*****AGENDA*****
HISTORIC CONSERVATION BOARD
MONDAY, DECEMBER 21, 2015 – 3:00 PM
J. MARTIN GRIESEL ROOM
II CENTENNIAL PLAZA – 7TH FLOOR
805 CENTRAL AVENUE

CALL TO ORDER

DISCUSSION ITEMS:

CERTIFICATES OF APPROPRIATENESS AND ZONING RELIEF

1. 1623 Pleasant Street: Certificate of Appropriateness & Dimensional Variance for New Construction in the Over-the-Rhine Historic District (Kellam)
2. 3055 Fairfield Ave: Certificate of Appropriateness & Dimensional Variance for New Construction in the East Walnut Hills Historic District (Strunc)
3. 229-235 W. 12th Street: Certificate of Appropriateness & Numerical Variance for parking spaces in the Over-the-Rhine Historic District (Kellam)
4. 1425-1437 Vine and 5 W. 15th Street: Certificate of Appropriateness & Zoning Variance for parking requirements in the Over-the-Rhine Historic District (Strunc)
5. 1539-1541 Republic: Certificate of Appropriateness & Dimensional Variance parking, Screening and landscaping in the Over-the-Rhine Historic District (Strunc)

ZONING RELIEF

6. 24 W. Liberty and 1629 Republic Street: Conditional Use Review for an existing structure in the Over-the-Rhine Historic District (Shad)

CERTIFICATES OF APPROPRIATENESS

7. 4001 Hamilton Ave: Certificate of Appropriateness for the rehabilitation of an existing structure with third floor addition in the Northside Historic District (Strunc)
8. 1332 Republic Street: Certificate of Appropriateness for a rehabilitation and an addition in the Over-the-Rhine Historic District (Kellam)
9. 1349 East McMillan St: Return for parking and landscaping plan review associated with Conditional approval for demolition in the Uplands Historic District (Kellam)

OTHER BUSINESS

ADJOURN

ITEM 1 December 21, 2015

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

APPLICATION #:	
APPLICANT:	Mark Gunther
OWNER:	City of Cincinnati - Avila Magna Group - proposed purchaser
ADDRESS:	**1623 Pleasant Street, Cincinnati OH**
PARCELS:	**094-0008-0030-00**
ZONING:	Residential Multi-family (RM 1.2)
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over-the-Rhine
REPORT DATE:	December 9, 2015
HEARING DATE:	December 21, 2015
STAFF REVIEW:	Caroline Hardy Kellam, Senior City Planner

Nature of Request:

The applicant proposes to renovate this long vacant three-family building including the partial demolition of a 175 square foot noncontributing rear addition and a new rear deck. This proposal needs dimensional variances to construct the proposed deck and to allow the formerly existing nonconforming density to be reestablished and maintained. No parking for the three dwelling units are proposed nor are they required by code.

Existing Conditions:

The property is situated on the west side of Pleasant Street between Green and Liberty Streets. The property is currently city owned and Avila Magna Group is the potential purchaser that the City has selected through a competitive process.

Proposed work:

1. Install 1/1 double hung aluminum clad wood windows on front (Trimline)
2. Install 1/1 double hung aluminum windows on side and rear (Crystal)
3. Install wood exterior four panel doors
4. Retain chimneys
5. Extend the fire escape
6. Install new HVAC condenser units at the rear
7. Remove the later one-story rear addition retaining the north wall and a portion of the east wall.
8. Infill rear door
9. Retain the rear window opening

10. Construct a steel deck at third floor rear with horizontal railings. The deck measures 10'-3" deep and 7'-6" wide
11. Alter a window opening into a door for access to the deck and install a full light wood door
12. Install new vertical picket steel gate at front and a metal picket fence in the side and rear yard.

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential Multi-family (RM 1.2)
Variance Request:	Section 1405-07	Development regulations
Variance Authority:	Section 1435-05-4	Variances:
Variance Standard:	Section 1445-13	General Standards: Public Interest
Overlays:	N/A	
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	Certificate of Appropriateness; Standards of Review

Details of Zoning Relief Required:

The applicant and/or owner(s) are requesting a dimensional variance for the side and rear yard setbacks. The applicant is proposing a three-unit apartment building on the subject property. The project is in violation of the **Section 1405-07** of the City of Cincinnati Zoning Code and approval is needed from **Section 1435-05-4.**

- Per Section 1405-07: indicates that the minimum side yard setback for the proposed use is 5 feet with a total of 17 feet, plus an additional 0.5 foot of minimum side yard and 1-foot of the sum (17 ft.) for each 1-foot of building height above 35 feet. The subject property has a building height of 44 feet. The Code requires a minimum of 9 feet/ 5-inches with a total side yard of 21 feet/ 6-inches. The applicant is proposing a minimum of 4 feet/ 5-inches with a total side yard of 12 feet/ 6-inches. **A 5-foot/ 1-inch Dimensional Variance is required for the minimum side yard and 9 feet for the total side yard.**

- Per Section 1405-07: the required rear yard setback is 30 feet, with an additional 1-foot of setback for each 5 feet of building height above 35 feet. The subject property has a building height of 44 feet which is 1 feet above 35 feet. The required rear yard setback for the subject property is 31 feet. The applicant is proposing a rear yard setback of 13 feet/ 2-inches. **A 17-foot/ 10-inch Dimensional Variance is required for the rear yard setback.**

- Per Section 1405-05: the required lot area per dwelling unit is 1,200 square feet. The subject property is 1,704 square feet. The applicant is proposing a density

of 568 square feet per dwelling unit. **A 632 square foot Dimensional Variance is required for the rear yard setback.**

Zoning Analysis:
Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest.

a **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
The underlying zoning is RM 1.2

b **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
The proposed use conforms to the guidelines for the district.

c **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
It conforms to the OTR Comprehensive Plan and Plan Cincinnati.

d **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
This is not applicable for the proposed use.

e **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
This is not applicable for the proposed use.

f **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
This is not applicable for the proposed use.

g **Hours of Operation.** Operating hours are compatible with adjacent land uses.
This is not applicable for the proposed use.

(h) **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
The proposed use will not have an adverse impact on the neighborhood.

(i) **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
There are no proposed amendments under consideration that would impact this proposed project.

(j) **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic

conditions; or the development, usefulness or value of neighboring land and buildings.

There are no adverse impacts anticipated for the proposed use though the property may create three new cars needing parking within the neighborhood.

(k) **Blight.** The elimination or avoidance of blight.
It puts a vacant building in use.

(l) **Economic Benefits.** The promotion of the Cincinnati economy.
The property will become a tax generating parcel.

(m) **Job Creation.** The creation of jobs both permanently and during construction.
Jobs may be created during construction.

(n) **Tax Valuation.** Any increase in the real property tax duplicate.
The new structure will increase the taxable value of the property.

(o) **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner rehabilitates a blighted building with a new deck.

(p) **Public Benefits.** The public peace, health, safety or general welfare.
There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Under Section 1435-05-4 of the Cincinnati Zoning Code, The Historic Conservation Board may grant relief when it finds 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 in the district or vicinity where the property is located and either:

(a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or

(b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

Certificate of Appropriateness Review:

The rehabilitation and new rear deck substantially meets the guidelines for the historic district. The use of materials and alterations and the placement of the deck are appropriate and compatible within the district. The rear one story addition is post 1922 and is pulling away from building jeopardizing the stability of the main building. Staff has concerns about the proposed horizontal railings on deck. Vertical railings would be more appropriate.

Other Considerations:
Prehearing Results:
December 15, 2015 – The applicant was the only individual 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:

A. **DIMENSIONAL VARIANCES**

1. **APPROVE** the Dimensional Variances from Section 1405-07 Development Regulations outlined for 1623 Pleasant Street to allow:
   (a) A 5'-1" Dimensional Variance for the side yard and 17'-10" for the rear yard in order to construct the deck.
   (b) A Dimensional Variance to allow for a density of 568 square feet per dwelling unit.

2. **FINDING:** The Board makes this determination that per Section 1435-05-4:
   (a) Such relief from 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

B. **CERTIFICATE OF APPROPRIATENESS**

1. **APPROVE** a Certificate of Appropriateness for the demolition, rehabilitation and construction of a new deck at 1623 Pleasant Street as per architect Mark Gunther's plans dated October 16, 2015 subject to the following
2. (a). The deck railings shall be designed in a vertical not horizontal pattern.

3. **2. FINDING:** The Board makes this determination that per Section 1435-05-4:
   (a) Such relief from 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.

The Buildings & Inspections Department Notes for Zoning Hearing Projects

city of CINCINNATI BUILDINGS & INSPECTIONS

SITE LOCATION:

- 1623 Pleasant Street **(ZH20150165)**
- Zoned RM-1.2 District/ Historic Overlay District
- Community of Over-The-Rhine

REQUEST:

The applicant and/or owner(s) are requesting a dimensional variance for the side and rear yard setbacks. The applicant is proposing a three-unit apartment building on the subject property. The project is in violation of the **Section 1405-07** of the City of Cincinnati Zoning Code and approval is needed from **Section 1435-05-4.**

- Per Section 1405-07: indicates that the minimum side yard setback for the proposed use is 5 feet with a total of 17 feet, plus an additional 0.5 foot of minimum side yard and 1-foot of the sum (17 ft.) for each 1-foot of building height above 35 feet. The subject property has a building height of 44 feet. The Code requires a minimum of 9 feet/ 5-inches with a total side yard of 21 feet/ 6-inches. The applicant is proposing a minimum of 4 feet/ 5-inches with a total side yard of 12 feet/ 6-inches. **A 5-foot/ 1-inch Dimensional Variance is required for the minimum side yard and 9 feet for the total side yard.**

- Per Section 1405-07: the required rear yard setback is 30 feet, with an additional 1-foot of setback for each 5 feet of building height above 35 feet. The subject property has a building height of 44 feet which is 1 feet above 35 feet. The required rear yard setback for the subject property is 31 feet. The applicant is proposing a rear yard setback of 13 feet/ 2-inches. **A 17-foot/ 10-inch Dimensional Variance is required for the rear yard setback.**

1623 Pleasant meets the standards for Variance. The proposed renovation includes constructing a deck at the rear of the property. The West (rear) wall is twenty three feet five inches from the West property line. The proposed deck addition would extend ten feet three inches from this wall face. Development regulations for the RM-1.2 multi family zone (where this property is located) in section 1405-07 require a minimum rear yard setback of thirty feet plus one foot for every five feet above thirty five feet of existing building height. This results in a required setback of thirty plus two (44'-0" existing building height results in two additional feet) equaling 32'-0". Therefore, a dimensional REAR YARD relief of eighteen feet ten inches is necessary. Since the existing setback is less than this, a strict application of this provision would result in practical difficulties, i.e., the separate dwelling unit deck at the third floor would be eliminated.

Development regulations also require a minimum side yard of five feet plus seventeen feet total plus one half foot for every foot above thirty five feet of existing building height. This results in a required setback of five plus four and a half (44'-0" existing building height result in four and a half additional feet) equaling 9'-6". Therefore, a dimensional SIDE YARD relief of five feet one inch PLUS a dimensional relief of nine feet for total side yard (21'-6" required versus 12'-6" proposed).

The proposed work otherwise conforms to the underlying zone district regulations and is in harmony with CZC intent. Proposed work also conforms with OTR historic district guidelines and has received a Certificate of Appropriateness from the Historic Conservation Board. Additionally, the proposed work (renovation of existing three family structure) is compatible with prevailing land use of the surrounding neighborhood and will not have an adverse impact.

city of CINCINNATI

FOR OFFICE USE ONLY
Case No.

APPLICATION FOR ZONING RELIEF

1. SUBJECT PROPERTY
ADDRESS 1623 Pleasant Street Cincinnati Ohio 45202
AUDITOR'S PARCEL ID(S) 094-0008-0030
BASE ZONING CLASSIFICATION RM-1.2
ZONING OVERLAY (if applicable) OTR HISTORIC DISTRICT

2. APPLICANT WICHMAN GUNTHER
NAME ARCHITECTS CONTACT PERSON (if legal entity) MARK A. GUNTHER
ADDRESS 810 Plum St. Cincinnati, Ohio 45202
EMAIL mark@wichmangunthera rchitects.com
TELEPHONE 241-9933 RELATIONSHIP TO OWNER architect

3. OWNER
NAME Avila Magna Group CONTACT PERSON (if legal entity) Marc Cop
ADDRESS 1203 B Vine St. Cincinnati Ohio 45202
EMAIL cop.marc@gmail.com
TELEPHONE 884-4253

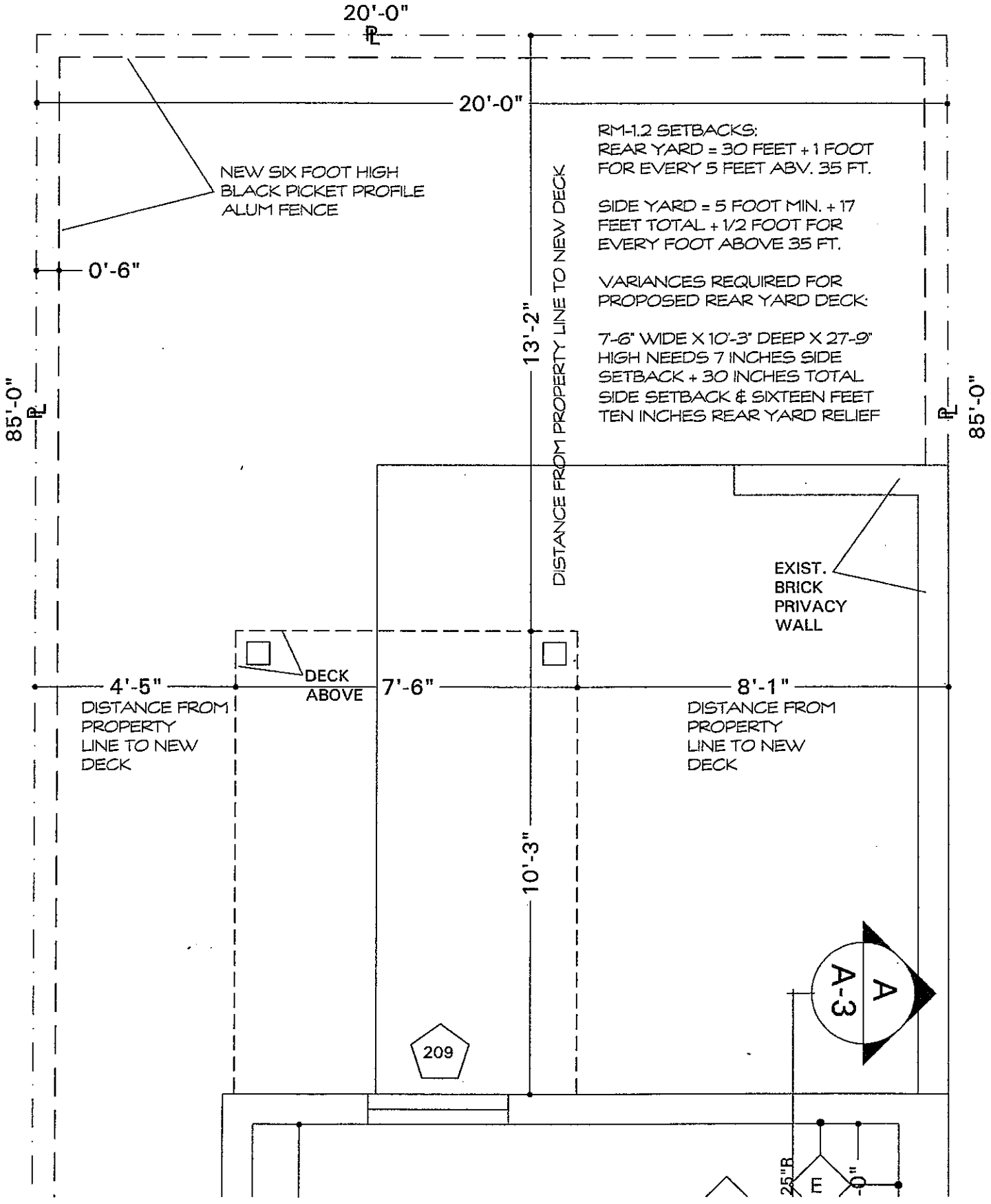
4. NATURE OF RELIEF REQUESTED (select all that apply)
☒ Variance ☐ Use Variance ☐ Special Exception ☐ Conditional Use ☐ Use Permit
☐ Expansion or Substitution of Nonconforming Use ☐ Hillside Overlay District Permission
☐ Urban Design Overlay District Permission ☐ DD District Phased Development Approval

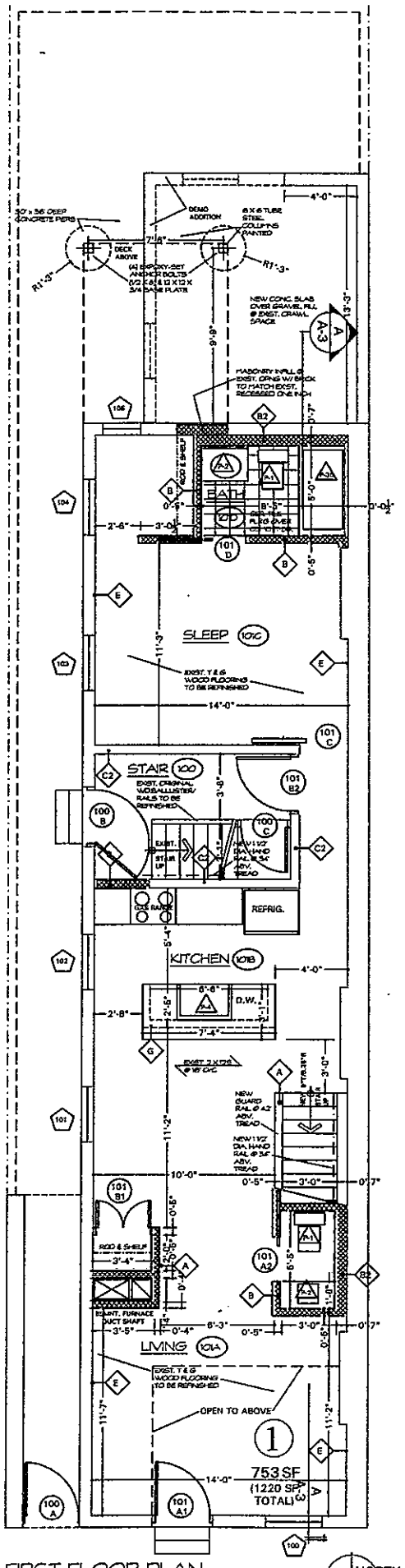
5. BRIEF DESCRIPTION OF RELIEF REQUESTED (You may attach a statement to this application if the space provided is insufficient)
Rear yard & side yard setback relief for construction of new deck.

6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED. You must provide a written statement explaining how your project meets the standards for all relief requested. Separate instruction forms for preparing this statement are provided. If you fail to follow the instructions for requesting a variance, use variance, special exception, conditional use, use permit, certificate of appropriateness, expansion or substitution of nonconforming use, hillside overlay district permission, urban design overlay district permission, and/or DD district phased development approval, your application may be denied.

7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name Mark A. Gunther Signature Mark A. Gunther Date 10/26/15

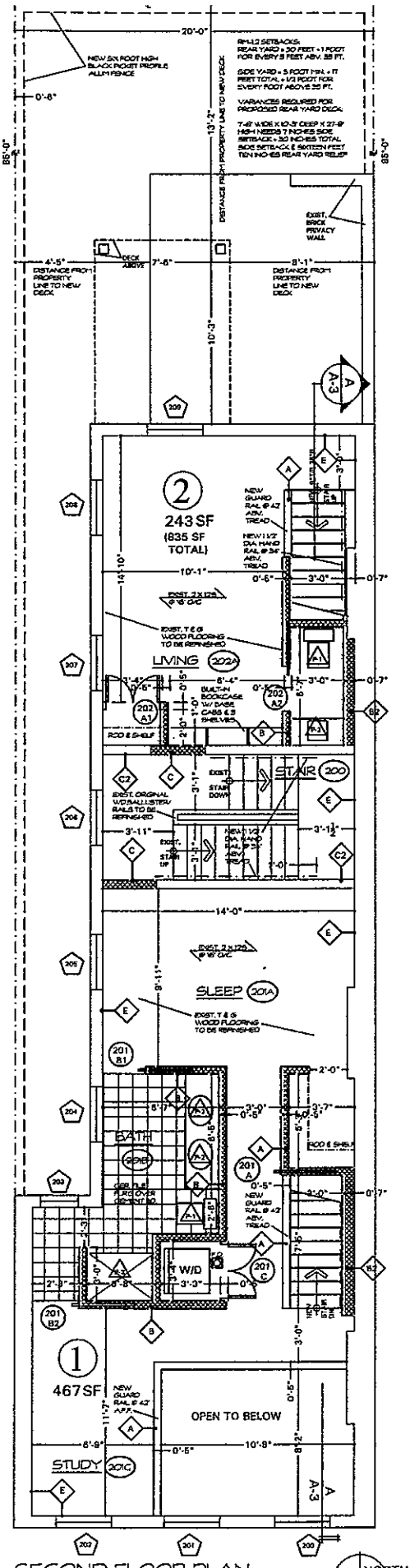

20'-0"
20'-0"
NEW SIX FOOT HIGH BLACK PICKET PROFILE ALUM FENCE
0'-6"
85'-0"
85'-0"
13'-2"
DISTANCE FROM PROPERTY LINE TO NEW DECK
RM-1.2 SETBACKS:
REAR YARD = 30 FEET + 1 FOOT FOR EVERY 5 FEET ABV. 35 FT.
SIDE YARD = 5 FOOT MIN. + 17 FEET TOTAL + 1/2 FOOT FOR EVERY FOOT ABOVE 35 FT.
VARIANCES REQUIRED FOR PROPOSED REAR YARD DECK:
7'-6" WIDE X 10'-3" DEEP X 27'-9" HIGH NEEDS 7 INCHES SIDE SETBACK + 30 INCHES TOTAL SIDE SETBACK & SIXTEEN FEET TEN INCHES REAR YARD RELIEF
EXIST. BRICK PRIVACY WALL
DECK ABOVE
4'-5"
DISTANCE FROM PROPERTY LINE TO NEW DECK
7'-6"
8'-1"
DISTANCE FROM PROPERTY LINE TO NEW DECK
10'-3"
209
A
A-3
25"R
E
-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

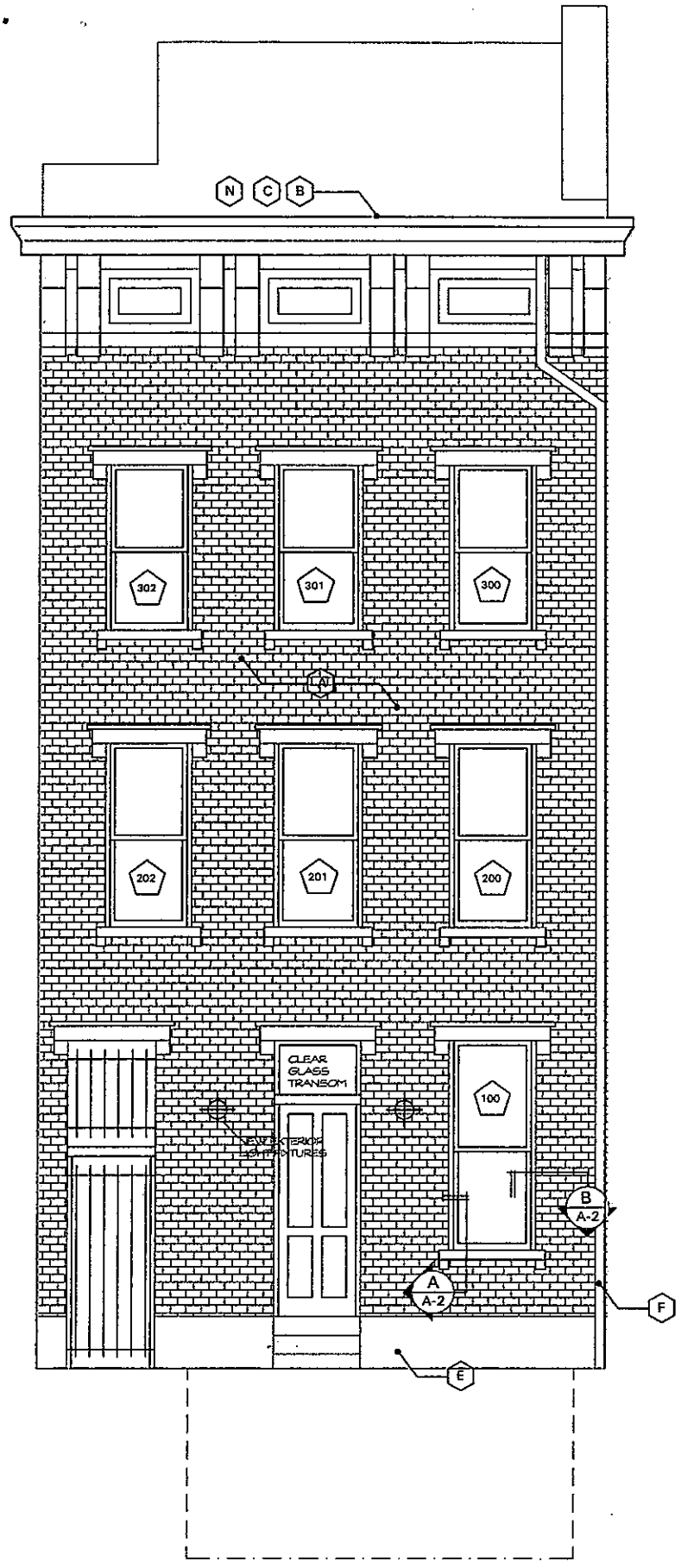
NORTH



SECOND FLOOR PLAN

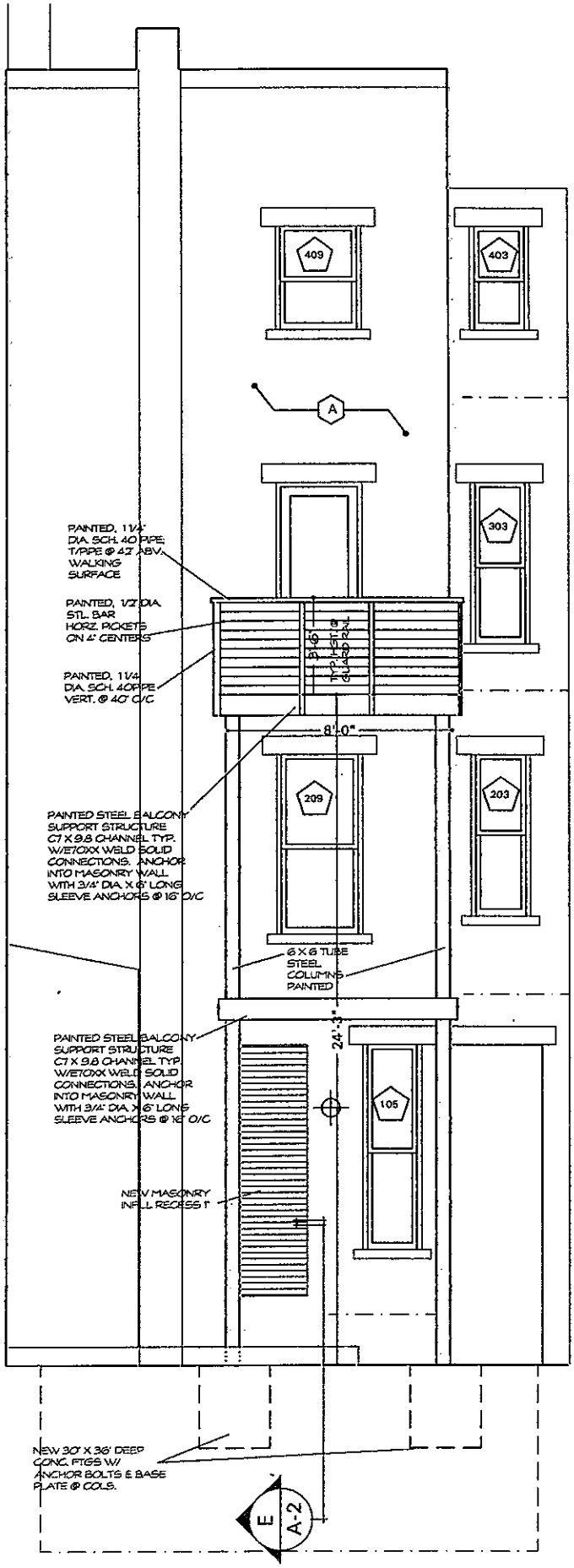
SCALE: 1/4" = 1'-0"

NORTH



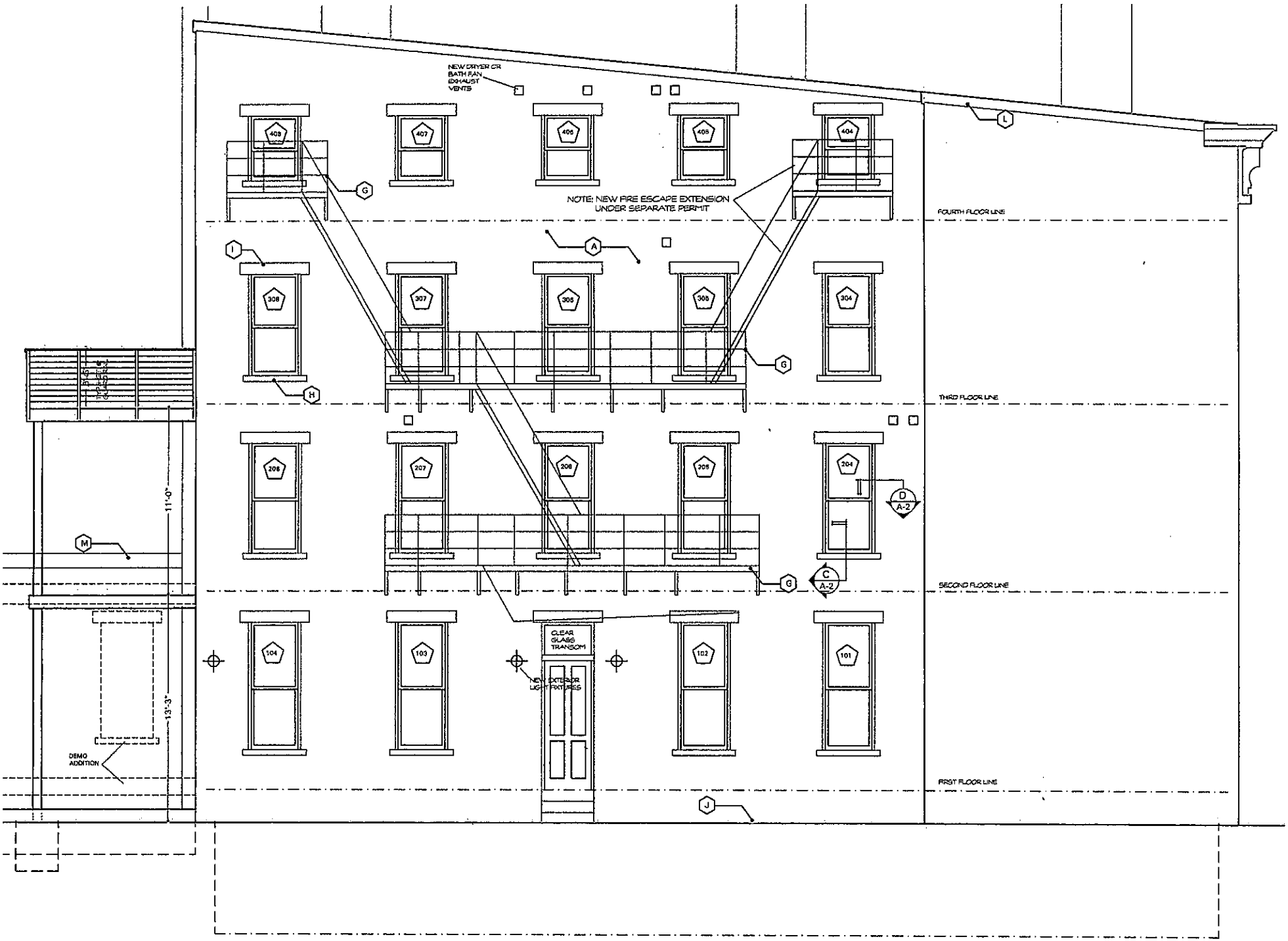
EAST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

Honorable City Planning Commission
Cincinnati, Ohio

April 17, 2015

SUBJECT:
A report and recommendation on the proposed sale of property at 1623 Pleasant Street to Avila Magna Group, LLC in Over-the-Rhine.

GENERAL INFORMATION:

Location:	1623 Pleasant Street
Purchaser:	Avila Magna Group, LLC
Purchaser's Address:	Mc Squared Limited, LLC 1203 Vine Street Cincinnati, OH 45202

BACKGROUND:
The City is the owner of the property located at 1623 Pleasant Street in Over-the-Rhine. The subject property is zoned Residential Multi-Family (RM-1.2) and is located in the Over-the-Rhine Historic District. The building located at 1623 Pleasant Street was constructed in 1880 and is 3,296 square feet in size.

Avila Magna Group, LLC is proposing to renovate this property and create approximately four residential townhouses. According to the City's Real Estate Services Division, the fair market value of the property is $20,000, which the developer has agreed to pay. The purchaser plans to renovate the existing building into three one-bedroom units and a two-bedroom unit. Unit size will range from approximately 500 square feet to just over 1,000 square feet.

CONSISTENCY WITH PLAN CINCINNATI:
The sale is consistent with Goal 3 within the Live Initiative of Plan Cincinnati (2012), which recommends to "Provide a full spectrum of housing options, and improve housing quality and affordability (Pg. 164)." This sale is also consistent with the Strategy within the Live Initiative, which recommends to "Offer housing options of varied sizes and types for residents at all stages of life (Pg. 169)."

RECOMMENDATION:
The Staff of the Department of City Planning and Buildings recommends that the City Planning Commission take the following action:

APPROVE the sale of property at 1623 Pleasant Street to Avila Magna Group, LLC in Over-the-Rhine.

Respectfully Submitted,

Chris Green, Intern
Dept. of City Planning and Buildings

APPROVED:

Charles C. Graves III

Charles C. Graves III, Director
Dept. of City Planning and Buildings

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Avila Magna Group, LLC is proposing to renovate this property and create approximately four residential townhouses. According to the City's Real Estate Services Division, the fair market value of the property is $20,000, which the developer has agreed to pay. The purchaser plans to renovate the existing building into three one-bedroom units and a two-bedroom unit. Unit size will range from approximately 500 square feet to just over 1,000 square feet.

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APPROVED:

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Avila Magna Group, LLC is proposing to renovate this property and create approximately four residential townhouses. According to the City's Real Estate Services Division, the fair market value of the property is $20,000, which the developer has agreed to pay. The purchaser plans to renovate the existing building into three one-bedroom units and a two-bedroom unit. Unit size will range from approximately 500 square feet to just over 1,000 square feet.

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Chris Green, Intern
Dept. of City Planning and Buildings

APPROVED:

Charles C. Graves III, Director
Dept. of City Planning and Buildings



1623 looking East



1623 looking West













DO NOT SCALE DRAWINGS

DO NOT SCALE DRAWINGS

DOOR SCHEDULE

DOOR No	DOOR SIZE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	LABEL	HARD WARE	REMARKS
002	3'-0" x 7'-0"	SOLID WOOD	PAINT	FLUSH PANEL	HOLLOW MTL	PAINT	1 1/2 HR.	HW-8	
002	3'-0" x 7'-0"	SOLID WOOD	PAINT	FLUSH PANEL	HOLLOW MTL	PAINT	1 1/2 HR.	HW-8	
100 A	3'-0" x 7'-8"	METAL GATE	PAINT	POKET PROFILE	METAL	PAINT		HW-1	
100 B	3'-0" x 7'-8"	SOLID WOOD	PAINT	FOUR PANEL	HOLLOW MTL	PAINT		HW-6	TRANSOM
100 C	3'-0" x 7'-0"	SOLID WOOD	PAINT	FLUSH PANEL	WOOD	PAINT		HW-1	
VCI A1	3'-0" x 7'-8"	SOLID WOOD	PAINT	FOUR PANEL	HOLLOW MTL	PAINT		HW-6	TRANSOM
VCI A2	2'-8" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	POCKET	NONE		HW-2	
VCI B1	(2) 1'-8" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	WOOD	PAINT		HW-4	
VCI B2	3'-0" x 7'-0"	SOLID WOOD	PAINT	FLUSH PANEL	HOLLOW MTL	PAINT	1 1/2 HR.	HW-1	
VCI C	3'-0" x 8'-0"	SOLID WOOD	PAINT	FLUSH PANEL				HW-7	
VCI D	2'-6" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	POCKET	NONE		HW-2	
201 A	3'-0" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	POCKET	NONE		HW-2	
201 B1	3'-0" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	POCKET	NONE		HW-2	
201 B2	3'-0" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	POCKET	NONE		HW-2	
201 C	(2) 1'-8" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	WOOD	PAINT		HW-4	
202 A1	(2) 1'-8" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	WOOD	PAINT		HW-4	
202 A2	2'-8" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	POCKET	NONE		HW-2	
302 A1	3'-0" x 8'-0"	SOLID WOOD	PAINT	FLUSH PANEL	HOLLOW MTL	PAINT	1 1/2 HR.	HW-1	
302 A2	2'-8" x 7'-8"	WD/GLASS	PAINT	FULL LITE	WOOD	PAINT		HW-6	
303 A1	3'-0" x 8'-0"	SOLID WOOD	PAINT	FLUSH PANEL	HOLLOW MTL	PAINT	1 1/2 HR.	HW-1	
303 A2	(2) 1'-8" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	WOOD	PAINT		HW-4	
303 A3	2'-6" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	WOOD	PAINT		HW-5	
303 A4	2'-6" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	POCKET	NONE		HW-2	
303 A5	(2) 1'-8" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	WOOD	PAINT		HW-4	
402 A	(2) 1'-8" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	WOOD	PAINT		HW-4	
402 B1	3'-0" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	POCKET	NONE		HW-2	
402 B2	(2) 1'-8" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	WOOD	PAINT		HW-4	
402 B3	2'-6" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	POCKET	NONE		HW-2	
403 B	2'-6" x 6'-8"	SOLID WOOD	PAINT	FLUSH PANEL	POCKET	NONE		HW-2	

HARDWARE SCHEDULE

HW-1: 1 1/2 pair hinges lever lockset threshold closer

HW-2: pocket door frame Stanley #4C2SS26 pocket door privacy pull Stanley #44C40AO

HW-3: 1 1/2 pair hinges lever privacy threshold

HW-4: 1 1/2 pair hinges lever pulls w/ magnetic catch

HW-5: 1 1/2 pair hinges lever passage

HW-6: 1 1/2 pair hinges lever lockset threshold

HW-7: barn door track and hardware

HW-8: 1 1/2 pair hinges lever passage closer

ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM SIDE WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT

WALL TYPES

- A: 2 x 4 WOOD STUDS @ 16" O/C W/ (1) LAYER OF 1/2" DRYWALL EA. SIDE (OR CEM. BACKER BD. @ CER. TILE)
- A2: SAME ASSEMBLY AS WALL TYPE 'A'. STUDS ARE EXIST. 2 X 4 WOOD @ 16" O/C
- A3: SAME ASSEMBLY AS WALL TYPE 'A' EXCEPT STUDS ARE 2 X 6 WOOD @ 16" O/C
- B: 2 X 4 WD. STUDS @ 16" O/C W/ (1) LAYER OF 1/2" DRYWALL (OR CEMENT BACKER BOARD @ CER. TILE) EA. SIDE AND SOUND ATTENUATION BLANKET IN WALL CAVITY.
- B2: SAME ASSEMBLY AS WALL TYPE 'B'. STUDS ARE 2 X 6 WOOD @ 16" O/C
- C: 2 x 4 WOOD STUDS @ 16" O/C W/ (2) LAYERS OF 5/8" F.C. DRYWALL EA. SIDE AND SOUND ATTENUATION BLANKET IN WALL CAVITY. 2 HR. WALL, U. L. # U301
- C2: SAME ASSEMBLY AS WALL TYPE 'C'. EXIST. 2 X 4 WOOD @ 16" O/C
- C3: SAME ASSEMBLY AS WALL TYPE 'C' EXCEPT STUDS ARE 2 X 6 WD. 2 HR. WALL, U.L. #U301
- D: 8" THICK MASONRY WALL; 2 HR. RATING, U.L. #U905. PATCH EXISTING PLASTER
- E: 12" THICK MASONRY WALL; 2 HR. RATING, U.L. #U905. PATCH EXISTING PLASTER OR TUCK POINT EXPOSED BRICK.
- F: 2 X 4 WOOD STUDS @ 16" O/C W/ (1) LAYER OF 5/8" F.C. GYPBD. EA. SIDE & 4" SOUND BATTS, EXTENDING FROM FLOOR TO UNDERSIDE OF FINISHED CEILING; 1 HR. WALL, U. L. # U419 (SIM.)
- G: 2 X 4 WOOD STUDS @ 16" O/C W/ (1) LAYER OF 1/2" DRYWALL EA. SIDE; T.W.ALL @ 34" A.F.F.
- H: (2) ROWS OF 2 X 4 WOOD STUDS @ 16" O/C (OFFSET) W/ (1) LAYER OF 5/8" F.C. GYPBD. EA. SIDE & 4" SOUND BATTS INTERWOVEN BETWEEN STUDS, EXTENDING FROM FLOOR TO UNDERSIDE OF FINISHED CEILING; 1 HR. WALL, U. L. # U340

NOTE: STANDARD WALL TYPE UNLESS OTHERWISE NOTED

NOTE: STANDARD WALLBOARD AT BATHS IS WATER RESISTANT

DETAIL MARK REFERENCE (00 / A-00)

DUCT SIZE (12 x 32)

SUPPLY AIR SYMBOL (150 cfm)

RETURN AIR SYMBOL (RETURN AIR 1200 cfm)

INTERIOR ELEVATION (22/A-22)

WALL TYPES (B)

ROOM NUMBER (000)

DOOR NUMBER (000)

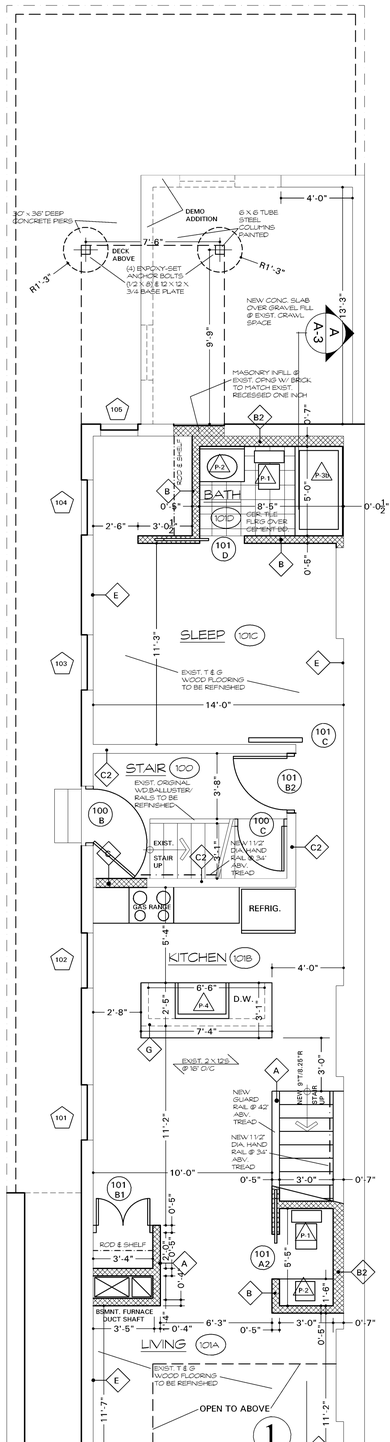
WINDOW NUMBERS (400)

PLUMBING FIXTURE (P-1)

