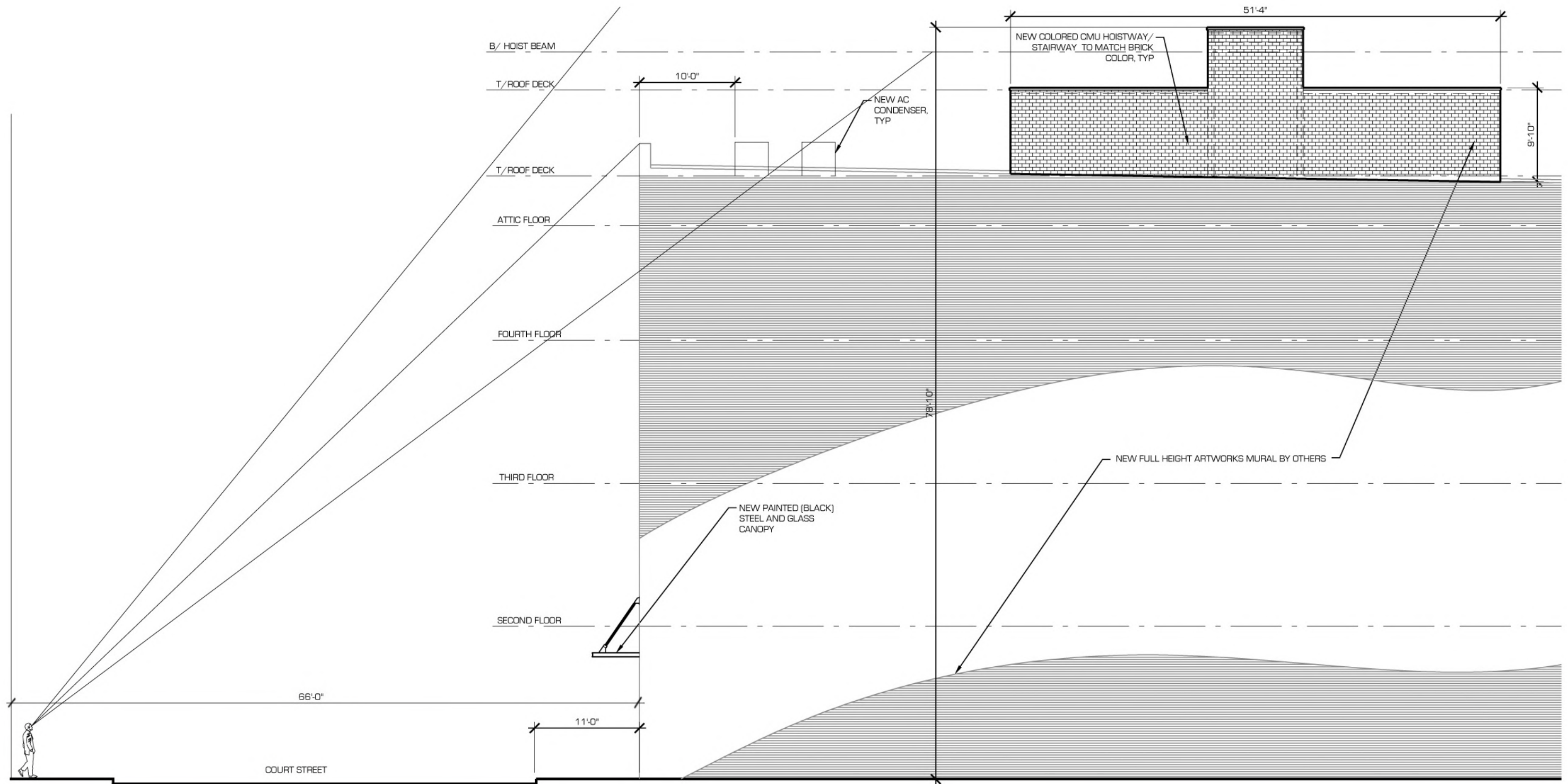
CINCINNATI, OHIO

02.09.16

WEST ELEVATION

NO SCALE





BON MARCHE LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

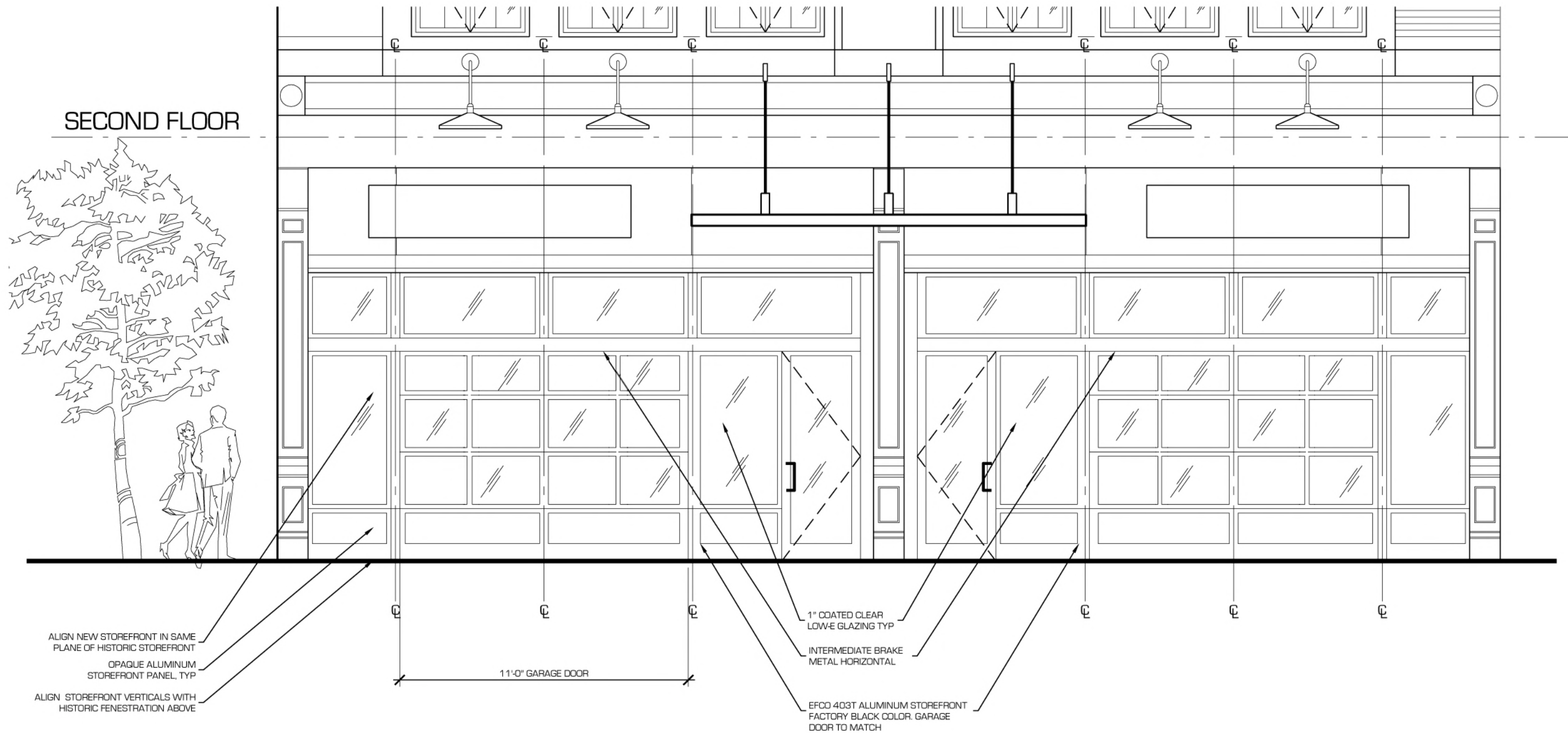