PLUMBING NOTES

1. PLUMBING CONTRACTOR TO SECURE ALL NECESSARY FEES, PERMITS AND INSPECTIONS REQUIRED BY LOCAL CODES
2. REVIEW FIXTURE TYPES, SIZES, COLORS, ETC. W/ OWNER & ARCHITECT PRIOR TO INSTALLATION
3. REMOVE ALL EXISTING PIPING NOT IN USE.
4. PROVIDE WASHER HOOKUPS AND FLOOR DRAINS T LAUNDRY LOCATIONS
5. PROVIDE ALL NECESSARY RISER DIAGRAMS & SIZING AS REQUIRED TO PERFORM THE WORK.
6. PROVIDE FLOOR DRAINS AT ALL UTILITY ROOMS TO PROVIDE INDIRECT SOURCE FOR CONDENSERS AND HOT WATER HEATERS.
7. CONTRACTOR TO PROVIDE AND INSTALL THE FOLLOWING FIXTURES:

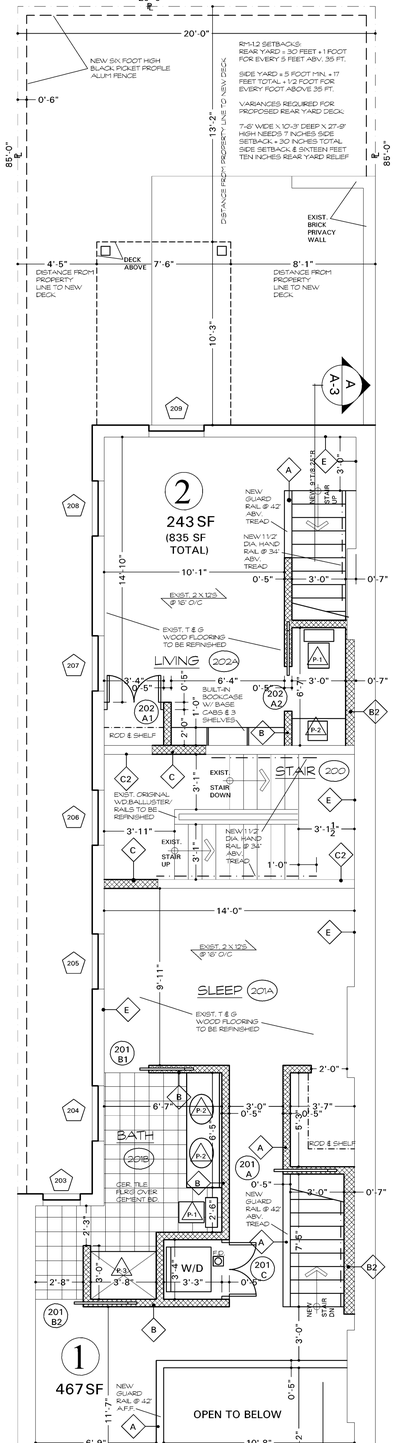
- P-1: MANSFIELD ELONGATED TOILET, MOD. NO. 135-180
- P-2: P2828SLF CHROME LAV. FAUCET BY DELTA
- P-3: 32" x 48", 54" OR 60" PREFAB SHOWER FLOOR & WALL KIT W/ DELTA R2000UNBX SHOWER HEAD AND VALVE
- P-3B: 30" x 60" BATHTUB & WALL KIT W/ DELTA R2000UNBX TUB SPOUT, SHOWER HEAD AND VALVE
- P-4: DELTA MOD. NO. P188SSLF FAUCET
- P-5: PREMIER PLUS MOD. NO. 473101 LOW BOY 46.5 GAL. CAPACITY ELEC. HOT WATER HEATER



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

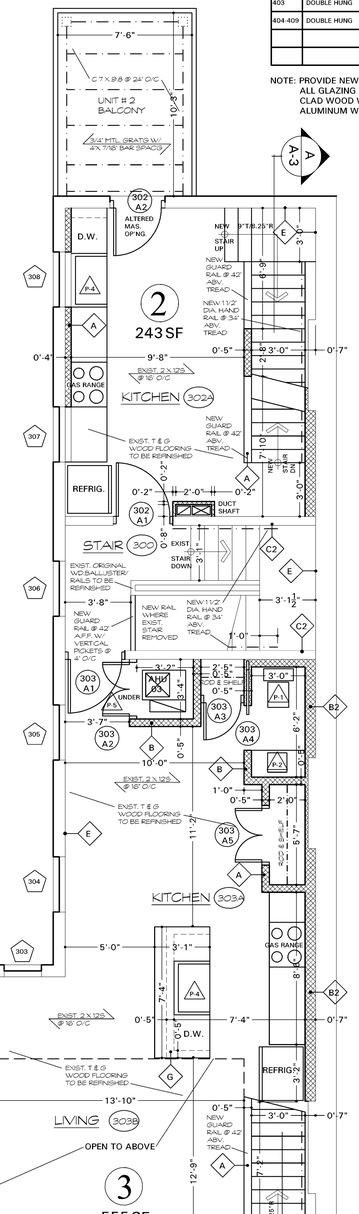
NORTH



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

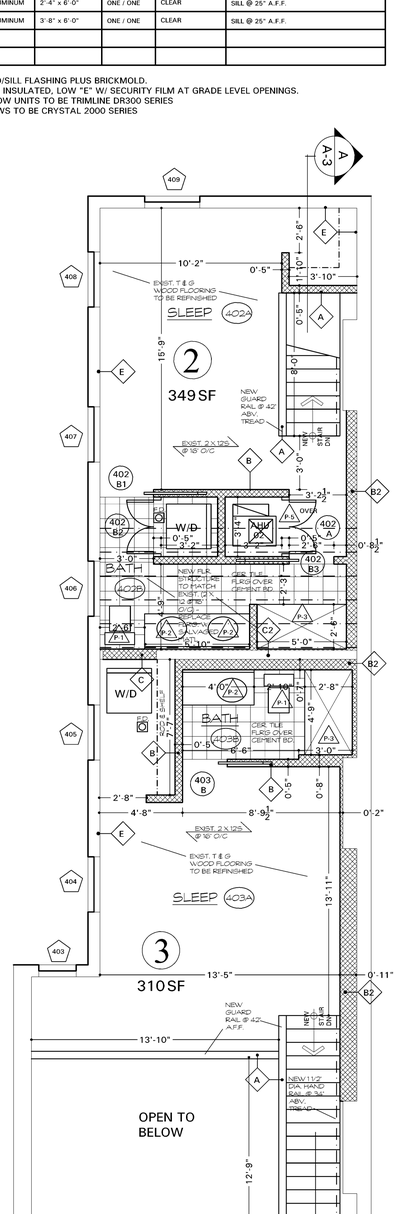
NORTH



THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH



FOURTH FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

WINDOW SCHEDULE

No.	TYPE	MAT'L	SIZE	SASH	GLAZING	NOTES
100	DOUBLE HUNG	CLAD WOOD	3'-1" x 7'-0"	ONE / ONE	CLEAR	SILL @ 28" A.F.F.
101-104	DOUBLE HUNG	ALUMINUM	3'-1" x 7'-0"	ONE / ONE	CLEAR	SILL @ 28" A.F.F.
105	DOUBLE HUNG	ALUMINUM	2'-1" x 7'-0"	ONE / ONE	CLEAR	SILL @ 28" A.F.F.
200-202	DOUBLE HUNG	CLAD WOOD	3'-1" x 6'-6"	ONE / ONE	CLEAR	SILL @ 30" A.F.F.
203	DOUBLE HUNG	ALUMINUM	2'-1" x 6'-6"	ONE / ONE	CLEAR	SILL @ 30" A.F.F.
204-209	DOUBLE HUNG	ALUMINUM	3'-1" x 6'-6"	ONE / ONE	CLEAR	SILL @ 30" A.F.F.
300-302	DOUBLE HUNG	CLAD WOOD	3'-1" x 5'-10"	ONE / ONE	CLEAR	SILL @ 30" A.F.F.
303	DOUBLE HUNG	ALUMINUM	2'-1" x 5'-10"	ONE / ONE	CLEAR	SILL @ 30" A.F.F.
304-308	DOUBLE HUNG	ALUMINUM	3'-1" x 5'-10"	ONE / ONE	CLEAR	SILL @ 30" A.F.F.
403	DOUBLE HUNG	ALUMINUM	2'-4" x 6'-0"	ONE / ONE	CLEAR	SILL @ 25" A.F.F.
404-409	DOUBLE HUNG	ALUMINUM	3'-8" x 6'-0"	ONE / ONE	CLEAR	SILL @ 25" A.F.F.

NOTE: PROVIDE NEW HEAD/SILL FLASHING PLUS BRICKMOLD.
ALL GLAZING TO BE INSULATED, LOW "E" W/ SECURITY FILM AT GRADE LEVEL OPENINGS.
CLAD WOOD WINDOW UNITS TO BE TRIMLINE DR3300 SERIES
ALUMINUM WINDOWS TO BE CRYSTAL 2000 SERIES

STATE OF OHIO
MARK A. GUNTHER
LICENSE # 6768
EXPIRES 12.31.15
REGISTERED ARCHITECT

DATE

REVISION

WICHMAN GUNTHER ARCHITECTS, INC.
810 PLUM STREET / CINCINNATI, OHIO 45202 / (513) 241-9933

Proposed Renovation of
1623 Pleasant Street
Cincinnati, Ohio 45202

J15-1400

A-1

plot data
name : A011623Pleasant
date : October 16, 2015
issue : plan review

DO NOT SCALE DRAWINGS

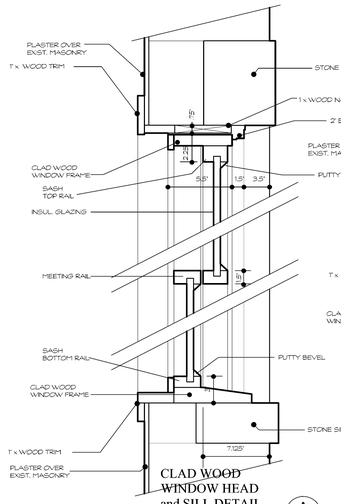
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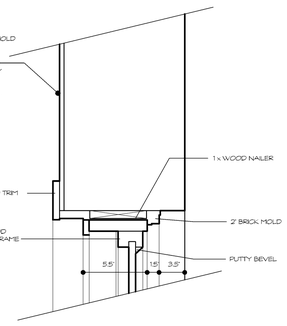
DO NOT SCALE DRAWINGS



CLAD WOOD WINDOW HEAD and SILL DETAIL

SCALE: 1 1/2" = 1' - 0"

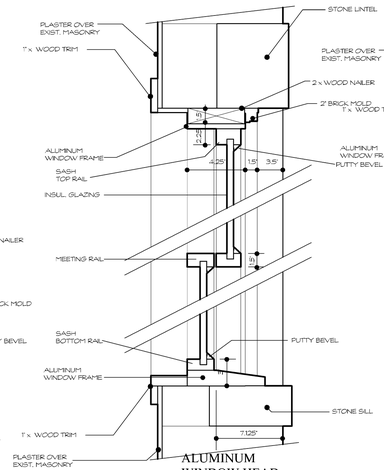
A A-2



CLAD WOOD WINDOW JAMB DETAIL

SCALE: 1 1/2" = 1' - 0"

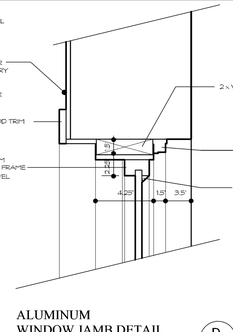
B A-2



ALUMINUM WINDOW HEAD and SILL DETAIL

SCALE: 1 1/2" = 1' - 0"

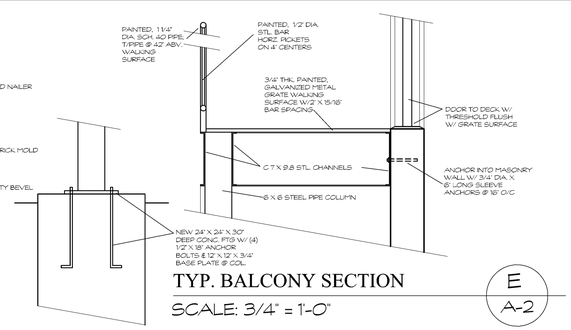
C A-2



ALUMINUM WINDOW JAMB DETAIL

SCALE: 1 1/2" = 1' - 0"

D A-2



TYP. BALCONY SECTION

SCALE: 3/4" = 1'-0"

E A-2

WINDOW SCHEDULE						
No.	TYPE	MAT'L	SIZE	SASH	GLAZING	NOTES
100	DOUBLE HUNG	CLAD WOOD	3'-1" x 7'-0"	ONE / ONE	CLEAR	SILL @ 28" A.F.F.
101-104	DOUBLE HUNG	ALUMINUM	3'-1" x 7'-0"	ONE / ONE	CLEAR	SILL @ 28" A.F.F.
105	DOUBLE HUNG	ALUMINUM	2'-1" x 7'-0"	ONE / ONE	CLEAR	SILL @ 28" A.F.F.
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404-409	DOUBLE HUNG	ALUMINUM	3'-8" x 6'-0"	ONE / ONE	CLEAR	SILL @ 25" A.F.F.

NOTE: PROVIDE NEW HEAD/SILL FLASHING PLUS BRICKMOLD.
ALL GLAZING TO BE INSULATED, LOW "E" W/ SECURITY FILM AT GRADE LEVEL OPENINGS.
CLAD WOOD WINDOW UNITS TO BE TRIMLINE DR300 SERIES
ALUMINUM WINDOWS TO BE CRYSTAL 2000 SERIES

GENERAL EXTERIOR NOTES

A. EXISTING BRICK MASONRY - CLEAN MASONRY AND STONE WITH LOW PRESSURE (MAX 300 PSI) WASH OF DEIDRICH ENVIRESTORE OR EQUAL. POINT ALL DETERIORATED MORTAR JOINTS. POINTING TO MATCH ORIGINAL IN MORTAR STRENGTH COLOR AND JOINT PROFILE.
NOTE: ALL WORK PER NPS PRESERVATION BRIEF # 2.

B. ROOFING - REMOVE EXISTING LAYERS OF ROOFING MATERIAL. REPAIR / REPLACE EXISTING DAMAGED OR DETERIORATED SHEETING AND SUPPORTING STRUCTURE. INSTALL EPDM ROOFING PER MANUFACTURES SPECIFICATIONS.

C. FLASHING - INSTALL NEW GALVANIZED METAL FLASHING AT ALL VALLEYS, VERTICAL INTERSECTIONS, AND ROOF PENETRATIONS.

D. NEW VERT. PICKET GATE W/ ELECTRONIC LOCK RELEASE.

E. STONE FOUNDATION WALL - POINT ALL DETERIORATED JOINTS. POINTING TO MATCH ORIGINAL MORTAR IN STRENGTH, COLOR AND JOINT PROFILE.

F. PAINT EXISTING DOWNSPOUT.

G. REPAIR EXISTING FIRE ESCAPE TO OPERATE PROPERLY. CONFIRM THAT ALL ANCHORS ARE IN GOOD CONDITION, ADJUST AS REQUIRED, PREP AND PAINT

H. EXISTING STONE SILL TO REMAIN.

I. EXISTING STONE LINTELS TO REMAIN.

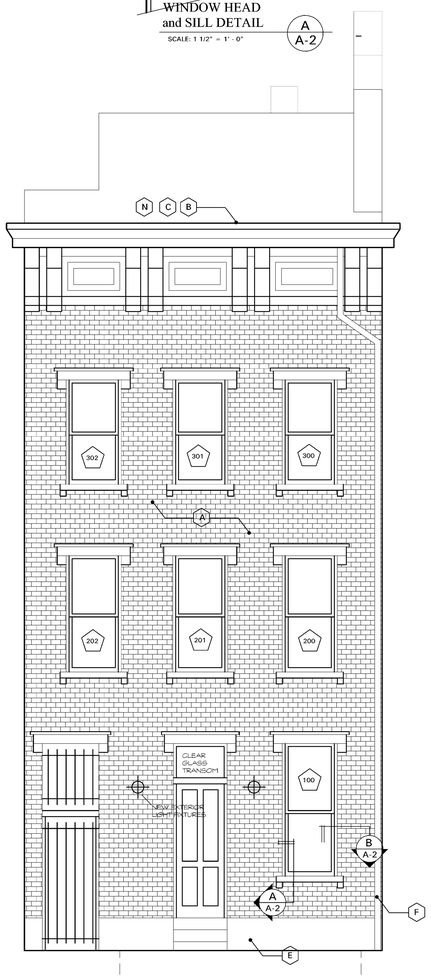
J. EXISTING FINISHED GRADE.

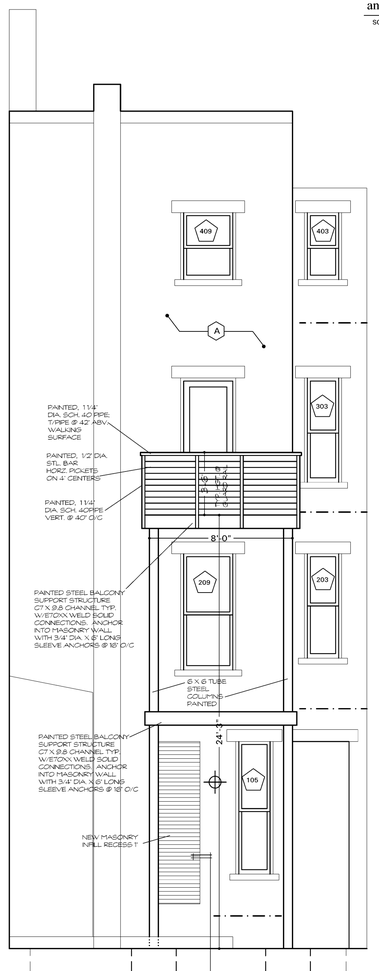
K. REPAIR EXISTING CHIMNEYS AS REQUIRED AND CAP.

L. REPLACE EXISTING RAKE BOARD TO MATCH EXISTING.

M. REPAIR EXISTING BRICK WALL TO REMAIN INCL FLASHING CAP.

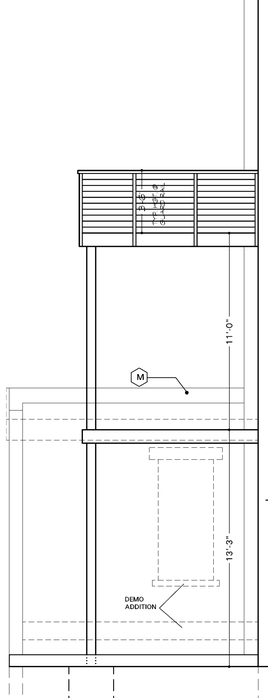
N. PREP AND PAINT EXISTING METAL CORNICE





SOUTH ELEVATION

SCALE: 1/4" = 1'-0"





EAST ELEVATION

SCALE: 1/4" = 1'-0"

WEST ELEVATION

SCALE: 1/4" = 1'-0"

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STATE OF OHIO
MARK A. GUNTHER
LICENSE # 6768
EXPIRES 12-31-15
REGISTERED ARCHITECT

WICHMAN ▪ GUNTHER
ARCHITECTS, INC.
810 PLUM STREET / CINCINNATI, OHIO 45202 / (513) 241-9933

DATE

REVISION

A	.
A	.
A	.
A	.
A	.
A	.

Proposed Renovation of 1623 Pleasant Street Cincinnati, Ohio 45202

J15-1400

A-2

plot data
name : A021623Pleasant
date : October 16, 2015
issue : plan review

DO NOT SCALE DRAWINGS

DO NOT SCALE DRAWINGS

ITEM 2 December 21, 2015

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

APPLICATION #:
APPLICANT: Douglas Sackin and Jessica Adelman
OWNER: Douglas Sackin and Jessica Adelman
ADDRESS: **3055 Fairfield Avenue, Cincinnati OH 45206**
PARCELS: 055-0005-0017-00
ZONING: Single Family District (SF-4)
OVERLAYS: East Walnut Hills Historic District
COMMUNITY: East Walnut Hills
REPORT DATE: December 10, 2015
PRE HEARING: Prehearing on December 15, 2015 at 9:00 AM
STAFF REVIEW: Angie Strunc, Interim Urban Conservator

Nature of Request:
The applicant is requesting zoning relief for a dimensional variance and certificate of appropriateness required for construction of a detached 2-car garage in the rear of the property.

Existing Conditions:
The subject property is located on the west side of Fairfield Avenue just south of Dexter Avenue in the residential neighborhood of East Walnut Hills. The previous detached 2-car garage was destroyed by a fallen tree in September of 2015.

Proposed Conditions:
The applicant is requesting to rebuild the detached 2-car garage in the same location at the rear of the property while adding an additional 2 feet of length to the front to make it more usable for larger vehicles.

The proposed construction consists of:

- Wood framing with cement board siding and trim. Color to match house.
- Asphalt singles to match house.
- Carriage style garage door
- Vinyl windows to match house (existing house windows are white vinyl) on the north side of the garage, not visible from the right of way
- Single fiberglass panel door with half glass not visible from the right of way

Previous Reviews:
N/A

Applicable Zoning Code Sections:
Zoning District: Section 1403 Single Family Districts

Variance Request: Section 1421-01 Accessory Residential Structure
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: N/A
Historic District/Reg: East Walnut Hills Historic District
COA Standard: Section 1435-09-2 Certificate of Appropriateness; Standard of Review

Details of Zoning Relief Required:
The applicant and/or owner(s) are requesting a Dimensional Variance to construct a new detached 2-car garage at the rear of the property in the same location as a an original garage recently damaged by a fallen tree.

- The project is in violation of the **Section 1421-01 Accessory Residential Structures** of Cincinnati Zoning Code.
- The Code requires a minimum of 3-feet from the side and rear property lines are required for all residential accessory structures. The proposed garage will have zero setbacks along the side and rear property lines. **A Dimensional Variance of 3-feet is required for both side and rear yards.**

Zoning Analysis:
Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest.

a **Zoning**. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
The underlying zoning is SF-4 and the use is allowable as an accessory residential structure. The accessory structure is of typical size.

b **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
The use is consistent with the zoning guidelines.

c **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
This is not applicable.

d **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
This is not applicable.

e **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
Buffering is not applicable as an accessory use.

f **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

Landscape is not applicable as an accessory use.

g **Hours of Operation.** Operating hours are compatible with adjacent land uses.

This is not applicable.

(h) **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.

The proposed use will not have an adverse impact on the neighborhood. The garage was previously sited in the identical location.

(i) **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.

There are no proposed amendments under consideration that would impact this proposed project.

(j) **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

There are no adverse impacts anticipated.

(k) **Blight.** The elimination or avoidance of blight.

This is not applicable.

(l) **Economic Benefits.** The promotion of the Cincinnati economy.

This is not applicable.

(m) **Job Creation.** The creation of jobs both permanently and during construction.

This is not applicable.

(n) **Tax Valuation.** Any increase in the real property tax duplicate.

This is not applicable.

(o) **Private Benefits.** The economic and other private benefits to the owner or applicant.

The owner has a benefit in providing covered safe parking to the primary residence.

(p) **Public Benefits.** The public peace, health, safety or general welfare.

There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Standards for Dimensional Variances per Section 1435-05-4

(a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or

The proposed garage does not adversely affect the historic architecture or aesthetic integrity of the district.

(b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

The original garage in the same location on the property was damaged beyond repair. A replaced garage provides the primary residence with a covered safe location to store vehicles in the manner in which the owner purchased the property.

Certificate of Appropriateness Review:

Staff feels the proposed variance requests for a 2-car detached garage as an accessory to the primary residential structure is appropriate to the district. The unforeseen destruction of the original garage is being replaced in the same location with the exception of adding 2 feet in length which will not be visible from the public right of way and will make the garage more functional for the owner.

The construction material and design of the garage generally meet the district guidelines for new construction per the following:

1. Materials: Use natural materials when possible
    a. The proposed materials are cement board siding and trim which will be a similar and complimentary color to the primary residence.
2. Scale and Massing: Match the district.
    a. The single story structure is an appropriate scale to the primary residence.
3. Height: Consider the surroundings.
    a. The single story height of 14'-9" is below maximum allowable and is an appropriate scale to the primary residence.
4. Detailing: Avoid the construction of featureless boxes
    a. Detailing includes trim boards below the gutter board and a carriage style garage door.
5. Siting: Stay in line with the neighboring buildings
    a. The proposed structure matches the original garage siting.
6. Subdivision: Should reflect existing patterns
    a. Not applicable.

Other Considerations:

Prehearing Results:

December 15, 2015 – No one was 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. **DIMENSIONAL VARIANCE:**

1. **APPROVE** the requested variance as per Section 1405-07 Development Regulations outlined for proposed 3055 Fairfield Avenue as proposed by drawings submitted 10/15/2015 and revised 12/8/2015 to allow:
   (a) A dimensional variance to the rear yard setback of 3 feet to allow for the garage structure to be located no less than 0 feet from the rear and side property lines.

B. **CERTIFICATE OF APPROPRIATENESS:**

1. **APPROVE** a Certificate of Appropriateness for the 2-car detached garage per drawings submitted by the applicant dated 10/15/2015 and revised 12/8/2015.

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.

The Buildings & Inspections Department
Notes for Zoning Hearing Projects

city of CINCINNATI
BUILDINGS & INSPECTIONS

SITE LOCATION:

- 3055 Fairfield Avenue **(ZH20150167)**
- Zoned SF-4 District/ Historic Overlay District
- Community of East Walnut Hills

REQUEST:

The applicant and/or owner(s) are requesting a Dimensional Variance to construct a 406.6 square foot (19'x21.4') 2-car detached garage on the subject property. The project is in violation of the **Section 1421-01** of the City of Cincinnati Zoning Code and approval is needed from **Section 1435-05-4.**

- Per Section 1421-01(f) – Accessory Residential Structures - Setbacks: A minimum of three feet from the side and rear property lines are required for all residential accessory structures. The proposed garage will have zero setbacks along the side and rear property lines. **A 3-foot Dimensional Variance is required for both the side and rear yards.**

By: RDR/November 30, 2015

Douglas Sackin & Jessica Adelman
3055 Fairfield Avenue
Cincinnati, OH 45206

To whom it may concern,

Our family recently relocated to Cincinnati from Virginia. We had a limited amount of time to find a new home and plan our move. It all came down to one weekend in September. On that weekend, we found a recently renovated house at 3055 Fairfield Ave. On the day we first saw the house (Sept. 4, 2015), the detached two-car garage was crushed by a neighbor's tree in a storm. We still fell in love with the house, knowing that it once had a garage and expecting it could have one again.

Upon investigating our options to rebuild the garage, we learned that we could rebuild it in its previous location using the same foundation. However, we learned that the usable length of the original garage interior was only 18ft. We are a family of five with a minivan and an SUV. Both cars are over 16ft in length. From a practical standpoint, it would be very difficult for us to park the cars within the limits of the original garage footprint and maneuver around them to load/unload kids and groceries, especially in inclement weather. With this variance, we would be able to park these cars in the garage and off of the street. This permits easier flow of traffic and enhances security for these vehicles.

We believe that this reconstructed garage would be consistent and compatible with the rest of the neighborhood. On the two block stretch of Fairfield Avenue running down to Madison Road, 22 other houses with driveways off of Fairfield have existing garages which they use to securely park and maintain their vehicles off-street. Most of these garages are detached and wide enough for two or or more cars. We believe the requested variance remains consistent with these properties and structures since the modification of additional length would be in the direction of the street and visually imperceptible from the street.

Rebuilding the garage in this manner would address the blighted look of the destroyed garage slab and crumbled foundation walls. It would also re-institute a visual and acoustic buffer between our yard and two neighboring properties. We do not expect the reconstructed garage with extension to have any adverse effects on access or neighboring rights since it will be in the same location and at the same height as a previously existing and allowed structure.

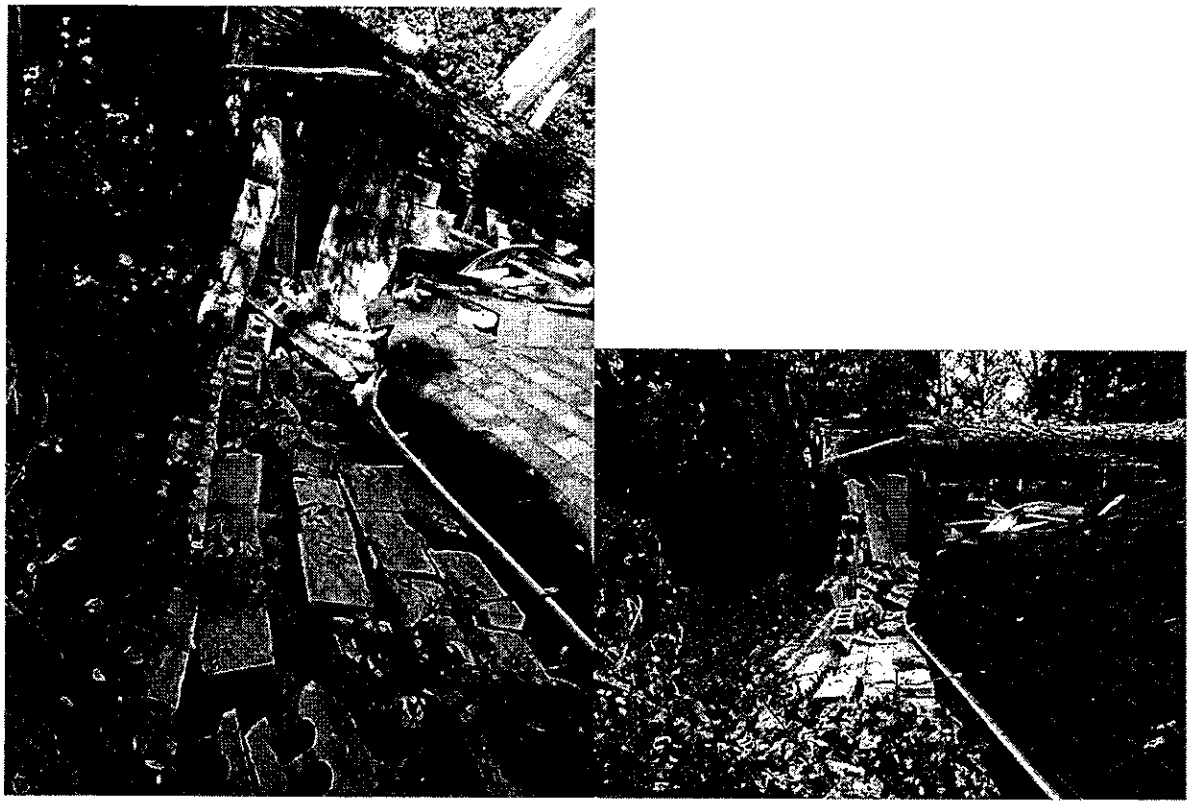
Finally, we anticipate that this reconstructed and extended garage will add value to our property. When we purchased the property, the sale price was reduced to account for the loss of the use of the garage and the cost and inconvenience of any process to replace it. Rebuilding this garage to accept a wider range of modern vehicle models would add a great deal of value back onto the property.

Sincerely,

Douglas Sackin

Jessica Adelman

Douglas Sackin & Jessica Adelman
3055 Fairfield Avenue
Cincinnati, OH 45206



- *Applicable Cincinnati Municipal Code Standards defining "in the public interest" (from 1445-13)*
    - *(a) Zoning. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code or the Land Development Code, as applicable.*
    - *(b) Guidelines. The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.*
    - *(c) Plans. The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.*
    - ***(d) Traffic. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.***
    - ***(e) Buffering. Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.***
    - *(f) Landscaping. Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.*
    - *(g) Hours of Operation. Operating hours are compatible with adjacent land uses.*
    - ***(h) Neighborhood Compatibility. The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the***

neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.

- *(i) Proposed Zoning Amendments. The proposed work is consistent with any proposed amendment to the zoning code or the Land Development Code then under consideration by the City Planning Commission or Council.*
- ***(j) Adverse Effects. Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.***
- ***(k) Blight. The elimination or avoidance of blight.***
- *(l) Economic Benefits. The promotion of the Cincinnati economy.*
- *(m) Job Creation. The creation of jobs both permanently and during construction.*
- ***(n) Tax Valuation. Any increase in the real property tax duplicate.***
- ***(o) Private Benefits. The economic and other private benefits to the owner or applicant.***

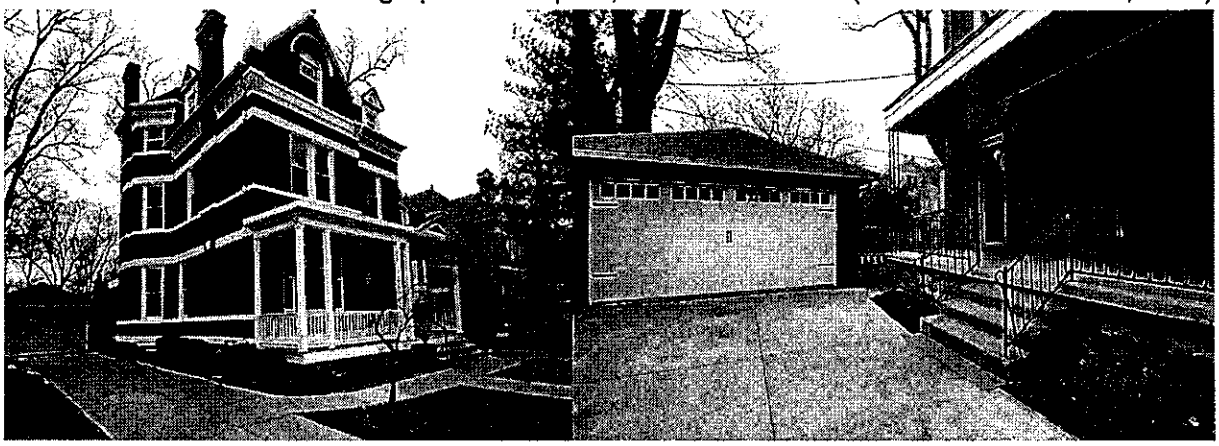
- *Applicable Cincinnati Municipal Code Standards for reviewing requests for variances (from 1445-15)*
  - (a) Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties.
  - (b) The variance is 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.

Douglas Sackin & Jessica Adelman

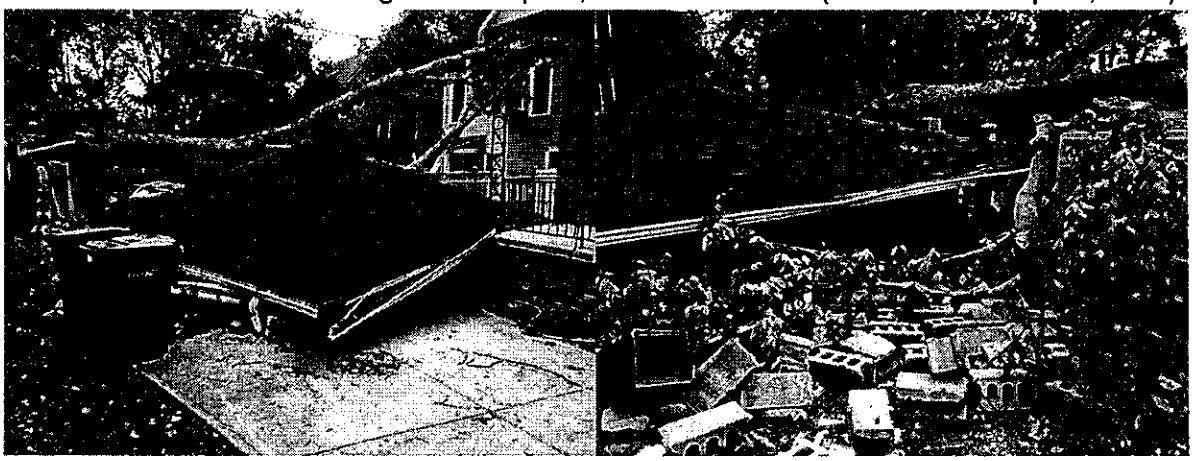
3055 Fairfield Avenue

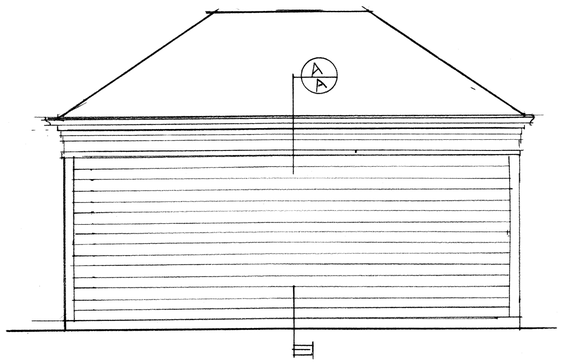
Cincinnati, OH 45206

3055 Fairfield Avenue - Garage prior to Sept. 4, 2015 destruction (Photo taken Feb. 12, 2015)



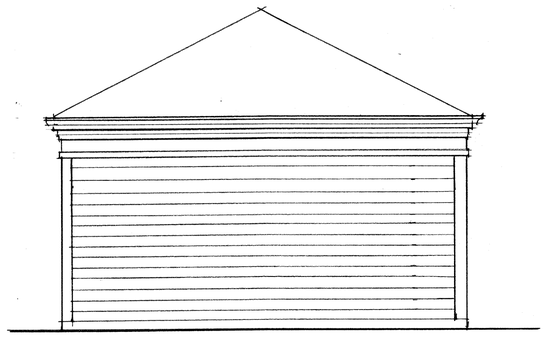
3055 Fairfield Avenue - Garage after Sept. 4, 2015 destruction (Photo taken Sept. 7, 2015)





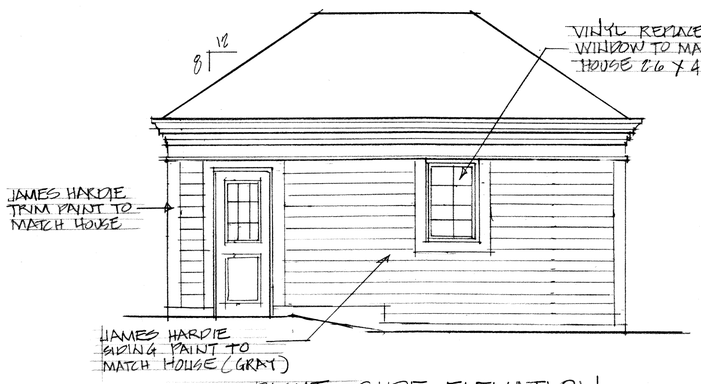
LEFT SIDE ELEVATION

SCALE 1/4"=1'-0



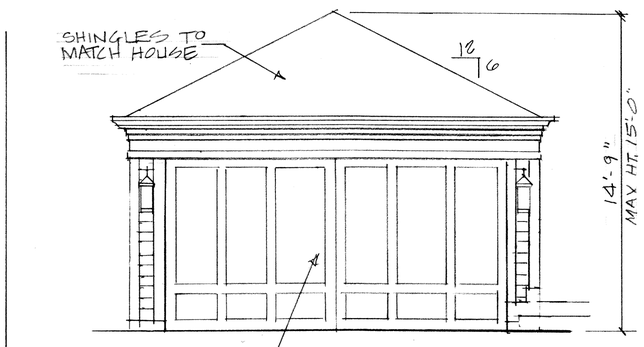
REAR ELEVATION

SCALE 1/4"=1'-0



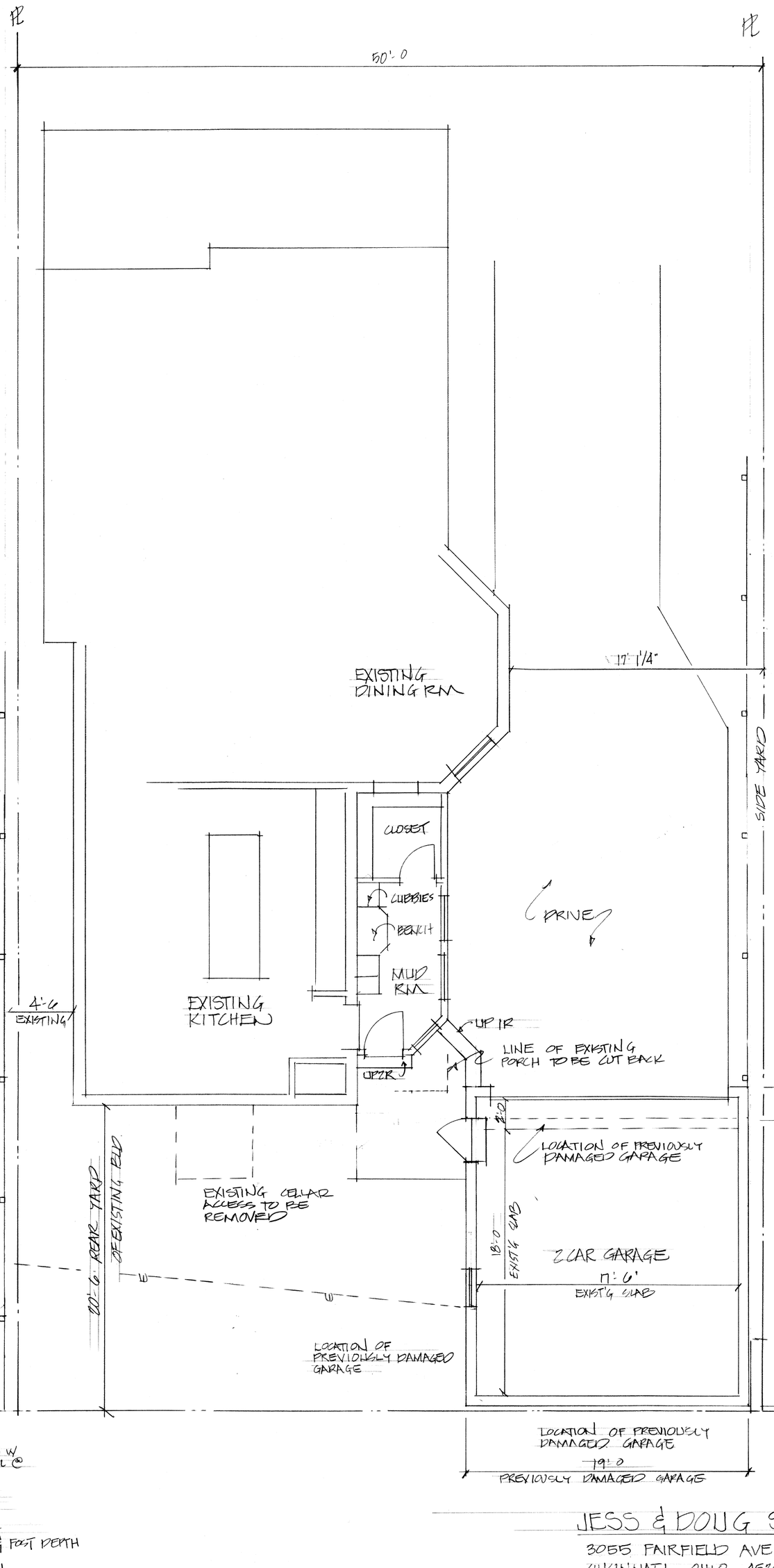
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0