CINCINNATI, OHIO

02.09.16

COURT STREET SIGHTLINES

NO SCALE





BON MARCHÉ LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

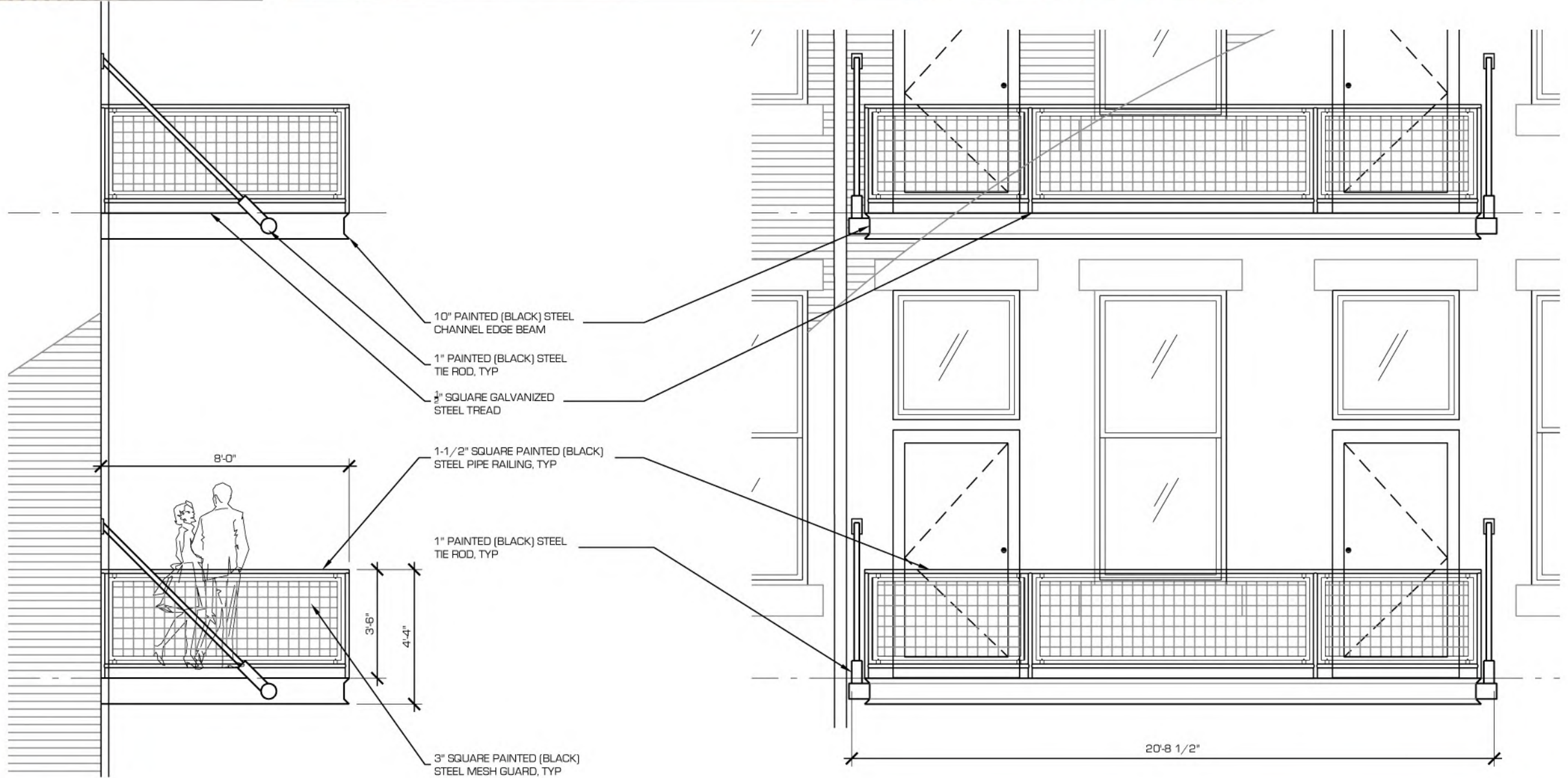
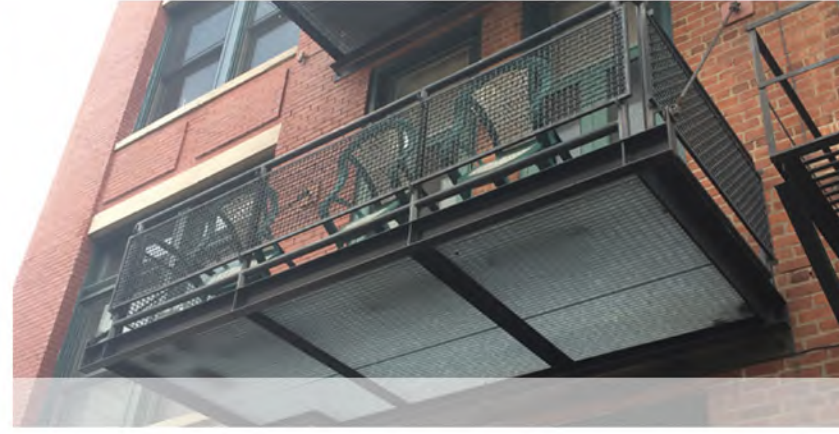
CINCINNATI, OHIO

02.09.16

ENLARGED STOREFRONT

NO SCALE





BON MARCHÉ LOFTS

COURT STREET HISTORIC DISTRICT

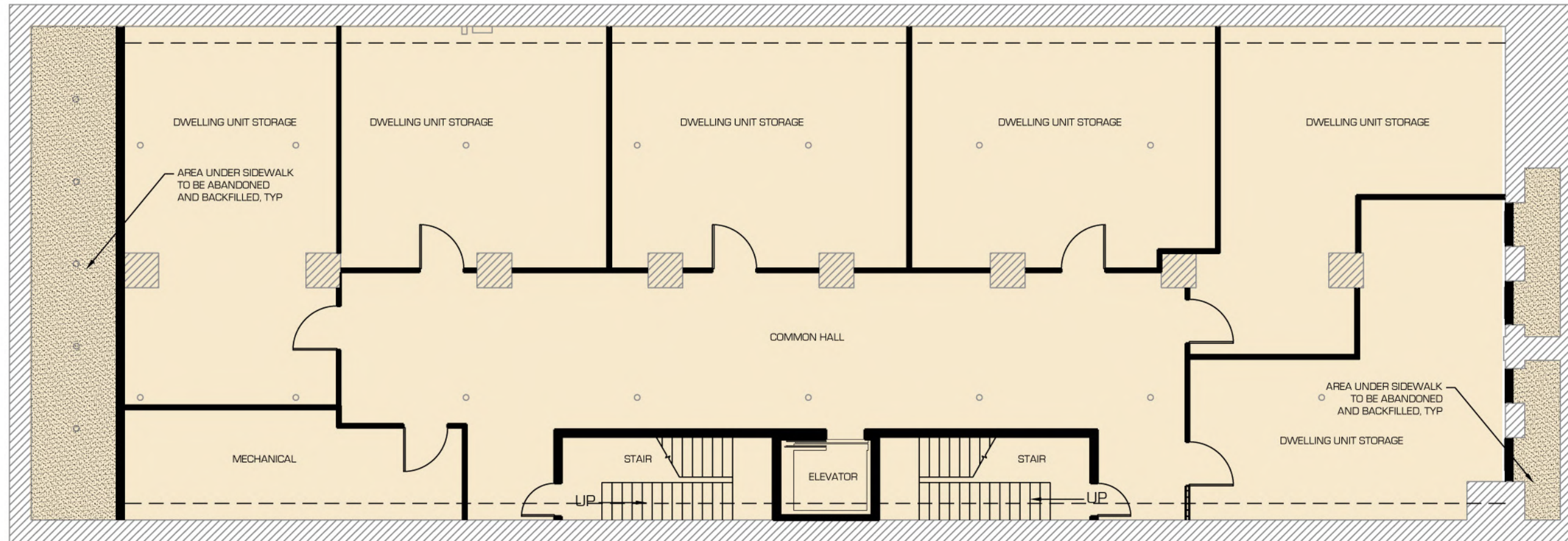
23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