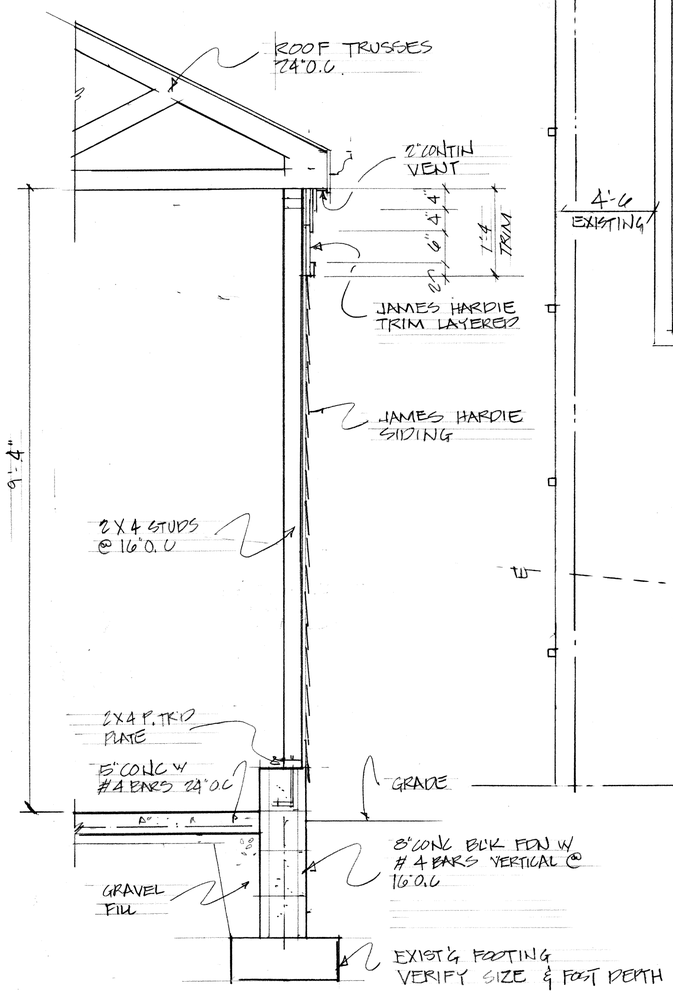
FRONT ELEVATION

SCALE 1/4"=1'-0



FIRST FLOOR PLAN

SCALE 1/4"=1'-0



WALL SECTION

SCALE 3/4"=1'-0 (A/A)

GARAGE RECONSTRUCTION

PRELIMINARY DRAWINGS

OPTION # 2

JOB ADDRESS

JESS & DOUG SACKIN
3055 FAIRFIELD AVE
CINCINNAT OHIO

JESS & DOUG SACKIN

3055 FAIRFIELD AVE
CINCINNATI. OHIO 45206

REVISED 12/8/15

SHEET 1

10/15/15

The Buildings & Inspections Department
Notes for Zoning Hearing Projects

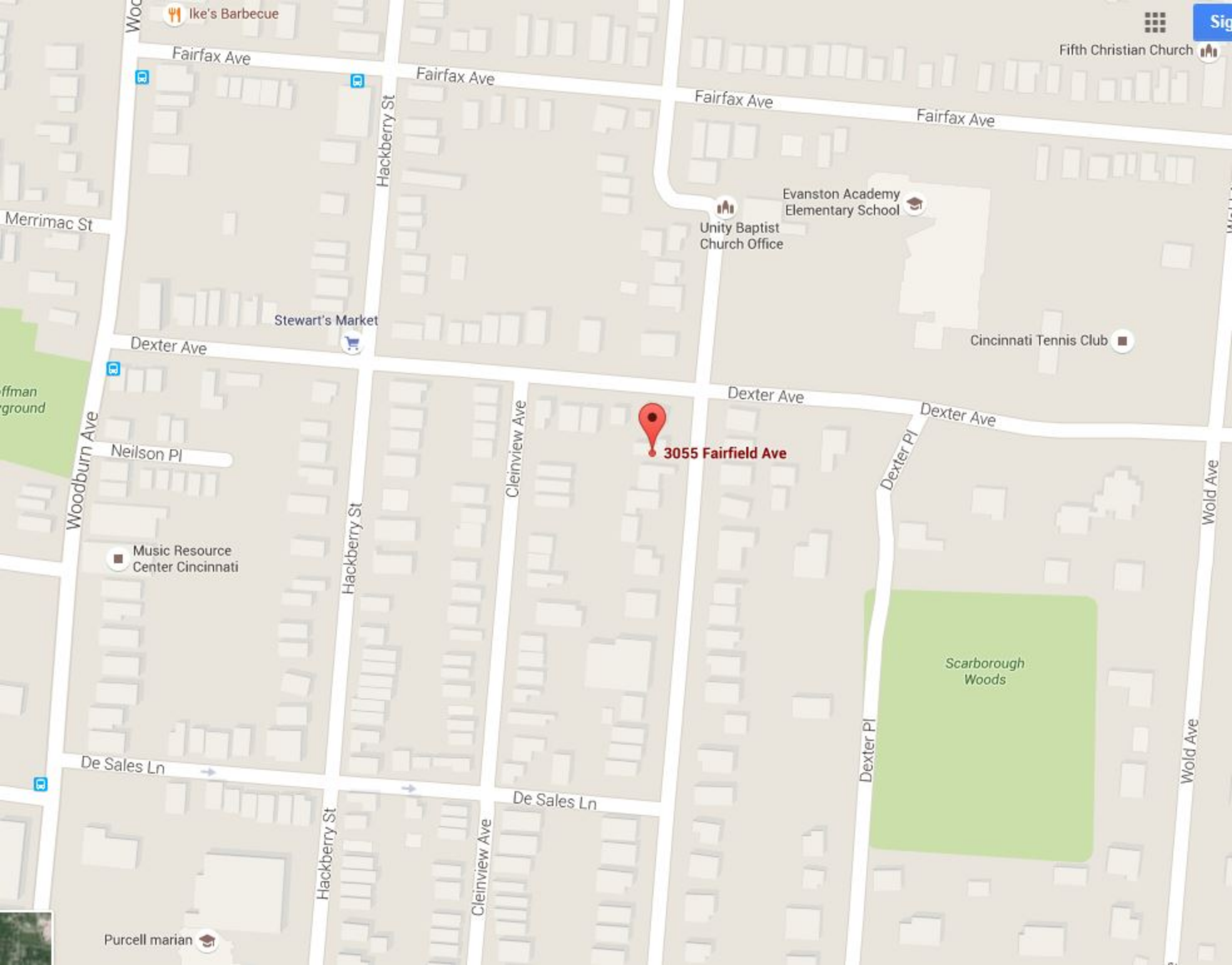
SITE LOCATION:

- 3055 Fairfield Avenue **(ZH20150167)**
- Zoned SF-4 District/ Historic Overlay District
- Community of East Walnut Hills

REQUEST:

The applicant and/or owner(s) are requesting a Dimensional Variance to construct a 406.6 square foot (19'x21.4') 2-car detached garage on the subject property. The project is in violation of the **Section 1421-01** of the City of Cincinnati Zoning Code and approval is needed from **Section 1435-05-4.**

- Per Section 1421-01(f) – Accessory Residential Structures - Setbacks: A minimum of three feet from the side and rear property lines are required for all residential accessory structures. The proposed garage will have zero setbacks along the side and rear property lines. **A 3-foot Dimensional Variance is required for both the side and rear yards.**


Ike's Barbecue
Fairfax Ave
Fairfax Ave
Fairfax Ave
Fairfax Ave
Fifth Christian Church
Hackberry St
Merrimac St
Evanston Academy
Elementary School
Unity Baptist
Church Office
Stewart's Market
Cincinnati Tennis Club
Dexter Ave
Dexter Ave
Dexter Ave
3055 Fairfield Ave
Neilson Pl
Woodburn Ave
Cleinview Ave
Dexter Pl
Wold Ave
Music Resource
Center Cincinnati
Hackberry St
Scarborough
Woods
De Sales Ln
De Sales Ln
Dexter Pl
Wold Ave
Hackberry St
Cleinview Ave
Purcell marian

ITEM 3 December 21, 2015

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS AND A PARKING VARIANCE HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:	
APPLICANT:	Denis Back, architect representing the owner
OWNER:	CW Realty LLC
ADDRESS:	**229-235 W. 12th Street – Strietmann Building**
PARCELS:	076-0001-0130 to 0134-00 inclusive
ZONING:	Commercial Community Auto (CC-A)
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over-the-Rhine
REPORT DATE:	December 9, 2015
HEARING DATE:	December 21, 2015
STAFF REVIEW:	Caroline Hardy Kellam, Senior City Planner

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for the rehabilitation of the building to offices and a variance for parking. This building was previously a manufacturing use where biscuits were made. Most recently it was used for storage and offices. Once rehabilitated this building will provide 111,000 square feet of office space.

Existing Conditions:

The property is situated on the southeast corner of Central Parkway and West 12th Street. Signs will not be a part of this application since the sign design has not been finalized. Signs above the second floor window sills are not permitted in the historic district. The owners of this building are pursuing Ohio Historic Tax Credits and Federal Historic Tax Credits.

Proposed work:

1. The current windows are aluminum. Replace with aluminum windows to match the existing windows
2. Install new wood doors
3. Remove garage doors
4. Install wood storefronts in garage door openings
5. Retain the one large chimney
6. Install new HVAC condenser units on top of 7th floor roof behind the parapet (not visible)
7. Restore some infilled window openings

8. Construct a stair penthouse addition setback 20' from the façade. The penthouse will measure 18' long by 6' wide and will be 8' in height. It will be sided with galvanized metal siding.
9. There will be new roof top terrace with a cable guardrail setback 5' from the roof's edge.
10. Tuck point and paint brick
11. Install a flag pole on the roof
12. Retain and paint fire escape

The owners of the building have the right to maintain all the windows on the east elevation and they will install sprinklers on every window. The proposed Shakespeare Theater does not propose to encroach within the light well on the western side of the Teamsters building.

Applicable Zoning Code Sections:

Zoning District:	Section 1409-05 (c) CC-A	
Variance Authority:	Section 1425-15	Location of Parking
Variance Authority	Section 1425-19	Off Street Parking and Loading
Variance Authority	Section 1425-23	Reduced Parking
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-16	Use Variance Standards
Overlays:	N/A	
Historic District/Reg:	Over the Rhine Historic District	
COA Standard: Review	Section 1435-09-2	Certificate of Appropriateness; Standard of

Details of Zoning Relief Required:

The applicant and/or owner(s) are requesting a numerical variance for the number of parking spaces on the subject property. The applicant's development project will require 218 parking spaces. The site currently does not have space for parking. The project is in violation of the **Section 1425-19, Section 1425-15 and Section 1425-23** of the City of Cincinnati Zoning Code and approval is needed from **Section 1435-05-4**.

- Per Section 1425-19: Off-street parking must meet the following requirements for commercial uses.
    - Office uses must have 1 space for every 400 sq. ft. The project will consist of 69,980 sq. ft. of office space which equals 175 spaces.

- Eating and drinking establishment uses must have 1 space for every 150 sq. ft. The project will consist of 3,750 sq. ft. of restaurant space which equals 25 spaces.
- Retail uses must have 1 space for every 250 sq. ft. The project will consist of 4,400 sq. ft. of retail space which equals 18 spaces.
- The development requires 218 parking spaces.

- Per Section 1425-15(c): Parking lots or spaces may be on a lot within 600 feet of the principal lot except when that lot is in an SF District. A covenant is required if parking is located on a lot other than the lot on which the building or use requiring the parking is located. The covenant must be acceptable to the City Solicitor and covenant that the lot on which the parking is located will be used and maintained solely for parking so long as the use with which it is associated exists.

NOTE: The applicant has indicated in his letter that there is an agreement (provided, See Attachment A) with the Washington Park Garage to provide 175 parking spaces. If the covenant is approved by the Law Department the required parking would be reduced to 43 spaces.

- Per Section 1425-23(a): In the O, C, UM and M Districts, where a use is located within 600 feet of a public parking facility, either publicly or privately owned and operated and the facility could provide 50 percent or more of the parking spaces required for the use, the Zoning Administrator may approve a 50 percent reduction in the parking requirements for the use. If the reduced requirement results in fewer than five spaces being required, no spaces need be provided.

    - If the parking requirements is reduced by 50%, only 109 spaces are required. With a minimum of 100 parking spaces capable of being acquired by the sale agreement, **a numerical variance for 9 spaces will be required.**

Analysis:

Variance: Public Interest Standards

Chapter 1445 Variances, Special Exceptions and Conditional Uses, Section 1445-13, General Standards; Public Interest, is intended to maximize both the public interest and private benefits. These factors include:

a **Zoning**. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.

The underlying zoning is CC-A. Within 600 feet of this property are two parking garages Washington Park and Towne Center garage. Towne

Center is very affordable and highly underutilized during daytime hours when a majority of the demand for this project will be generated. It should be noted the streetcar is also within one block of the proposed site.

b **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

The proposed use conforms to the guidelines for the district.

c **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

This project conforms to the Over the Rhine Comprehensive Plan.

d **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.

There is public parking available within 600 feet of the business in the Washington Park garage and the Towne Center garage.

e **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

This is not applicable for the proposed use.

f **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

This is not applicable for the proposed use.

g **Hours of Operation.** Operating hours are compatible with adjacent land uses.

This is not applicable for the proposed use.

(h) **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.

The existing area contains other office buildings. The building was built originally as a non-residential structure and is on the fringe of the district.

(i) **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.

There are no proposed amendments under consideration that would impact this proposed project.

(j) **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

There are no serious adverse impacts anticipated for the proposed use.

(k) **Blight.** The elimination or avoidance of blight.

Putting a vacant building into use will eliminate blight.

(l) **Economic Benefits.** The promotion of the Cincinnati economy.

This project will bring more taxes into the City's economy.

(m) **Job Creation.** The creation of jobs both permanently and during construction.
Jobs may be created during construction and the business will create jobs.

(n) **Tax Valuation.** Any increase in the real property tax duplicate.
The new structure will increase the taxable value of the property.

(o) **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed use.

(p) **Public Benefits.** The public peace, health, safety or general welfare.
There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Certificate of Appropriateness Review

The rehabilitation of the building substantially meets the guidelines for the historic district. The additions on the roof will not be visible especially on such a tall building. The use of materials and restoration of inappropriate alterations meet the goal of the historic guidelines.

Other Considerations:
Prehearing Results
December 15, 2015 – The applicant was the only person in attendance.

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

Recommendation:
Staff recommends the Historic Conservation Board take the following actions:

A. **NUMERICAL VARIANCE**

1. **APPROVE** the requested numerical variance as per Section 1425-19 outlined for 229-235 W. 12th Street to allow:

   (a) A dimensional variance of 10 parking spaces provided that the property owner exercise its parking purchase option (Attachment A) and obtains a vested property interest in no less than 100 parking spaces within 600 feet of the property within six months of pulling the building permit.

2. **FINDING**: the Board makes this determination per Section 1435-09-2:
   (a) 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

B. **CERTIFICATE OF APPROPRIATENESS**

1. **APPROVE** the Certificate of Appropriateness for the rehabilitation of 229-235 W. 12th Street subject to the following conditions
   (a) All future signage shall meet the requirements of the historic guidelines. No signage approved for the upper stories of the building
   (b) The owners provide proof that they have vested property rights to maintain all the existing windows upon their eastern property line from the owners of Tax Parcel (076-0001-0135-00), currently Shelter House Volunteer.
   (c) Confirm consolidation of multiple parcels into one lot.
   (d) Owner shall finalize an improved streetscape plan that incorporates
      (1) Removal of all curb cuts on W. 12th Street and Central Parkway and replace sidewalks and curbs per DOTE standards
      (2) Planting of street trees per DOTE standards

2. **FINDING:** The Board makes this determination that per Section 1435-05-4:
   (a) Such relief from 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.

Denis L. Back & Associates
Architects
2128 Alpine Place Cincinnati, Ohio 45206 Tel (513) 861-2776 Fax (513) 861-2779

November 12, 2015

Mr. Michael Burson, Chair
Historic Conservation Board
City Planning Division
2 Centennial Plaza, Suite 700
805 Central Avenue
Cincinnati, Ohio 45202

RE: 229-235 West 12th Street
The Strietmann Biscuit Company Building

Dear Mr. Burson,

The current property "The Strietmann Biscuit Company Building" is located at the southeast corner of 12th Street and Central Parkway and consists of a 90' by 163' lot with a seven story brick building abutting the property lines on all four sides. The front of the building faces 12th Street (with a 12'0" wide sidewalk), the west side of the building abuts Central Parkway (with a 14'0" wide sidewalk), the rear of the building abuts Gandolfo Alley and east side of the building abuts an adjacent building. The building contains 85,000 sf. on seven floors with an unfinished basement. The Strietmann Building was built in four phases between 1890 and 1910 – at a time period when most of Over the Rhine was developed or being redeveloped (a time prior to automobile and as a result a large percentage of the buildings in this area were built with no off street parking and have never had off street parking. At the time of construction of the Strietmann Building most people walked or used streetcars for transportation.)

The Strietmann Company used the building as a bakery, warehouse and offices until 1970's. The most current use of the building is offices and warehouse for an office furniture company. The proposed improvements for the Strietmann Building consist of a complete renovation of the interior and exterior of the building for restaurant/commercial uses on the first floor and loft style offices on floors two through six, conference room and roof terrace on floor seven. The basement will be used for storage, management offices, and a tenant exercise room. The north and west sides of the exterior will be repainted and exterior lighting added. Exterior lighting will also be added to the south elevation and chimney. A flag pole will be added and signage on the front and west elevations will be added, similar to the original Strietmann Company signage. The metal windows with frosted wire glass on the back and east elevations will be replaced with aluminum windows with clear glass of similar style. The windows on the front and west elevations have already been replaced with aluminum windows. The building will receive new roofing, elevators, HVAC, electric and plumbing (with an emergency generator and HVAC

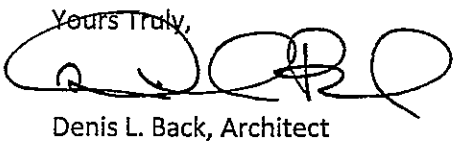
condensers on the seventh floor roof – all of which will not be visible from the street.) The improvements will also include replacing the existing garage doors on all sides of the building. In addition, a new 4'6" x 18'0" x 8'0" high stair penthouse (with a 19'0" setback) will be added at the roof to provide a second means of egrees for the seventh floor and new roof terrace.

In order to renovate the building for restaurant/commercial use on the first floor, offices and conference room on the upper floors the owner is requesting the Historic Conservation Board to authorize variances as permitted by provisions of the Cincinnati Zoning Code. The variances would consist of a parking variance of 109 spaces and a variance for one loading space. The authorization of these variances will allow the owner to use their property in a like manner as other properties in the neighborhood (many if not most of the other properties in the neighborhood do not have off street parking of loading spaces.) We would also like to add that the developer Grandin Company LTD has a parking agreement for 175 spaces at the Washington Park Garage. In addition, the street car is within 600' of Strietmann Building. The authorization of these variances will allow for the renovation of this building which will improve the appearance and safety of building and neighborhood and most importantly will allow for a development and use that will add to the value and revitalization of the adjacent properties and the Over the Rhine neighborhood.

This request coincides with the standards for granting variances for section 1445-15 of the City Zoning Code. More specifically this request states that the proposed development will be consistent with the purposes of the code and district, will not diminish or impair the value of the property or the health, safety, and general welfare of the neighborhood. In addition, the development will not have an adverse effect on the neighborhood and will be compatible with the use and development of neighboring property and Over the Rhine.

If you have any questions or need additional information please let us know. Thank you for your time and consideration in regards to this request.

Yours Truly,



Denis L. Back, Architect

city of CINCINNATI

FOR OFFICE USE ONLY
Case No. ZH2015017G

OTR

APPLICATION FOR ZONING RELIEF

1. SUBJECT PROPERTY
ADDRESS 229-235 West 12th Street
AUDITOR'S PARCEL ID(S) 076-0001-0130 & 131, 132, 133, 134
BASE ZONING CLASSIFICATION CC-A
ZONING OVERLAY (if applicable) Over the Rhine (North) Historic District

2. APPLICANT
NAME Denis L. Back, Architect CONTACT PERSON (if legal entity)
ADDRESS 2128 Alpine Place, Cincinnati, Ohio 45206
EMAIL dlbarchitects@fuse.net
TELEPHONE (513) 861-2776 RELATIONSHIP TO OWNER Architect

3. OWNER
NAME CW Realty LLC CONTACT PERSON (if legal entity)
ADDRESS 1101 York Street, Cincinnati, Ohio 45214
EMAIL
TELEPHONE 381-1111

4. NATURE OF RELIEF REQUESTED (select all that apply)
☑ Variance ☐ Use Variance ☐ Special Exception ☐ Conditional Use ☐ Use Permit
☐ Expansion or Substitution of Nonconforming Use ☐ Hillside Overlay District Permission
☐ Urban Design Overlay District Permission ☐ DD District Phased Development Approval

5. BRIEF DESCRIPTION OF RELIEF REQUESTED (You may attach a statement to this application if the space provided is insufficient)

The applicant is requesting a variance to the requirements for off-street parking and loading space per sections 1435-35, 1445-01, 1445-07, 1445-09, and 1445-15 of the City of Cincinnati Zoning Code.

6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED. You must provide a written statement explaining how your project meets the standards for all relief requested. Separate instruction forms for preparing this statement are provided. If you fail to follow the instructions for requesting a variance, use variance, special exception, conditional use, use permit, certificate of appropriateness, expansion or substitution of nonconforming use, hillside overlay district permission, urban design overlay district permission, and/or DD district phased development approval, your application may be denied.

7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his ~~or her~~ knowledge, true and correct.

Print Name DENIS L. BACK Signature [signature] Date 11/16/15

The Buildings & Inspections Department
Notes for Zoning Hearing Projects

city of CINCINNATI
BUILDINGS & INSPECTIONS

SITE LOCATION:

- 229-235 West 12th Street **(ZH20150176)**
- Zoned CC-A District/ Historic Overlay District
- Community of Over-The-Rhine

REQUEST:

The applicant and/or owner(s) are requesting a numerical variance for the number of parking spaces on the subject property. The applicant's development project will require 218 parking spaces. The site currently does not have space for parking. The project is in violation of the **Section 1425-19, Section 1425-15 and Section 1425-23** of the City of Cincinnati Zoning Code and approval is needed from **Section 1435-05-4**.

- Per Section 1425-19: Off-street parking must meet the following requirements for commercial uses.
    - Office uses must have 1 space for every 400 sq. ft. The project will consist of 69,980 sq. ft. of office space which equals 175 spaces.
    - Eating and drinking establishment uses must have 1 space for every 150 sq. ft. The project will consist of 3,750 sq. ft. of restaurant space which equals 25 spaces.
    - Retail uses must have 1 space for every 250 sq. ft. The project will consist of 4,400 sq. ft. of retail space which equals 18 spaces.
    - The development will require 218 parking spaces.
    - The development requires 218 parking spaces.

- Per Section 1425-15(c): Parking lots or spaces may be on a lot within 600 feet of the principal lot except when that lot is in an SF District. A covenant is required if parking is located on a lot other than the lot on which the building or use requiring the parking is located. The covenant must be acceptable to the City Solicitor and covenant that the lot on which the parking is located will be used and maintained solely for parking so long as the use with which it is associated exists.

NOTE: The applicant has indicated in his letter that there is an agreement with the Washington Park Garage to provide 175 parking spaces. If the covenant is approved by the Law Department the required parking would be reduced to 43 spaces.

- Per Section 1425-23(a): In the O, C, UM and M Districts, where a use is located within 600 feet of a public parking facility, either publicly or privately owned and operated and the facility could provide 50 percent or more of the parking spaces required for the use, the Zoning Administrator may approve a 50 percent reduction in the parking requirements for the use. If the reduced requirement results in fewer than five spaces being required, no spaces need be provided.

    - If the parking requirements is reduced to 43 spaces, and the Zoning Administrator grants a 50% reduction **a numerical variance for 21.5 spaces will be required.**

Denis L. Back

From: Leslie Alexandria [alexandria@fuse.net]
Sent: Monday, November 02, 2015 10:15 AM
To: 'Denis L. Back'
Subject: FW: Streitmann Building Parking Calculations

Changes made. Thank you.

From: Leslie Alexandria [mailto:alexandria@fuse.net]
Sent: Monday, August 3, 2015 4:04 PM
To: 'Denis L. Back' <dlbarchitects@fuse.net>
Subject: Streitmann Building Parking Calculations

Denis:

This is my understanding of Zoning parking requirements for the Streitmann Building:

Square Footage To Use for Zoning Calculations:			
	Basement	total = 300	office = 300
	Floor #1	total = 12,550	retail = 4,400; office = 4,400; restaurant = 3,750
	Floor #2	total = 13,920	office
	Floor #3	total = 13,920	office
	Floor #4	total = 13.920	office
	Floor #5	total = 13,920	office
	Floor #6	total = 7,400	office
	Floor #7	total = 2,200	conference room = 2,200 – office space for Zoning calculations

Total Office Sq. Ft 69,980 **Total Parking Spaces required = 175**
Zoning Calculations
1 space per 400 sq. ft

Total Restaurant Sq. Ft. 3,750 **Total Parking Spaces required = 25**
Zoning Calculations
1 space per 150 sq. ft.

Total Retail Sq. Ft. 4,400 **Total Parking Spaces required = 18**
Zoning Calculations
1 space per 250 sq. ft.

TOTAL SPACES REQUIRED FOR THREE USES = 218

TOTAL SPACES REQUIRED AFTER MODIFICATION OF 1425-23(a) = 109

- Section 1425-23(a) Zoning Code permits reduction in Commercial Districts of 50% if the site is within 600' of a public parking facility. Since that is the case for this property, 109 total spaces would be required. This must be approved by the Historic Conservation Board.

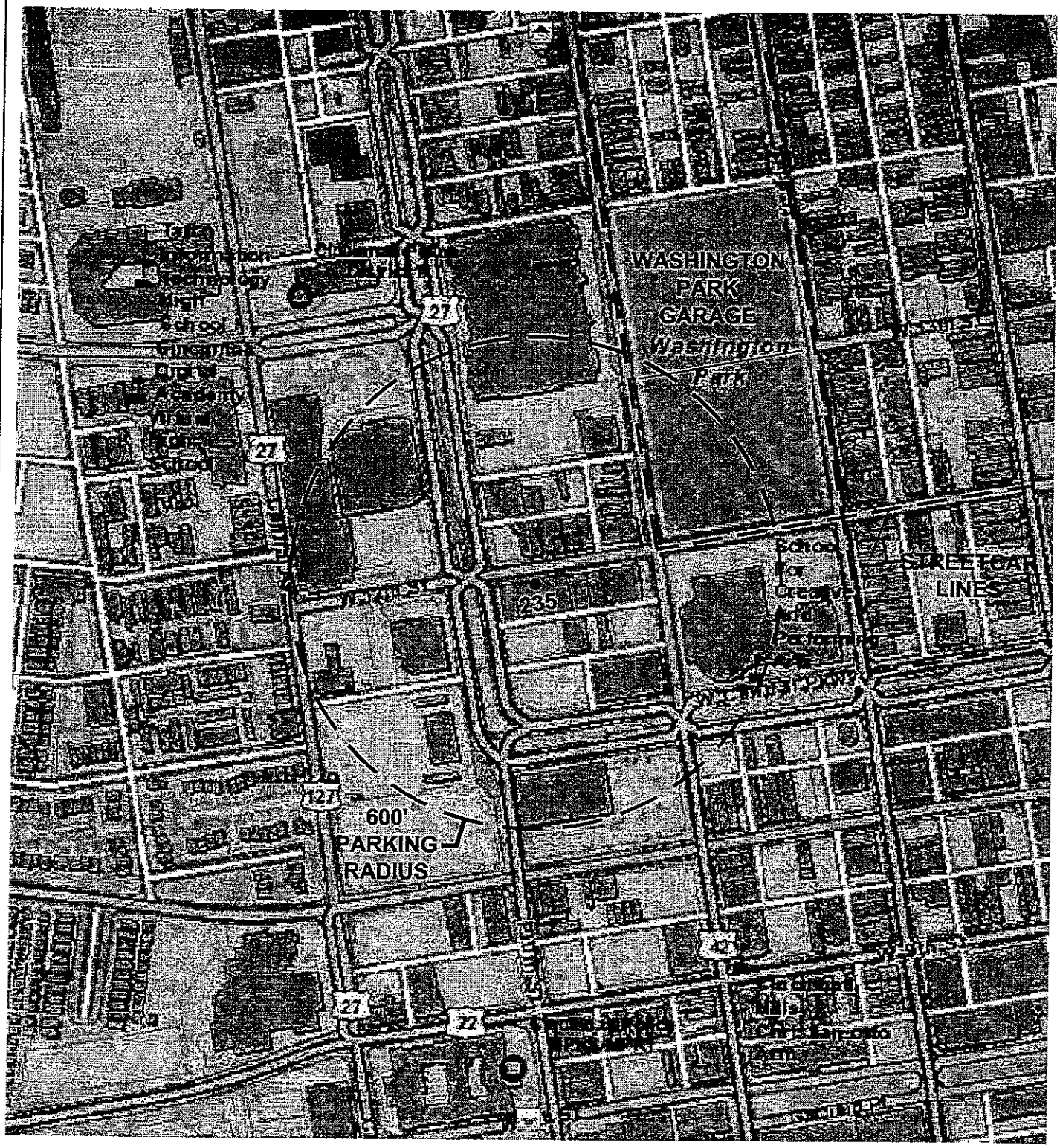
- No streetcar proximity parking reduction is allowed in Commercial Districts.
- The fitness center is exempted from parking per 1400-27F (f).
- The conference room is counted as office space due to no exemption in the Zoning Code.

Let me know if this clarifies the parking requirements for this site.

Thank you.

Leslie

Leslie Alexandria
Zoning and Land Use Consultant
513-543-6669
alexandria@fuse.net



N
W E
S

235 West 12th Street

PUBLIC PARKING & PUBLIC
TRANSPORTATION WITHIN 600 FEET

CINCINNATI

Hamilton County Ohio

Printed:Nov 12, 2015 ©CAGIS

History of project property

The Strietmann Biscuit Company evolved out of the growth of two former Cincinnati firms involved in the bulk baking of biscuits. In 1849, Edward D. Bennett began a small biscuit operation at the northern edge of the city's central business district at 146 W. Court Street. This was just south of the Miami and Erie Canal that separated the business district from the then growing mixed use and culturally significant Over the Rhine neighborhood. In 1860, George H. Strietmann began to work for Mr. Bennett. By the time Mr. Bennett retired in 1873, the company had established itself as a significant local producer of small, soft quick-leavened breads and crackers. These items were produced in bulk and shipped to stores within the city and regionally.

With Mr. Bennett's retirement, Mr. Strietmann joined with W. C. Hurley to take over the business under the name of Hurley and Strietmann within the same location. The company proved successful and expanded its operation into an adjacent building. When Mr. Bennett died in 1884, the business was taken over by Mr. Strietmann under the name of George H. Strietmann Company. Mr. Strietmann's direct involvement of the business ended in 1895 with his death. The business passed onto his two sons, George E. and Albert P. Strietmann. The company was renamed George H. Strietmann's Sons.

With the company outgrowing its West Court Street location, plans were made for the establishment of a new modern facility. In 1899, the original Strietmann building was built along the south side of W. Twelfth Street and adjacent to the Miami and Erie Canal. With this construction, the company expanded its line of biscuits and crackers as well as adding pastries to its line of baked goods. During the first two decades of the 20th century, the company expanded its production and acquired the adjacent property along W. Twelfth Street to accommodate its growth. Additions were constructed in 1904, 1910, and 1919.

The company continued as a regional baker, but competition among specialized bakers was taking its toll as costs grew for materials, advertising, labor, and distribution. Starting in the late 1880s, regional organizations were established to facilitate cost reductions and increase promotion of the bulk biscuit industry on a regional basis. In 1890, 33 Midwestern biscuit bakers formed the American Biscuit and Manufacturing Company. Each bakery retained their individual name but promoted themselves as being a member of the larger organization. This was not new to the bulk biscuit industry. Previously, the United States Bakery Company promoted member companies within the eastern part of the nation; and the New York Biscuit Company was a city and state organization. In 1898, these three organizations along with 114 factories merged into what is today's largest commercial bakery in the United States. In that year, the National Biscuit Company (NABISCO) was established.

George H. Strietmann's Sons continued as an individual baker and did not belong to any regional organization. In 1922, they changed their name to the Strietmann Biscuit Company. A review of the products they produced in 1926 illustrates a wide variety of baked goods that were mass produced. These included graham crackers, sugar wafers, various snaps, pretzels, biscuits, and a brand still common today – Zesta Soda Crackers. In all, 15 different brand names were used to identify the products produced at that time. Baked items were sold in wrappers, boxes, tins, and barrels and were sold either in bulk or individually wrapped. By then, the company was also producing baked items in additional plants located in Virginia, Kentucky, and North Carolina.

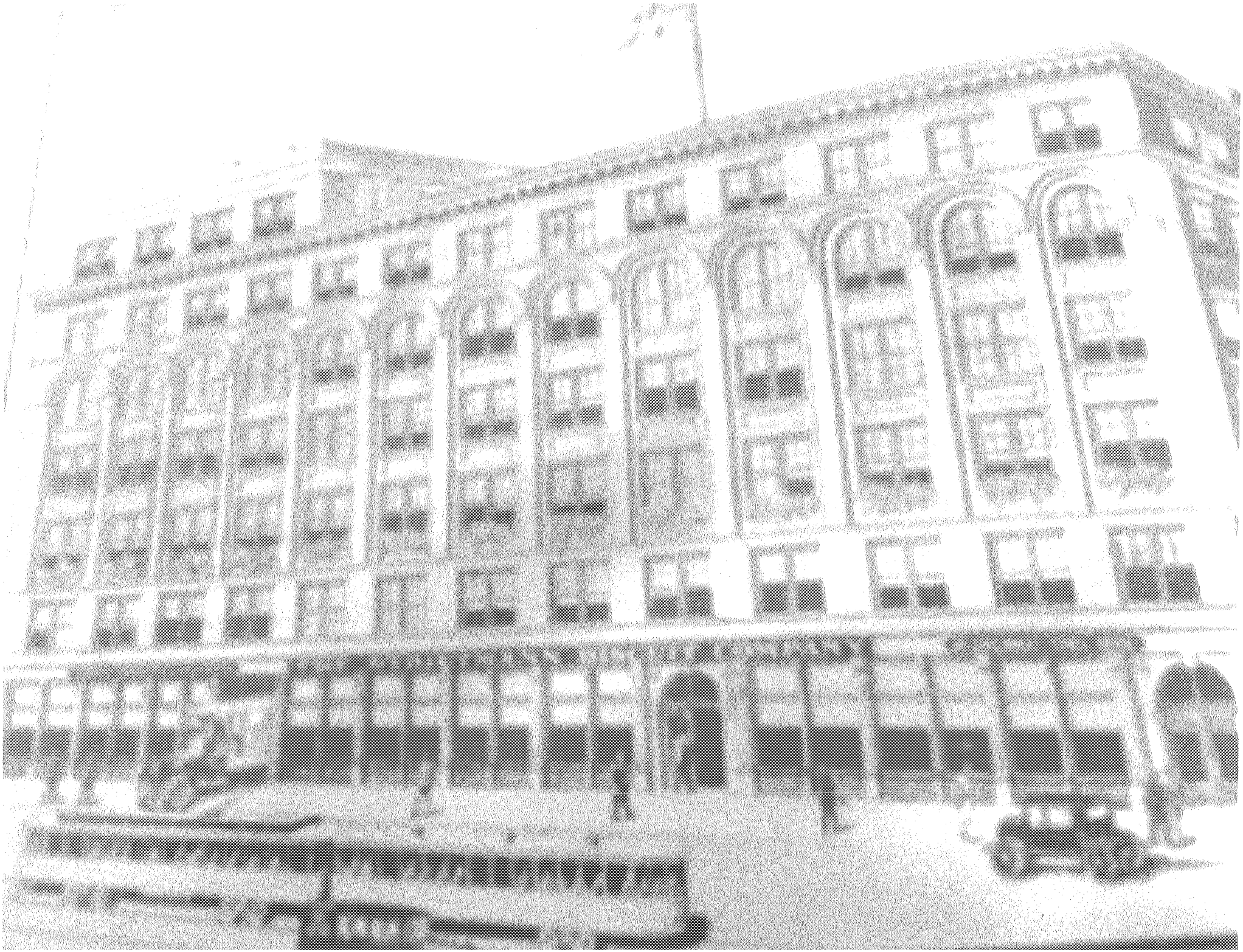
With the increased competition and growing impact of NABISCO, Strietmann joined a regional organization of 13 commercial bakers. In 1927, the United Biscuit Company of America was established with primarily Midwestern

bakers. By 1944, the organization extended from eastern Pennsylvania to Salt Lake City with an increasing fleet of trucks which allowed them to compete with NABISCO.

By the early 1940s, Strietmann was in dire need of additional space and to modernize its production. In 1943, they moved out of Cincinnati into the planned suburban English Garden village of Mariemont, Ohio. The move was part of the village's plan to provide employment of village and nearby residents. The new facility was of modern design and allowed for the then latest equipment and flow of production. The company was associated with the Mariemont location until the United Biscuit Company of America was bought out by Keebler in 1966. The only surviving brand historically associated with the Strietmann name is Zesta Soda Crackers. The historical transformation of Strietmann continued when, in 2001 the Kellogg Company purchased Keebler. Today in Cincinnati, there is no active production of commercial baked goods associated with the Strietamnn Biscuit Company.

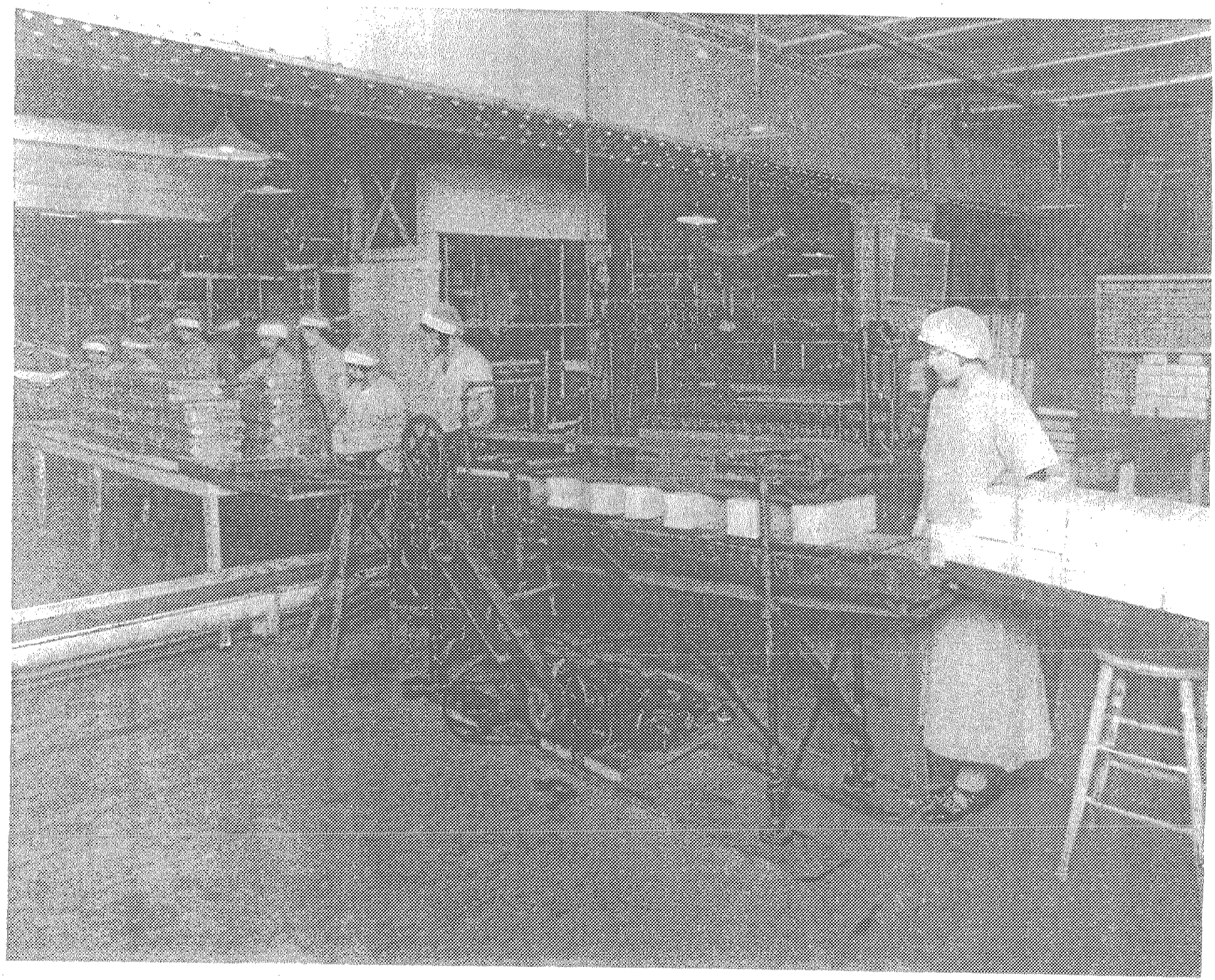
Following Strietmann's move from the building on W. Twelfth Street, a series of mixed uses characterized the space within the building. Small scale and large scale businesses used the space. From 1955 until 1965, the Williams Directory Company used most of the space. In the 1970s, a variety of small businesses were housed that included scientific supply firms, department store warehouse, and printing firms. In the 1980s, printing and silkscreen firms were major users. Since the 1990s, Western Interiors and the Wegman Company used the space for storage of office furniture components. By June of 2015, the building was cleared in anticipation of a change in ownership and the subsequent adaptive reuse into office space.

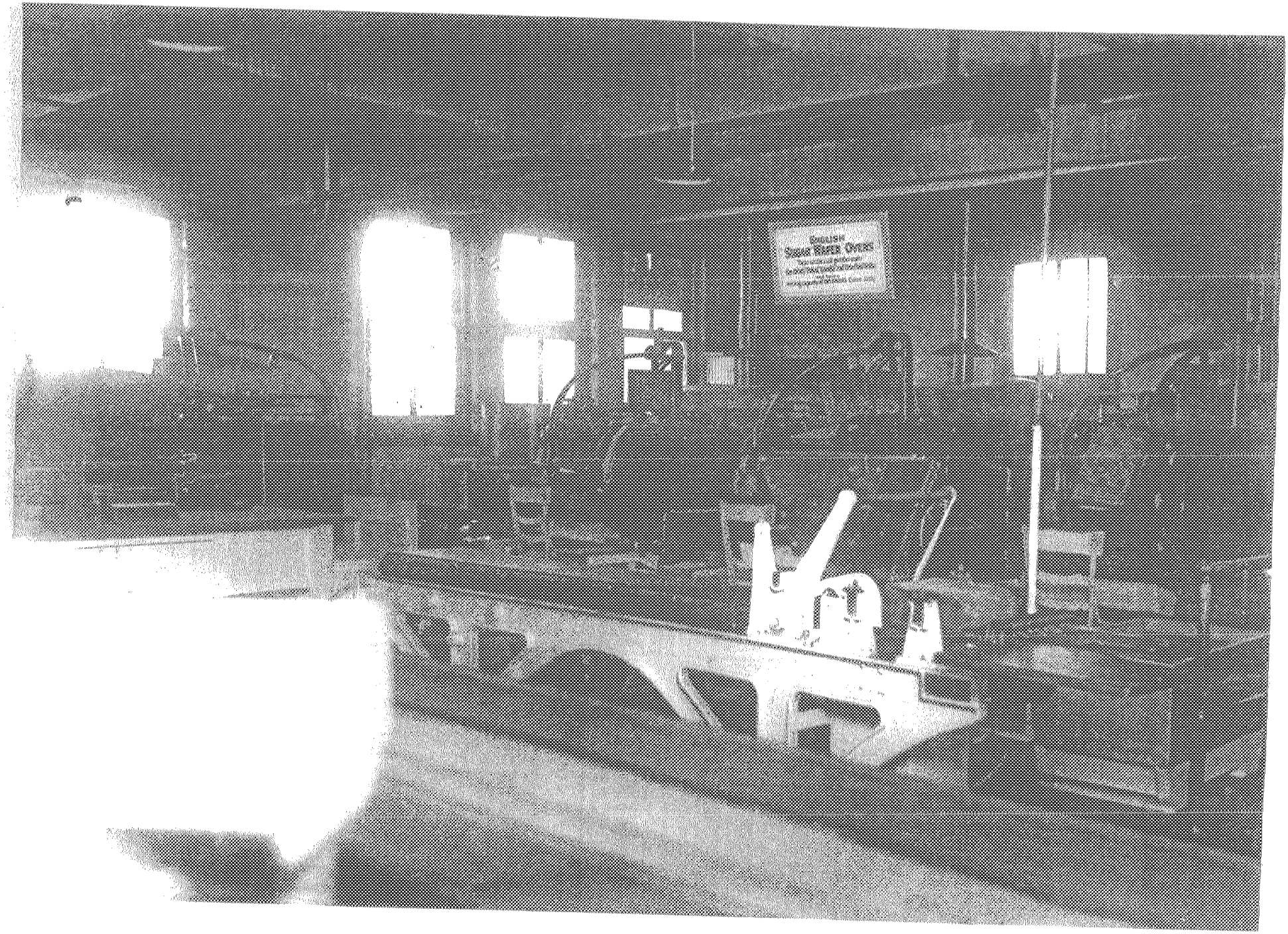

THE STRIETMANN BISCUIT CO.