ENLARGED BALCONY
NO SCALE





BON MARCHÉ LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

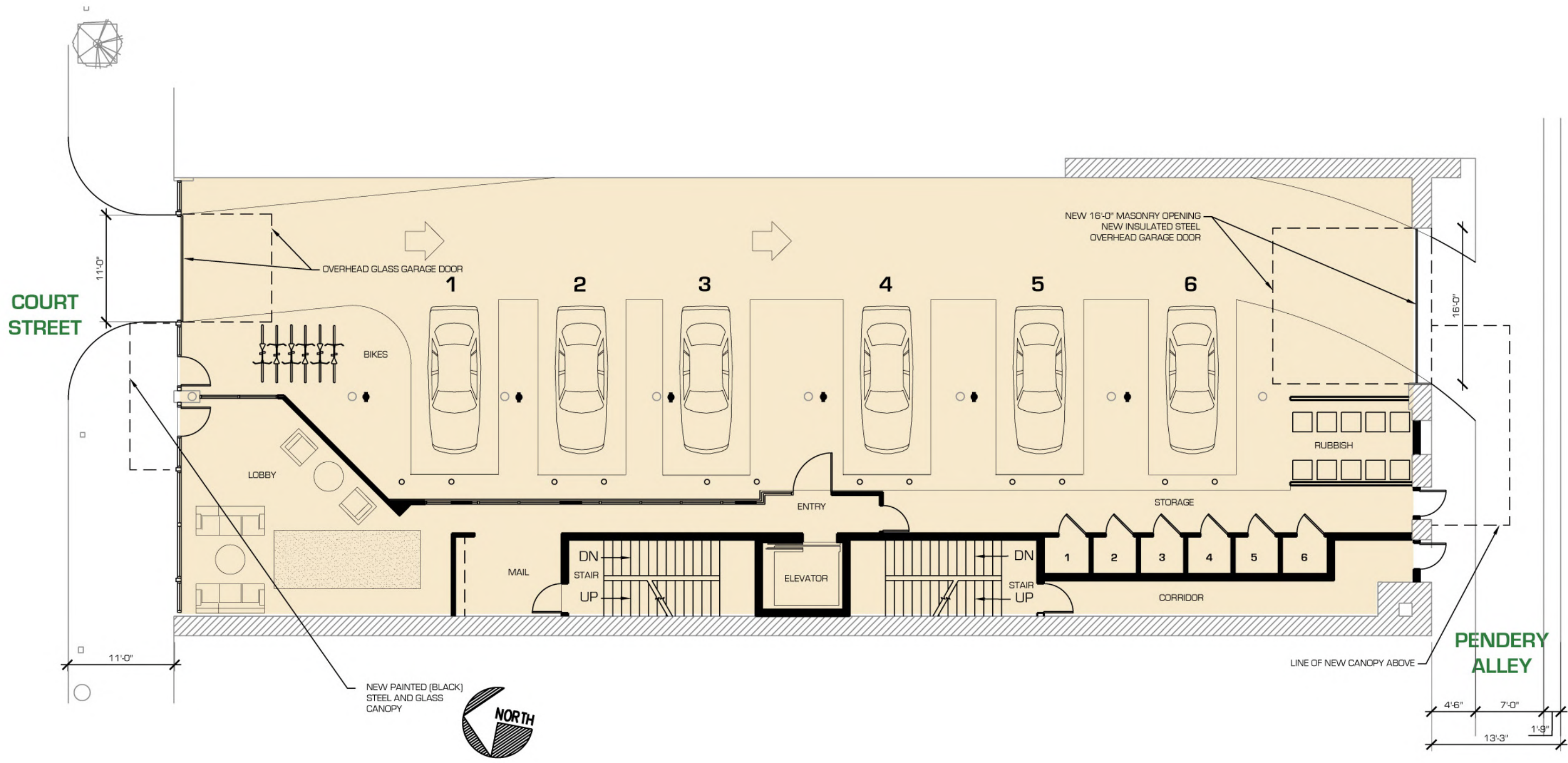
CINCINNATI, OHIO

02.09.16

BASEMENT PLAN

NO SCALE





BON MARCHÉ LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