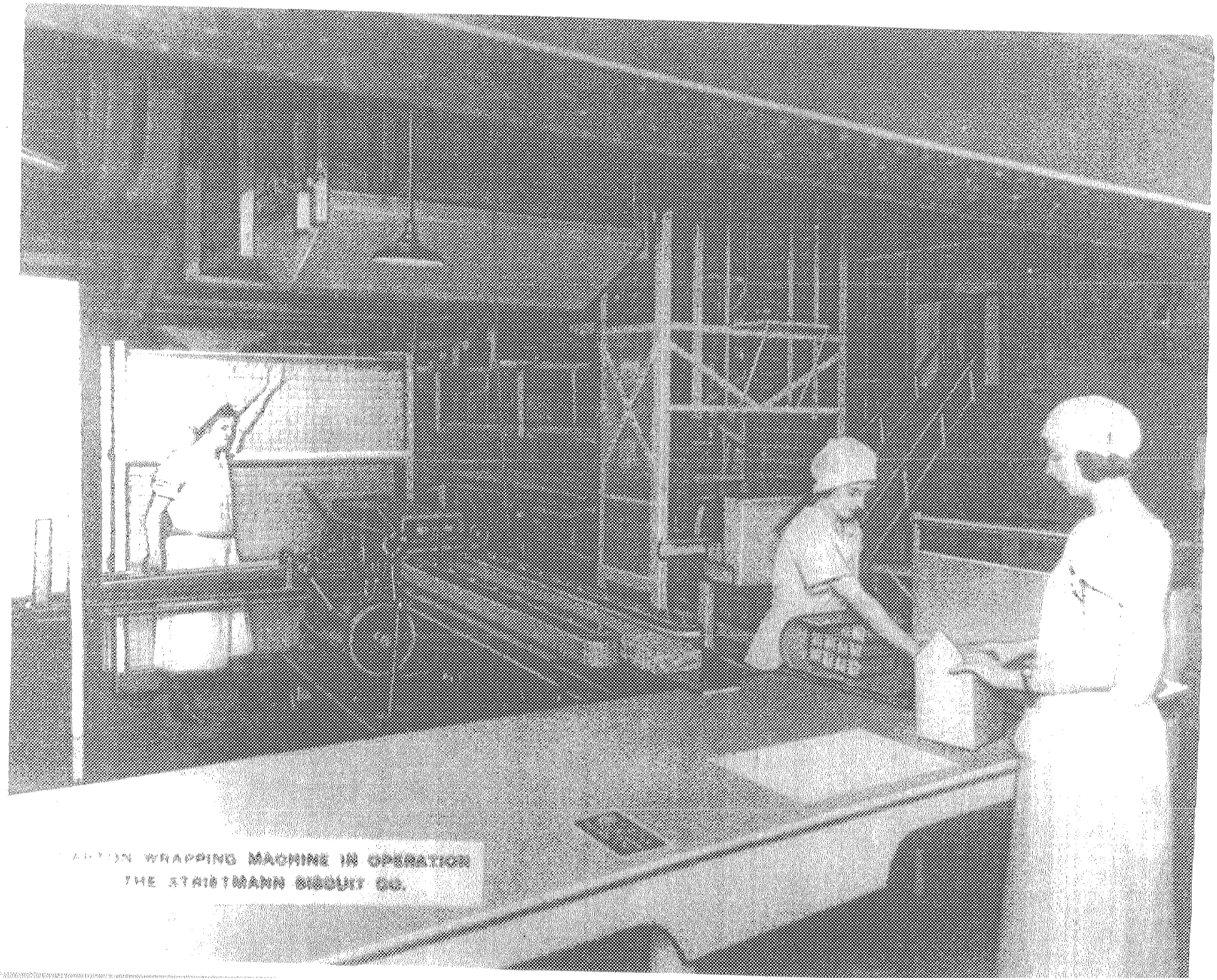



H E STRIETMANN BISCUIT COM
Snax
STRIETMANN BISCUIT COMPANY
10

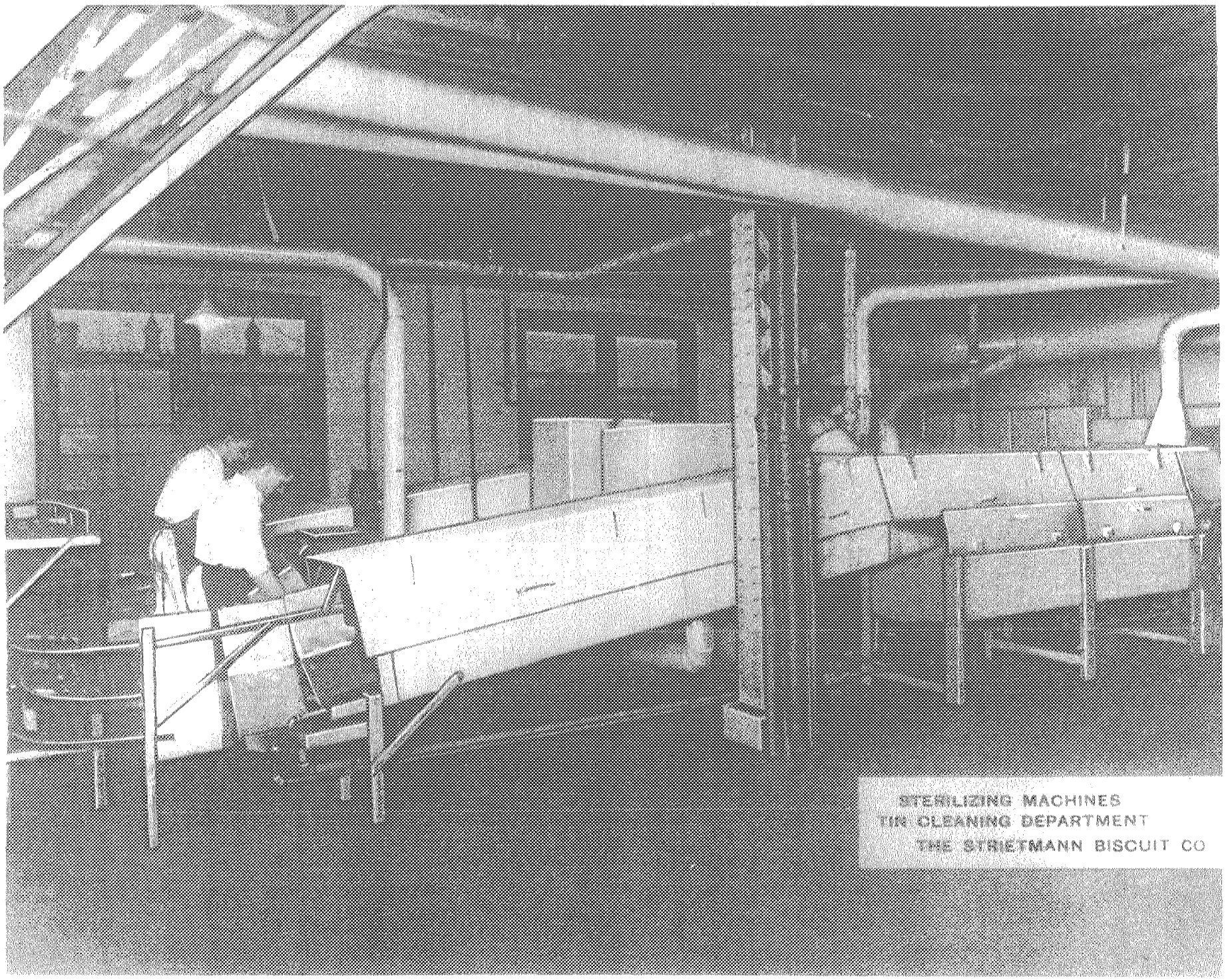
STRIETMANN BISCUIT COMPANY



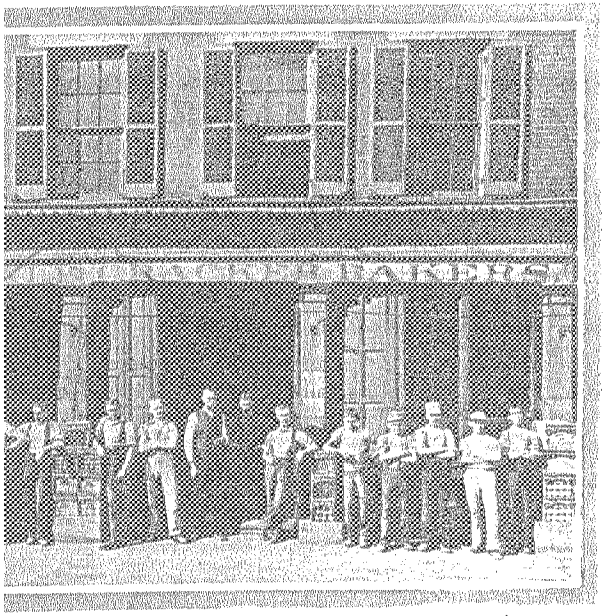




A CARTON WRAPPING MACHINE IN OPERATION
THE ATHERTON BISCUIT CO.



STERILIZING MACHINES
TIN CLEANING DEPARTMENT
THE STRIETMANN BISCUIT CO



FOREWORD

THE business which today bears the name of "Strietmann" traces back to 1849, when Mr. E. D. Bennett engaged in biscuit baking in Cincinnati. Soon after the year 1860, the present management's father, Mr. George H. Strietmann, became connected with Mr. Bennett in his biscuit enterprise.

The name "Strietmann" first appeared in the trade style in 1873, when, on Mr. Bennett's retirement, the business was transferred to Mr. Strietmann and Mr. W. C. Hurley, and was thereafter continued under the style of Hurley & Strietmann.

This successful partnership was broken by Mr. Hurley's death in 1884, at which time Mr. Strietmann obtained full ownership. The business prospered under his able management, and at his death in 1895, it was carried on by his sons under the trade name of The George H. Strietmann's Sons. When the business was incorporated in 1901 the word "Company" was affixed, making the trade name The George H. Strietmann's Sons Co.

The growing business was deprived of a very valuable and highly esteemed servant when in 1903, President George E. Strietmann, one of Mr. George H. Strietmann's sons, was taken by death. Since that time the management has devolved upon Mr. Albert P. Strietmann.

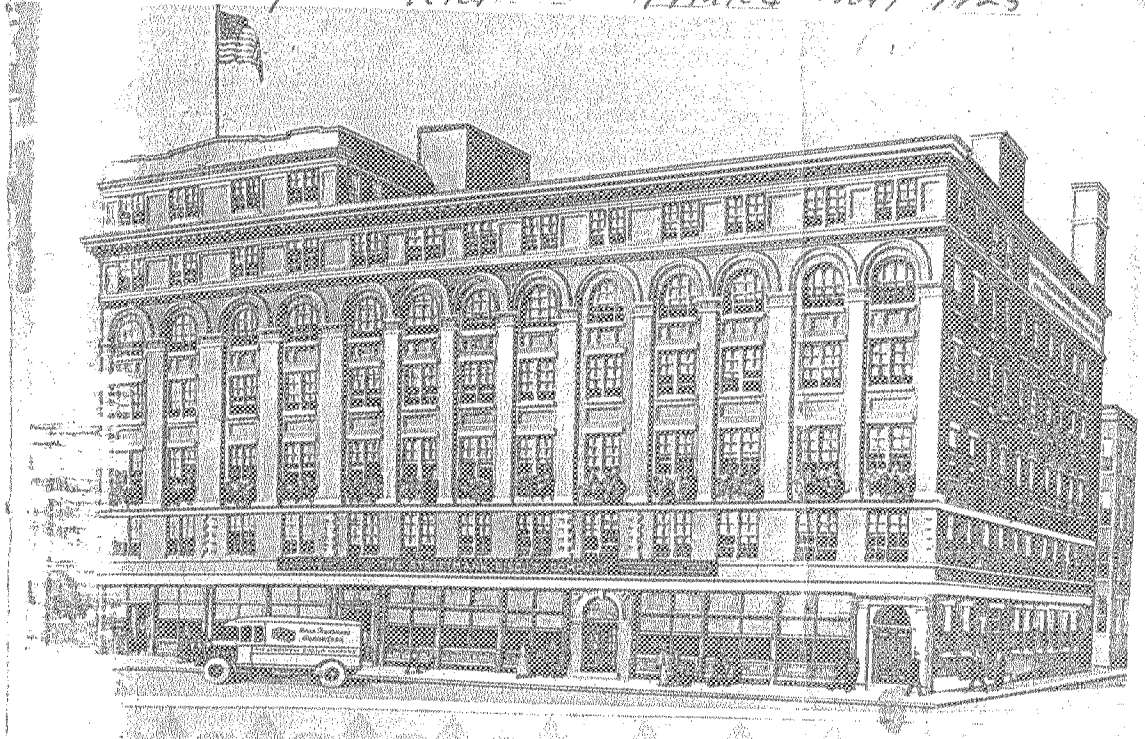
With the expansion of the business have been evolved the highest standards of purity, quality and cleanliness. It is worthy of note that the Strietmann Purity Policy, backed by the Strietmann guarantee, requires higher standards than those that are imposed by either national or state laws. Strict cleanliness in all the baking rooms and about the equipment is zealously demanded and enforced.

In 1922 the name of the company was changed to the more modern and expressive form—The Strietmann Biscuit Company.

5571/5


FIG SANDWICH
Pilgrim
SUPREME
Cookies
25
48
THE STRIETMANN BISCUIT COMPANY
CINCINNATI OHIO
GRAHAM CRACKERS
ZESTA SODA CRACKERS
Supreme Ginger Snaps
SUPREME BISCUIT
SUPREME BISCUIT
MACAROON SNAPS
MACAROON SNAPS
DELICO SUGAR WAFERS
Peanut Snaps
Grand Ma'am Cookies
LEMON SNAPS
Snax
VANILLA SNAPS
Ideal Cookies
ZESTA Crackers
ZESTA SODA Crackers
The STRIETMANN BISCUIT COMPANY
Distributors of Foreign
WAFERS
COUNTER CAKES

17 Page booklet — Printed about 1925



A PICTURE VISIT
THROUGH
Striethmann's


PUSH
BUTTON
FOR
WALK
LIGHT


CHARLES ST 210
Messer
WeAreBuilding.


ROAD
CONSTRUCTION
AHEAD


QUEEN CITY
RADIO
WE
FINANCE
EVERYONE

STRIETMANN BUILDING

235 WEST 12TH STREET
CINCINNATI, OHIO

PROJECT DESCRIPTION

This project consists of a whole building renovation of an 1890 7-story masonry commercial building, in accordance with the United States Department of Interiors, National Park Service historic guidelines.

Gross building area:
(outer face of exterior walls)

14,945 SF BASEMENT
14,680 SF FIRST FLOOR
14,680 SF SECOND FLOOR
14,680 SF THIRD FLOOR
14,680 SF FOURTH FLOOR
14,680 SF FIFTH FLOOR
7,556 SF SIXTH FLOOR
3,810 SF SEVENTH FLOOR

PROJECT TEAM

DEVELOPER:
GRANDIN PROPERTIES
1308 RACE STREET, SUITE 200
CINCINNATI, OH 45202
513-871-7110

ARCHITECT:
DENIS L. BACK & ASSOCIATES
2128 ALPINE PLACE
CINCINNATI, OH 45206
513-861-2776

BUILDING CODE CONSULTANT:
MICHAEL PACHAN
321 FLEMING ROAD
WYOMING, OHIO 45215
513-604-0269

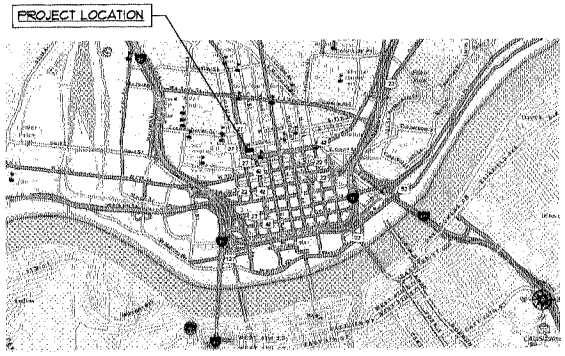
HISTORIC CONSULTANT:
FRED MITCHELL
4530 CEDAR HILLS DRIVE
BATAVIA, OHIO 45103
513-732-0246

LEED CONSULTANT:
ALLISON McKENZIE
6286 ORCHARD LANE
CINCINNATI, OHIO 45213
513-319-9115

STRUCTURAL ENGINEER:
ROENKER ENGINEERING, INC.
3276 HIGH RIDGE DRIVE
TAYLOR MILL, KY 41015
859-331-0084

MEP ENGINEER:
HAL-PE ASSOCIATES ENGINEERING SERVICES INC.
823 SCOTT BLVD
COVINGTON, KY 41011
859-431-6983





1 A-1.0 VICINITY MAP
NOT TO SCALE

DRAWING LEGEND

NOTE: LEGEND IS TYPICAL FOR ARCHITECTURAL DRAWINGS ONLY.
SEE FLOOR PLAN FOR WALL LEGEND, AND SHEET A1.1 FOR PARTITION TYPES

ILLUMINATED EXIT SIGN IN COMPLIANCE W/ OBC 1011.1 -SEE ELECTRICAL DRAWINGS

DETAIL NUMBER / SHEET NUMBER

SECTION NUMBER / SHEET NUMBER

REVISION TAG

ELEVATION MARK

DRAWING NOTE

CEILING HEIGHT

DOOR IDENTIFICATION

PARTITION TYPE

ALIGN FINISHES

UNO "UNLESS NOTED OTHERWISE"
VIF/FV "FIELD-VERIFY"
EXI/EXTG "EXISTING"

OHIO UTILITIES PROTECTION SERVICE
CALL 800-362-2764

DRAWING INDEX

ARCHITECTURAL DRAWINGS

A-1.0 COVER SHEET
A-1.1 CODE INFORMATION, PARTITION TYPES
A-1.2 GENERAL NOTES, STRUCTURAL NOTES
A-1.3 CONSTRUCTION NOTES
A-1.4 CONTRACTOR'S LEED REQUIREMENTS AND GUIDELINES

A-2.0 BASEMENT FLOOR PLAN
A-2.1 FIRST FLOOR PLAN
A-2.2 SECOND FLOOR PLAN
A-2.3 THIRD FLOOR PLAN
A-2.4 FOURTH FLOOR PLAN
A-2.5 FIFTH FLOOR PLAN
A-2.6 SIXTH FLOOR PLAN
A-2.7 SEVENTH FLOOR PLAN
A-2.8 ROOF PLAN

A-3.1 NORTH ELEVATION
A-3.2 WEST ELEVATION
A-3.3 SOUTH ELEVATION
A-3.4 EAST ELEVATION

A-4.1 SECTIONS & DETAILS
A-4.2 SECTIONS & DETAILS
A-4.3 SECTIONS & DETAILS
A-4.4 SECTIONS & DETAILS

A-5.1 INTERIOR ELEVATIONS & DETAILS

A-6.1 FINISH SCHEDULE
A-6.2 DOOR SCHEDULE AND DETAILS
A-6.3 DOOR AND WINDOW DETAILS

A-7.0 BASEMENT REFLECTED CEILING PLAN
A-7.1 FIRST FLOOR REFLECTED CEILING PLAN
A-7.2 SECOND FLOOR REFLECTED CEILING PLAN
A-7.3 THIRD FLOOR REFLECTED CEILING PLAN
A-7.4 FOURTH FLOOR REFLECTED CEILING PLAN
A-7.5 FIFTH FLOOR REFLECTED CEILING PLAN
A-7.6 SIXTH FLOOR REFLECTED CEILING PLAN
A-7.7 SEVENTH FLOOR REFLECTED CEILING PLAN

D-1.0 BASEMENT DEMOLITION PLAN
D-1.1 FIRST FLOOR DEMOLITION PLAN
D-1.2 SECOND FLOOR DEMOLITION PLAN
D-1.3 THIRD FLOOR DEMOLITION PLAN
D-1.4 FOURTH FLOOR DEMOLITION PLAN
D-1.5 FIFTH FLOOR DEMOLITION PLAN
D-1.6 SIXTH FLOOR DEMOLITION PLAN
D-1.7 SEVENTH FLOOR DEMOLITION PLAN
2 D-1.8 ROOF LEVEL DEMOLITION PLAN
D-2.1 DEMOLITION ELEVATIONS
D-2.2 DEMOLITION ELEVATIONS
D-2.3 DEMOLITION ELEVATIONS

HVAC DRAWINGS

H-1 BASEMENT FLOOR PLAN - HVAC
H-2 FIRST FLOOR PLAN - HVAC
H-3 SECOND FLOOR PLAN - HVAC
H-4 THIRD FLOOR PLAN - HVAC
H-5 FOURTH FLOOR PLAN - HVAC
H-6 FIFTH FLOOR PLAN - HVAC
H-7 SIXTH FLOOR PLAN - HVAC
H-8 SEVENTH FLOOR PLAN - HVAC
H-9 ROOF PLAN - HVAC
H-10 HVAC SCHEDULES
H-11 HVAC SCHEDULES
H-12 HVAC SCHEDULES
H-13 HVAC SCHEDULES AND DETAILS
H-14 HVAC DIAGRAMS
H-15 HVAC DIAGRAMS
H-16 HVAC DIAGRAMS
H-17 HVAC DIAGRAMS
H-18 HVAC DIAGRAMS
H-19 HVAC DIAGRAMS
H-20 HVAC DIAGRAMS
H-21 HVAC DIAGRAMS
H-22 VENTILATION AIR SCHEDULE
H-23 HVAC SPECIFICATIONS

ELECTRICAL DRAWINGS

E-0 SITE PLAN - ELECTRICAL
E-1 BASEMENT FLOOR PLAN - LIGHTING
E-2 BASEMENT FLOOR PLAN - POWER
E-3 FIRST FLOOR PLAN - LIGHTING
E-4 FIRST FLOOR PLAN - POWER
E-5 SECOND FLOOR PLAN - LIGHTING
E-6 SECOND FLOOR PLAN - POWER
E-7 THIRD FLOOR PLAN - LIGHTING
E-8 THIRD FLOOR PLAN - POWER
E-9 FOURTH FLOOR PLAN - LIGHTING
E-10 FOURTH FLOOR PLAN - POWER
E-11 FIFTH FLOOR PLAN - LIGHTING
E-12 FIFTH FLOOR PLAN - POWER
E-13 SIXTH FLOOR PLAN - LIGHTING
E-14 SIXTH FLOOR PLAN - POWER
E-15 SEVENTH FLOOR PLAN - LIGHTING
E-16 SEVENTH FLOOR PLAN - POWER
E-17 ROOF PLAN - ELECTRIC
E-18 ELECTRICAL PANEL SCHEDULES
E-19 ELECTRICAL PANEL SCHEDULES
E-20 ELECTRICAL LOAD CALCULATIONS
E-21 PARTIAL RISER DIAGRAM - MAIN SERVICE
E-22 PARTIAL RISER DIAGRAM - 1ST THRU 4TH FLOORS
E-23 PARTIAL RISER DIAGRAM - 5TH THRU 7TH FLOORS

PLUMBING DRAWINGS

P-1A BASEMENT FLOOR PLAN - SAN W & V
P-1B BASEMENT FLOOR PLAN - UTILITIES
P-2 FIRST FLOOR PLAN - PLUMBING
P-3 SECOND FLOOR PLAN - PLUMBING
P-4 THIRD FLOOR PLAN - PLUMBING
P-5 FOURTH FLOOR PLAN - PLUMBING
P-6 FIFTH FLOOR PLAN - PLUMBING
P-7 SIXTH FLOOR PLAN - PLUMBING
P-8 SEVENTH FLOOR & ROOF PLANS - PLUMBING
P-9 PLUMBING SCHEDULES & SPECIFICATIONS
P-10 SAN W & V ISOMETRIC
P-11 SAN W & V ISOMETRICS
P-12 WATER PIPING DIAGRAM
P-13 PLUMBING DIAGRAMS & DETAILS

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Revisions
1 September 28, 2015

DENIS L. BACK & ASSOCIATES
2128 ALPINE PLACE CINCINNATI OHIO 45206 513-861-2776
Architects / Building Consultants

STRIETMANN BUILDING
235 WEST 12TH STREET
CINCINNATI, OHIO

DATE: 8/25/2015
COMM NO: 517
SHEET NO: A-1.0

STRUCTURAL NOTES

GOVERNING CODE

2011 Ohio Building Code edition (and/or other codes as required).

DESIGN LOADS - or as revised by local code

1. Floors - Office: 80 PSF live & 10 PSF dead
   Floors - Assembly: 100 PSF live & 10 PSF dead
   Floors - Retail: 100 PSF live & 10 PSF dead
   Floors - Storage (basement): 250 PSF live
   Floors - Stairs & Roof Terrace: 100 PSF live & 10 PSF dead
   Floors - Fire Escapes: 100 PSF live & 15 PSF dead
2. Roofs: 25 PSF live & 15 PSF dead
   Roofs Supporting Equipment: See MEP drawings for equipment loads.
3. Roof snow load: Pg = 20 PSF
   Ce = 0.9
   Is = 1
   Ct - 1.0
   Pf - 20 PSF
4. Wind load: Basic wind speed - 90 mph
   Iw = 1.00
   Building category: I
   Exposure: B
   Internal pressure coefficient: GCpi = 0.18
   Components & cladding design wind pressure = 19.5 PSF
   Main wind force resisting design wind pressure = 18.4 PSF
5. Earthquake load: Occupancy category II
   Seismic response coefficient: Sds = 0.213 Sd1 = 0.144
   Site class: D (assumed)
   Basic seismic - force - resisting system: bearing wall system with light framed walls with shear panels
   Seismic design category: c
   Analysis procedure per section 1617.5
   Design base shear = 4.3% of building dead load
6. Soil bearing: Footing design based on assumed bearing capacity of 1,500 PSF

- Live load compared to 20 PSF ground snow modified by applicable drift coefficients for snow build-up conditions.

CONCRETE

1. Concrete work shall conform to all requirements of ACI 318 and ACI 301-Latest Addition "Specifications for Structural Concrete for Buildings," except as modified by the supplemental requirements below.
2. Materials:
   a. Concrete unless noted: fc=3500 psi, normal aggregate.
   b. Concrete for exterior flat work, walks, etc.: fc=4000 psi, (5.0% to 7.0% entrained air)
   c. Concrete for foundation walls and retaining walls with exterior exposure: fc=4000 psi, (5.0% to 7.0% entrained air).
   d. Concrete for footings: fc=3000 psi.
   e. Reinforcing steel: ASTM A615 60 KSI yield deformed bars.
   f. Admixtures: Admixtures containing chloride are not permitted in reinforced concrete or concrete containing metals.
3. When the temperature is less than 40 degrees F, the temperature of the concrete shall be maintained between 50 and 70 degrees F for 7 days.
4. During hot weather, when necessary, provide for protective measures in advance of placement.
5. At corners and intersections of footings, walls, and grade beams, provide bent bars of equal size and at same spacing as typical reinforcing around corner and/or into abutting wall or grade beam, bars shall have embedment of 30 diameters (18" min.).
6. Lap splice reinforcing bars 48 diameters unless otherwise noted.
7. At slab and wall opening corners and reentrant corners, provide (1) #5 bar in each face parallel to each edge extending a minimum of 2'9" past edge of opening. This steel may be omitted if typical wall steel exceeds this minimum requirement.
8. Interior concrete slabs shall be 5" thick with 6 mil vapor barrier under 4" minimum granular compacted base (unless noted otherwise of drawings.) Place control joints at 10' o.c. maximum each way. Slope to drains.
9. Machine troweled finish floor slab and cure using "Cure and Seal" type curing compound meeting federal specification YY-C-00800. For applications exposed to sunlight use light broom finish and acrylic based curing compound.
10. Control joints in slabs-on-grade shall be hand tooveled or saw cut within 6 hours of placing concrete or when concrete is strong enough to withstand cutting without raveling at the edges.

EXPANSION ANCHORS

1. Expansion anchors shall be manufactured by Hilti and shall be the type, size, and embedment indicated on drawings. Install per manufacturer's recommendations. Substitutes may be considered, submit manufacturer's data prior to installation.

MASONRY

Applicable to interior masonry bearing walls only - see sheet A1.3 for repointing specifications for exposed brick walls.

1. Concrete block and brick masonry work shall conform to all requirements of "Specification for Masonry Structures (ACI 530.1-02/ASCE 6-02/TMS 602-02)" Or Latest Addition
2. Materials:
   a. Concrete masonry units: ASTM C90 type 1 normal weight aggregate per ASTM C33.
   b. Mortar ASTM C270 type N above grade for brick veneer. Type S below grade and at load bearing or enclosing walls.
      1. Portland cement-lime mortar:
         a. Portland cement: Type 1
         b. Hydrated lime: Type S
      2. Masonry cement: At contractor's option
   c. Provide 9 gage galvanized truss type joint reinforcing at 16" centers vertically for concrete masonry.
3. 4" masonry veneer (brick or stone) shall be fastened with Dur-O-Wal DVA 213 or Wire-Bond RJ-711 (with 3/16" diameter pintle and hot-dipped galvanized per ASTM A153, Class B2) wall anchors spaced at 16" on center vertically and a maximum horizontally spacing of a 24" on center. Screws shall be a minimum #10 size and shall be cadmium plated or hot-dipped galvanized (stainless steel and copper-coated screws are not permitted). Provide a 1" air space between brick and exterior face of sheathing. Brick veneer anchors shall be embedded 2" minimum into brick. Provide continuous base flashing with weep holes at 2'9" o.c.
4. Running bond pattern shall be used for all masonry work unless otherwise noted.
5. Grout solid all block cores with reinforcing with 3,000 non-shrinking grout.

STRUCTURAL STEEL

1. All detailing, fabrication, and erection shall conform to AISC specifications for "Design, Fabrication, and Erection of Structural Steel for Buildings" and the AISC "Code of Standard Practice for Steel Buildings and Bridges", ninth edition.
2. Fabricator is responsible for design of connections. Unless specific end moments and reactions are indicated on drawings, design and fabricate connections to resist the maximum uniform load capacity of the member for the span.
3. Field connections shall be bolted except where welded connections are indicated on the structural drawings.
4. Welding shall be in accordance with the American Welding Society (AWS D1.1-86).
5. Materials:
   a. Rolled shapes and plates unless noted: ASTM A-36
   b. Pipe columns: ASTM A53, types E or S, grade B
   c. Field bolts: ASTM A307, ¾" diameter unless noted
   d. Anchor rods: ASTM F 1554, grade 36
   e. Field welds: AWS E70xx
6. Contractor shall submit shop drawings for review by engineer prior to fabrication.
7. Provide a 2X wood plate bolted to the top flange of all steel beams with 3/8" diameter bolts staggered at 2'0" o.c. or 3/16" diameter power driven fasteners (i.e. Ramset Pins) at 16" on center.

WOOD

1. Materials:
   a. Framing Lumber:
      1. 2 x 8 and larger: No. 1 grade or better southern pine kiln dried.
      2. 2 x 4 and 2 x 6: Stud grade or better spruce pine fir kiln dried.
      3. Hips and rafters shall be at least no. 2 southern pine.
      4. ACQ or CZC pressurize treat pieces in contact with foundation or exposed to weather.
   b. Sheathing and subflooring: 48/24 APA rated longue and groove subfloor exposure 1. 32/16 APA rated roof sheathing exposure 1. 26/16 APA rated structural wall sheathing exposure 1. All sheathing to be nailed with 8d nails at 6" o.c. at panel edges and 12" o.c. at intermediate supports unless noted otherwise.
   c. Adhesive for glued and nailed plywood subflooring. Shall conform to performance specification AFG-01 developed by APA.
2. Unless noted otherwise, connectors shall be made per table 2304.9.1, "Fastening Schedule", in referenced building code. Staples not permitted for fastening APA rated sheathing and subflooring.
3. All plywood subflooring shall be glued and screwed.
4. All connection hardware specified on the structural drawings as manufactured by the Simpson Strong-Tie Company shall be fastened as specified in the Simpson product and installation manual.
5. Install Simpson H2 Hurricane Anchors at bearing points of all roof trusses and/or rafters. Truss and/or rafter must align with stud at anchor locations.
6. Fasteners for preservative treated wood
   a. Based on testing results it is known that certain types of ACQ, Copper Azole and other non-DOT Borate treated woods are more corrosive than CCA-C.
   b. Thicker galvanizing generally extends service life of a product. The treated wood industry recommends use of Stainless Steel and hot-dip galvanized connectors and fasteners with treated wood.
   c. Due to uncertainties, which are out of the specifiers control, in regard to the chemicals used in pressure treated wood, Simpson recommends the use of stainless steel fasteners, anchors and connectors with treated wood when possible. At a minimum, customers should use ZMAX (G185 HDG per ATSM A653), Batch/Post Hot-Dip Galvanized (per ASTM A 123 for connectors and ASTM A153 for fasteners), mechanically galvanized fasteners (per ASTM B695, Class 55 or greater), product with the newer alternative treated woods. Due to the many variables involved, many of which are controlled by the chemical supplier and the wood treated, Simpson cannot make an unqualified recommendation of any galvanized or other coating for the use with treated wood. Additionally, because of the many variables involved, Simpson cannot provide estimates on service life of connectors, anchors or fasteners. We suggest that all users and specifiers obtain recommendations for Batch/Post HDG, G185 HDG, mechanically galvanized, or other coatings form their treated wood supplier. (Some treated wood chemical suppliers have clasified their hot-dip galvanized recommendation and do include G185 HDG in their recommendation.) Contact Simpson for availability of ZMAX, Batch/Post Hot-Dip Galvanized, and Stainless Steel products.
   d. G90 galvanized products should not be used with treated woods.
   e. G90 galvanized connectors can be used with Sodium Borate (DOT - Disodium Octaborate Tetrahydrate) treated woods. Sodium Borate treated woods are not suitable for applications where moisture exposure is likely. They are suitable for mudsill applications when transported, stored, and installed appropriately.
   f. Uncoated and painted products should not be used with treated woods.
   g. When using Stainless Steel or hot-dip galvanized connectors, the connectors and fasteners should be made of the same material.
7. Bridging in floor and ceiling joists shall be 1" x 3" cross bridging (double nailed) at 8'0" o.c. maximum.
8. Wall studs shall line up with floor joists of floors above and below.
9. Double joists shall be provided below all interior partitions that run parallel with the joists.
10. Notches in exterior wall or interior bearing wall studs are not to exceed one-fourth of the stud width, and no holes are to be bored greater than 40% of the stud width.
11. Notches in floor, joists, and roof rafters shall not be located in the middle one-third of the span. Notches in the top or bottom of the member are not to exceed one-sixth of the member depth. Holes shall not be bored larger than one-third of the member depth, or within two inches of the top or bottom of the member, or within two feet of bearing. No holes or notches are allowed in beams unless approved by architect/engineer.
12. All solid bearing points shall be continuously blocked thru floor framing down to solid bearing on foundation wall or interior steel beam.
13. All bearing points under concentrated loads, at the support points of beams and headers, and where indicated in a wall on the drawings, shall be at least the width of the bearing, structural member, and/or a minimum of one 2x stud cripple nailed together with 8d nails at 16" o.c. to (1) full height stud for spans up to 6'0", and (2) 2x cripples for spans greater than 6'0", unless otherwise noted.
14. All multiple headers and beams shall be fastened together at top and bottom into each adjacent member with (minimum) two rows of 16d nails at 12" o.c. for beam depths less than 12". For depths greater than 12", through-bolt with ½" diameter bolts at 12" o.c. staggered top and bottom.

CONSTRUCTION AND SAFETY

1. Contractor shall brace entire structure as required to maintain stability until complete and functioning as the designed unit.
2. Architect/engineer shall not be responsible for the means, methods, techniques, sequences, or procedures of construction selected by contractor.
3. The contractor will be solely and completely responsible for the conditions of the job site including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. When on site, the architect/engineer is responsible for his own safety but has no responsibility for the safety of other personnel or safety conditions at the site.
4. Contractor and his agent(s) shall verify all information and dimensions contained within these construction documents. Contractor shall verify all existing conditions, including buildings, site conditions, and soil bearing pressure. **All errors, omissions, and inconsistencies are to be reported to the architect/engineer before proceeding with the work. Failure to do so will release the architect/engineer of all responsibility.** Any changes from these documents are the responsibility of the contractor. These drawings are not to be scaled. If insufficient information exists, contact the architect/engineer for clarification before proceeding with the work.

GENERAL NOTES

1. Document Succession: In any case that the specifications and/or plan set conflict or disagree; the following is the order of succession of these documents.
   1) Geotechnical Report & Recommendations
   2) Structural Engineer's and other Engineer's Specifications
   3) Architectural Specifications
   4) Structural and other Engineer's Details
   5) Structural and other Engineer's Plans
   6) Architectural Details
   7) Architectural Plans
   8) Written change order or additional work authorization supersedes all above.
2. Surveys: All site layouts for construction shall be by contractor.
3. General contractor shall bear full responsibility and costs for all permits, fees, temporary utilities, etc. (General building permit & HVAC permit fees shall be by owner.)
4. Architectural drawings required for general building permit and construction shall be provided by the owner. Original shall be provided to contractor upon request.
5. Contractor shall bid the work through 100% completion.
6. Contractor shall schedule all "special inspections" required by code (Special inspections shall be provided by the owner).
7. Any changes requested by owner to the original scope of work, including additions or deletions must be confirmed in writing with a change order, signed by contractor, and accepted by owner before starting work.
8. The general contractor (or construction manager), subcontractors and material suppliers shall provide a full, minimum one-year limited warranty (or longer if required by law, governing authorities, or provided by manufacturer), which becomes effective at date of substantial completion. All appliance, equipment, and roofing warranties shall be assigned to owner.
9. All footing excavations, piers, and retaining wall work shall be inspected and monitored by a geotechnical engineer during excavation and prior to placement of concrete. A geotechnical engineer is to specify, inspect, and monitor soil compaction under all footings, piers, retaining walls, concrete slabs, drives, parking areas, and other construction.
10. All footing, foundations, and piers shall bear a solid, undisturbed soil. All concrete slabs, paving, and pavers shall be on 100% compacted base (per standard proctor test - ASTM D698.)
11. Electric, plumbing, sprinkler, fire alarm, and mechanical contractors are responsible for obtaining their own permits, inspections, and approvals (HVAC permit by owner.) This includes furnishing all designs, drawings, design calculations, details (HVAC, electric and plumbing, design, specs and drawings by owner), fire stopping, and specifications required by the building authorities and required to construct and complete their work. Electric, plumbing, sprinkler, fire alarm, and mechanical contractors are responsible for providing all fire stopping required with the installation of their work. Electric, plumbing, sprinkler, fire alarm, and mechanical contractors are responsible for providing (and closing) all openings and penetrations required for their work (Architect shall approve location of all electric, plumbing, sprinkler, and mechanical).
12. Contractors shall verify all the information contained in these documents. Contractor to verify all existing conditions including buildings, site conditions, existing utility locations and adequate sizes, existing buildings conditions, soil bearing pressure, etc. All errors, omissions, and inconsistencies are to be reported to the architect before submission of bid. Failure to do so shall release the architect and owner of all responsibility. Any changes from these documents are the responsibility of the contractor. These drawings are not to be scaled. If any discrepancies in specifications or plans, the most stringent shall apply. If insufficient information or conflicts with drawings exist, contact the architect for clarification before submitting bid (and/or proceeding with the work.)
13. Contractor shall ensure structural integrity of existing conditions where apparent or exposed existing construction does not appear to comply with current standards for new construction, consult with building official for applicable repair/replacement requirements.
14. Contractors, labor, permits, inspections, materials, fixtures, equipment, and installation of such are to comply with all governmental requirements, codes, governing authorities, and safety regulations. Work shall be completed in accordance with plans and specifications. All work shall be executed in a timely and workmanlike manner. Approval of all contractors and/or supplies shall be solely at the discretion of the owner.
15. "Provide" shall mean to "furnish and install". Named products are intended as "basis of design" selections to establish a level of quality – contractor may use alternative products if acceptable to owner. Contractor shall submit product information to the owner to confirm compliance with contract requirements and owner's approval.
16. Exterior dimensions are to face of foundation/face of studs, or face of masonry; interior dimensions are to face studs.
17. All contractors must install any required sleeves, conduits, pipes, drains, outlet boxes, etc. in concrete floors or paved areas prior to pours.
18. All dimensions are to rough framing or actual masonry sizes.
19. Install control joints as specified in structural plans and specifications.
20. Provide sealant at all joints between all dissimilar materials, around all windows and doors, at all floors and beams at exterior walls, at expansion joints, at counter tops, etc. and where indicated on drawings to assure complete weather tightness of building. Typical sealant joint to be 3/8" unless noted otherwise.
21. Smoke detectors to be installed per Ohio Building Code. Smoke detector shall be approved, listed and labeled type, and installed per manufacturer's specifications and located as indicated on plans, and where required by code.
22. Plumbing supply lines shall not run in exterior walls, unheated ceiling spaces, or unheated crawl spaces.
23. Provide soil treatment protection for termites.
24. All materials and equipment shall be installed per manufacturer's instructions and specifications.
25. Entire building to have fire suppression system and stand pipes.
26. Provide exit and emergency light as required by code.
27. All steel brick opening lintels shall be hot dip galvanized in sizes as shown on plans. Provide flashing above lintels and under windowsills with weep holes at 2'-0" o.c.
28. Install painted sill flashing under all new windows and doors.
29. On exterior framed walls (not ceilings) use a vapor retarder by "Membrane" on the inside surface of framing.
30. Use "Enviro Dri" Weather Resistant Barrier over exterior sheathing. Flash all window, door and louver openings per Enviro Dri's recommendations and guidelines.
31. Leave window and door stickers on for building inspectors.
32. All new hardware shall be per ICC A117.1.
33. All floor sheathing shall be T. & G. glued and screwed.
34. Install expansion joints as specified by material manufacturers.
35. All walls and ceilings to receive drywall shall have smooth finish on all surfaces with skim coat. All gypsum board and corner beads shall be applied using screws. (All drywall shall be 5/8" type "X" unless otherwise noted on plans) Gypsum board or drywall to be by U.S.G. Provide all trim and accessories as required. Install per manufacturer's instructions. Use "L" bead where exposed drywall abuts dissimilar materials. Use green board on bathroom walls and ceilings (do not install over vapor barrier). Contractor to keep drywall clean and dry during construction.
36. Exterior painting - All miscellaneous exterior trim, doors, existing windows, trim, louvers, railings, conduits, gutters, soffits, downspouts, etc. shall be painted with one coat of primer and one coat of semi-gloss latex. All exterior brick shall be scraped, pressure washed, one coat of primer and one coat of flat latex. All colors shall be approved by architect. Provide alternate price for second coat of finish paint.

    Interior painting - All walls and ceilings (except as noted): All drywall and plaster surfaces shall receive one coat of primer and two coats of flat latex wall paint; color to be selected by architect. Prime all doors, trim, exposed duct work, pipes, wires sprinkler lines, miscellaneous trim, stairs, railings, etc. Shall be painted with two coats of semi-gloss latex; second finish coat shall be applied with a brush; all unprimed materials shall receive one coat of primer; caulk and putty as necessary, and two coats of semi-gloss; color to be selected by architect. All existing walls, ceilings and columns shall be scraped, cleaned and receive one coat of primer and two coats of flat latex.

    Metal painting: all exposed ferrous metal shall be cleaned, primed with rust-inhibitive metal primer prior to finish paint -2 coats minimum, or as necessary to provide a durable finish and acceptable finished appearance.
37. Insulation and Fenestration Requirements by Component (a) - All Glazing shall be Low "E"

FENESTRATION U-FACTORb	0.35
SKYLIGHb U-FACTOR	0.60
GLAZED FENESTRATION SHGCb,c	N/R
ROOF R-VALUE (3)(" MIN POLYISO)	20
METAL FRAME WALL R-VALUE	13

   For SI: 1 foot = 304.8 mm.
   a. R-values are minimums. U-factors and SHGC are maximums.
   b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
38. Electrical, plumbing, HVAC, fire alarm, and sprinkler contractors shall provide to owner an electronic copy of accurate "As Build" drawings. They shall also provide owner with manufacturer's manuals on all equipment.
39. Contractor to protect all construction materials from exposure to the elements. All wood should be dry when installing, and covered after placement from exposure to moisture, protected from the elements. Store on palates, do not place materials directly on earth. Store all wood materials to avoid warping and moisture absorption.
40. Contractor shall patch and repair all areas affected by demolition or new construction with materials and methods to match existing conditions and to provide uniform appearance. Contractor to restore to original condition any damage to driveways, yards and other property, real or personal, on and adjacent to project site.
41. Contractor shall keep streets, site, and building clean at all times. Contractor shall take all necessary steps to prevent damage and to minimize disturbances to existing building, site, and adjacent properties (and occupants use of premises). Contractor shall maintain worksite in an orderly manner, free of debris and store material so as to minimize interference with the work and use of the building and site by the tenants, owner and other contractors.
42. Contractor shall provide all necessary erosion control.
43. General contractor shall supervise the work during progress and shall be responsible for all construction means, methods, techniques, sequences, and procedures. Contractor shall provide and be responsible for any temporary shoring and/or bracing as required to maintain stability until structure is complete and functioning per the design intent.
44. General contractor is responsible for coordination of bidding and installation of all work and materials between subcontractors.
45. Where differences or omissions occur between project design criteria and provisions of authorities having jurisdiction, the most stringent shall apply.
46. Contractor shall be responsible for safety at the job site at all times, not limited to working hours. Contractor to ensure compliance with all applicable regulations, including local, state, federal, O.S.H.A., etc. All work shall comply with all local, state and federal codes and ordinances having jurisdiction.

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Revisions:
1 August 31, 2015
2 September 28, 2015

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Architects / Building Consultants

STRIETMANN BUILDING
235 WEST 12TH STREET
CINCINNATI, OHIO

DATE: 8/25/2015
COMM NO: 517
SHEET NO: A-1.2

CONSTRUCTION NOTES

CONCRETE SIDEWALK REQUIREMENTS

1. All sidewalk work shall be completed by contractors licensed by the City of Cincinnati.

CONCRETE REPAIR NOTES

1. Define and mark edges of spalled and delaminated concrete via hammer sounding.

2. Sawcut along marked edges in straight lines to a minimum depth of 1". Do not cut existing reinforcing steel.

3. Chip and remove spalled and delaminated concrete within the boundaries of the saw cuts down to sound un-cracked concrete.

4. Power tool clean any exposed reinforcing steel down to bare metal.

5. Power wash and clean exposed concrete and reinforcing steel in accordance with the bonding agent manufacturer's recommendations.

6. Apply epoxy bonding agent, Sikadur 32 Hi-MOD, to exposed and cleaned concrete and reinforcing steel surfaces immediately prior to installing repair mortar in accordance with the manufacturer's instructions.

7. Trowel apply repair mortar, Sikarepair 223, to vertical and overhead locations in accordance with manufacturer's instructions.

8. Cure repaired areas per manufacturer's instructions.

9. Bonding agent and repair mortar are manufactured by Sika Corporation, Lyndhurst, NJ.

BRICK CLEANING REQUIREMENTS:

Note: the south building elevation will be cleaned, but not painted. Exterior cleaning of any brick and/or stone facades shall implement the following methodology.

1. The contractor shall become familiar with *Preservation Brief #1, Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*, published by the National Park Service, U.S. Department of the Interior. This document shall be the overall philosophy and guidelines for undertaking any cleaning of historic masonry associated with this building.

2. The recommendation for a cleaning agent will be provided to he contractor. Contractor shall follow manufacturer's specifications for mixing. Test patches will be undertaken starting out ith the lowest possible pressure that begins to clean the surface.

3. Attach a pressure gauge to the spray machine that will read the pressure at which the cleaning agent and water are being applied. Make test patches utilizing various pressures to determine the most effective cleaning pressure without harming brick or mortar. Begin at 100 psi and rise in stages to 400 psi.

4. Test patches will be inspected by the preservation consultant, architect, and developer When the most effective cleaning pressure is determined, photograph the test patches and indicate the particular cleaning methods utilized for each patch. Indicate the test patch representing the cleaning method proposed for this project. Submit this documentation to the Ohio Historic Preservation Office for their consultation and approval.

5. Obtain approval of the Ohio Historic Preservation Office for the selected cleaning method prior to proceeding with any work.

REPOINTING REQUIREMENTS:

1. The masonry contractor will become familiar with Preservation Brief *# 2 Repointing Mortar Joints in Historic Masonry Buildings* (published by the National Park Service, U.S. Department of the Interior). This shall be the overall philosophy and guidelines for undertaking any repointing to historic masonry associated with this building.

2. Masonry contractor will have a mortar analysis performed for the existing mortar located at the original 1895 building and for the 1904, 1910, and 1919 additions. The results established for each building will serve as the basis for a new compatible repointing mortar mix. Once the compatible mortar ratio is established, other aspects of the mortar mix will be addressed. New repointing mortar mix, for each sample, will match in sand grain and aggregate size, texture, hardness, color, and tooling. Type of cement will be reviewed to ensure compatibility to original mortar hardness and color.

3. If it is determined that the color of the repointing mortar needs to be adjusted to match the original mortar color, it is recommended that a chemically pure, mineral oxide that is alkali proof and sun-fast be incorporated into additional test patches in small amounts in order to determine a compatible color match.

4. Should it be necessary to replace any deteriorated brick, the replacement brick is to match adjacent brick in color, size, texture, and hardness.

5. Areas to be repointed will have old mortar removed from joints to a minimum depth of approximately 1 inch. Prior to any removal of deteriorated mortar, masonry contractor will consult with preservation consultant, architect, and developer as to the specific method of removal. Hand tools are recommended for mortar removal. The use of small power tools may be approved if it is demonstrated that their use is an effective way to remove deteriorated mortar and does not harm the existing historic masonry.

6. Test patches are to be applied using an approved new repointing mortar mix. These should be applied adjacent to existing mortar and allowed to dry. Once an acceptable repointing sample is identified by the preservation consultant and architect, photographs and the repointing formulation will be forwarded to the Ohio Historic Preservation Office for review and approval.

7. No work shall be undertaken without the Ohio Historic Preservation Office's PRIOR approval.

STEEL LINTEL SCHEDULE

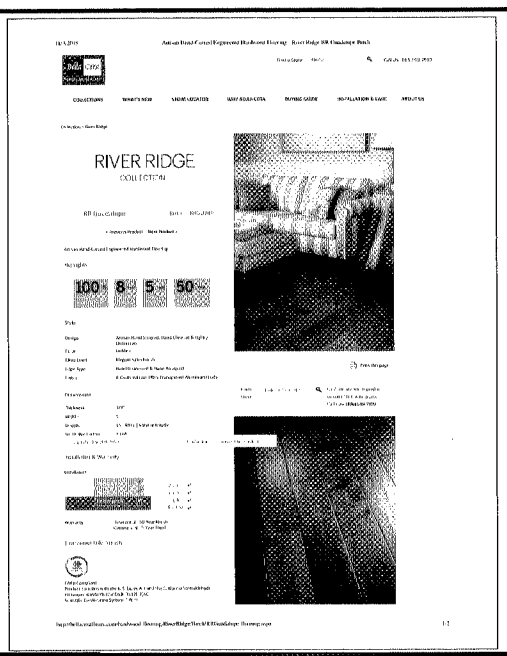
LINTEL DESIGNATION	STEEL ANGLE SIZE	MASONRY OPENING MAXIMUM SPAN (FT)	MINIMUM END BEARING (INCHES)
SL1	L 3 1/2" x 3 1/2" x 1/4"	5'	4"
SL2	L 4" x 3 1/2" x 1/4"	6'	5"
SL3	L 5" x 3 1/2" x 1/4"	8'	6"
SL4	L 6" x 3 1/2" x 5/8"	10'	7"
SL5	L 7" x 4" x 3/8"	12'	8"
SL6	L 8" x 4" x 1/2"	16'	9"

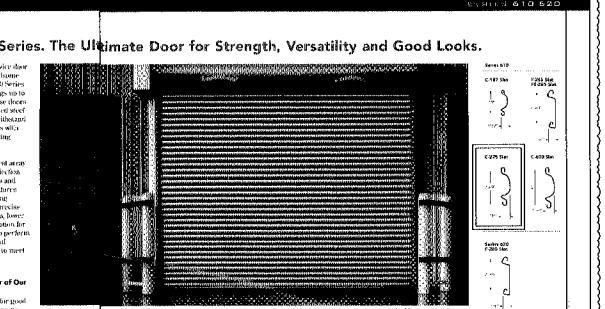
MASONRY LINTEL SCHEDULE

LINTEL DESIGNATION	LINTEL PIPE (NOMINAL DIMENSIONS)	MASONRY OPENING MAXIMUM SPAN (FT) UNLESS NOTED OTHERWISE	MINIMUM END BEARING (INCHES)
ML1	8" HIGH BOND BEAM WITH (2) #5 BOTTOM	4'	8"
ML2	16" HIGH BOND BEAM WITH (2) #5 BOTTOM	7'	8"

LINTEL NOTES

1. All lintels exposed to the exterior shall be hot-dipped galvanized.
2. The first leg size given above shall be the vertical leg.
3. Lintel sizes may be used for openings in concrete masonry using one angle for every 4" of masonry width.
4. Unless otherwise shown, select lintel to suit indicated masonry opening at or below maximum span.
5. Provide lintels at all mechanical penetrations of interior masonry walls. Coordinate size and location of openings with appropriate trade.
6 Refer to architectural drawings for opening sizes.





Roenker Engineering, Inc.
Structural Consultants
(859) 431-0004

April 29th, 2015

Ms. Kathe Meier
Grandin Properties
1328 Race Street, Suite #200
Cincinnati, Ohio 45202

Subject: Review of Existing Striet mann Building at the Corner of West 12th Street and Central Parkway,
Cincinnati, Ohio
Roenker Engineering Comm. No. 2015161

Dear Ms. Meier:

Pursuant to your request I visited the above referenced building on March 18th, 2015. The intent of the visit was to review the existing structure and foundations of the building and document any visually observed structural deficiencies. The original six story building was constructed at the corner of 12th and Central Parkway. A six story addition was constructed at a later date immediately to the east. A second seven story addition was constructed still later at the east end of the site. All three of the sections were constructed with brick masonry exterior walls. The original building was constructed with steel columns, steel floor beams, and wood floor joists. The first addition was framed with heavy wood beams, girders, and columns. The second addition consists of a cast-in-place concrete frame. Throughout this report I will refer to these sections as west (original building), center (first addition), and east (second addition)

Based on my site visit, review, and calculations I note the following structural issues that will require repair:

1) The entire exterior surface of the building should be cleaned with a low pressure power washing to remove damaged brick and mortar.
2) Any damaged brick exposed by the power washing should be removed and replaced. Any deteriorated mortar should be replaced with new tuck pointed mortar.
3) A cracked and deflected stone lintel was observed above a second floor window on the ninth elevation of the west section. The existing lintel will require replacement or reinforcement with a new steel lintel angle.
4) Portions of the existing roof parapet are deteriorated and will require repair.
5) A settlement crack was observed between the second and third floors on the west elevation which will require removal and replacement of the cracked brick and tuck pointing with new mortar.
6) A settlement crack was observed in the south elevation of the west section. Additionally, the south elevation of the west section has experienced a large amount of water damage from defective gutters and downspouts. Large sections of the south façade will require removal/replacement or tuck pointing.
7) Exposed reinforcing steel was observed in the columns and beams in the south elevation of the east section. It appears that the reinforcing steel was placed close to the surface of the concrete. The reinforcing bars have corroded over the years resulting in spalling and further corrosion. The exposed steel will require wire brush cleaning and an epoxy coating. The spalled portions of the existing concrete will require the installation of a modified cement based patch material to protect the exposed reinforcing steel.
8) The exposed stone foundation wall on the south elevation will require removal of water damaged mortar and tuck pointing with new mortar in some locations.
9) The existing cast iron lintel beams and columns on the north elevation above the first floor windows are corroded and damaged in some areas. The damaged areas will require repair with welding or the installation of new reinforcing plating.
10) The interior face of all of the stone foundation walls should be cleaned with a low pressure power wash to remove loose and damaged mortar. All voids should be filled by tuck pointing with new mortar.
11) Evidence of water intrusion into the building was evident at the southeast corner. Further investigation would be require to determine the extent of the damage
12) The existing wood floor joists have been cut, notched, and drilled in some locations. These joist will require repair by adding a new uncut joist bolted to the side of the damaged joist.
13) The heavy timber fifth floor framing in the central section has experience water rotored damage as a result of roof leakage. The heavy timber beams and girders were most likely designed for heavy manufacturing loads and as such some minor water damage may not prevent use of the floor for lighter loads such as office or residential. The existing wood members in this area should be cleaned and probed to determine the extent of damage. Some reinforcement of the existing floor structure may be required.
14) Water damaged roof structure was observed in the central section and western section. Some reinforcement of the existing roof structure may be required.

In general it appears that the original building and two additions were constructed to support heavy floor loadings. The building is in good condition overall with the issues listed above limited to some isolated areas. The heavy existing floor framing should be suitable for a variety of intended uses (retail, office, residential) without the need for reinforcement.

I trust this meets with your needs. Thank you for this opportunity to be of service. If you have questions or need further assistance please contact me.

Very truly yours,

ROENKER ENGINEERING, INC

Donald T. Roenker, P.E., Principal

STATE OF OHIO
DONALD
THOMAS ROENKER
E-60592
REGISTERED
PROFESSIONAL ENGINEER

4/29/15

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Revisions:
1 September 28, 2015
2 November 9, 2015

DENIS L. BACK & ASSOCIATES
2128 ALPINE PLACE CINCINNATI OHIO 45206 513-961-2776
Architects / Building Consultants

STRIETMANN BUILDING

235 WEST 12TH STREET
CINCINNATI, OHIO

DATE: 8/25/2015
COMM NO: 517
SHEET NO: A-1.3

GENERAL DRAWING NOTES

1. CAMERA ALL SEWER AND DOWNSPOUT LINES, AND REPLACE ALL INTERIOR ROOF DRAIN LINES. CAMERA ALL DOWNSPOUT LINES BELOW GRADE AT EXTERIOR TO THEIR POINT OF DISCHARGE TO CONFIRM NO BLOCKAGES EXIST.

2. POWER WASH CLEAN INTERIOR FACES OF STONE FOUNDATION WALLS AND TUCK POINT WITH NEW MORTAR, TYPICAL THROUGHOUT.

3. INSTALL NEW FULL-SPAN 2x JOIST (MATCHING EXISTING) TO ALL NOTCHED, DRILLED, OR DAMAGED FLOOR AND ROOF JOISTS. FASTEN WITH ⅜" DIA CARRIAGE BOLTS, AT 24" O.C. TOP AND BOTTOM STAGGERED PATTERN.

4. STAIRS SHALL HAVE 7" MAXIMUM RISER HEIGHT AND 11" MINIMUM TREADS. RAMPS SHALL BE 1 : 12 PITCH. CROSS SLOPE AT BOTH STAIRS AND RAMPS SHALL BE 2% MAXIMUM. PROVIDE SLIP-PROOF FINISH TEXTURE ON STAIR AND RAMP SLABS.

5. PROVIDE SHOP DRAWINGS OF PROPOSED CONTROL JOINT LAYOUT AND DETAILS (SAWCUT OR GROOVED, FOR EXAMPLE), FOR REVIEW PRIOR TO PLACING CONCRETE.

WINDOW NOTES

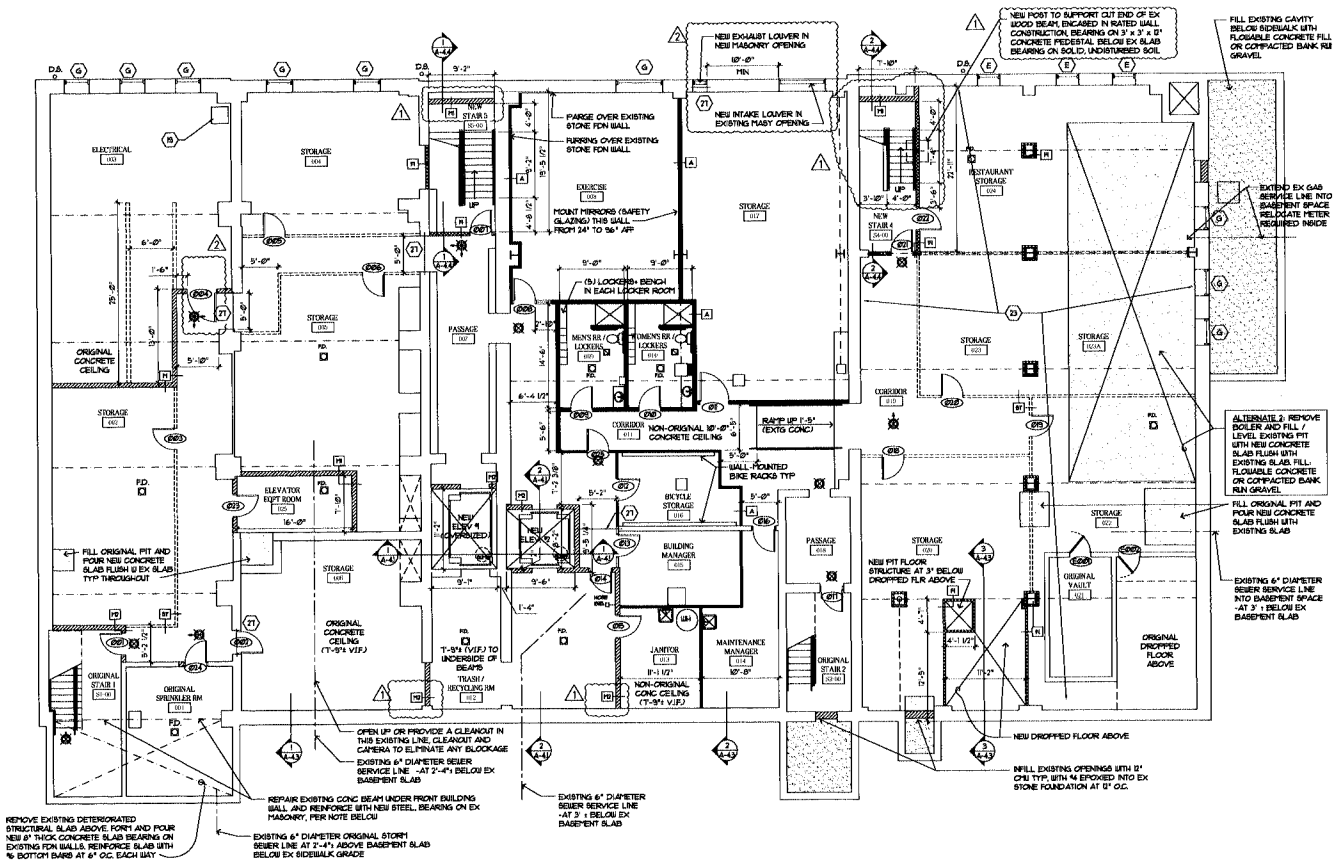
BASIS OF DESIGN FOR ALL ALUMINUM FRAME REPLACEMENT WINDOWS:
"11-65" SERIES 2½" SINGLE-HUNG WINDOWS BY WOJAN WINDOWS AND DOORS CORPORATION, WITH 1" COLONIAL SIMULATED DIVIDED LITES / GLAZING, COLOR FINISH: WHITE - CONFIRM WITH OWNER PRIOR TO ORDERING. ALL WINDOWS SHALL BE CUSTOM-SIZED TO FIT EACH HISTORIC MASONRY OPENING COMPLETELY. FIELD VERIFY ALL OPENING DIMENSIONS FOR REPLACEMENT WINDOWS PRIOR TO ORDERING. PRIOR TO ORDERING WINDOWS CONTRACTOR SHALL PROVIDE A SAMPLE INSTALLATION OF PROPOSED WINDOW FOR HISTORIC REVIEW.

3

- (A) EXISTING, NON-ORIGINAL ALUMINUM FRAME WINDOWS - PROVIDE ALLOWANCE TO REPAIR AND REPLACE MISSING SCREENS AND PAINT EXTERIOR SURFACES
- (B) NEW ALUMINUM WINDOWS IN ORIGINAL BRICKED-IN MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
- (C) NEW ALUMINUM WINDOWS IN NEW MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
- (D) REPLACE ORIGINAL WIRE GLASS/METAL WINDOWS WITH CLEAR GLASS/ALUMINUM WINDOWS WITH SAME CONFIGURATION
- (E) REPLACE NON-ORIGINAL BASEMENT WINDOWS AND NON-ORIGINAL SECURITY BARS WITH NEW ALUMINUM WINDOWS AND NEW SECURITY BARS
- (F) NEW WOOD INTERIOR STOREFRONT - PROVIDE SHOP DRAWINGS
- (G) REPLACE ORIGINAL BASEMENT WINDOW & NON-ORIGINAL SECURITY BARS W/ NEW ALUMINUM WINDOWS AND NEW SECURITY BARS
- (H) REPLACE ORIGINAL WINDOWS W/ NEW ALUMINUM WINDOWS IN SAME CONFIGURATION
- (J) REMOVE EXISTING ROOFING MEMBRANE FROM PARAPET WALL (IF IN PLACE) AND REPAIR ORIGINAL WINDOW SILL INSIDE OF WINDOW OPENING TO ALIGN WITH FINISHED INTERIOR WALL SURFACE.

(1) DRAWING NOTES

1. REPAIR ORIGINAL STOREFRONTS
2. INSTALL NEW WOOD & GLASS STOREFRONTS WHERE ORIGINAL STOREFRONTS HAVE BEEN PREVIOUSLY REMOVED
3. REPLACE WOOD & GLASS STOREFRONTS WITH NEW DOORS AND MATCHING SIDELIGHTS. 2
4. REPLACE NON-ORIGINAL GARAGE DOOR WITH TWO WOOD DOORS AND BOLLARDS
5. REPAIR ORIGINAL DOORS & ENTRANCE AND REPLACE NON-ORIGINAL TRANSOM
6. REPAIR ORIGINAL ENTRANCE & TRANSOM AND ORIGINAL DOORS
7. REPLACE NON-ORIGINAL GARAGE DOOR W/ METAL GARAGE DOOR, BASIS OF DESIGN IS OVERHEAD DOOR CORPORATION'S "SERIES 640, WITH "C-275" SLATS. REPLACE TRANSOM ABOVE WITH REPLACEMENT MATCHING EXISTING CONFIGURATION UNLESS NOTED OTHERWISE. 3
8. REPLACE NON-ORIGINAL GARAGE DOOR W/ FRENCH DOORS & BLACK ALUMINUM PICKET RAILING
9. GUARDRAIL AT 3'-6" AFF (AT ROOF PARAPET - SEE APPLICABLE DETAIL)
10. CABLE GUARDRAIL AT 3'-6" AFF (AT ROOF TERRACE - SEE DETAIL)
11. PROVIDE ADDITIONAL SPRINKLER COVERAGE AT OPENINGS ADJACENT TO FIRE ESCAPES (ONE HEAD PER WINDOW).
12. EXISTING ROLLING FIRE DOOR - DEACTIVATE AND PAINT, TYPICAL THROUGHOUT
13. ORIGINAL OVERHEAD FIRE DOORS - DEACTIVATE & PAINT, TYP.
14. INSTALL NEW HANDRAIL AT 36" ABOVE TREAD NOSINGS
15. INSTALL NEW 42" HIGH GUARDRAIL AND 36" HIGH HANDRAILS 4
16. MOUNT EXISTING BOILER DOORS TO EXISTING MASONRY JAMBS
17. ORIGINAL RADIATORS TO REMAIN. SEE MECHANICAL DRAWINGS.
18. ORIGINAL WINDOWS TO REMAIN. REPAIR AND REFINISH ON OUTBOARD SIDE, PAINT BLACK ON INBOARD (RESTROOM) SIDE.
19. TRANSFORMER (28"x29"x36"H) - SEE ELECTRICAL DRAWINGS
20. FUTURE GREASE DUCT LOCATION. INSIDE EXISTING (2 HOUR MINIMUM FIRE RATED) MASONRY CHIMNEY - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC
21. FUTURE GREASE DUCT AND EXHAUST FAN - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC
22. RE-USE EXISTING ORIGINAL WOOD PANELS THAT ARE IN NON-ORIGINAL LOCATION TO RE-BUILD ORIGINAL WALLS THAT HAD ORIGINAL WOOD PANELS REMOVED.
23. PROVIDE 1-HOUR RATED CEILING - SEE DETAILED DESCRIPTION ON BUILDING CODE INFORMATION SHEET - TYPICAL FOR ALL FIRE-RATED CONSTRUCTION.
24. REMOVE ORIGINAL TIN CEILING IN THIS AREA. INSTALL RATED DRYWALL CEILING & INSTALL NEW TIN CEILING OF SIMILAR STYLE.
25. ORIGINAL WOOD PANELING WALL FINISH TO REMAIN. REFINISH AT SECOND FLOOR.
26. REPAIR TIN CEILINGS - TYPICAL THROUGHOUT ENTIRE ORIGINAL EXECUTIVE OFFICE SUITE.
27. NEW MASONRY LINTEL - SEE LINTEL SCHEDULE.
28. 2-HOUR RATED WALL FROM FLOOR SLAB TO UNDERSIDE OF CEILING SLAB - HOUSING FOR HVAC LINES. PROVIDE NEW 12" x 30" OPENING IN FLOOR INSIDE OF ENCLOSURE. X-RAY SLAB FOR EXISTING REBAR LOCATION AND VERIFY WITH ARCHITECT PRIOR TO CUTTING FLOOR. 2
29. 2-HOUR SHAFT ENCLOSURE FOR HVAC LINES
30. ELECTRIC PANEL LOCATION - SEE ELECTRICAL DRAWINGS
31. REMOVE NON-ORIGINAL WINDOWS AND INFILL OPENINGS WITH CONSTRUCTION MATCHING ADJACENT CONSTRUCTION.
32. PROVIDE CLOSED-CELL ISOTHENE, 4" MIN FINISHED THICKNESS.
33. TYP NEW 12" x 6" x 12" BEARING PLATE AT EACH END OF NEW BEAM.
34. INSTALL NEW 4-PLY 18" x 14" LVL BEAMS AT MIDPOINT, BETWEEN EXISTING BEAMS. PLACE TIGHT TO UNDERSIDE OF EXISTING DECKING. PROVIDE JOIST HANGER CONNECTION TO EXISTING WOOD ROOF GIRDERS (TYP. 3 LOCATIONS).
35. PROVIDE 1/2" DIAMETER CARRIAGE BOLTS AT 30" ON CENTER TOP AND BOTTOM IN A STAGGERED PATTERN. HANGER CONNECTION AT EACH END: SIMPSON "HU410-2" 1
36. TYPICAL NEW EXTERIOR ENCLOSURE AT ROOFTOP AREA: GALV METAL SIDING TO MATCH EXISTING OVER WEATHER BARRIER OVER DEMI-GLASS WALL SHEATHING OVER 20 GA METAL STUDS AT 16" OC.
37. TYP NEW INFILL FLOOR STRUCTURE: 2 x 12 AT 16" OC (RUNNING SHORT DIRECTION) SUPPORTED ON JOIST HANGERS ON 7" T x 12 LEDGER BOARDS ANCHORED TO EXISTING BRICK MASONRY WITH ⅜" DIA EPOXY ANCHOR BOLTS AT 16" OC TOP AND BOTTOM, WITH 6" EMBEDMENT INTO BRICK. 1
38. NEW ROOF: TYP ROOF MEMBRANE OVER TYP NEW HD ROOF SHEATHING ON 20 GA 6" METAL RAFTERS AT 16" OC



CONCRETE BEAM REPAIR NOTE: PATCH DAMAGED CONC BEAMS AND REINFORCE WITH NEW STEEL SUPPORT:
-AT STAIR, PROVIDE 8" x 8" x ⅝" ANGLE TIGHT TO UNDERSIDE OF EX CONC BEAM, WITH ⅝" x 5" EPOXED BOLTS AT 16" OC.
-AT SPRINKLER ROOM, PROVIDE W8X13 STEEL BEAM TIGHT TO UNDERSIDE OF EX CONC BEAM, GROUT VOIDS SOLID
-NEW STEEL SHALL BEAR ON NEW SEAT ANGLES AT EACH END, 6" x 6" x ⅝" x 16" LONG WITH (2) ¾" x 5" X 5" STIFFENER PLATES SPACED BETWEEN THE BOLTS. INSTALL SEAT ANGLES TIGHT TO NEW STEEL, AND BOLT TO EX CONC COLUMN OR WALLS W (3) ¾" DIA x 7" EMBEDMENT EPOXY ANCHORS.

(1) BASEMENT FLOOR PLAN

A-2.0

1/8" = 1'-0"

STORAGE, UTILITIES & EXERCISE
±14,945 GROSS S.F.

NOTE: STORAGE ROOMS SHALL BE METERED SEPARATELY

WALL LEGEND

- EXISTING WALL CONSTRUCTION -MAY INCLUDE MASONRY CONCRETE, OR WOOD FRAMED CONSTRUCTION
- NEW MASONRY CONSTRUCTION -SEE WALL TYPES FOR SPECIFIC FIRE RATINGS, TYPICAL
- NEW METAL-FRAMED WALL CONSTRUCTION (UNRATED)
- NEW FIRE-RATED METAL-FRAMED WALL CONSTRUCTION
- STORAGE AREA WALL -METAL FRAMING WITH ½" OSB ON ONE SIDE ONLY, STOPPING SHORT OF CEILING

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1 August 31, 2015
2 September 28, 2015
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Architects / Building Consultants

STRIETMANN BUILDING

235 WEST 12TH STREET
CINCINNATI, OHIO

DATE: 8/25/2015
COMM NO: 517
SHEET NO: A-2.0

GENERAL DRAWING NOTES

1. CAMERA ALL SEWER AND DOWNSPOUT LINES, AND REPLACE ALL INTERIOR ROOF DRAIN LINES. CAMERA ALL DOWNSPOUT LINES BELOW GRADE AT EXTERIOR TO THEIR POINT OF DISCHARGE TO CONFIRM NO BLOCKAGES EXIST.

2. POWER WASH CLEAN INTERIOR FACES OF STONE FOUNDATION WALLS AND TUCK POINT WITH NEW MORTAR, TYPICAL THROUGHOUT.

3. INSTALL NEW FULL-SPAN 2x JOIST (MATCHING EXISTING) TO ALL NOTCHED, DRILLED, OR DAMAGED FLOOR AND ROOF JOISTS. FASTEN WITH ½" DIA. CARRIAGE BOLTS, AT 24" O.C. TOP AND BOTTOM STAGGERED PATTERN.

4. STAIRS SHALL HAVE "I" MAXIMUM RISER HEIGHT AND 1" MINIMUM TREADS. RAMPS SHALL BE 1 : 12 PITCH. CROSS SLOPE AT BOTH STAIRS AND RAMPS SHALL BE 2% MAXIMUM. PROVIDE SLIP-PROOF FINISH TEXTURE ON STAIR AND RAMP SLABS.

5. PROVIDE SHOP DRAWINGS OF PROPOSED CONTROL JOINT LAYOUT AND DETAILS (SAWCUT OR GROOVED, FOR EXAMPLE), FOR REVIEW PRIOR TO PLACING CONCRETE.

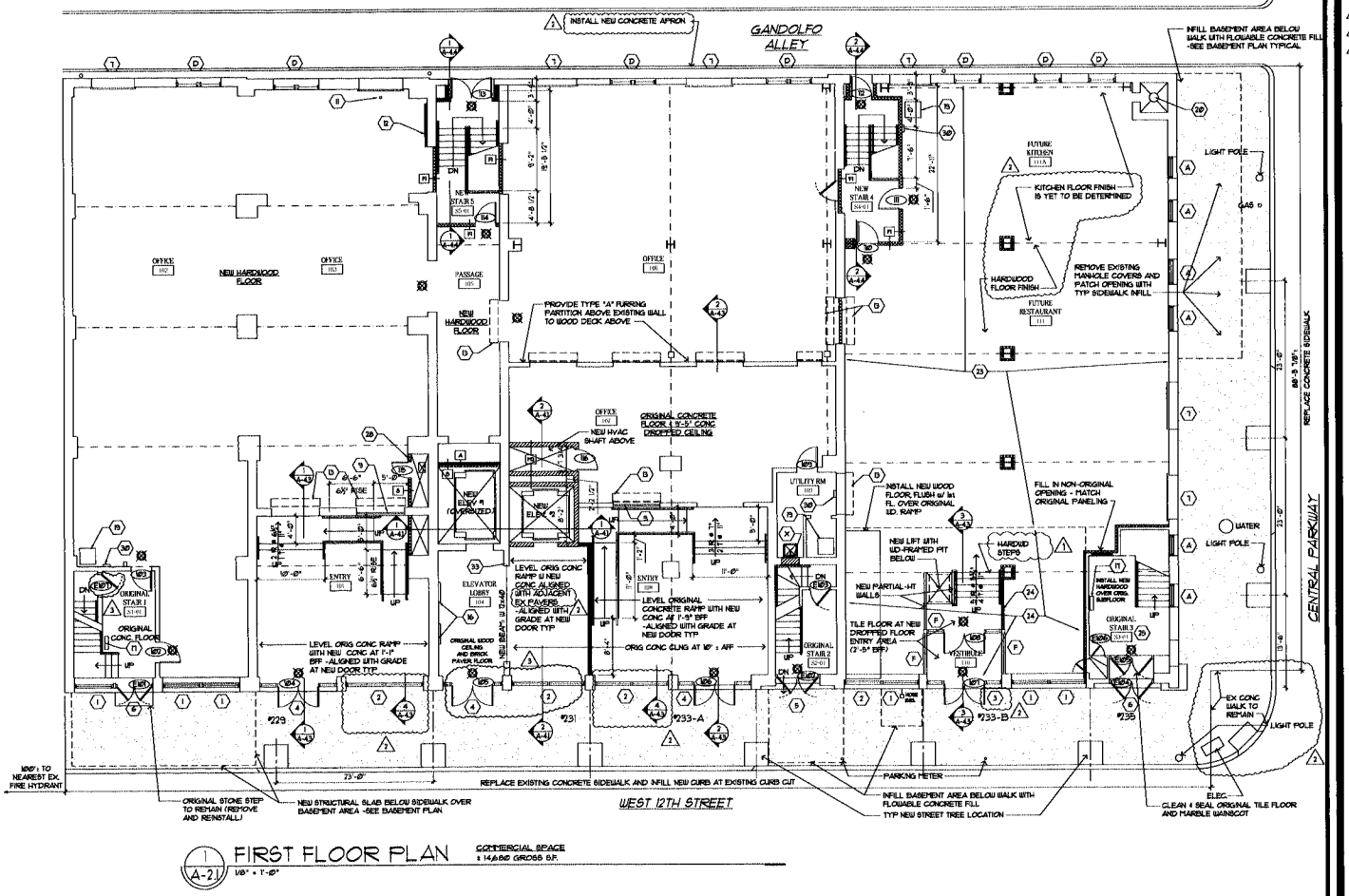
WINDOW NOTES

BASIS OF DESIGN FOR ALL ALUMINUM FRAME REPLACEMENT WINDOWS:
"H-86" SERIES 2½" SINGLE-HUNG WINDOWS BY ANDERSEN WINDOWS AND DOORS CORPORATION, WITH 7/8" COLONIAL SIMULATED DIVIDED LITES/GLAZING. LOW-E, FINISH: WHITE - CONFIRM WITH OWNER PRIOR TO ORDERING/ALL WINDOWS SHALL BE CUSTOM-SIZED TO FIT EACH HISTORIC MASONRY OPENING COMPLETELY. FIELD VERIFY ALL OPENING DIMENSIONS FOR REPLACEMENT WINDOWS PRIOR TO ORDERING. PRIOR TO ORDERING WINDOWS CONTRACTOR SHALL PROVIDE A SAMPLE INSTALLATION OF PROPOSED WINDOW FOR HISTORIC REVIEW.

- (A) EXISTING, NON-ORIGINAL ALUMINUM FRAME WINDOWS - PROVIDE ALLOWANCE TO REPAIR AND REPLACE MISSING SCREENS AND PAINT EXTERIOR SURFACES
- (B) NEW ALUMINUM WINDOWS IN ORIGINAL BRICKED-IN MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
- (C) NEW ALUMINUM WINDOWS IN NEW MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
- (D) REPLACE ORIGINAL WIRE GLASS/METAL WINDOWS WITH CLEAR GLASS/ALUMINUM WINDOWS WITH SAME CONFIGURATION
- (E) REPLACE NON-ORIGINAL BASEMENT WINDOWS AND NON-ORIGINAL SECURITY BARS WITH NEW ALUMINUM WINDOWS AND NEW SECURITY BARS
- (F) NEW WOOD INTERIOR STOREFRONT - PROVIDE SHOP DRAWINGS
- (G) REPLACE ORIGINAL BASEMENT WINDOW 4 NON-ORIGINAL SECURITY BARS w/ NEW ALUMINUM WINDOWS AND NEW SECURITY BARS
- (H) REPLACE ORIGINAL WINDOWS w/ NEW ALUMINUM WINDOWS IN SAME CONFIGURATION
- (J) REMOVE EXISTING ROOFING MEMBRANE FROM PARAPET WALL (IF IN PLACE) AND REPAIR ORIGINAL WINDOW FUR INSIDE OF WINDOW OPENING TO ALIGN WITH FINISHED INTERIOR WALL SURFACE.

(1) DRAWING NOTES

1. REPAIR ORIGINAL STOREFRONTS
2. INSTALL NEW WOOD 4 GLASS STOREFRONTS WHERE ORIGINAL STOREFRONTS HAVE BEEN PREVIOUSLY REMOVED
3. REPLACE WOOD 4 GLASS STOREFRONTS WITH NEW DOORS AND MATCHING SIDELIGHTS.
4. REPLACE NON-ORIGINAL GARAGE DOOR WITH NEW WOOD DOORS AND SIDELITES
5. REPAIR ORIGINAL DOORS 4 ENTRANCE AND REPLACE NON-ORIGINAL TRANSOM
6. REPAIR ORIGINAL ENTRANCE 4 TRANSOM AND ORIGINAL DOORS
7. REPLACE NON-ORIGINAL GARAGE DOOR (7 METAL GARAGE DOOR, BASIS OF DESIGN IS OVER-HEAD DOOR CORPORATION'S "SERIES 640, WITH "C-275" SLATS. REPLACE TRANSOM ABOVE WITH REPLACEMENT MATCHING EXISTING CONFIGURATION UNLESS NOTED OTHERWISE.
8. REPLACE NON-ORIGINAL GARAGE DOOR w/ FRENCH DOORS 7 BLACK ALUMINUM PICKET RAILINGS
9. GUARDRAIL AT 3'-6" AFF (AT ROOF PARAPET - SEE APPLICABLE DETAIL)
10. CABLE GUARDRAIL AT 3'-6" AFF (AT ROOF TERRACE - SEE DETAIL)
11. PROVIDE ADDITIONAL SPRINKLER COVERAGE AT OPENINGS ADJACENT TO FIRE ESCAPES (ONE HEAD PER WINDOW).
12. EXISTING ROLLING FIRE DOOR - DEACTIVATE AND PAINT, TYPICAL THROUGHOUT
13. ORIGINAL OVERHEAD FIRE DOORS - DEACTIVATE 4 PAINT, TYP.
14. INSTALL NEW HANDRAIL AT 36" ABOVE TREAD NOSINGS.
15. INSTALL NEW 42" HIGH GUARDRAIL AND 36" HIGH HANDRAILS.
16. MOUNT EXISTING BOILER DOORS TO EXISTING MASONRY WALLS
17. ORIGINAL RADIATORS TO REMAIN - MECHANICAL DRAWINGS.
18. ORIGINAL WINDOWS TO REMAIN. REPAIR AND REFINISH ON OUTBOARD SIDE, PAINT BLACK ON INBOARD (RESTROOM) SIDE.
19. TRANSFORMER (28"x28"x36"H) - SEE ELECTRICAL DRAWINGS
20. FUTURE GREASE DUCT LOCATION. INSIDE EXISTING (2 HOUR MINIMUM FIRE RATED) MASONRY CHIMNEY - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC
21. FUTURE GREASE DUCT AND EXHAUST FAN - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC
22. RE-USE EXISTING ORIGINAL WOOD PANELS THAT ARE IN NON-ORIGINAL LOCATION TO RE-BUILD ORIGINAL WALLS THAT HAD ORIGINAL WOOD PANELS REMOVED.
23. PROVIDE 1-HOUR RATED CEILING - SEE DETAILED DESCRIPTION ON BUILDING CODE INFORMATION SHEET - TYPICAL FOR ALL FIRE-RATED CONSTRUCTION.
24. REMOVE ORIGINAL TIN CEILING IN THIS AREA. INSTALL RATED DRYWALL CEILING 4 INSTALL NEW TIN CEILING OF SIMILAR STYLE.
25. ORIGINAL WOOD PANELING WALL FINISH TO REMAIN. REFINISH AT SECOND FLOOR.
26. REPAIR TIN CEILINGS - TYPICAL THROUGHOUT ENTIRE ORIGINAL EXECUTIVE OFFICE SUITE.
27. NEW MASONRY LINTEL - SEE LINTEL SCHEDULE
28. 2-HOUR RATED WALL FROM FLOOR SLAB TO UNDERSIDE OF CEILING SLAB - HOUSING FOR HVAC LINES. PROVIDE NEW 8" x 18" OPENING IN FLOOR INSIDE OF ENCLOSURE. X-RAY SLAB FOR EXISTING REBAR LOCATION AND VERIFY WITH ARCHITECT PRIOR TO CUTTING FLOOR.
29. 2-HOUR SHAFT ENCLOSURE FOR HVAC LINES
30. ELECTRIC PANEL LOCATION -SEE ELECTRICAL DRAWINGS
31. REMOVE NON-ORIGINAL WINDOWS AND INFILL OPENINGS WITH CONSTRUCTION MATCHING ADJACENT CONSTRUCTION.
32. PROVIDE CLOSED-CELL XCYNENE: 4" MIN FINISHED THICKNESS.
33. TYP NEW ½" x 8" x 12" BEARING PLATE AT EACH END OF NEW BEAM.
34. INSTALL NEW 4-PLY 1¾" x 14" LVL BEAMS AT RECPONT. BETWEEN EXISTING BEAMS. PLACE TIGHT TO UNDERSIDE OF EXISTING DECKING. PROVIDE JOIST HANGER CONNECTION TO EXISTING WOOD ROOF GIRDERS (TYP. 5 LOCATIONS)
35. PROVIDE 1/2" DIAMETER CARRIAGE BOLTS AT 24" ON CENTER TOP AND BOTTOM IN A STAGGERED PATTERN. HANGER CONNECTION AT EACH END. SIMPSON "HH48-2"
36. TYPICAL NEW EXTERIOR ENCLOSURE AT ROOFTOP AREA: GALV. METAL SIDING TO MATCH EXISTING OVER WEATHER BARRIER OVER DENS-GLASS WALL SHEATHING OVER 20 GA METAL STUDS AT 16" OC.
37. TYP NEW INFILL FLOOR STRUCTURE: 2 X 12 AT 16" OC (RUNNING SHORT DIRECTION) SUPPORTED ON JOIST HANGERS ON PT 2 x 12 LEDGER BOARDS ANCHORED TO EXISTING BRICK/MASONRY WITH 3/8" DIA EPOXY ANCHOR BOLTS AT 16" OC TOP AND BOTTOM, WITH 6" EMBEDMENT INTO BRICK.
38. NEW ROOF: TYP ROOF MEMBRANE OVER TYP NEW WD ROOF SHEATHING ON 20 GA 6" METAL RAFTERS AT 16" OC



1 A-2.1 FIRST FLOOR PLAN

1/8" = 1'-0"

COMMERCIAL SPACE
± 14,660 GROSS S.F.