GARAGE (1ST) FLOOR PLAN

NO SCALE



TOWNE
PROPERTIES



COURT STREET



BON MARCHE LOFTS

COURT STREET HISTORIC DISTRICT

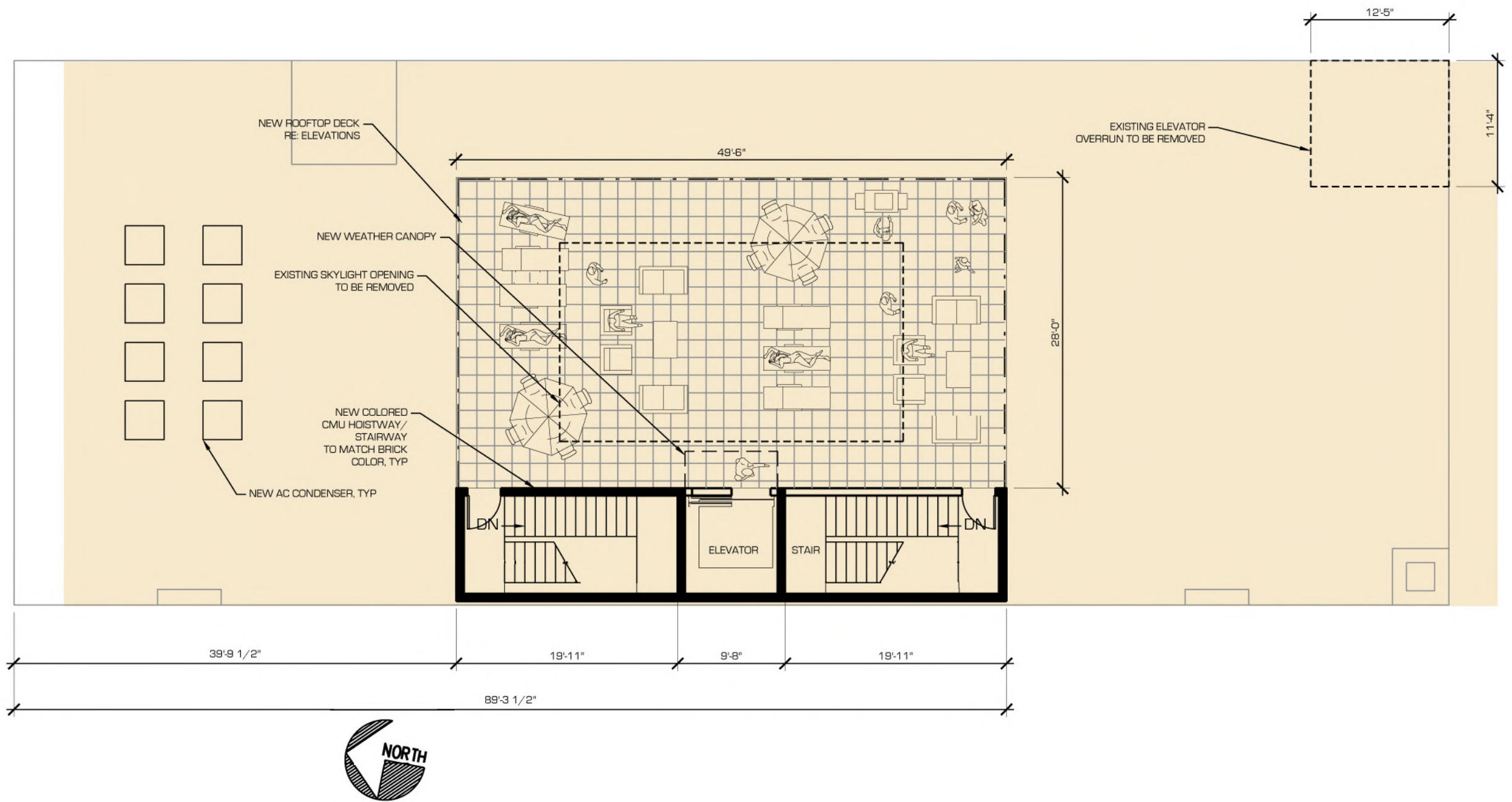
23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

TYPICAL UPPER LEVEL PLAN
NO SCALE

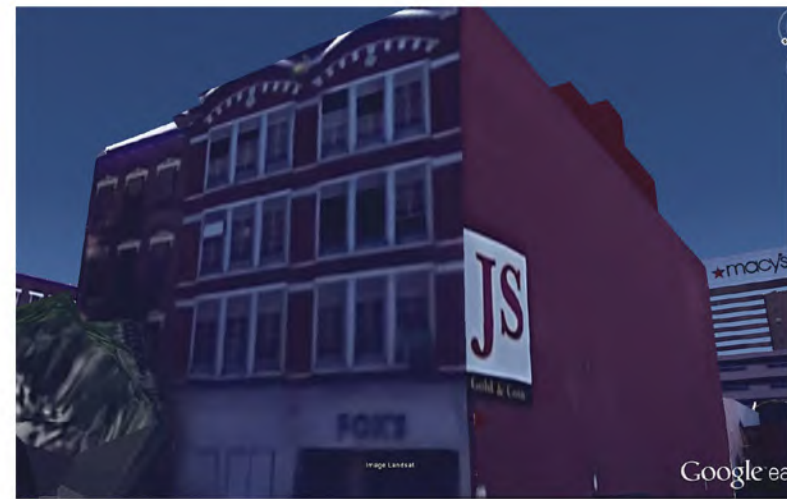




BON MARCHÉ LOFTS
 COURT STREET HISTORIC DISTRICT
 23 W. COURT STREET
 CINCINNATI, OHIO
 02.09.16

ROOF LEVEL PLAN
 NO SCALE





BON MARCHE LOFTS

COURT STREET HISTORIC DISTRICT

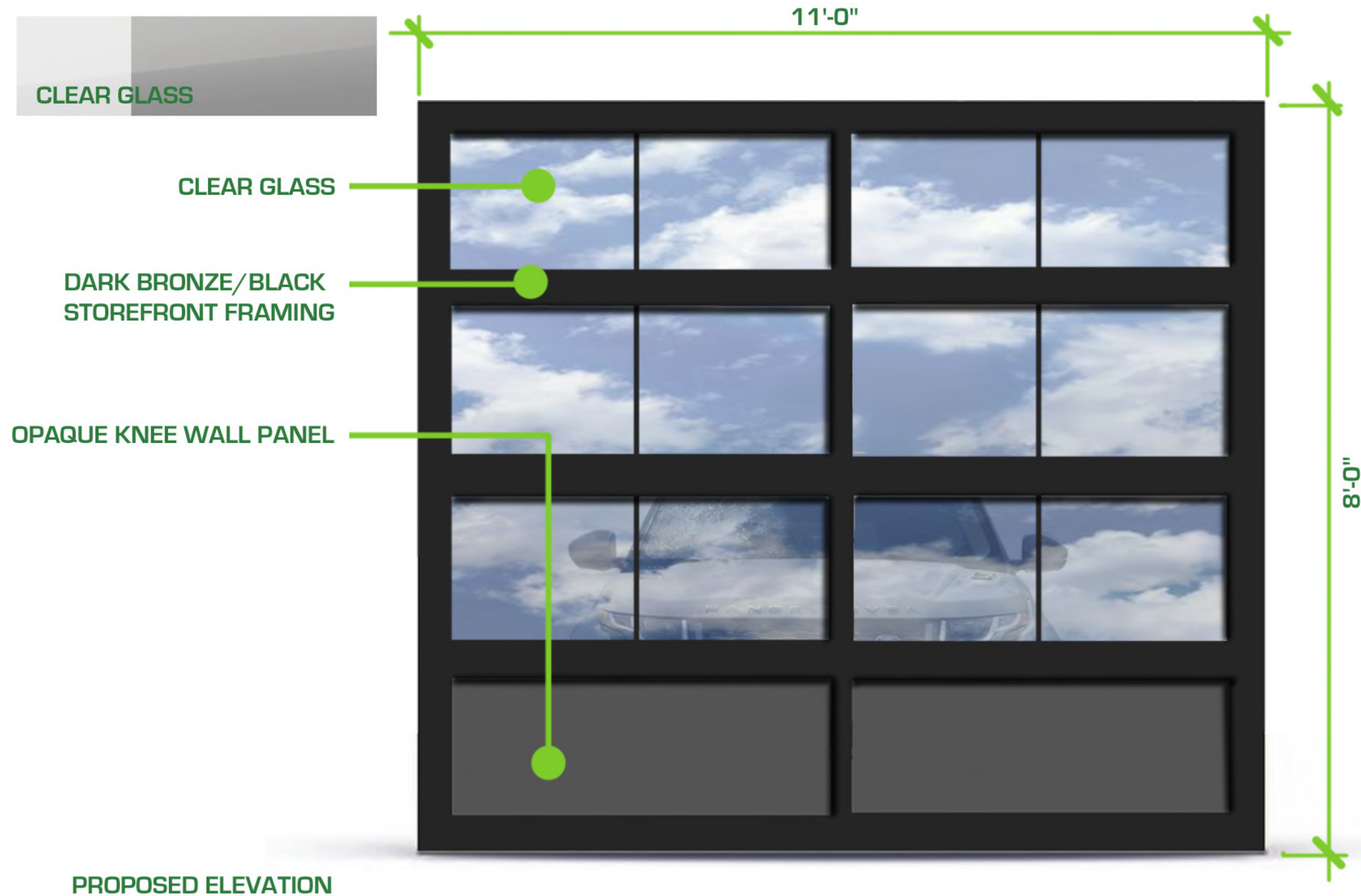
23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