WALL LEGEND

- EXISTING WALL CONSTRUCTION -MAY INCLUDE MASONRY CONCRETE, OR WOOD FRAMED CONSTRUCTION
- NEW MASONRY CONSTRUCTION -SEE WALL TYPES FOR SPECIFIC FIRE RATINGS, TYPICAL
- NEW METAL-FRAMED WALL CONSTRUCTION (UNRATED)
- NEW FIRE-RATED METAL-FRAMED WALL CONSTRUCTION
- STORAGE AREA WALL - METAL FRAMING WITH ½" OSB ON ONE SIDE ONLY, STOPPING SHORT OF CEILING

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2 September 28, 2015
3 November 9, 2015

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Architects / Building Consultants

STRIETMANN BUILDING

235 WEST 12TH STREET
CINCINNATI, OHIO

DATE: 8/25/2015
COMM NO: 517
SHEET NO: A-2.1

GENERAL DRAWING NOTES

1. CAMERA ALL SEWER AND DOWNSPOUT LINES, AND REPLACE ALL INTERIOR ROOF DRAIN LINES. CAMERA ALL DOWNSPOUT LINES BELOW GRADE AT EXTERIOR TO THEIR POINT OF DISCHARGE TO CONFIRM NO BLOCKAGES EXIST.

2. POWER WASH CLEAN INTERIOR FACES OF STONE FOUNDATION WALLS AND TUCK POINT WITH NEW MORTAR, TYPICAL THROUGHOUT.

3. INSTALL NEW FULL-SPAN 2x JOIST (MATCHING EXISTING) TO ALL NOTCHED, DRILLED, OR DAMAGED FLOOR AND ROOF JOISTS. FASTEN WITH ½" DIA. CARRIAGE BOLTS, AT 24" O.C. TOP AND BOTTOM STAGGERED PATTERN.

4. STAIRS SHALL HAVE 7" MAXIMUM RISER HEIGHT AND 11" MINIMUM TREADS. RAMPS SHALL BE 1 : 12 PITCH. CROSS SLOPE AT BOTH STAIRS AND RAMPS SHALL BE 2% MAXIMUM. PROVIDE SLIP-PROOF FINISH TEXTURE ON STAIR AND RAMP SLABS.

5. PROVIDE SHOP DRAWINGS OF PROPOSED CONTROL JOINT LAYOUT AND DETAILS (SAWCUT OR GROOVED, FOR EXAMPLE), FOR REVIEW PRIOR TO PLACING CONCRETE.

WINDOW NOTES

BASIS OF DESIGN FOR ALL ALUMINUM FRAME REPLACEMENT WINDOWS:
"71-88" SERIES 2½" SINGLE-HUNG WINDOWS BY SOJAN WINDOWS AND DOORS CORPORATION, WITH 1" COLONIAL SPACER DIVIDED LITES, GLAZING: LOW-E
FINISH: WHITE - CONFIRM WITH OWNER PRIOR TO ORDERING. ALL WINDOWS SHALL BE CUSTOM-SIZED TO FIT EACH HISTORIC MASONRY OPENING COMPLETELY. FIELD VERIFY ALL OPENING DIMENSIONS FOR REPLACEMENT WINDOWS PRIOR TO ORDERING. PRIOR TO ORDERING WINDOWS CONTRACTOR SHALL PROVIDE A SAMPLE INSTALLATION OF PROPOSED WINDOW FOR HISTORIC REVIEW.

(A) EXISTING, NON-ORIGINAL ALUMINUM FRAME WINDOWS - PROVIDE ALLOWANCE TO REPAIR AND REPLACE MISSING SCREENS AND PAINT EXTERIOR SURFACES

(B) NEW ALUMINUM WINDOWS IN ORIGINAL BRICKED-IN MASONRY OPENINGS (WITH MATCHING CONFIGURATION)

(C) NEW ALUMINUM WINDOWS IN NEW MASONRY OPENINGS (WITH MATCHING CONFIGURATION)

(D) REPLACE ORIGINAL SINGLE GLAZED METAL WINDOWS WITH CLEAR GLASS ALUMINUM WINDOWS WITH SAME CONFIGURATION

(E) REPLACE NON-ORIGINAL BASEMENT WINDOWS AND NON-ORIGINAL SECURITY BARS WITH NEW ALUMINUM WINDOWS AND NEW SECURITY BARS

(F) NEW WOOD INTERIOR STOREFRONT - PROVIDE SHOP DRAWINGS

(G) REPLACE ORIGINAL BASEMENT WINDOW & NON-ORIGINAL SECURITY BARS w/ NEW ALUMINUM WINDOWS AND NEW SECURITY BARS

(H) REPLACE ORIGINAL WINDOWS w/ NEW ALUMINUM WINDOWS IN SAME CONFIGURATION

(J) REMOVE EXISTING ROOFING MEMBRANE FROM PARAPET WALL (IF IN PLACE) AND REPAIR ORIGINAL WINDOW SUR INSIDE OF WINDOW OPENING TO ALIGN WITH FINISHED INTERIOR WALL SURFACE.

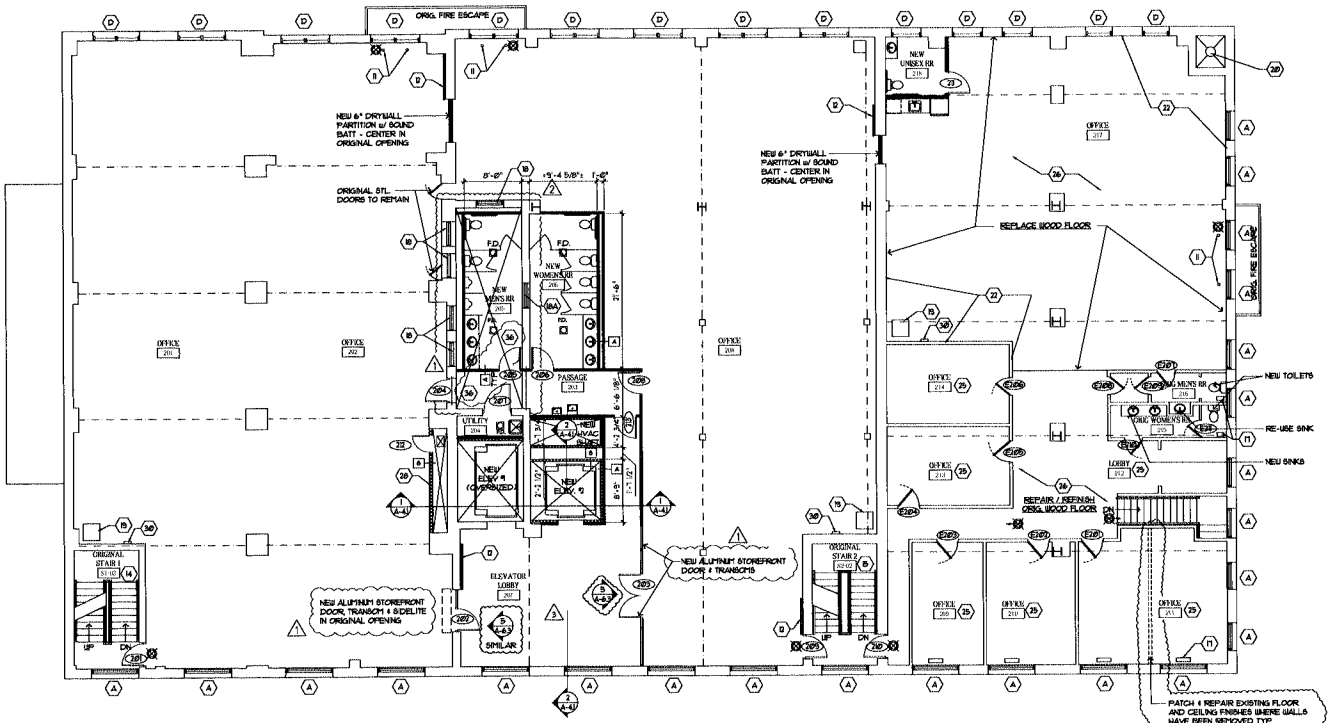
(1) DRAWING NOTES

1. REPAIR ORIGINAL STOREFRONTS
2. INSTALL NEW WOOD & GLASS STOREFRONTS WHERE ORIGINAL STOREFRONTS HAVE BEEN PREVIOUSLY REMOVED
3. REPLACE WOOD & GLASS STOREFRONTS WITH NEW DOORS AND MATCHING SIDELIGHTS.
4. REPLACE NON-ORIGINAL GARAGE DOOR WITH TWO WOOD DOORS AND SIDELITES
5. REPAIR ORIGINAL DOORS & ENTRANCE AND REPLACE NON-ORIGINAL TRANSOM
6. REPAIR ORIGINAL ENTRANCE & TRANSOM AND ORIGINAL DOORS
7. REPLACE NON-ORIGINAL GARAGE DOOR W/ METAL GARAGE DOOR. BASIS OF DESIGN IS OVERHEAD DOOR CORPORATION'S "SERIES 640 WITH "C-275" SLATS. REPLACE TRANSOM ABOVE WITH REPLACEMENT MATCHING EXISTING CONFIGURATION UNLESS NOTED OTHERWISE
8. REPLACE NON-ORIGINAL GARAGE DOOR w/ ENERGY DOORS & BLACK ALUMINUM PICKET RAILING
9. GUARDRAIL AT 3'-6" AFF (AT ROOF PARAPET - SEE APPLICABLE DETAIL)
10. CABLE GUARDRAIL AT 3'-6" AFF (AT ROOF TERRACE - SEE DETAIL)

11. PROVIDE ADDITIONAL SPRINKLER COVERAGE AT OPENINGS ADJACENT TO FIRE ESCAPES (ONE HEAD PER WINDOW).
12. EXISTING ROLLING FIRE DOOR - DEACTIVATE AND PAINT, TYPICAL THROUGHOUT
13. ORIGINAL OVERHEAD FIRE DOORS - DEACTIVATE & PAINT, TYP.
14. INSTALL NEW HANDRAIL AT 36" ABOVE TREAD NOSINGS.
15. INSTALL NEW 42" HIGH GUARDRAIL AND 36" HIGH HANDRAILS.
16. MOUNT EXISTING BOILER DOORS TO EXISTING MASONRY JAMBS
17. ORIGINAL RADIATORS TO REMAIN. SEE MECHANICAL DRAWINGS.
18. ORIGINAL WINDOWS TO REMAIN. REPAIR AND REFINISH ON OUTBOARD SIDE, PAINT BLACK ON INBOARD (RESTROOM) SIDE.
19. TRANSOM FRAME (30"x28"x30"H) - SEE ELECTRICAL DRAWINGS
20. FUTURE GREASE DUCT LOCATION. INSIDE EXISTING (2 HOUR MINIMUM FIRE RATED) MASONRY CHIMNEY - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC

21. FUTURE GREASE DUCT AND EXHAUST FAN - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC
22. RE-USE EXISTING ORIGINAL WOOD PANELS THAT ARE IN NON-ORIGINAL LOCATION TO RE-BUILD ORIGINAL WALLS THAT HAD ORIGINAL WOOD PANELS REMOVED.
23. PROVIDE 1-HOUR RATED CEILING - SEE DETAILED DESCRIPTION ON BUILDING CODE INFORMATION SHEET - TYPICAL FOR ALL FIRE-RATED CONSTRUCTION.
24. REMOVE ORIGINAL TIN CEILING IN THIS AREA. INSTALL RATED DRYWALL CEILING & INSTALL NEW TIN CEILING OF SIMILAR STYLE.
25. ORIGINAL WOOD PANELING WALL FINISH TO REMAIN. REFINISH AT SECOND FLOOR.
26. REPAIR TIN CEILINGS - TYPICAL THROUGHOUT ENTIRE ORIGINAL EXECUTIVE OFFICE SUITE.
27. NEW MASONRY LINTEL - SEE LINTEL SCHEDULE.
28. 2-HOUR RATED WALL FROM FLOOR SLAB TO UNDERSIDE OF CEILING SLAB - HOUSING FOR HVAC LINES. PROVIDE NEW 0" x 30" OPENING IN FLOOR INSIDE OF ENCLOSURE. X-RAY SLAB FOR EXISTING REBAR LOCATION AND VERIFY WITH ARCHITECT PRIOR TO CUTTING FLOOR.
29. 2-HOUR SHAFT ENCLOSURE FOR HVAC LINES
30. ELECTRIC PANEL LOCATION - SEE ELECTRICAL DRAWINGS

31. REMOVE NON-ORIGINAL WINDOWS AND INFILL OPENINGS WITH CONSTRUCTION MATCHING ADJACENT CONSTRUCTION.
32. PROVIDE CLOSED-CELL (CHEMKO) 4" MIN FINISHED THICKNESS.
33. TYP NEW 3" x 8" x 12" BEARING PLATE AT EACH END OF NEW BEAM.
34. INSTALL NEW 4-#5 x 15" x 14" LVL BEAMS AT MIDPOINT BETWEEN EXISTING BEAMS. PLACE TIGHT TO UNDERSIDE OF EXISTING DECKING. PROVIDE JOIST HANGER CONNECTION TO EXISTING WOOD ROOF GIRDERS (TYP. 5 LOCATIONS).
35. PROVIDE 1/2" DIAMETER CARRIAGE BOLTS AT 30" ON CENTER TOP AND BOTTOM IN A STAGGERED PATTERN. HANGER CONNECTION AT EACH END: SIMPSON "HH48Z-2"
36. TYPICAL NEW EXTERIOR ENCLOSURE AT ROOFTOP AREA: GALV METAL SIDING TO MATCH EXISTING OVER WEATHER BARRIER OVER DEMI-GLASS WALL SHEATHING OVER 20 GA METAL STUDS AT 16" OC.
37. TYP NEW INFILL FLOOR STRUCTURE: 2 x 12 AT 16" OC (RUNNING SHORT DIRECTION) SUPPORTED ON JOIST HANGERS ON PT 2 x 12 LEDGER BOARDS ANCHORED TO EXISTING BRICK MASONRY WITH ½" DIA EPOXY ANCHOR BOLTS AT 16" OC TOP AND BOTTOM, WITH 6" EMBEDMENT INTO BRICK.
38. NEW ROOF: TYP ROOF MEMBRANE OVER TYP NEW ½" ROOF SHEATHING ON 20 GA 6" METAL RAFTERS AT 16" OC



(1) / A-2.2 SECOND FLOOR PLAN

1/8" = 1'-0"

OFFICE SPACE = 14,660 GROSS S.F.

WALL LEGEND

- EXISTING WALL CONSTRUCTION -MAY INCLUDE MASONRY CONCRETE, OR WOOD FRAMED CONSTRUCTION
- NEW MASONRY CONSTRUCTION -SEE WALL TYPES FOR SPECIFIC FIRE RATINGS, TYPICAL
- NEW METAL-FRAMED WALL CONSTRUCTION (UNRATED)
- NEW FIRE-RATED METAL-FRAMED WALL CONSTRUCTION
- STORAGE AREA WALL - METAL FRAMING WITH ½" OSB ON ONE SIDE ONLY, STOPPING SHORT OF CEILING

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1 August 31, 2015
2 September 28, 2015
3 November 9, 2015

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STRIETMANN BUILDING

235 WEST 12TH STREET
CINCINNATI, OHIO

DATE: 8/25/2015
COMM NO: 517
SHEET NO: A-2.2

GENERAL DRAWING NOTES

1. CAMERA ALL SEWER AND DOWNSPOUT LINES, AND REPLACE ALL INTERIOR ROOF DRAIN LINES. CAMERA ALL DOWNSPOUT LINES BELOW GRADE AT EXTERIOR TO THEIR POINT OF DISCHARGE TO CONFIRM NO BLOCKAGES EXIST.

2. POWER WASH CLEAN INTERIOR FACES OF STONE FOUNDATION WALLS AND TUCK POINT WITH NEW MORTAR, TYPICAL THROUGHOUT.

3. INSTALL NEW FULL-SPAN 2x JOIST (MATCHING EXISTING) TO ALL NOTCHED, DRILLED, OR DAMAGED FLOOR AND ROOF JOISTS. FASTEN WITH ½" DIA. CARRIAGE BOLTS, AT 24" O.C. TOP AND BOTTOM, STAGGERED PATTERN.

4. STAIRS SHALL HAVE 7" MAXIMUM RISER HEIGHT AND 11" MINIMUM TREADS. RAMPS SHALL BE 1 : 12 PITCH. CROSS SLOPE AT BOTH STAIRS AND RAMPS SHALL BE 2% MAXIMUM. PROVIDE SLIP-PROOF FINISH TEXTURE ON STAIR AND RAMP SLABS.

5. PROVIDE SHOP DRAWINGS OF PROPOSED CONTROL JOINT LAYOUT AND DETAILS (SAWCUT OR GROOVED, FOR EXAMPLE) FOR REVIEW PRIOR TO PLACING CONCRETE.

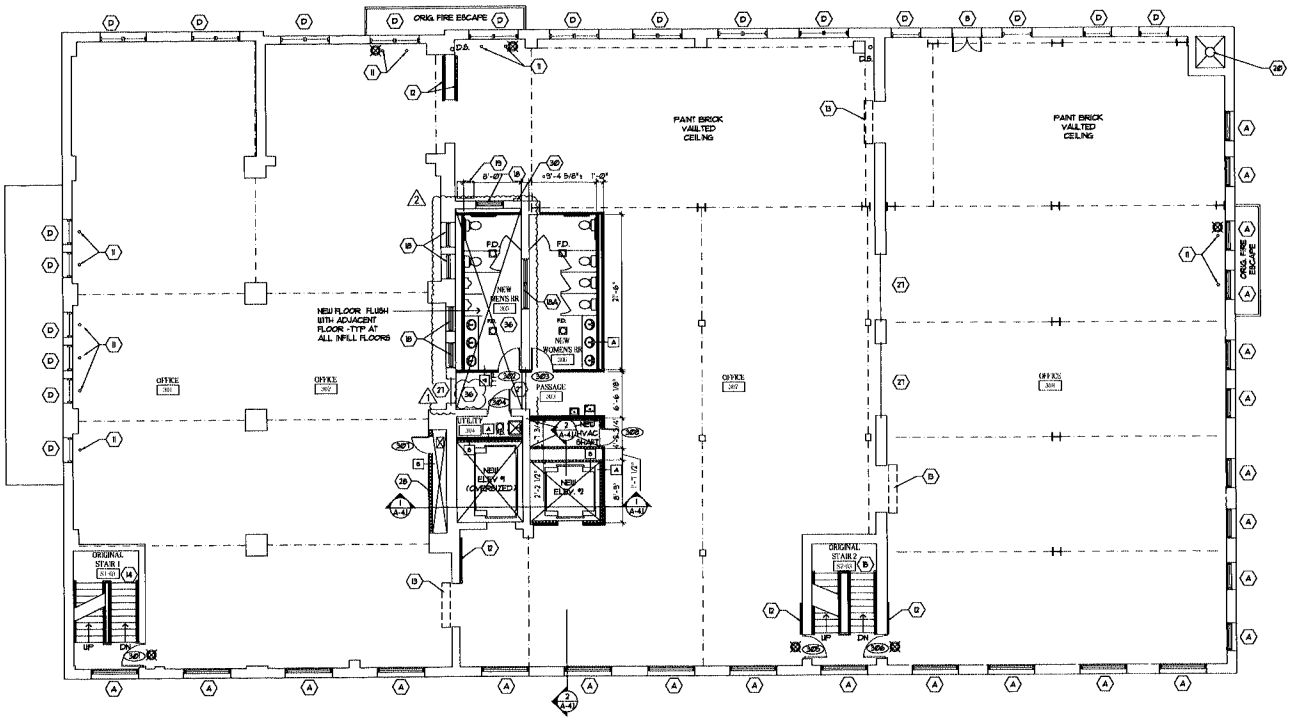
WINDOW NOTES

BASIS OF DESIGN FOR ALL ALUMINUM FRAME REPLACEMENT WINDOWS:
"11-86" SERIES 2½" SINGLE-HUNG WINDOWS BY ANDERSEN WINDOWS AND DOORS CORPORATION, WITH 7/8" COLONIAL SIMULATED DIVIDED LITES/GLAZING, LOW-E, FINISH: WHITE - CONFIRM WITH OWNER PRIOR TO ORDERING. ALL WINDOWS SHALL BE CUSTOM-SIZED TO FIT EACH HISTORIC MASONRY OPENING COMPLETELY. FIELD VERIFY ALL OPENING DIMENSIONS FOR REPLACEMENT WINDOW PRIOR TO ORDERING. PRIOR TO ORDERING WINDOWS CONTRACTOR SHALL PROVIDE A SAMPLE INSTALLATION OF PROPOSED WINDOW FOR HISTORIC REVIEW.

- (A) EXISTING, NON-ORIGINAL ALUMINUM FRAME WINDOWS - PROVIDE ALLOWANCE TO REPAIR AND REPLACE MISSING SCREENS AND PAINT EXTERIOR SURFACES
- (B) NEW ALUMINUM WINDOWS IN ORIGINAL BRICKED-IN MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
- (C) NEW ALUMINUM WINDOWS IN NEW MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
- (D) REPLACE ORIGINAL WIRE GLASS/METAL WINDOWS WITH CLEAR GLASS/ALUMINUM WINDOWS WITH SAME CONFIGURATION
- (E) REPLACE NON-ORIGINAL BASEMENT WINDOWS AND NON-ORIGINAL SECURITY BARS WITH NEW ALUMINUM WINDOWS AND NEW SECURITY BARS
- (F) NEW WOOD INTERIOR STOREFRONT - PROVIDE SHOP DRAWINGS
- (G) REPLACE ORIGINAL BASEMENT WINDOW & NON-ORIGINAL SECURITY BARS w/ NEW ALUMINUM WINDOWS AND NEW SECURITY BARS
- (H) REPLACE ORIGINAL WINDOWS w/ NEW ALUMINUM WINDOWS IN SAME CONFIGURATION
- (J) REMOVE EXISTING ROOFING MEMBRANE FROM PARAPET WALL (IF IN PLACE) AND REPAIR ORIGINAL WINDOW FUR INSIDE OF WINDOW OPENING TO ALIGN WITH FINISHED INTERIOR WALL SURFACE.

(1) DRAWING NOTES

1. REPAIR ORIGINAL STOREFRONTS
2. INSTALL NEW WOOD & GLASS STOREFRONTS WHERE ORIGINAL STOREFRONTS HAVE BEEN PREVIOUSLY REMOVED
3. REPLACE WOOD & GLASS STOREFRONTS WITH NEW DOORS AND MATCHING SIDELIGHTS.
4. REPLACE NON-ORIGINAL GARAGE DOOR w/ METAL GARAGE DOOR. BASIS OF DESIGN IS OVERHEAD DOOR CORPORATION'S "SERIES 640, WITH "C-7.5" SLATS. REPLACE TRANSOM ABOVE WITH REPLACEMENT MATCHING EXISTING CONFIGURATION (UNLESS NOTED OTHERWISE)
5. REPAIR ORIGINAL DOORS & ENTRANCE AND REPLACE NON-ORIGINAL TRANSOM
6. REPAIR ORIGINAL ENTRANCE & TRANSOM AND ORIGINAL DOORS
7. REPLACE NON-ORIGINAL GARAGE DOOR w/ METAL GARAGE DOOR. BASIS OF DESIGN IS OVER-HEAD DOOR CORPORATION'S "SERIES 640, WITH "C-7.5" SLATS. REPLACE TRANSOM ABOVE WITH REPLACEMENT MATCHING EXISTING CONFIGURATION (UNLESS NOTED OTHERWISE)
8. REPLACE NON-ORIGINAL GARAGE DOOR w/ FRENCH DOORS & BLACK ALUMINUM PICKET RAILING
9. GUARDRAIL AT 3'-6" AFF (AT ROOF PARAPET - SEE APPLICABLE DETAIL)
10. CABLE GUARDRAIL AT 3'-6" AFF (AT ROOF TERRACE - SEE DETAIL)
11. PROVIDE ADDITIONAL SPRINKLER COVERAGE AT OPENINGS ADJACENT TO FIRE ESCAPES (ONE HEAD PER WINDOW).
12. EXISTING ROLLING FIRE DOOR - DEACTIVATE AND PAINT, TYPICAL THROUGHOUT
13. ORIGINAL OVERHEAD FIRE DOORS - DEACTIVATE & PAINT, TYP.
14. INSTALL NEW HANDRAIL AT 36" ABOVE TREAD NOSINGS
15. INSTALL NEW 42" HIGH GUARDRAIL AND 36" HIGH HANDRAILS.
16. MOUNT EXISTING BOILER DOORS TO EXISTING MASONRY JAMBS
17. ORIGINAL RADIATORS TO REMAIN. SEE MECHANICAL DRAWINGS.
18. ORIGINAL WINDOWS TO REMAIN. REPAIR AND REFINISH ON OUTBOARD SIDE, PAINT BLACK ON INBOARD (RESTROOM) SIDE.
19. TRANSFORMER (78"x28"x74") - SEE ELECTRICAL DRAWINGS
20. FUTURE GREASE DUCT LOCATION INSIDE EXISTING (2 HOUR MINIMUM FIRE RATED) MASONRY CHIMNEY - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC
21. FUTURE GREASE DUCT AND EXHAUST FAN - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC
22. RE-USE EXISTING ORIGINAL WOOD PANELS THAT ARE IN NON-ORIGINAL LOCATION TO RE-BUILD ORIGINAL WALLS THAT HAD ORIGINAL WOOD PANELS REMOVED.
23. PROVIDE 1-HOUR RATED CEILING - SEE DETAILED DESCRIPTION ON BUILDING CODE INFORMATION SHEET - TYPICAL FOR ALL FIRE-RATED CONSTRUCTION.
24. REMOVE ORIGINAL TIN CEILING IN THIS AREA, INSTALL RATED DRYWALL CEILING & INSTALL NEW TIN CEILING OF SIMILAR STYLE.
25. ORIGINAL WOOD PANELING WALL FINISH TO REMAIN. REFINISH AT SECOND FLOOR.
26. REPAIR TIN CEILINGS - TYPICAL THROUGHOUT ENTIRE ORIGINAL EXECUTIVE OFFICE SUITE.
27. NEW MASONRY LINTEL - SEE LINTEL SCHEDULE.
28. 2-HOUR RATED WALL FROM FLOOR SLAB TO UNDERSIDE OF CEILING SLAB - HOUSING FOR HVAC LINES. PROVIDE NEW 12" x 18" OPENING IN FLOOR INSIDE OF ENCLOSURE. X-RAY SLAB FOR EXISTING REBAR LOCATION AND VERIFY WITH ARCHITECT PRIOR TO CUTTING FLOOR.
29. 2-HOUR SHAFT ENCLOSURE FOR HVAC LINES
30. ELECTRIC PANEL LOCATION -SEE ELECTRICAL DRAWINGS
31. REMOVE NON-ORIGINAL SIDING AND INFILL OPENINGS WITH CONSTRUCTION MATCHING ADJACENT CONSTRUCTION.
32. PROVIDE CLOSED-CELL ICYNENE: 4" MIN FINISHED THICKNESS.
33. TYP NEW ½" x 8" x 12" BEARING PLATE AT EACH END OF NEW BEAM.
34. INSTALL NEW 4-PLY 1¾" x 14" LVL BEAMS AT MEZZANINE - BETWEEN EXISTING BEAMS, PLACE TIGHT TO UNDERSIDE OF EXISTING DECKING. PROVIDE JOIST HANGER CONNECTION TO EXISTING WOOD ROOF GIRDERS (TYP-3 LOCATIONS)
35. PROVIDE ½" DIAMETER CARRIAGE BOLTS AT 31" ON CENTER TOP AND BOTTOM IN A STAGGERED PATTERN. HANGER CONNECTION AT EACH END: SIMPSON "HUS48-2"
36. TYPICAL WEST EXTERIOR ENCLOSURE AT ROOFTOP AREA: GALV. METAL SIDING TO MATCH EXISTING OVER WEATHER BARRIER OVER DENS-GLASS WALL SHEATHING OVER 20 GA METAL STUDS AT 16" OC.
37. TYP NEW INFILL FLOOR STRUCTURE: 2 X 12 AT 16" OC (RUNNING SHORT DIRECTION) SUPPORTED ON JOIST HANGERS ON PT 2 x 12 LEDGER BOARDS ANCHORED TO EXISTING BRICK MASONRY WITH ½" DIA EPOXY ANCHOR BOLTS AT 16" OC TOP AND BOTTOM, WITH 6" EMBEDMENT INTO BRICK.
38. NEW ROOF: TYP ROOF MEMBRANE OVER TYP NEW 5/8 ROOF SHEATHING ON 20 GA 6" METAL RAFTERS AT 16" OC



1 A-2.3 THIRD FLOOR PLAN — OFFICE SPACE ± 14,680 GROSS S.F.
1/8" = 1'-0"

WALL LEGEND

- EXISTING WALL CONSTRUCTION -MAY INCLUDE MASONRY CONCRETE, OR WOOD FRAMED CONSTRUCTION
- NEW MASONRY CONSTRUCTION -SEE WALL TYPES FOR SPECIFIC FIRE RATINGS, TYPICAL
- NEW METAL-FRAMED WALL CONSTRUCTION (UNRATED)
- NEW FIRE-RATED METAL-FRAMED WALL CONSTRUCTION
- STORAGE AREA WALL -METAL FRAMING WITH ½" OSB ON ONE SIDE ONLY, STOPPING SHORT OF CEILING

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2 September 28, 2015
3 November 9, 2015

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STRIETMANN BUILDING
235 WEST 12TH STREET
CINCINNATI, OHIO

DATE: 8/25/2015
COMM NO: 517
SHEET NO: A-2.3

GENERAL DRAWING NOTES

1. CAMERA ALL SEWER AND DOWNSPOUT LINES, AND REPLACE ALL INTERIOR ROOF DRAIN LINES. CAMERA ALL DOWNSPOUT LINES BELOW GRADE AT EXTERIOR TO THEIR POINT OF DISCHARGE TO CONFIRM NO BLOCKAGES EXIST.

2. POWER WASH CLEAN INTERIOR FACES OF STONE FOUNDATION WALLS AND TUCK POINT WITH NEW MORTAR, TYPICAL THROUGHOUT.

3. INSTALL NEW FULL-SPAN 2x JOIST (MATCHING EXISTING) TO ALL NOTCHED, DRILLED, OR DAMAGED FLOOR AND ROOF JOISTS. FASTEN WITH ½" DIA. CARRIAGE BOLTS, AT 24" O.C. TOP AND BOTTOM STAGGERED PATTERN.

4. STAIRS SHALL HAVE 7" MAXIMUM RISER HEIGHT AND 11" MINIMUM TREADS. RAMPS SHALL BE 1 : 12 PITCH, CROSS SLOPE AT BOTH STAIRS AND RAMPS SHALL BE 2% MAXIMUM. PROVIDE SLIP-PROOF FINISH TEXTURE ON STAIR AND RAMP SLABS.

5. PROVIDE SHOP DRAWINGS OF PROPOSED CONTROL JOINT LAYOUT AND DETAILS (SAWCUT OR GROOVED, FOR EXAMPLE) FOR REVIEW PRIOR TO PLACING CONCRETE.

WINDOW NOTES

BASIS OF DESIGN FOR ALL ALUMINUM FRAME REPLACEMENT WINDOWS:
"11-86" SERIES 2½" SINGLE-HUNG WINDOWS BY ANDERSEN WINDOWS AND DOORS CORPORATION, WITH 7/8" COLONIAL SIMULATED DIVIDED LITES, GLAZING: LOW-E FINISH: WHITE - CONFIRM WITH OWNER PRIOR TO ORDERING. ALL WINDOWS SHALL BE CUSTOM-SIZED TO FIT EACH HISTORIC MASONRY OPENING COMPLETELY. FIELD VERIFY ALL OPENING DIMENSIONS FOR REPLACEMENT WINDOWS PRIOR TO ORDERING. PRIOR TO ORDERING WINDOW CONTRACTOR SHALL PROVIDE A SAMPLE INSTALLATION OF PROPOSED WINDOW FOR HISTORIC REVIEW.

(A) EXISTING, NON-ORIGINAL ALUMINUM FRAME WINDOWS - PROVIDE ALLOWANCE TO REPAIR AND REPLACE MISSING SCREENS AND PAINT EXTERIOR SURFACES

(B) NEW ALUMINUM WINDOWS IN ORIGINAL BRICKED-IN MASONRY OPENINGS (WITH MATCHING CONFIGURATION)

(C) NEW ALUMINUM WINDOWS IN NEW MASONRY OPENINGS (WITH MATCHING CONFIGURATION)

(D) REPLACE ORIGINAL LIKE GLASS/METAL WINDOWS WITH CLEAR GLASS/ALUMINUM WINDOWS WITH SAME CONFIGURATION

(E) REPLACE NON-ORIGINAL BASEMENT WINDOWS AND NON-ORIGINAL SECURITY BARS WITH NEW ALUMINUM WINDOWS AND NEW SECURITY BARS

(F) NEW WOOD INTERIOR STOREFRONT - PROVIDE SHOP DRAWINGS

(G) REPLACE ORIGINAL BASEMENT WINDOW & NON-ORIGINAL SECURITY BARS W/ NEW ALUMINUM WINDOWS AND NEW SECURITY BARS

(H) REPLACE ORIGINAL WINDOWS W/ NEW ALUMINUM WINDOWS IN SAME CONFIGURATION

(J) REMOVE EXISTING ROOFING MEMBRANE FROM PARAPET WALL (IF IN PLACE) AND REPAIR ORIGINAL WINDOW FUR INSIDE OF WINDOW OPENING TO ALIGN WITH FINISHED INTERIOR WALL SURFACE.

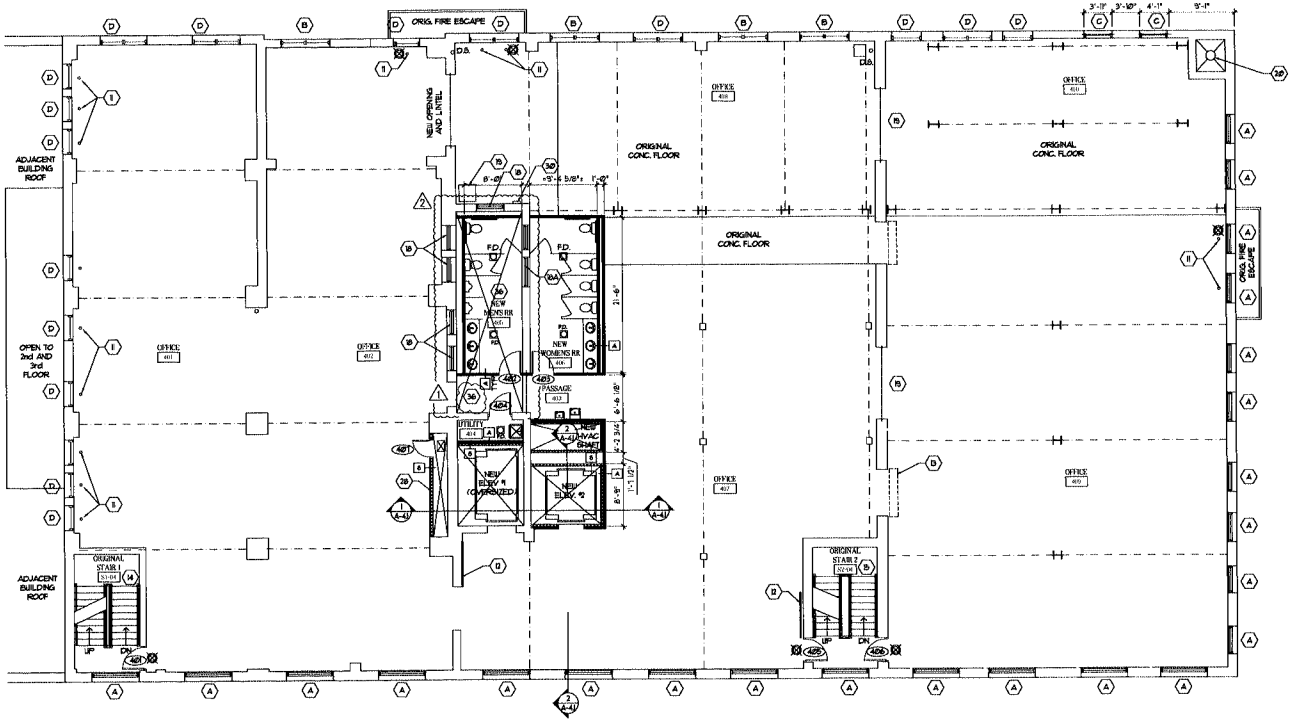
(1) DRAWING NOTES

1. REPAIR ORIGINAL STOREFRONTS
2. INSTALL NEW WOOD & GLASS STOREFRONTS WHERE ORIGINAL STOREFRONTS HAVE BEEN PREVIOUSLY REMOVED
3. REPLACE WOOD & GLASS STOREFRONTS WITH NEW DOORS AND MATCHING SIDELIGHTS
4. REPLACE NON-ORIGINAL GARAGE DOOR WITH NEW WOOD DOORS AND SIDELITES
5. REPAIR ORIGINAL DOORS & ENTRANCE AND REPLACE NON-ORIGINAL TRANSOM
6. REPAIR ORIGINAL ENTRANCE & TRANSOM AND ORIGINAL DOORS
7. REPLACE NON-ORIGINAL GARAGE DOOR W/ METAL GARAGE DOOR. BASIS OF DESIGN IS OVERHEAD DOOR CORPORATION'S "SERIES 680, WITH "C-175" SLATS. REPLACE TRANSOM ABOVE WITH REPLACEMENT MATCHING EXISTING CONFIGURATION UNLESS NOTED OTHERWISE.
8. REPLACE NON-ORIGINAL GARAGE DOOR W/ FRENCH DOORS & BLACK ALUMINUM PICKET RAILING
9. GUARDRAIL AT 3'-6" AFF (AT ROOF PARAPET - SEE APPLICABLE DETAIL)
10. CABLE GUARDRAIL AT 3'-6" AFF (AT ROOF TERRACE - SEE DETAIL)

11. PROVIDE ADDITIONAL SPRINKLER COVERAGE AT OPENINGS ADJACENT TO FIRE ESCAPES (ONE HEAD PER WINDOW).
12. EXISTING ROLLING FIRE DOOR - DEACTIVATE AND PAINT, TYPICAL THROUGHOUT
13. ORIGINAL OVERHEAD FIRE DOORS - DEACTIVATE & PAINT, TYP.
14. INSTALL NEW HANDRAIL AT 36" ABOVE TREAD NOSINGS.
15. INSTALL NEW 42" HIGH GUARDRAIL AND 36" HIGH HANDRAILS.
16. MOUNT EXISTING BOILER DOORS TO EXISTING MASONRY WALLS
17. ORIGINAL RADIATORS TO REMAIN, SEE MECHANICAL DRAWINGS.
18. ORIGINAL WINDOWS TO REMAIN, REPAIR AND REFINISH ON OUTBOARD SIDE, PAINT BLACK ON INBOARD (RESTROOM) SIDE.
19. TRANSFORMER (30"x28"x36"H) - SEE ELECTRICAL DRAWINGS
20. FUTURE GREASE DUCT LOCATION. INSIDE EXISTING (2 HOUR MINIMUM FIRE RATED) MASONRY CHIMNEY - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC

21. FUTURE GREASE DUCT AND EXHAUST FAN - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC
22. RE-USE EXISTING ORIGINAL WOOD PANELS THAT ARE IN NON-ORIGINAL LOCATION TO RE-BUILD ORIGINAL WALLS THAT HAD ORIGINAL WOOD PANELS REMOVED.
23. PROVIDE 1-HOUR RATED CEILING - SEE DETAILED DESCRIPTION ON BUILDING CODE INFORMATION SHEET - TYPICAL FOR ALL FIRE-RATED CONSTRUCTION.
24. REMOVE ORIGINAL TIN CEILING IN THIS AREA, INSTALL RATED DRYWALL CEILING & INSTALL NEW TIN CEILING OF SIMILAR STYLE.
25. ORIGINAL WOOD PANELING WALL FINISH TO REMAIN, REFINISH AT SECOND FLOOR.
26. REPAIR TIN CEILINGS - TYPICAL THROUGHOUT ENTIRE ORIGINAL EXECUTIVE OFFICE SUITE.
27. NEW MASONRY LINTEL - SEE LINTEL SCHEDULE.
28. 2-HOUR RATED WALL FROM FLOOR SLAB TO UNDERSIDE OF CEILING SLAB - HOUSING FOR HVAC LINES. PROVIDE NEW 12" x 18" OPENING IN FLOOR INSIDE OF ENCLOSURE. X-RAY SLAB FOR EXISTING REBAR LOCATION AND VERIFY WITH ARCHITECT PRIOR TO CUTTING FLOOR.
29. 2-HOUR SHAFT ENCLOSURE FOR HVAC LINES
30. ELECTRIC PANEL LOCATION - SEE ELECTRICAL DRAWINGS

31. REMOVE NON-ORIGINAL WINDOWS AND INFILL OPENINGS WITH CONSTRUCTION MATCHING ADJACENT CONSTRUCTION.
32. PROVIDE CLOSED-CELL ICYNENE, 4" MIN FINISHED THICKNESS.
33. TYP NEW 12" x 6" x 12" BEARING PLATE AT EACH END OF NEW BEAM.
34. INSTALL NEW 4-PLY 7¼" x 14" LVL BEAMS AT MIDPOINT BETWEEN EXISTING BEAMS. PLACE TIGHT TO UNDERSIDE OF EXISTING DECKING. PROVIDE JOIST HANGER CONNECTION TO EXISTING WOOD ROOF GIRDERS. (TYP 3 LOCATIONS)
35. TYPICAL NEW EXTERIOR ENCLOSURE AT ROOFTOP AREA: GALV METAL SIDING TO MATCH EXISTING OVER WEATHER BARRIER OVER DENS-GLASS WALL SHEATHING OVER 20 GA METAL STUDS AT 16" OC.
36. TYP NEW INFILL FLOOR STRUCTURE: 2 x 12 AT 16" OC (RUNNING SHORT DIRECTION) SUPPORTED ON JOIST HANGERS ON PT 2 x 12 LEDGER BOARDS ANCHORED TO EXISTING BRICK MASONRY WITH ½" DIA EPOXY ANCHOR BOLTS AT 16" OC TOP AND BOTTOM, WITH 6" EMBEDMENT INTO BRICK.
37. NEW ROOF: TYP ROOF MEMBRANE OVER TYP NEW 5/8 ROOF SHEATHING ON 20 GA 6" METAL RAFTERS AT 16" OC



FOURTH FLOOR PLAN

OFFICE SPACE
± 14,680 GROSS S.F.

1/8" = 1'-0"

WALL LEGEND

- EXISTING WALL CONSTRUCTION -MAY INCLUDE MASONRY CONCRETE, OR WOOD FRAMED CONSTRUCTION
- NEW MASONRY CONSTRUCTION -SEE WALL TYPES FOR SPECIFIC FIRE RATINGS, TYPICAL
- NEW METAL-FRAMED WALL CONSTRUCTION (UNRATED)
- NEW FIRE-RATED METAL-FRAMED WALL CONSTRUCTION
- STORAGE AREA WALL -METAL FRAMING WITH ½" OSB ON ONE SIDE ONLY, STOPPING SHORT OF CEILING

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STRIETMANN BUILDING

235 WEST 12TH STREET
CINCINNATI, OHIO

DATE: 8/25/2015
COMM NO: 517
SHEET NO: A-2.4

GENERAL DRAWING NOTES

1. CAMERA ALL SEWER AND DOWNSPOUT LINES, AND REPLACE ALL INTERIOR ROOF DRAIN LINES. CAMERA ALL DOWNSPOUT LINES BELOW GRADE AT EXTERIOR TO THEIR POINT OF DISCHARGE TO CONFIRM NO BLOCKAGES EXIST.