MASSING STUDIES





BON MARCHE LOFTS

COURT STREET HISTORIC DISTRICT
 23 W. COURT STREET
 CINCINNATI, OHIO
 02.09.16

GARAGE DOOR DETAILS





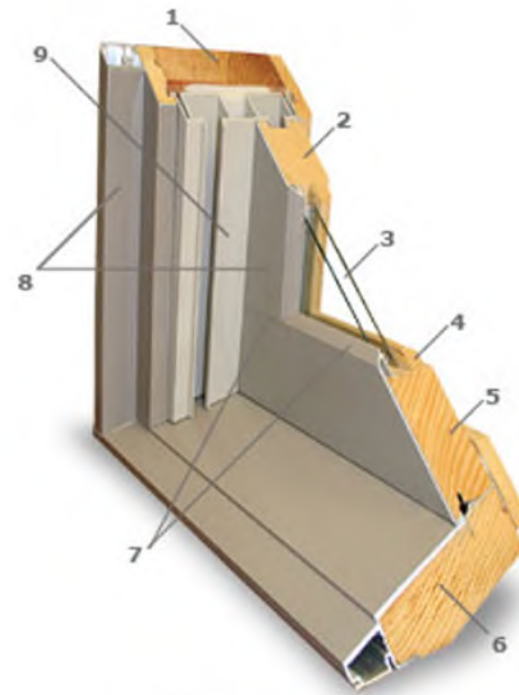
DOUBLE HUNG WINDOW SAMPLE INSTALLATION



CASEMENT WINDOW SAMPLE INSTALLATION



SIMULATED DIVIDED LITE CASEMENT WINDOWS
AT FRONT ELEVATION WITH 1" DIVISIONS AND BRONZE INTERNAL SPACER BARS



1. 5-1/2" jamb.
2. 1-3/4" thick sash.
3. 7/8" warm edge insulating glass.
4. Interior glazing bead.
5. Historical 3-1/4" bottom rail.
6. 1-7/32" thick sill with 14° sill angle.
7. Mortise and tennon sash with putty-glazed style.
8. .050 extruded aluminum on sash and frame. Wood units have primed sash on the exterior with wood sill nosing and cPVC sill, blindstops and brickmould.
9. Heavy foam-backed PVC jambliners with four block and tackle balances per sash.

CASEMENT AND DOUBLE HUNG WINDOW CONSTRUCTION

BON MARCHÉ LOFTS

COURT STREET HISTORIC DISTRICT

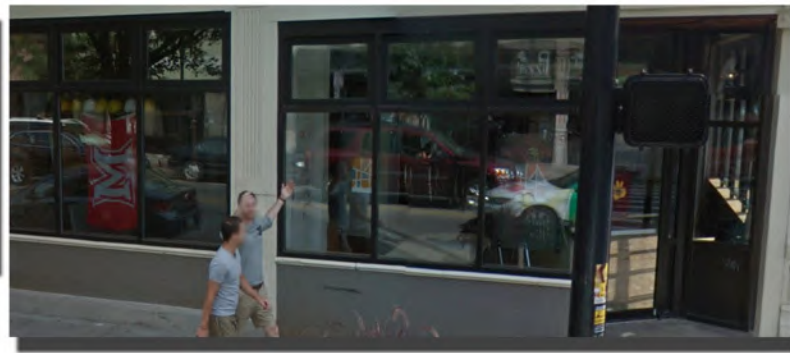
23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

LINCOLN WINDOW DETAILS





THERMALLY BROKEN STOREFRONT SYSTEM

BON MARCHÉ LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

STOREFRONT IMAGERY





BON MARCHÉ LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

ENTRY CANOPY IMAGERY





Kaze E 14th Entrance



Krueger's 1211 Vine St

BON MARCHÉ LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

APPROVED OPERABLE
STOREFRONT SYSTEMS
IN HISTORIC DISTRICTS





The Eagle 1342 Vine St



Pontiac 1403 Vine St



Senate 1212 Vine St



312 4th St

BON MARCHÉ LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

APPROVED OPERABLE
STOREFRONT SYSTEMS
IN HISTORIC DISTRICTS





Bakersfield 1213 Vine St



1215 Wine Bar Vine St

BON MARCHÉ LOFTS
COURT STREET HISTORIC DISTRICT
23 W. COURT STREET
CINCINNATI, OHIO
02.09.16

APPROVED OPERABLE
STOREFRONT SYSTEMS
IN HISTORIC DISTRICTS





Quan Hapa W 14th St



3CDC 1205 Walnut St

BON MARCHE LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

**APPROVED GARAGE DOORS
IN HISTORIC DISTRICTS**





Lachey's E 12th & Walnut St



120 E 8th

BON MARCHÉ LOFTS
COURT STREET HISTORIC DISTRICT
23 W. COURT STREET
CINCINNATI, OHIO
02.09.16

**APPROVED GARAGE DOORS
IN HISTORIC DISTRICTS**





512 Reading Rd



1408 Republic St



911 Race St



235 & 237 W Court St



Parker Flats 4th & Central



311 4th St



1423 Republic St

BON MARCHE LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

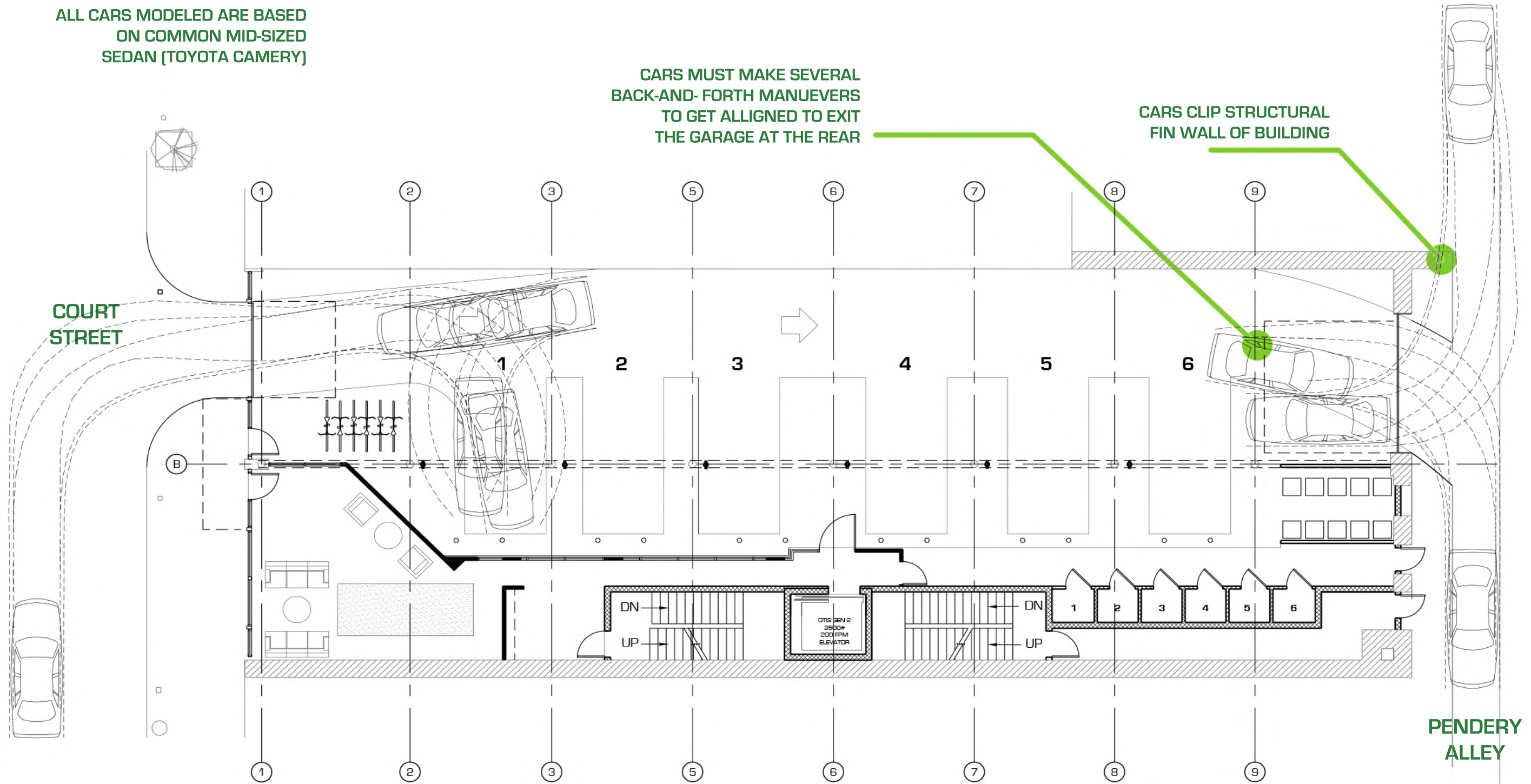
APPROVED GARAGE DOORS
IN HISTORIC DISTRICTS



ALL CARS MODELED ARE BASED
ON COMMON MID-SIZED
SEDAN (TOYOTA CAMERY)

CARS MUST MAKE SEVERAL
BACK-AND-FORTH MANUEVERS
TO GET ALLIGNED TO EXIT
THE GARAGE AT THE REAR

CARS CLIP STRUCTURAL
FIN WALL OF BUILDING



BON MARCHÉ LOFTS

COURT STREET HISTORIC DISTRICT

23 W. COURT STREET

CINCINNATI, OHIO

02.09.16

AUTO-TURNING DIAGRAM
NO SCALE