2. POWER WASH CLEAN INTERIOR FACES OF STONE FOUNDATION WALLS AND TUCK POINT WITH NEW MORTAR, TYPICAL THROUGHOUT.

3. INSTALL NEW FULL-SPAN 2x JOIST (MATCHING EXISTING) TO ALL NOTCHED, DRILLED, OR DAMAGED FLOOR AND ROOF JOISTS. FASTEN WITH ½" DIA. CARRIAGE BOLTS, AT 24" O.C. TOP AND BOTTOM STAGGERED PATTERN.

4. STAIRS SHALL HAVE 7" MAXIMUM RISER HEIGHT AND 11" MINIMUM TREADS. RAMPS SHALL BE 1 : 12 PITCH. CROSS SLOPE AT BOTH STAIRS AND RAMPS SHALL BE 2% MAXIMUM. PROVIDE SLIP-PROOF FINISH TEXTURE ON STAIR AND RAMP SLABS.

5. PROVIDE SHOP DRAWINGS OF PROPOSED CONTROL JOINT LAYOUT AND DETAILS (SAWCUT OR GROOVED, FOR EXAMPLE) FOR REVIEW PRIOR TO PLACING CONCRETE.

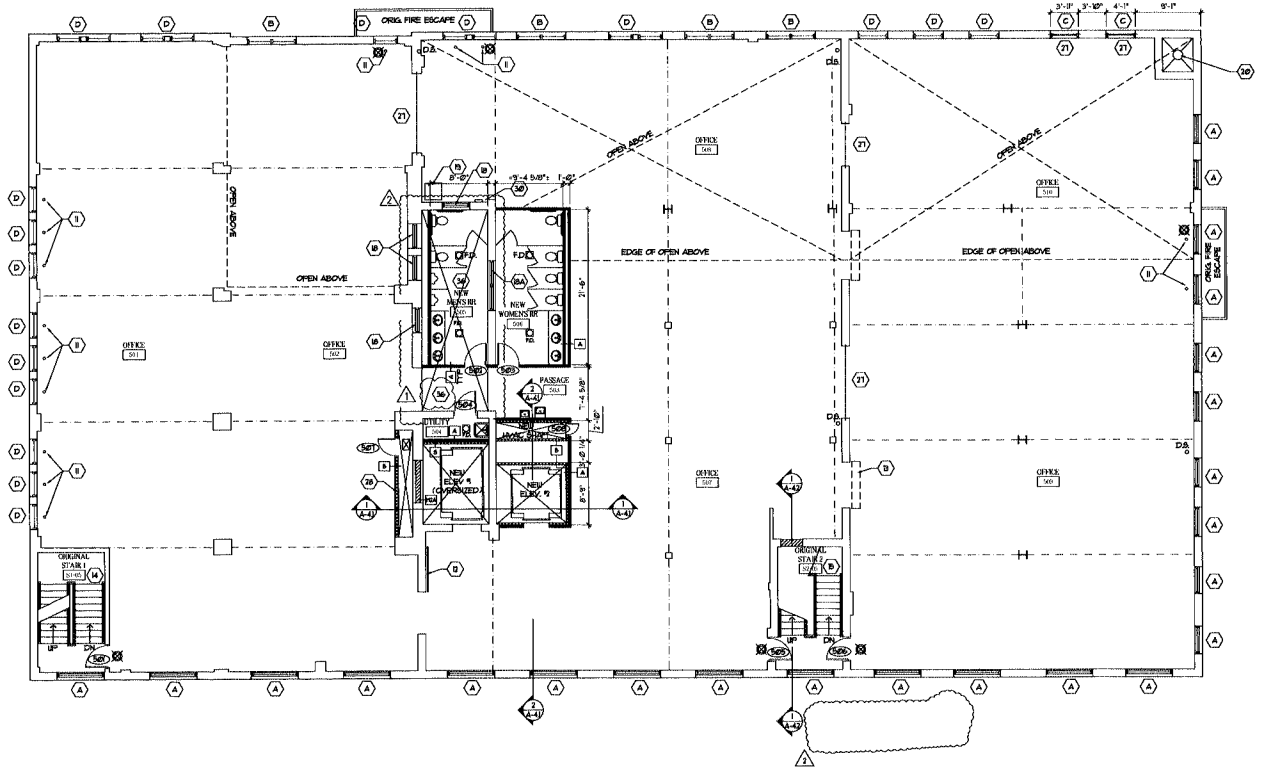
WINDOW NOTES

BASIS OF DESIGN FOR ALL ALUMINUM FRAME REPLACEMENT WINDOWS:
"H-88" SERIES 2⅜" SINGLE-HUNG WINDOWS BY MILGARD WINDOWS AND DOOR CORPORATION, WITH 1" COLONIAL SIMULATED DIVIDED LITES/GLAZING: LOW-E, FINISH: WHITE - CONSULT WITH OWNER PRIOR TO ORDERING. ALL WINDOWS SHALL BE CUSTOM-SIZED TO FIT EACH HISTORIC MASONRY OPENING COMPLETELY. FIELD VERIFY ALL OPENING DIMENSIONS FOR REPLACEMENT WINDOWS PRIOR TO ORDERING. PRIOR TO ORDERING WINDOWS CONTRACTOR SHALL PROVIDE A SAMPLE INSTALLATION OF PROPOSED WINDOW FOR HISTORIC REVIEW.

- (A) EXISTING, NON-ORIGINAL ALUMINUM FRAME WINDOWS - PROVIDE ALLOWANCE TO REPAIR AND REPLACE MISSING SCREENS AND PAINT EXTERIOR SURFACES
- (B) NEW ALUMINUM WINDOWS IN ORIGINAL BRICKED-IN MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
- (C) NEW ALUMINUM WINDOWS IN NEW MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
- (D) REPLACE ORIGINAL WIRE GLASS/METAL WINDOWS WITH CLEAR GLASS/ALUMINUM WINDOWS WITH SAME CONFIGURATION
- (E) REPLACE NON-ORIGINAL BASEMENT WINDOWS AND NON-ORIGINAL SECURITY BARS WITH NEW ALUMINUM WINDOWS AND NEW SECURITY BARS
- (F) NEW WOOD INTERIOR STOREFRONT -PROVIDE SHOP DRAWINGS
- (G) REPLACE ORIGINAL BASEMENT WINDOW / NON-ORIGINAL SECURITY BARS w/ NEW ALUMINUM WINDOWS AND NEW SECURITY BARS
- (H) REPLACE ORIGINAL WINDOWS w/ NEW ALUMINUM WINDOWS IN SAME CONFIGURATION
- (J) REMOVE EXISTING ROOFING MEMBRANE FROM PARAPET WALL (IF IN PLACE) AND REPAIR ORIGINAL WINDOW SUR INSIDE OF WINDOW OPENING TO ALIGN WITH FINISHED INTERIOR WALL SURFACE.

(1) DRAWING NOTES

1. REPAIR ORIGINAL STOREFRONTS
2. INSTALL NEW WOOD / GLASS STOREFRONTS WHERE ORIGINAL STOREFRONTS HAVE BEEN PREVIOUSLY REMOVED
3. REPLACE WOOD / GLASS STOREFRONTS WITH NEW DOORS AND MATCHING SIDELIGHTS.
4. REPLACE NON-ORIGINAL GARAGE DOOR WITH NEW WOOD DOORS AND SIDELITES
5. REPAIR ORIGINAL DOORS / ENTRANCE AND REPLACE NON-ORIGINAL TRANSOM
6. REPAIR ORIGINAL ENTRANCE / TRANSOM AND ORIGINAL DOORS
7. REPLACE NON-ORIGINAL GARAGE DOOR w/ METAL GARAGE DOOR. BASIS OF DESIGN IS OVERHEAD DOOR CORPORATION'S "SERIES 610, WITH "C-275" SLATS. REPLACE TRANSOM ABOVE WITH REPLACEMENT MATCHING EXISTING CONFIGURATION UNLESS NOTED OTHERWISE.
8. REPLACE NON-ORIGINAL GARAGE DOOR w/ FRENCH DOORS / BLACK ALUMINUM PICKET RAILING
9. GUARDRAIL AT 3'-6" AFF (AT ROOF PARAPET - SEE APPLICABLE DETAIL)
10. CABLE GUARDRAIL AT 3'-6" AFF (AT ROOF TERRACE- SEE DETAIL)
11. PROVIDE ADDITIONAL SPRINKLER COVERAGE AT OPENINGS ADJACENT TO FIRE ESCAPES (ONE HEAD PER WINDOW)
12. EXISTING ROLLING FIRE DOOR - DEACTIVATE AND PAINT, TYPICAL THROUGHOUT
13. ORIGINAL OVERHEAD FIRE DOORS - DEACTIVATE / PAINT, TYP.
14. INSTALL NEW HANDRAIL AT 36" ABOVE TREAD NOSINGS
15. INSTALL NEW 42" HIGH GUARDRAIL AND 36" HIGH HANDRAILS
16. MOUNT EXISTING BOILER DOORS TO EXISTING MASONRY BUILD-
17. ORIGINAL RADIATORS TO REMAIN. SEE MECHANICAL DRAWINGS.
18. ORIGINAL WINDOWS TO REMAIN. REPAIR AND REFINISH ON OUTBOARD SIDE, PAINT BLACK ON INBOARD (RESTROOM) SIDE.
19. TRANSFORMER (28"x28"x38"H) - SEE ELECTRICAL DRAWINGS
20. FUTURE GREASE DUCT LOCATION INSIDE EXISTING (1 HOUR MINIMUM FIRE RATED) MASONRY CHIMNEY - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC
21. FUTURE GREASE DUCT AND EXHAUST FAN - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC
22. RE-USE EXISTING ORIGINAL WOOD PANELS THAT ARE IN NON-ORIGINAL LOCATION TO RE-INSTALL ORIGINAL WALLS THAT HAD ORIGINAL WOOD PANELS REMOVED.
23. PROVIDE 1-HOUR RATED CEILING - SEE DETAILED DESCRIPTION ON BUILDING CODE INFORMATION SHEET - TYPICAL FOR ALL FIRE-RATED CONSTRUCTION.
24. REMOVE ORIGINAL TIN CEILING IN THIS AREA. INSTALL RATED DRYWALL CEILING / INSTALL NEW TIN CEILING OF SIMILAR STYLE.
25. ORIGINAL WOOD PANELING WALL FINISH TO REMAIN. REFINISH AT SECOND FLOOR.
26. REPAIR TIN CEILINGS -TYPICAL THROUGHOUT ENTIRE ORIGINAL EXECUTIVE OFFICE SUITE.
27. NEW MASONRY LINTEL - SEE LINTEL SCHEDULE.
28. 2-HOUR RATED WALL FROM FLOOR SLAB TO UNDERSIDE OF CEILING SLAB - HOUSING FOR HVAC LINES. PROVIDE NEW 8" x 18" OPENING IN FLOOR INSIDE OF ENCLOSURE. X-RAY SLAB FOR EXISTING REBAR LOCATION AND VERIFY WITH ARCHITECT PRIOR TO CUTTING FLOORS.
29. 2-HOUR SHAFT ENCLOSURE FOR HVAC LINES
30. ELECTRIC PANEL LOCATION -SEE ELECTRICAL DRAWINGS
31. REMOVE NON-ORIGINAL WINDOWS AND INFILL OPENINGS WITH CONSTRUCTION MATCHING ADJACENT CONSTRUCTION.
32. PROVIDE CLOSED-CELL ICYNENE, 4" MIN FINISHED THICKNESS.
33. TYP NEW ¾" x 8" x 12" BEARING PLATE AT EACH END OF NEW BEAM.
34. INSTALL NEW 4-PLY 1¾" x 14" LVL BEAMS AT MIDPOINT BETWEEN EXISTING BEAMS. PLACE TIGHT TO UNDERSIDE OF EXISTING DECKING. PROVIDE JOIST HANGER CONNECTION TO EXISTING WOOD ROOF GIRDERS (TYP. 3 LOCATIONS)
35. TYPICAL NEW EXTERIOR ENCLOSURE AT ROOFTOP AREA: GALV METAL SIDING TO MATCH EXISTING OVER WEATHER BARRIER OVER DEMO-GLASS WALL SHEATHING OVER 20 GA METAL STUDS AT 16" OC.
36. TYP NEW INFILL FLOOR STRUCTURE: 2 X 12 AT 16" OC (RUNNING SHORT DIRECTION) SUPPORTED ON JOIST HANGERS ON PT 2 x 12 LEDGER BOARDS ANCHORED TO EXISTING BRICK MASONRY WITH ½" DIA EPOXY ANCHOR BOLTS AT 16" OC TOP AND BOTTOM, WITH 6" EMBEDMENT INTO BRICK.
37. NEW ROOF: TYP ROOF MEMBRANE OVER TYP NEW 1/2 ROOF SHEATHING ON 2/0 GA 6" METAL RAFTERS AT 16" OC



1 / A-2.5 FIFTH FLOOR PLAN — OFFICE SPACE ± 14,080 GROSS SF.
1/8" = 1'-0"

WALL LEGEND

- EXISTING WALL CONSTRUCTION -MAY INCLUDE MASONRY CONCRETE, OR WOOD FRAMED CONSTRUCTION
- NEW MASONRY CONSTRUCTION -SEE WALL TYPES FOR SPECIFIC FIRE RATINGS, TYPICAL
- NEW METAL-FRAMED WALL CONSTRUCTION (UNRATED)
- NEW FIRE-RATED METAL-FRAMED WALL CONSTRUCTION
- STORAGE AREA WALL -METAL FRAMING WITH ½" OSB ON ONE SIDE ONLY, STOPPING SHORT OF CEILING

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Revisions:
1 August 31, 2015
1 September 28, 2015
1 November 9, 2015

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Architects / Building Consultants

STRIETMANN BUILDING
235 WEST 12TH STREET
CINCINNATI, OHIO

DATE: 8/25/2015
COMM NO: 517
SHEET NO: A-2.5

GENERAL DRAWING NOTES

1. CAMERA ALL SEWER AND DOWNSPOUT LINES, AND REPLACE ALL INTERIOR ROOF DRAIN LINES. CAMERA ALL DOWNSPOUT LINES BELOW GRADE AT EXTERIOR TO THEIR POINT OF DISCHARGE TO CONFIRM NO BLOCKAGES EXIST.

2. POWER WASH CLEAN INTERIOR FACES OF STONE FOUNDATION WALLS AND TUCK POINT WITH NEW MORTAR, TYPICAL THROUGHOUT.

3. INSTALL NEW FULL-SPAN 2x JOIST (MATCHING EXISTING) TO ALL NOTCHED, DRILLED, OR DAMAGED FLOOR AND ROOF JOISTS. FASTEN WITH ½" DIA. CARRIAGE BOLTS, AT 24" O.C. TOP AND BOTTOM STAGGERED PATTERN.

4. STAIRS SHALL HAVE 7" MAXIMUM RISER HEIGHT AND 11" MINIMUM TREADS. RAMPS SHALL BE 1:12 PITCH, CROSS SLOPE AT BOTH STAIRS AND RAMPS SHALL BE 2% MAXIMUM. PROVIDE SLIP-PROOF FINISH TEXTURE ON STAIR AND RAMP SLABS.

5. PROVIDE SHOP DRAWINGS OF PROPOSED CONTROL JOINT LAYOUT AND DETAILS (SAWCUT OR GROOVED, FOR EXAMPLE), FOR REVIEW PRIOR TO PLACING CONCRETE.

WINDOW NOTES

BASIS OF DESIGN FOR ALL ALUMINUM FRAME REPLACEMENT WINDOWS:
"11-65" SERIES 2¾" SINGLE-HUNG WINDOWS BY MOJAN WINDOWS AND DOORS CORPORATION, WITH 1" COLONIAL SIMULATED DIVIDED LITES/GLAZING: LOW-E, FINISH: WHITE - CONFIRM WITH OWNER PRIOR TO ORDERING. ALL WINDOWS SHALL BE CUSTOM-SIZED TO FIT EACH HISTORIC MASONRY OPENING COMPLETELY. FIELD VERIFY ALL OPENING DIMENSIONS FOR REPLACEMENT WINDOWS PRIOR TO ORDERING. PRIOR TO ORDERING WINDOWS CONTRACTOR SHALL PROVIDE A SAMPLE INSTALLATION OF PROPOSED WINDOW FOR HISTORIC REVIEW.

3

- (A) EXISTING, NON-ORIGINAL ALUMINUM FRAME WINDOWS - PROVIDE ALLOWANCE TO REPAIR AND REPLACE MISSING SCREENS AND PAINT EXTERIOR SURFACES
- (B) NEW ALUMINUM WINDOWS IN ORIGINAL BRICKED-IN MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
- (C) NEW ALUMINUM WINDOWS IN NEW MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
- (D) REPLACE ORIGINAL SINGLE GLASS METAL WINDOWS WITH CLEAR GLASS ALUMINUM WINDOWS WITH SAME CONFIGURATION
- (E) REPLACE NON-ORIGINAL BASEMENT WINDOWS AND NON-ORIGINAL SECURITY BARS WITH NEW ALUMINUM WINDOWS AND NEW SECURITY BARS
- (F) NEW WOOD INTERIOR STOREFRONT - PROVIDE SHOP DRAWINGS
- (G) REPLACE ORIGINAL BASEMENT WINDOW & NON-ORIGINAL SECURITY BARS w/ NEW ALUMINUM WINDOWS AND NEW SECURITY BARS
- (H) REPLACE ORIGINAL WINDOWS w/ NEW ALUMINUM WINDOWS IN SAME CONFIGURATION
- (J) REMOVE EXISTING ROOFING MEMBRANE FROM PARAPET WALL (IF IN PLACE) AND REPAIR ORIGINAL WINDOW SILL INSIDE OF WINDOW OPENING TO ALIGN WITH FINISHED INTERIOR WALL SURFACE.

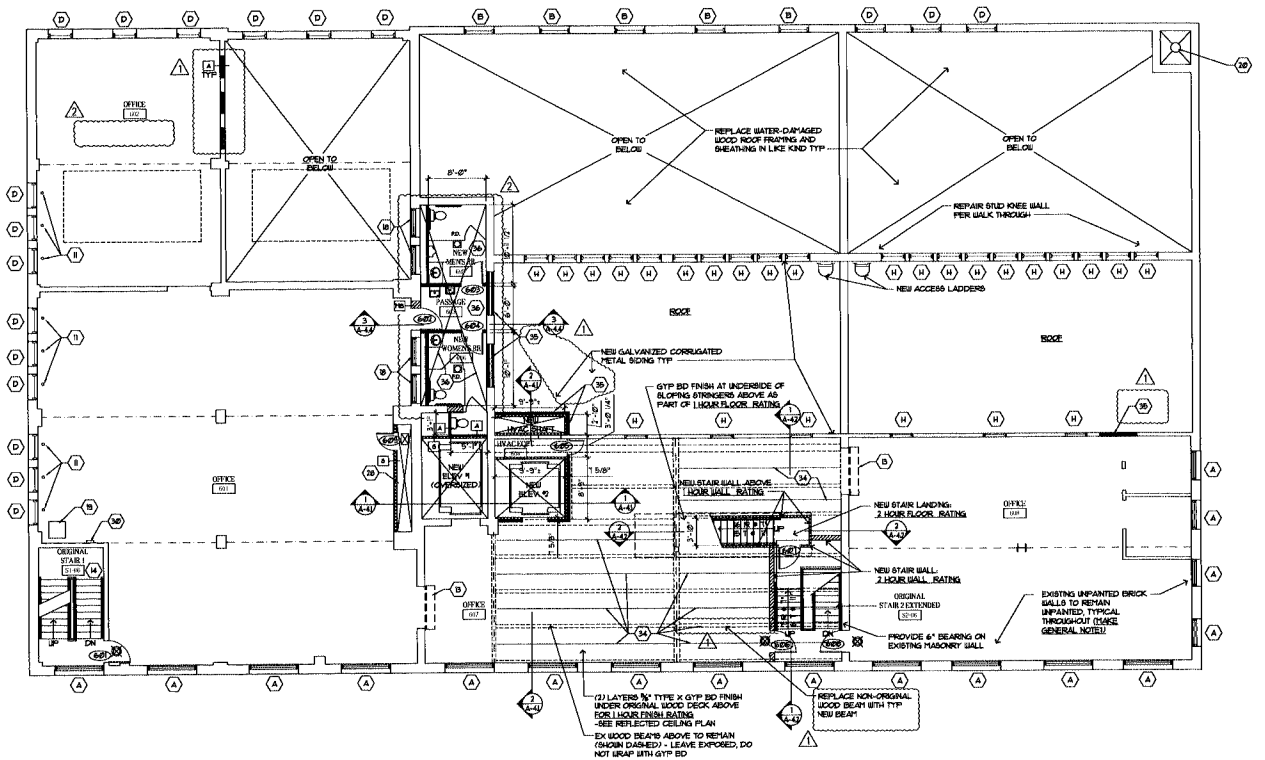
(1) DRAWING NOTES

1. REPAIR ORIGINAL STOREFRONTS
2. INSTALL NEW WOOD & GLASS STOREFRONTS WHERE ORIGINAL STOREFRONTS HAVE BEEN PREVIOUSLY REMOVED
3. REPLACE WOOD & GLASS STOREFRONTS WITH NEW DOORS AND MATCHING SIDELIGHTS.
4. REPLACE NON-ORIGINAL GARAGE DOOR WITH NEW WOOD DOORS AND SURROUND
5. REPAIR ORIGINAL DOORS & ENTRANCE AND REPLACE NON-ORIGINAL TRANSOM
6. REPAIR ORIGINAL ENTRANCE & TRANSOM AND ORIGINAL DOORS
7. REPLACE NON-ORIGINAL GARAGE DOOR W/ METAL GARAGE DOOR. BASIS OF DESIGN IS OVERHEAD DOOR CORPORATION'S "SERIES 610, WITH "C-275" SLATS. REPLACE TRANSOM ABOVE WITH REPLACEMENT MATCHING EXISTING CONFIGURATION (UNLESS NOTED OTHERWISE)
8. REPLACE NON-ORIGINAL GARAGE DOOR w/ FRENCH DOORS & BLACK ALUMINUM PICKET RAILING
9. GUARDRAIL AT 3'-6" AFF (AT ROOF PARAPET - SEE APPLICABLE DETAIL)
10. CABLE GUARDRAIL AT 3'-6" AFF (AT ROOF TERRACE - SEE DETAIL)

11. PROVIDE ADDITIONAL SPRINKLER COVERAGE AT OPENINGS ADJACENT TO FIRE ESCAPES (ONE HEAD PER WINDOW)
12. EXISTING ROLLING FIRE DOOR - DEACTIVATE AND PAINT, TYPICAL THROUGHOUT
13. ORIGINAL OVERHEAD FIRE DOORS - DEACTIVATE & PAINT, TYP.
14. INSTALL NEW HANDRAIL AT 36" ABOVE TREAD NOSINGS
15. INSTALL NEW 42" HIGH GUARDRAIL AND 36" HIGH HANDRAILS.
16. MOUNT EXISTING BOILER DOORS TO EXISTING MASONRY WALLS
17. ORIGINAL RADIATORS TO REMAIN. SEE MECHANICAL DRAWINGS.
18. ORIGINAL WINDOWS TO REMAIN. REPAIR AND REFINISH ON OUTBOARD SIDE, PAINT BLACK ON INBOARD (RESTROOM) SIDE.
19. TRANSFORMER (30"x28"x36"H) - SEE ELECTRICAL DRAWINGS
20. FUTURE GREASE DUCT LOCATION INSIDE EXISTING (2 HOUR MINIMUM FIRE RATED) MASONRY CHIMNEY - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC

21. FUTURE GREASE DUCT AND EXHAUST FAN - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC
22. RE-USE EXISTING ORIGINAL WOOD PANELS THAT ARE IN NON-ORIGINAL LOCATION TO RE-BUILD ORIGINAL WALLS THAT HAD ORIGINAL WOOD PANELS REMOVED.
23. PROVIDE 1-HOUR RATED CEILING - SEE DETAILED DESCRIPTION ON BUILDING CODE INFORMATION SHEET - TYPICAL FOR ALL FIRE-RATED CONSTRUCTION.
24. REMOVE ORIGINAL TIN CEILING IN THIS AREA. INSTALL RATED DRYWALL CEILING & INSTALL NEW TIN CEILING OF SIMILAR STYLE.
25. ORIGINAL WOOD PANELING WALL FINISH TO REMAIN. REFINISH AT SECOND FLOOR.
26. REPAIR TIN CEILINGS - TYPICAL THROUGHOUT ENTIRE ORIGINAL EXECUTIVE OFFICE SUITE.
27. NEW MASONRY LINTEL - SEE LINTEL SCHEDULE.
28. 2-HOUR RATED WALL FROM FLOOR SLAB TO UNDERSIDE OF CEILING SLAB - HOUSING FOR HVAC LINES. PROVIDE NEW 12" x 30" OPENING IN FLOOR INSIDE OF ENCLOSURE. X-RAY SLAB FOR EXISTING REBAR LOCATION AND VERIFY WITH ARCHITECT PRIOR TO CUTTING FLOOR. 2
29. 2-HOUR SHAFT ENCLOSURE FOR HVAC LINES
30. ELECTRIC PANEL LOCATION - SEE ELECTRICAL DRAWINGS

31. REMOVE NON-ORIGINAL WINDOWS AND INFILL OPENINGS WITH CONSTRUCTION MATCHING ADJACENT CONSTRUCTION
32. PROVIDE CLOSED-CELL ICYNENE, 4" MIN FINISHED THICKNESS.
33. TYP NEW 12" x 6" x 12" BEARING PLATE AT EACH END OF NEW BEAM.
34. INSTALL NEW 4-PLY 18" x 14" LVL BEAMS AT MIDPOINT BETWEEN EXISTING BEAMS. PLACE TIGHT TO UNDERSIDE OF EXISTING DECKING. PROVIDE JOIST HANGER CONNECTION TO EXISTING WOOD ROOF GIRDERS (TYP. 3 LOCATIONS).
35. PROVIDE 5/8" DIAMETER CARRIAGE BOLTS AT 30" ON CENTER TOP AND BOTTOM IN A STAGGERED PATTERN. HANGER CONNECTION AT EACH END: SIMPSON "HUC48-2". 1
36. TYPICAL NEW EXTERIOR ENCLOSURE AT ROOFTOP AREA: GALV METAL SIDING TO MATCH EXISTING OVER WEATHER BARRIER OVER DENS-GLASS WALL SHEATHING OVER 20 GA METAL STUDS AT 16" OC.
36. TYP NEW INFILL FLOOR STRUCTURE: 2 x 12 AT 16" OC (RUNNING SHORT DIRECTION) SUPPORTED ON JOIST HANGERS ON PT 2 x 12 LEDGER BOARDS ANCHORED TO EXISTING BRICK MASONRY WITH ½" DIA EPOXY ANCHOR BOLTS AT 16" OC TOP AND BOTTOM, WITH 6" EMBEDMENT INTO BRICK. 1
37. NEW ROOF: TYP ROOF MEMBRANE OVER TYP NEW 1/2 ROOF SHEATHING ON 20 GA 6" METAL RAFTERS AT 16" OC



1 A-2.6 SIXTH FLOOR PLAN

OFFICE SPACE
± 8,286 GROSS S.F.
1/8" = 1'-0"

WALL LEGEND

- EXISTING WALL CONSTRUCTION -MAY INCLUDE MASONRY CONCRETE, OR WOOD FRAMED CONSTRUCTION
- NEW MASONRY CONSTRUCTION -SEE WALL TYPES FOR SPECIFIC FIRE RATINGS, TYPICAL
- NEW METAL-FRAMED WALL CONSTRUCTION (UNRATED)
- NEW FIRE-RATED METAL-FRAMED WALL CONSTRUCTION
- STORAGE AREA WALL -METAL FRAMING WITH ½" OSB ON ONE SIDE ONLY, STOPPING SHORT OF CEILING

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Revisions:
1 August 31, 2015
2 September 28, 2015
3 November 9, 2015

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Architects / Building Consultants

STRIETMANN BUILDING

235 WEST 12TH STREET
CINCINNATI, OHIO

DATE: 8/25/2015
COMM NO: 517
SHEET NO: A-2.6

GENERAL DRAWING NOTES

1. CAMERA ALL SEWER AND DOWNSPOUT LINES, AND REPLACE ALL INTERIOR ROOF DRAIN LINES. CAMERA ALL DOWNSPOUT LINES BELOW GRADE AT EXTERIOR TO THEIR POINT OF DISCHARGE TO CONFIRM NO BLOCKAGES EXIST.

2. POWER WASH CLEAN INTERIOR FACES OF STONE FOUNDATION WALLS AND TUCK POINT WITH NEW MORTAR, TYPICAL THROUGHOUT.

3. INSTALL NEW FULL-SPAN 2x JOIST (MATCHING EXISTING) TO ALL NOTCHED, DRILLED, OR DAMAGED FLOOR AND ROOF JOISTS. FASTEN WITH ½" DIA. CARRIAGE BOLTS, AT 24" O.C. TOP AND BOTTOM STAGGERED PATTERN.

4. STAIRS SHALL HAVE 7" MAXIMUM RISER HEIGHT AND 7" MINIMUM TREADS. RAMPS SHALL BE 1 : 12 PITCH. CROSS SLOPE AT BOTH STAIRS AND RAMPS SHALL BE 2% MAXIMUM. PROVIDE SLIP-PROOF FINISH TEXTURE ON STAIR AND RAMP SLABS.

5. PROVIDE SHOP DRAWINGS OF PROPOSED CONTROL JOINT LAYOUT AND DETAILS (SAWCUT OR GROOVED, FOR EXAMPLE) FOR REVIEW PRIOR TO PLACING CONCRETE.

WINDOW NOTES

BASIS OF DESIGN FOR ALL ALUMINUM FRAME REPLACEMENT WINDOWS:
"H-80" SERIES 2½" SINGLE-HUNG WINDOWS BY MILGARD WINDOWS AND DOORS CORPORATION, WITH 1" COLONIAL SIMULATED DIVIDED LITES, GLAZING: LOW-E FINISH: WHITE - CONFIRM WITH OWNER PRIOR TO ORDERING. ALL WINDOWS SHALL BE CUSTOM-SIZED TO FIT EACH HISTORIC MASONRY OPENING COMPLETELY. FIELD VERIFY ALL OPENING DIMENSIONS FOR REPLACEMENT WINDOWS PRIOR TO ORDERING. PRIOR TO ORDERING WINDOWS CONTRACTOR SHALL PROVIDE A SAMPLE INSTALLATION OF PROPOSED WINDOW FOR HISTORIC REVIEW.

(A) EXISTING, NON-ORIGINAL ALUMINUM FRAME WINDOWS - PROVIDE ALLOWANCE TO REPAIR AND REPLACE MISSING SCREENS AND PAINT EXTERIOR SURFACES

(B) NEW ALUMINUM WINDOWS IN ORIGINAL BRICKED-IN MASONRY OPENINGS (WITH MATCHING CONFIGURATION)

(C) NEW ALUMINUM WINDOWS IN NEW MASONRY OPENINGS (WITH MATCHING CONFIGURATION)

(D) REPLACE ORIGINAL WIRE GLASS/METAL WINDOWS WITH CLEAR GLASS/ALUMINUM WINDOWS WITH SAME CONFIGURATION

(E) REPLACE NON-ORIGINAL BASEMENT WINDOWS AND NON-ORIGINAL SECURITY BARS WITH NEW ALUMINUM WINDOWS AND NEW SECURITY BARS

(F) NEW WOOD INTERIOR STOREFRONT - PROVIDE SHOP DRAWINGS

(G) REPLACE ORIGINAL BASEMENT WINDOW + NON-ORIGINAL SECURITY BARS w/ NEW ALUMINUM WINDOWS AND NEW SECURITY BARS

(H) REPLACE ORIGINAL WINDOWS w/ NEW ALUMINUM WINDOWS IN SAME CONFIGURATION

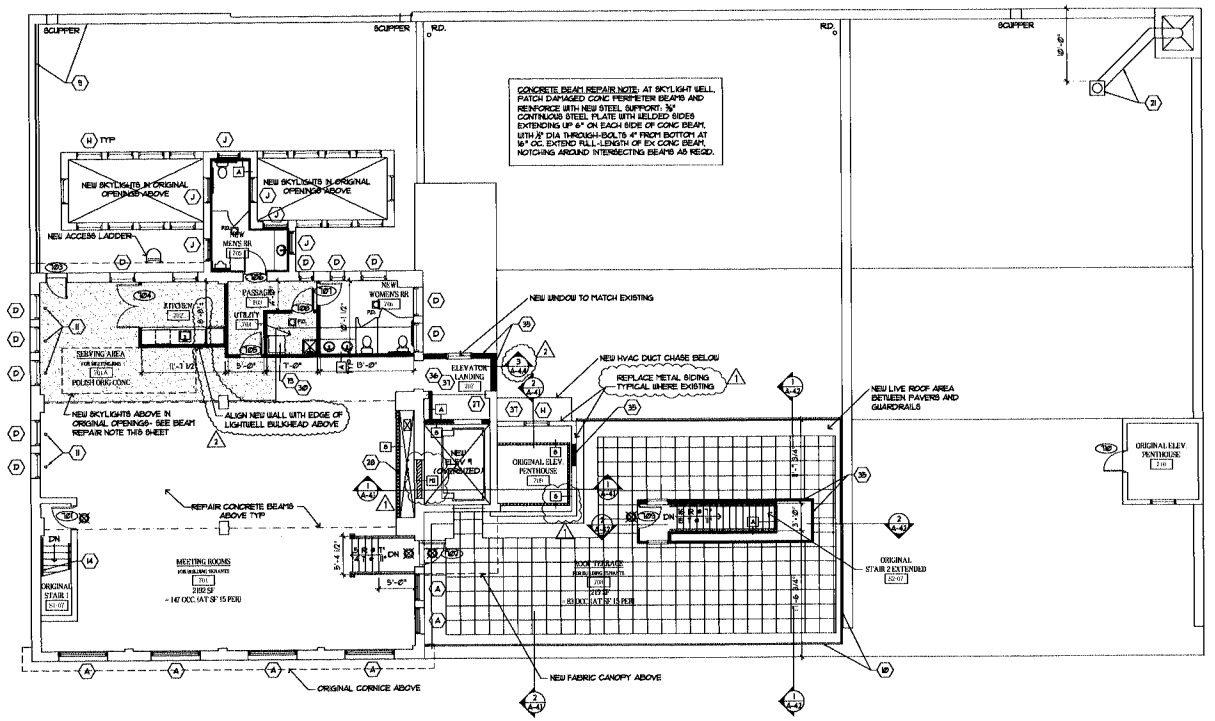
(J) REMOVE EXISTING ROOFING MEMBRANE FROM PARAPET WALL (IF IN PLACE) AND REPAIR ORIGINAL WINDOW FUR INSIDE OF WINDOW OPENING TO ALIGN WITH FINISHED INTERIOR WALL SURFACE.

(1) DRAWING NOTES

1. REPAIR ORIGINAL STOREFRONTS
2. INSTALL NEW WOOD + GLASS STOREFRONTS WHERE ORIGINAL STOREFRONTS HAVE BEEN PREVIOUSLY REMOVED.
3. REPLACE WOOD + GLASS STOREFRONTS WITH NEW DOORS AND MATCHING SIDELIGHTS.
4. REPLACE NON-ORIGINAL GARAGE DOOR w/ METAL GARAGE DOOR, BASIS OF DESIGN IS OVERHEAD DOOR CORPORATION'S "SERIES 640, WITH "C-715" SLATS. REPLACE TRANSOM ABOVE WITH REPLACEMENT MATCHING EXISTING CONFIGURATION UNLESS NOTED OTHERWISE.
5. REPAIR ORIGINAL DOORS + ENTRANCE AND REPLACE NON-ORIGINAL TRANSOM
6. REPAIR ORIGINAL ENTRANCE + TRANSOM AND ORIGINAL DOORS
7. REPLACE NON-ORIGINAL GARAGE DOOR w/ METAL GARAGE DOOR, BASIS OF DESIGN IS OVERHEAD DOOR CORPORATION'S "SERIES 640, WITH "C-715" SLATS. REPLACE TRANSOM ABOVE WITH REPLACEMENT MATCHING EXISTING CONFIGURATION UNLESS NOTED OTHERWISE.
8. REPLACE NON-ORIGINAL GARAGE DOOR w/ FRENCH DOORS + BLACK ALUMINUM PICKET RAILING
9. GUARDRAIL AT 3'-6" AFF (AT ROOF PARAPET - SEE APPLICABLE DETAIL)
10. CABLE GUARDRAIL AT 3'-6" AFF (AT ROOF TERRACE - SEE DETAIL)

11. PROVIDE ADDITIONAL SPRINKLER COVERAGE AT OPENINGS ADJACENT TO FIRE ESCAPES (ONE HEAD PER WINDOW)
12. EXISTING ROLLING FIRE DOOR - DEACTIVATE AND PAINT, TYPICAL THROUGHOUT
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15. INSTALL NEW 42" HIGH GUARDRAIL AND 36" HIGH HANDRAILS
16. MOUNT EXISTING BOILER DOORS TO EXISTING MASONRY WALLS
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18. ORIGINAL WINDOWS TO REMAIN. REPAIR AND REFINISH ON OUTBOARD SIDE, PAINT BLACK ON INBOARD (RESTROOM) SIDE.
19. TRANSFORMER (30"x28"x58"H) - SEE ELECTRICAL DRAWINGS
20. FUTURE GREASE DUCT LOCATION INSIDE EXISTING (2 HOUR MINIMUM FIRE RATED) MASONRY CHIMNEY - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC
21. FUTURE GREASE DUCT AND EXHAUST FAN - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC
22. RE-USE EXISTING ORIGINAL WOOD PANELS THAT ARE IN NON-ORIGINAL LOCATION TO RE-BUILD ORIGINAL WALLS THAT HAD ORIGINAL WOOD PANELS REMOVED.
23. PROVIDE 1-HOUR RATED CEILING - SEE DETAILED DESCRIPTION ON BUILDING CODE INFORMATION SHEET - TYPICAL FOR ALL FIRE-RATED CONSTRUCTION.
24. REMOVE ORIGINAL TIN CEILING IN THIS AREA. INSTALL RATED DRYWALL CEILING + INSTALL NEW TIN CEILING OF SIMILAR STYLE.
25. ORIGINAL WOOD PANELING WALL FINISH TO REMAIN. REFINISH AT SECOND FLOOR.
26. REPAIR TIN CEILINGS - TYPICAL THROUGHOUT ENTIRE ORIGINAL EXECUTIVE OFFICE SUITE.
27. NEW MASONRY LINTEL - SEE LINTEL SCHEDULE.
28. 2-HOUR RATED WALL FROM FLOOR SLAB TO UNDERSIDE OF CEILING SLAB - HOUSING FOR HVAC LINES. PROVIDE NEW 0" x 10" OPENING IN FLOOR INSIDE OF ENCLOSURE. X-RAY SLAB FOR EXISTING REBAR LOCATION AND VERIFY WITH ARCHITECT PRIOR TO CUTTING FLOOR.
29. 2-HOUR SHAFT ENCLOSURE FOR HVAC LINES
30. ELECTRIC PANEL LOCATION - SEE ELECTRICAL DRAWINGS

31. REMOVE NON-ORIGINAL WINDOWS AND INFILL OPENINGS WITH CONSTRUCTION MATCHING ADJACENT CONSTRUCTION.
32. PROVIDE CLOSED-CELL ICYNENE, 4" MIN FINISHED THICKNESS.
33. TYP NEW 8" x 8" x 0" BEARING PLATE AT EACH END OF NEW BEAM.
34. INSTALL NEW 4-PLY 18" x 14" LVL BEAMS AT MIDPOINT BETWEEN EXISTING BEAMS. PLACE TIGHT TO UNDERSIDE OF EXISTING DECKING. PROVIDE JOIST HANGER CONNECTION TO EXISTING WOOD ROOF GIRDERS (TYP. 3 LOCATIONS)
35. PROVIDE ½" DIAMETER CARRIAGE BOLTS AT 24" ON CENTER TOP AND BOTTOM IN A STAGGERED PATTERN. HANGER CONNECTION AT EACH END: SIMPSON "HHUS6-2"
36. TYPICAL NEW EXTERIOR ENCLOSURE AT ROOFTOP AREA: GALV. METAL SIDING TO MATCH EXISTING OVER WEATHER BARRIER OVER DENS-GLASS WALL SHEATHING OVER 20 GA METAL STUDS AT 16" OC.
37. TYP NEW INFILL FLOOR STRUCTURE: 2 x 12 AT 16" OC (RUNNING SHORT DIRECTION) SUPPORTED ON JOIST HANGERS ON PT 2 x 12 LEDGER BOARDS ANCHORED TO EXISTING BRICK MASONRY WITH ½" DIA EPOXY ANCHOR BOLTS AT 16" OC TOP AND BOTTOM, WITH 6" EMBEDMENT INTO BRICK.
38. NEW ROOF: TYP ROOF MEMBRANE OVER TYP NEW 1/2 ROOF SHEATHING ON 2@ GA 6" METAL RAFTERS AT 16" OC



(1) A-2.7 SEVENTH FLOOR PLAN

OFFICE SPACE
± 3,118 GROSS S.F.

1/8" = 1'-0"

WALL LEGEND

- EXISTING WALL CONSTRUCTION - MAY INCLUDE MASONRY CONCRETE, OR WOOD FRAMED CONSTRUCTION
- NEW MASONRY CONSTRUCTION - SEE WALL TYPES FOR SPECIFIC FIRE RATINGS, TYPICAL
- NEW METAL-FRAMED WALL CONSTRUCTION (UNRATED)
- NEW FIRE-RATED METAL-FRAMED WALL CONSTRUCTION
- STORAGE AREA WALL - METAL FRAMING WITH ½" OSB ON ONE SIDE ONLY, STOPPING SHORT OF CEILING

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STRIETMANN BUILDING

235 WEST 12TH STREET
CINCINNATI, OHIO

DATE: 8/25/2015
COMM NO: 517
SHEET NO: A-2.7

GENERAL DRAWING NOTES

1. CAMERA ALL SEWER AND DOWNSPOUT LINES, AND REPLACE ALL INTERIOR ROOF DRAIN LINES. CAMERA ALL DOWNSPOUT LINES BELOW GRADE AT EXTERIOR TO THEIR POINT OF DISCHARGE TO CONFIRM NO BLOCKAGES EXIST.

2. POWER WASH CLEAN INTERIOR FACES OF STONE FOUNDATION WALLS AND TUCK POINT WITH NEW MORTAR, TYPICAL THROUGHOUT.

3. INSTALL NEW FULL-SPAN 2x JOIST (MATCHING EXISTING) TO ALL NOTCHED, DRILLED, OR DAMAGED FLOOR AND ROOF JOISTS. FASTEN WITH ⅜" DIA CARRIAGE BOLTS, AT 24" O.C. TOP AND BOTTOM STAGGERED PATTERN.

4. STAIRS SHALL HAVE 7" MAXIMUM RISER HEIGHT AND 11" MINIMUM TREADS. RAMPS SHALL BE 1 : 12 PITCH, CROSS SLOPE AT BOTH STAIRS AND RAMPS SHALL BE 2% MAXIMUM. PROVIDE SLIP-PROOF FINISH TEXTURE ON STAIR AND RAMP SLABS.

5. PROVIDE SHOP DRAWINGS OF PROPOSED CONTROL JOINT LAYOUT AND DETAILS (SAWCUT OR GROOVED, FOR EXAMPLE) FOR REVIEW PRIOR TO PLACING CONCRETE.

WINDOW NOTES

BASIS OF DESIGN FOR ALL ALUMINUM FRAME REPLACEMENT WINDOWS:
"H-69" SERIES 2½" SINGLE-HUNG WINDOWS BY ANDERSEN WINDOWS AND DOOR CORPORATION, WITH 7" COLONIAL SIMULATED DIVIDED LITES/GLAZING: LOW-E, FINISH: WHITE - CONFIRM WITH OWNER PRIOR TO ORDERING. ALL WINDOWS SHALL BE CUSTOM-SIZED TO FIT EACH HISTORIC MASONRY OPENING COMPLETELY. FIELD VERIFY ALL OPENING DIMENSIONS FOR REPLACEMENT WINDOWS PRIOR TO ORDERING. PRIOR TO ORDERING WINDOWS CONTRACTOR SHALL PROVIDE A SAMPLE INSTALLATION OF PROPOSED WINDOW FOR HISTORIC REVIEW.

- (A) EXISTING, NON-ORIGINAL ALUMINUM FRAME WINDOWS - PROVIDE ALLOWANCE TO REPAIR AND REPLACE MISSING SCREENS AND PAINT EXTERIOR SURFACES
- (B) NEW ALUMINUM WINDOWS IN ORIGINAL BRICKED-IN MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
- (C) NEW ALUMINUM WINDOWS IN NEW MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
- (D) REPLACE ORIGINAL WIRE GLASS/METAL WINDOWS WITH CLEAR GLASS/ALUMINUM WINDOWS WITH SAME CONFIGURATION
- (E) REPLACE NON-ORIGINAL BASEMENT WINDOWS AND NON-ORIGINAL SECURITY BARS WITH NEW ALUMINUM WINDOWS AND NEW SECURITY BARS
- (F) NEW WOOD INTERIOR STOREFRONT -PROVIDE SHOP DRAWINGS
- (G) REPLACE ORIGINAL BASEMENT WINDOW I NON-ORIGINAL SECURITY BARS w/ NEW ALUMINUM WINDOWS AND NEW SECURITY BARS
- (H) REPLACE ORIGINAL WINDOWS w/ NEW ALUMINUM WINDOWS IN SAME CONFIGURATION
- (J) REMOVE EXISTING ROOFING MEMBRANE FROM PARAPET WALL (IF IN PLACE) AND REPAIR ORIGINAL WINDOW FUR INSIDE OF WINDOW OPENING TO ALIGN WITH FINISHED INTERIOR WALL SURFACE.

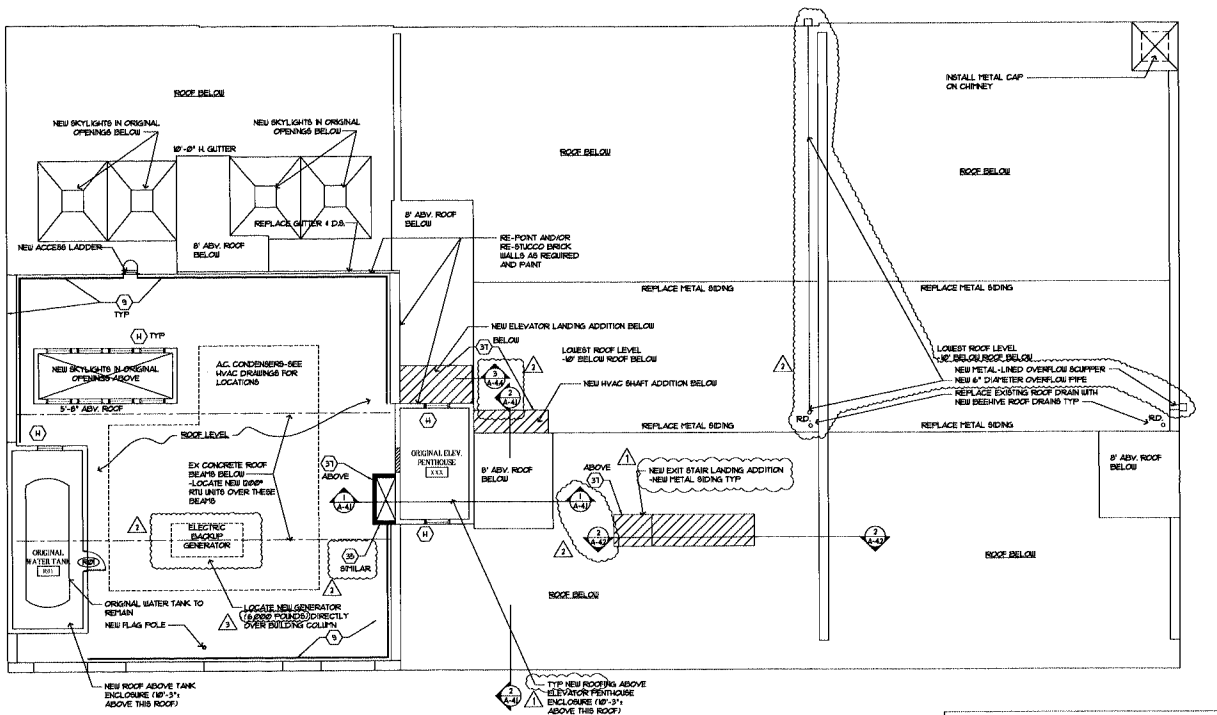
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1. REPAIR ORIGINAL STOREFRONTS
2. INSTALL NEW WOOD 1 GLASS STOREFRONTS WHERE ORIGINAL STOREFRONTS HAVE BEEN PREVIOUSLY REMOVED
3. REPLACE WOOD 1 GLASS STOREFRONTS WITH NEW DOORS AND MATCHING SIDELIGHTS.
4. REPLACE NON-ORIGINAL GARAGE DOOR WITH NEW WOOD DOORS AND SIDELITES
5. REPAIR ORIGINAL DOORS 1 ENTRANCE AND REPLACE NON-ORIGINAL TRANSOM
6. REPAIR ORIGINAL ENTRANCE 1 TRANSOM AND ORIGINAL DOORS
7. REPLACE NON-ORIGINAL GARAGE DOOR W/ METAL GARAGE DOOR. BASIS OF DESIGN IS OVERHEAD DOOR CORPORATION'S "SERIES 640, WITH "C-275" SLATS. REPLACE TRANSOM ABOVE WITH REPLACEMENT MATCHING EXISTING CONFIGURATION UNLESS NOTED OTHERWISE.
8. REPLACE NON-ORIGINAL GARAGE DOOR W/ FRENCH DOORS 1 BLACK ALUMINUM PICKET RAILING
9. GUARDRAIL AT 3'-6" AFF (AT ROOF PARAPET - SEE APPLICABLE DETAIL)
10. CABLE GUARDRAIL AT 3'-6" AFF (AT ROOF TERRACE - SEE DETAIL)

11. PROVIDE ADDITIONAL SPRINKLER COVERAGE AT OPENINGS ADJACENT TO FIRE ESCAPES (ONE HEAD PER WINDOW)
12. EXISTING ROLLING FIRE DOOR - DEACTIVATE AND PAINT, TYPICAL THROUGHOUT
13. ORIGINAL OVERHEAD FIRE DOORS - DEACTIVATE 1 PAINT, TYP.
14. INSTALL NEW HANDRAIL AT 36" ABOVE TREAD NOSINGS
15. INSTALL NEW 42" HIGH GUARDRAIL AND 36" HIGH HANDRAILS
16. MOUNT EXISTING BOILER DOORS TO EXISTING HANGART BRICK
17. ORIGINAL RADIATORS TO REMAIN. SEE MECHANICAL DRAWINGS.
18. ORIGINAL WINDOWS TO REMAIN. REPAIR AND REFINISH ON OUTBOARD SIDE, PAINT BLACK ON INBOARD (RESTROOM) SIDE.
19. TRANSFORMER (28"x28"x36"H) - SEE ELECTRICAL DRAWINGS
20. FUTURE GREASE DUCT LOCATION INSIDE EXISTING (2 HOUR MINIMUM FIRE RATED) MASONRY CHIMNEY - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC

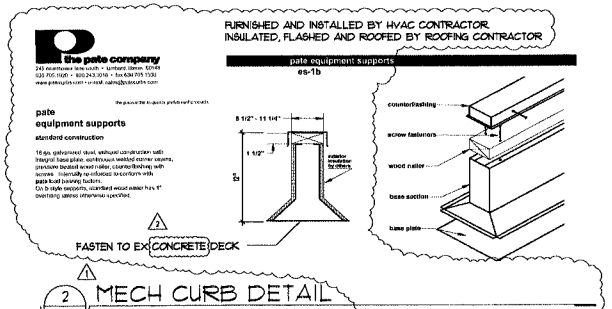
21. FUTURE GREASE DUCT AND EXHAUST FAN - BY OTHERS (FUTURE RESTAURANT TENANT) UNDER SEPARATE PERMIT -NIC
22. RE-USE EXISTING ORIGINAL WOOD PANELS THAT ARE IN NON-ORIGINAL LOCATION TO RE-BUILD ORIGINAL WALLS THAT HAD ORIGINAL WOOD PANELS REMOVED.
23. PROVIDE 1-HOUR RATED CEILING - SEE DETAILED DESCRIPTION ON BUILDING CODE INFORMATION SHEET - TYPICAL FOR ALL FIRE-RATED CONSTRUCTION.
24. REMOVE ORIGINAL TIN CEILING IN THIS AREA. INSTALL RATED DRYWALL CEILING 1 INSTALL NEW TIN CEILING OF SIMILAR STYLE
25. ORIGINAL WOOD PANELING WALL FINISH TO REMAIN. REFINISH AT SECOND FLOOR.
26. REPAIR TIN CEILINGS -TYPICAL THROUGHOUT ENTIRE ORIGINAL EXECUTIVE OFFICE SUITE.
27. NEW MASONRY LINTEL - SEE LINTEL SCHEDULE.
28. 2-HOUR RATED WALL FROM FLOOR SLAB TO UNDERSIDE OF CEILING SLAB - HOUSING FOR HVAC LINES. PROVIDE NEW 9" x 18" OPENING IN FLOOR INSIDE OF ENCLOSURE. X-RAY SLAB FOR EXISTING REBAR LOCATION AND VERIFY WITH ARCHITECT PRIOR TO CUTTING FLOOR.
29. 2-HOUR SHAFT ENCLOSURE FOR HVAC LINES
30. ELECTRIC PANEL LOCATION -SEE ELECTRICAL DRAWINGS

31. REMOVE NON-ORIGINAL WINDOWS AND INFILL OPENINGS WITH CONSTRUCTION MATCHING ADJACENT CONSTRUCTION.
32. PROVIDE CLOSED-CELL ICYNENE: 4" MIN FINISHED THICKNESS.
33. TYP NEW 8" x 8" x 1" BEARING PLATE AT EACH END OF NEW BEAM.
34. INSTALL NEW 4-PLY 7½" x 14" LVL BEAMS AT MIDPOINT BETWEEN EXISTING BEAMS, PLACE TIGHT TO UNDERSIDE OF EXISTING DECKING. PROVIDE JOIST HANGER CONNECTION TO EXISTING WOOD ROOF GIRDERS (TYP 5 LOCATIONS)
35. PROVIDE ½" DIAMETER CARRIAGE BOLTS AT 24" ON CENTER TOP AND BOTTOM IN A STAGGERED PATTERN. HANGER CONNECTION AT EACH END: SIMPSON "HU410-2"
36. TYPICAL NEW EXTERIOR ENCLOSURE AT ROOFTOP AREAS: CULV METAL SIDING TO MATCH EXISTING OVER WEATHER BARRIER OVER DENS-GLASS WALL SHEATHING OVER 20 GA METAL STUDS AT 16" OC.
36. TYP NEW INFILL FLOOR STRUCTURE: 2 X 12 AT 16" OC (RUNNING SHORT DIRECTION) SUPPORTED ON JOIST HANGERS ON 1ST 2 x 12 LEDGER BOARDS ANCHORED TO EXISTING BRICK MASONRY WITH ½" DIA EPOXY ANCHOR BOLTS AT 16" OC TOP AND BOTTOM, WITH 6" EMBEDMENT INTO BRICK.
37. NEW ROOF: TYP ROOF MEMBRANE OVER TYP NEW ½D ROOF SHEATHING ON 2D GA 6" METAL RAFTERS AT 16" OC



1 A-2.8 ROOF PLAN
1/8" = 1'-0"

TYPICAL ROOFING:
- REMOVE ALL ROOFING MATERIAL TO ORIGINAL SHEATHING AND RECYCLE REMOVED ROOFING.
- REPAIR EXISTING ROOF SHEATHING AS REQUIRED TO RECEIVE NEW ROOFING SYSTEM.
- ROOF SYSTEM FOR THE BUILDING SHALL BE FIRESTONE ULTRA PLY TPO FULLY ADHERED 60MD MEMBRANE ROOFING SYSTEM (WHITE) USING MANUF. STANDARD BONDING ADHESIVE.
- INSTALL ONE LAYER OF 3.25" (R-26) POLYISO 60 RIGID INSULATION VIA MECHANICAL ATTACHMENT (SCREWS AND PLATES).
- CONTRACTOR TO PROVIDE 20 YEAR RED SHIELD WARRANTY (MATERIAL AND WORKMANSHIP)
- PROVIDE TUCK FLASHING AT BRICK WALLS - SAWCUT REGLETS AND COUNTERFLASHING. DO NOT USE TERMINATION BARS.
- PROVIDE NEW METAL COPINGS TYP - COLOR BY ARCHITECT



2 A-2.8 MECH CURB DETAIL
NOT TO SCALE

WALL LEGEND

- EXISTING WALL CONSTRUCTION -MAY INCLUDE MASONRY CONCRETE, OR WOOD FRAMED CONSTRUCTION
- NEW MASONRY CONSTRUCTION -SEE WALL TYPES FOR SPECIFIC FIRE RATINGS, TYPICAL
- NEW METAL-FRAMED WALL CONSTRUCTION (UNRATED)
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CINCINNATI, OHIO

DATE: 8/25/2015
COMM NO: 517
SHEET NO: A-2.8

GENERAL ELEVATION NOTES

1. ALL EXTERIOR WALLS SHALL BE CLEANED (PRESSURE-WASHED) AND RE-POINTED WHERE REQUIRED. REPLACE CRACKED AND DAMAGED BRICK WITH SOUND BRICK SALVAGED FROM ELSEWHERE IN THIS BUILDING.
2. FOLLOWING CLEANING AND REPOINTING, PAINT NORTH AND WEST EXTERIOR BRICK WALLS (PREVIOUSLY PAINTED). DO NOT PAINT SOUTH AND EAST EXTERIOR BRICK WALLS.
3. PAINT ALL NON-STONE TRIM. CLEAN AND REMOVE PAINT FROM SANDSTONE SILLS AND LINTELS. DO NOT PAINT STONE TRIM.
4. RE-POINT AND REPAIR EXISTING FINISH (PARGING OR STUCCO, FOR EXAMPLE) OF EXTERIOR BRICK WALLS ABOVE ROOFTOP ('PENTHOUSE STRUCTURES') AS REQUIRED AND PAINT. REPLACE ALL LOOSE STEEL DOOR LINTELS AT PENTHOUSE STRUCTURES AND REPLACE SPALLED BRICK ABOVE THESE OPENINGS AS REQUIRED PRIOR TO REPAIRING EXTERIOR FINISHES.
5. REPLACE ALL SCUPPERS AND DOWNSPOUTS WITH NEW GALV METAL SCUPPERS AND DOWNSPOUTS.
6. WIRE-BRUSH CLEAN ALL EXISTING CAST IRON / STEEL LINTELS. NOTE ANY SEVERELY CORRODED AREAS AND CONTACT ARCHITECT FOR REPAIR RECOMMENDATIONS.
7. CLEAN AND PAINT EXISTING FIRE ESCAPES.
8. REMOVE ALL MISCELLANEOUS UNUSED PIPING, WIRING, CONDUIT AND ANY METAL, PLASTIC, AND WOOD ANCHORAGE DEVICES FOR THESE ITEMS WHEREVER THEY OCCUR ON ANY ELEVATION (ABANDONED SPRINKLER CONNECTIONS FOR EXAMPLE). PATCH AND REPAIR THESE AREAS AS REQUIRED TO MAINTAIN WEATHERTIGHT BUILDING SHELL.
9. ALL SIGNAGE WILL BE INSTALLED UNDER SEPARATE FUTURE PERMITS, BY OTHERS (FUTURE TENANTS).
2 10. ANCHOR ALL WALL-MOUNTED LIGHT FIXTURES INTO MORTAR JOINTS (NOT BRICK).

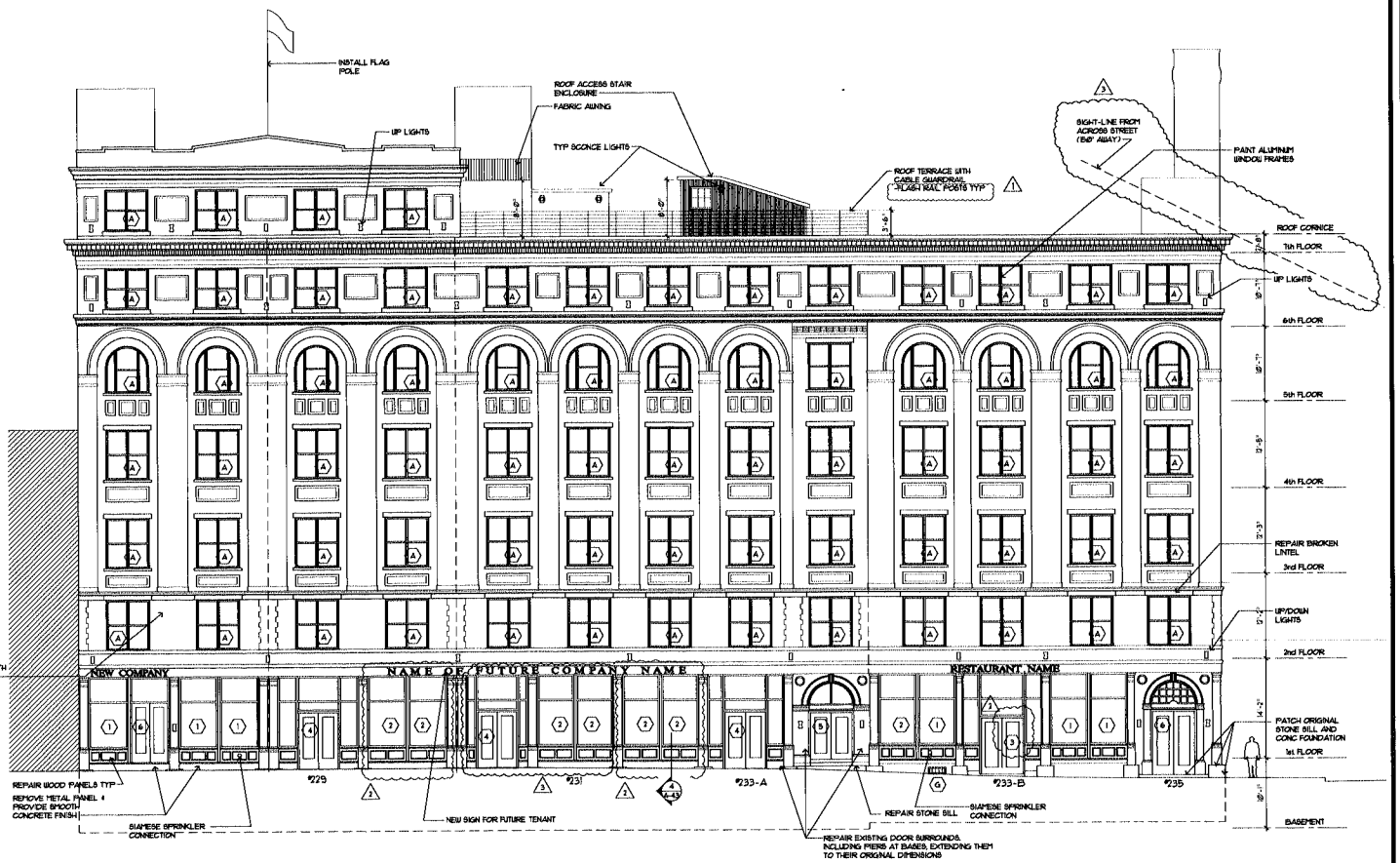
WINDOW NOTES

BASIS OF DESIGN FOR ALL ALUMINUM FRAME REPLACEMENT WINDOWS:
"H-66" SERIES 2¼" SINGLE-HUNG WINDOWS BY ANDERSEN WINDOWS AND DOORS CORPORATION, WITH 1" COLONIAL SIMULATED DIVIDED LITES/GLAZING: LOW-E
3 FINISH: WHITE - CONFIRM WITH OWNER PRIOR TO ORDERING. ALL WINDOWS SHALL BE CUSTOM-SIZED TO FIT EACH HISTORIC MASONRY OPENING COMPLETELY. FIELD VERIFY ALL OPENING DIMENSIONS FOR REPLACEMENT WINDOWS PRIOR TO ORDERING. PRIOR TO ORDERING WINDOWS CONTRACTOR SHALL PROVIDE A SAMPLE INSTALLATION OF PROPOSED WINDOW FOR HISTORIC REVIEW.

- (A) EXISTING, NON-ORIGINAL ALUMINUM FRAME WINDOWS - PROVIDE ALLOWANCE TO REPAIR AND REPLACE MISSING SCREENS AND PAINT EXTERIOR SURFACES
- (B) NEW ALUMINUM WINDOWS IN ORIGINAL BRICKED-IN MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
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- (H) REPLACE ORIGINAL WINDOWS W/ NEW ALUMINUM WINDOWS IN SAME CONFIGURATION
- (J) REMOVE EXISTING ROOFING MEMBRANE FROM PARAPET WALL (IF IN PLACE) AND REPAIR ORIGINAL WINDOW SUR INSIDE OF WINDOW OPENING TO ALIGN WITH FINISHED INTERIOR WALL SURFACE.

(1) DRAWING NOTES

1. REPAIR ORIGINAL STOREFRONTS
2. INSTALL NEW WOOD & GLASS STOREFRONTS WHERE ORIGINAL STOREFRONTS HAVE BEEN PREVIOUSLY REMOVED
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4. REPLACE NON-ORIGINAL GARAGE DOOR WITH NEW WOOD DOORS AND SIDELITES
5. REPAIR ORIGINAL DOORS & ENTRANCE AND REPLACE NON-ORIGINAL TRANSOM
6. REPAIR ORIGINAL ENTRANCE & TRANSOM AND ORIGINAL DOORS
3 7. REPLACE NON-ORIGINAL GARAGE DOOR W/ METAL GARAGE DOOR; BASIS OF DESIGN IS OVERHEAD DOOR CORPORATION'S "SERIES 640, WITH "C-3"5" SLATS. REPLACE TRANSOM ABOVE WITH REPLACEMENT MATCHING EXISTING CONFIGURATION UNLESS NOTED OTHERWISE.
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10. CABLE GUARDRAIL AT 3'-6" AFF (AT ROOF TERRACE - SEE DETAIL)



1 / A-3.1 NORTH ELEVATION
1/8" = 1'-0"

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3. PAINT ALL NON-STONE TRIM. CLEAN AND REMOVE PAINT FROM SANDSTONE SILLS AND LINTELS. DO NOT PAINT STONE TRIM.
4. RE-POINT AND REPAIR EXISTING FINISH (PARGING OR STUCCO, FOR EXAMPLE) OF EXTERIOR BRICK WALLS (ABOVE ROOFTOP / PENTHOUSE STRUCTURES) AS REQUIRED AND PAINT. REPLACE ALL LOOSE STEEL DOOR LINTELS AT PENTHOUSE STRUCTURES AND REPLACE SPALLED BRICK ABOVE THESE OPENINGS AS REQUIRED PRIOR TO REPAIRING EXTERIOR FINISHES.
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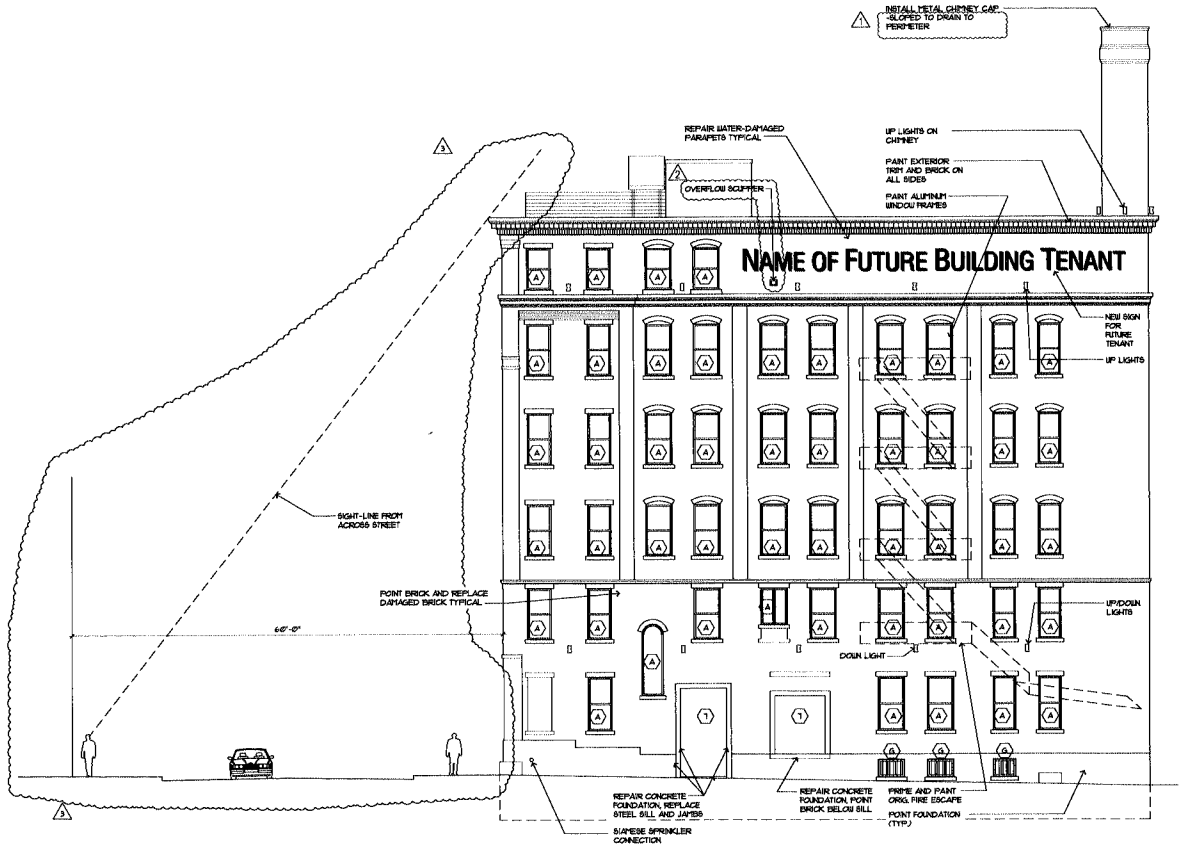
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BASIS OF DESIGN FOR ALL ALUMINUM FRAME REPLACEMENT WINDOWS:
"H-66" SERIES 2¼" SINGLE-HUNG WINDOWS BY WOJAN WINDOWS AND DOORS CORPORATION, WITH 9" COLONIAL SIMULATED DIVIDED LITES/GLAZING: LOW-E FINISH: UNITE - CONFIRM WITH OWNER PRIOR TO ORDERING. ALL WINDOWS SHALL BE CUSTOM-SIZED TO FIT EACH HISTORIC MASONRY OPENING COMPLETELY. FIELD VERIFY ALL OPENING DIMENSIONS FOR REPLACEMENT WINDOWS PRIOR TO ORDERING. PRIOR TO ORDERING WINDOWS CONTRACTOR SHALL PROVIDE A SAMPLE INSTALLATION OF PROPOSED WINDOW FOR HISTORIC REVIEW.

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1 / A-3.2 WEST ELEVATION
1/8" = 1'-0"

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8. REMOVE ALL MISCELLANEOUS UNUSED PIPING, WIRING, CONDUIT AND ANY METAL, PLASTIC, AND WOOD ANCHORAGE DEVICES FOR THESE ITEMS WHEREVER THEY OCCUR ON ANY ELEVATION (ABANDONED SPRINKLER CONNECTIONS FOR EXAMPLE) PATCH AND REPAIR THESE AREAS AS REQUIRED TO MAINTAIN WEATHERTIGHT BUILDING SHELL.
9. ALL SIGNAGE WILL BE INSTALLED UNDER SEPARATE FUTURE PERMITS, BY OTHERS (FUTURE TENANTS).
10. ANCHOR ALL WALL-MOUNTED LIGHT FIXTURES INTO MORTAR JOINTS (NOT BRICK.)

WINDOW NOTES

BASIS OF DESIGN FOR ALL ALUMINUM FRAME REPLACEMENT WINDOWS:
"M-86" SERIES 2¾" SINGLE-HUNG WINDOWS BY MODAN WINDOWS AND DOORS CORPORATION, WITH 7/8" COLONIAL SIMULATED DIVIDED LITES/GLAZING, LOW-E, FINISH: WHITE - CONFIRM WITH OWNER PRIOR TO ORDERING ALL WINDOWS SHALL BE CUSTOM-SIZED TO FIT EACH HISTORIC MASONRY OPENING COMPLETELY. FIELD VERIFY ALL OPENING DIMENSIONS FOR REPLACEMENT WINDOWS PRIOR TO ORDERING. PRIOR TO ORDERING WINDOWS CONTRACTOR SHALL PROVIDE A SAMPLE INSTALLATION OF PROPOSED WINDOW FOR HISTORIC REVIEW.

- (A) EXISTING, NON-ORIGINAL ALUMINUM FRAME WINDOWS - PROVIDE ALLOWANCE TO REPAIR AND REPLACE MISSING SCREENS AND PAINT EXTERIOR SURFACES
- (B) NEW ALUMINUM WINDOWS IN ORIGINAL BRICKED-IN MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
- (C) NEW ALUMINUM WINDOWS IN NEW MASONRY OPENINGS (WITH MATCHING CONFIGURATION)
- (D) REPLACE ORIGINAL WIRE GLASS/METAL WINDOWS WITH CLEAR GLASS/ALUMINUM WINDOWS WITH SAME CONFIGURATION
- (E) REPLACE NON-ORIGINAL BASEMENT WINDOWS AND NON-ORIGINAL SECURITY BARS WITH NEW ALUMINUM WINDOWS AND NEW SECURITY BARS
- (F) NEW WOOD INTERIOR STOREFRONT - PROVIDE SHOP DRAWINGS
- (G) REPLACE ORIGINAL BASEMENT WINDOW & NON-ORIGINAL SECURITY BARS w/ NEW ALUMINUM WINDOWS AND NEW SECURITY BARS
- (H) REPLACE ORIGINAL WINDOWS w/ NEW ALUMINUM WINDOWS IN SAME CONFIGURATION
- (J) REMOVE EXISTING ROOFING MEMBRANE FROM PARAPET WALL (IF IN PLACE) AND REPAIR ORIGINAL WINDOW SUR INSIDE OF WINDOW OPENING TO ALIGN WITH FINISHED INTERIOR WALL SURFACE.

(1) DRAWING NOTES

1. REPAIR ORIGINAL STOREFRONTS
2. INSTALL NEW WOOD & GLASS STOREFRONTS WHERE ORIGINAL STOREFRONTS HAVE BEEN PREVIOUSLY REMOVED
3. REPLACE WOOD & GLASS STOREFRONTS WITH NEW DOORS AND MATCHING SIDELIGHTS.
4. REPLACE NON-ORIGINAL GARAGE DOOR WITH NEW WOOD DOORS AND SIDELITES
5. REPAIR ORIGINAL DOORS & ENTRANCE AND REPLACE NON-ORIGINAL TRANSOM
6. REPAIR ORIGINAL ENTRANCE & TRANSOM AND ORIGINAL DOORS
7. REPLACE NON-ORIGINAL GARAGE DOOR W/ METAL GARAGE DOOR. BASIS OF DESIGN IS OVERHEAD DOOR CORPORATION'S "SERIES 640, WITH "C-275" SLATS. REPLACE TRANSOM ABOVE WITH REPLACEMENT MATCHING EXISTING CONFIGURATION UNLESS NOTED OTHERWISE.
8. REPLACE NON-ORIGINAL GARAGE DOOR W/ FRENCH DOORS & BLACK ALUMINUM PICKET RAILING
9. GUARDRAIL AT 3'-6" AFF (AT ROOF PARAPET - SEE APPLICABLE DETAIL)
10. CABLE GUARDRAIL AT 3'-6" AFF (AT ROOF TERRACE - SEE DETAIL)



(1) A-3.3 SOUTH ELEVATION

1/8" = 1'-0"

NOTE: UNPROTECTED OPENINGS ON THIS ELEVATION CONSTITUTE LESS THAN 24% OF THIS EXTERIOR WALL AREA

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Revisions:
1 August 31, 2015
2 September 28, 2015
3 November 9, 2015

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Architects / Building Consultants

STRIETMANN BUILDING

235 WEST 12TH STREET
CINCINNATI, OHIO

DATE: 8/25/2015
COMM NO: 517
SHEET NO: A-3.3

GENERAL ELEVATION NOTES

1. ALL EXTERIOR WALLS SHALL BE CLEANED ("PRESSURE-WASHED") AND RE-POINTED WHERE REQUIRED. REPLACE CRACKED AND DAMAGED BRICK WITH SOUND BRICK SALVAGED FROM ELSEWHERE IN THIS BUILDING.
2. FOLLOWING CLEANING AND REPOINTING, PAINT NORTH AND WEST EXTERIOR BRICK WALLS (PREVIOUSLY PAINTED). DO NOT PAINT SOUTH AND EAST EXTERIOR BRICK WALLS.
3. PAINT ALL NON-STONE TRIM. CLEAN AND REMOVE PAINT FROM SANDSTONE SILLS AND LINTELS. DO NOT PAINT STONE TRIM.
4. RE-POINT AND REPAIR EXISTING FINISH ("PARGING OR STUCCO, FOR EXAMPLE") OF EXTERIOR BRICK WALLS ABOVE ROOFTOP ("PENTHOUSE STRUCTURES") AS REQUIRED AND PAINT. REPLACE ALL LOOSE STEEL DOOR LINTELS AT PENTHOUSE STRUCTURES AND REPLACE SPALLED BRICK ABOVE THESE OPENINGS AS REQUIRED PRIOR TO REPAIRING EXTERIOR FINISHES.
5. REPLACE ALL SCUPPERS AND DOWNSPOUTS WITH NEW GALV METAL SCUPPERS AND DOWNSPOUTS.
6. WIRE-BRUSH CLEAN ALL EXISTING CAST IRON / STEEL LINTELS. NOTE ANY SEVERELY CORRODED AREAS AND CONTACT ARCHITECT FOR REPAIR RECOMMENDATIONS.
7. CLEAN AND PAINT EXISTING FIRE ESCAPES.
8. REMOVE ALL MISCELLANEOUS UNUSED PIPING, WIRING, CONDUIT AND ANY METAL, PLASTIC, AND WOOD ANCHORAGE DEVICES FOR THESE ITEMS WHEREVER THEY OCCUR ON ANY ELEVATION ("ABANDONED SPRINKLER CONNECTIONS FOR EXAMPLE"). PATCH AND REPAIR THESE AREAS AS REQUIRED TO MAINTAIN WEATHERTIGHT BUILDING SHELL.
9. ALL SIGNAGE WILL BE INSTALLED UNDER SEPARATE FUTURE PERMITS, BY OTHERS (FUTURE TENANTS)
10. ANCHOR ALL WALL-MOUNTED LIGHT FIXTURES INTO MORTAR JOINTS (NOT BRICK).

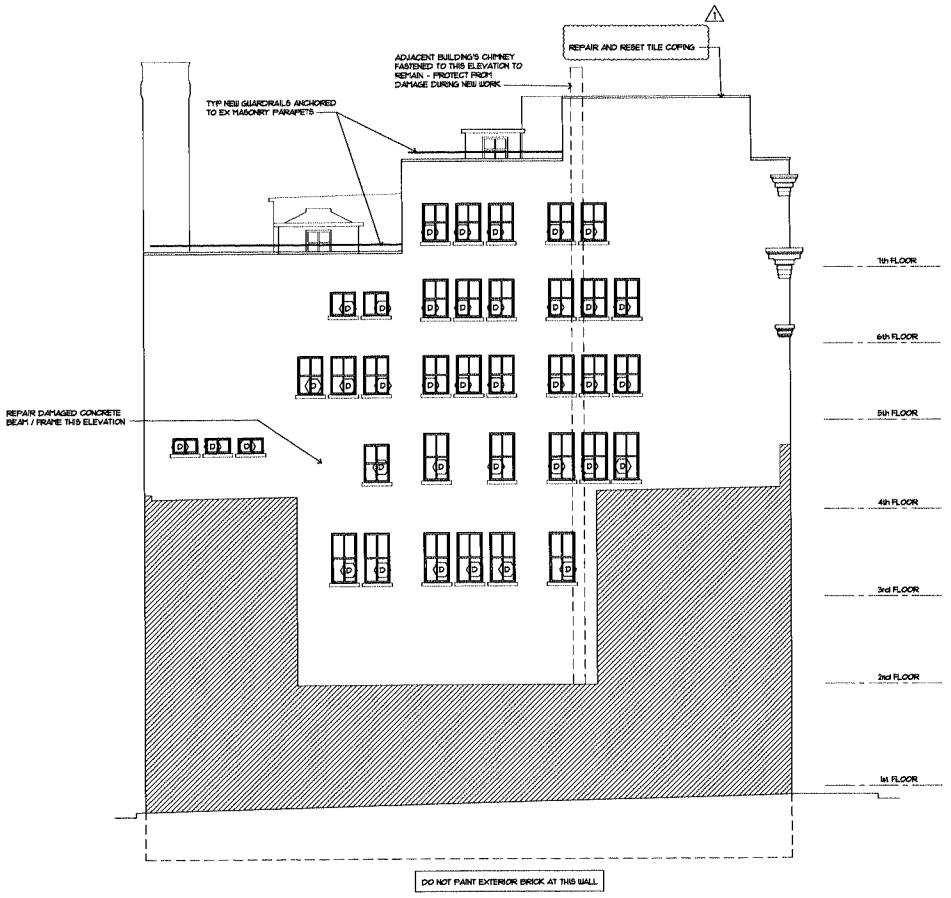
WINDOW NOTES

BASIS OF DESIGN FOR ALL ALUMINUM FRAME REPLACEMENT WINDOWS:
"11-86" SERIES 2½" SINGLE-HUNG WINDOWS BY MOJAN WINDOWS AND DOORS CORPORATION, WITH " COLONIAL SIMULATED DIVIDED LITES/GLAZING, LOW-E FINISH UNITS - CORRECT WITH OWNER PRIOR TO ORDERING.
ALL WINDOWS SHALL BE CUSTOM-SIZED TO FIT EACH HISTORIC MASONRY OPENING COMPLETELY. FIELD VERIFY ALL OPENING DIMENSIONS FOR REPLACEMENT WINDOWS PRIOR TO ORDERING. PRIOR TO ORDERING WINDOWS CONTRACTOR SHALL PROVIDE A SAMPLE INSTALLATION OF PROPOSED WINDOW FOR HISTORIC REVIEW.

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(1) DRAWING NOTES

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7. REPLACE NON-ORIGINAL GARAGE DOOR W/ METAL GARAGE DOOR SIMILAR OF DESIGN IS OVERHEAD DOOR CORPORATION'S "SERIES 640, WITH "C-375" SLATS. REPLACE TRANSOM ABOVE WITH REPLACEMENT MATCHING EXISTING CONFIGURATION UNLESS NOTED OTHERWISE.
8. REPLACE NON-ORIGINAL GARAGE DOOR w/ FRENCH DOORS & BLACK ALUMINUM PICKET RAILING
9. GUARDRAIL AT 3'-6" AFF (AT ROOF PARAPET - SEE APPLICABLE DETAIL)
10. CABLE GUARDRAIL AT 3'-6" AFF (AT ROOF TERRACE - SEE DETAIL)



2 / A-3.4 EAST ELEVATION
1/8" = 1'-0"

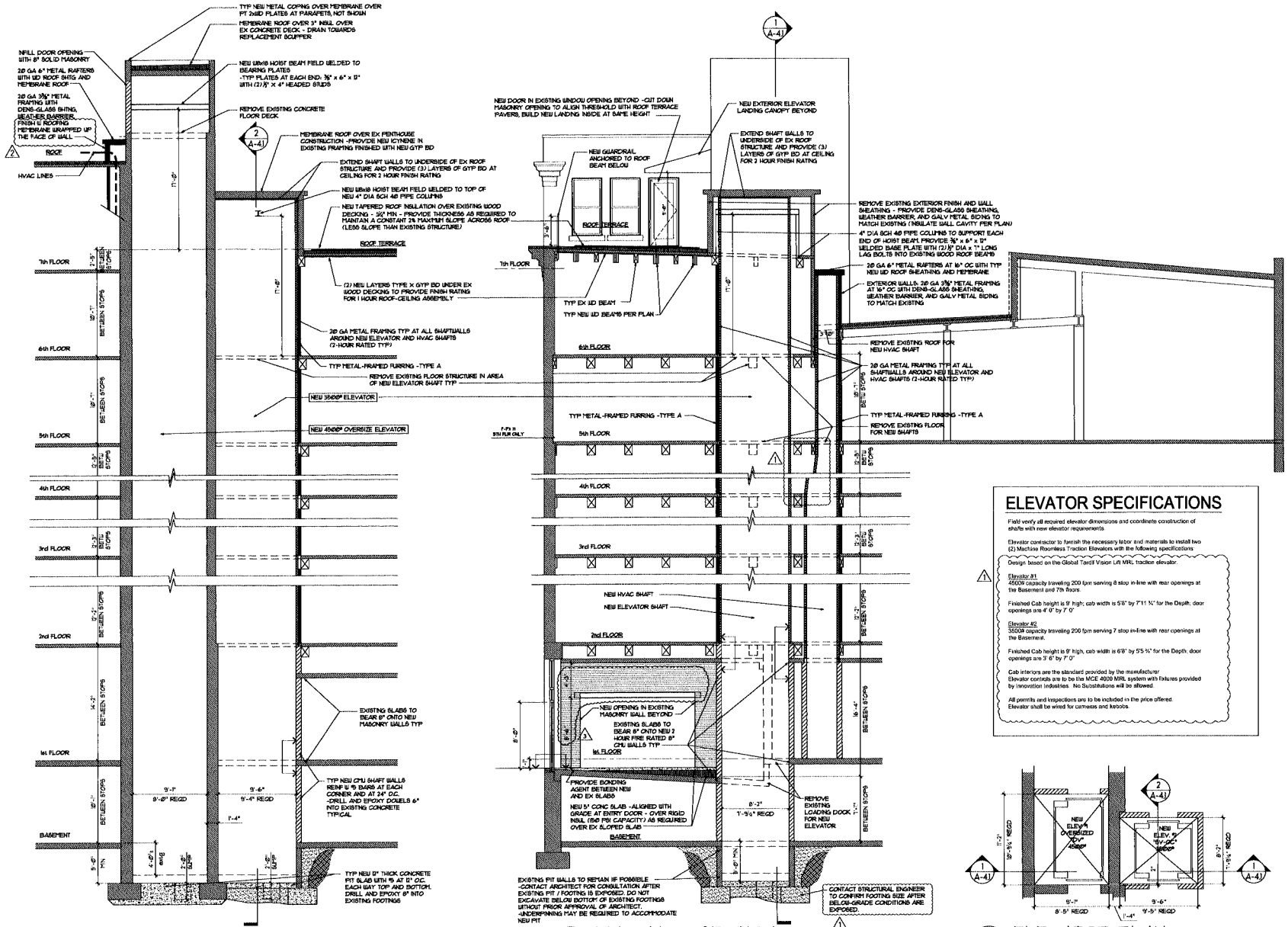
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Revisions:
1 August 31, 2015
2 November 9, 2015

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Architects / Building Consultants

STRIETMANN BUILDING
235 WEST 12TH STREET
CINCINNATI, OHIO

DATE: 8/25/2015
COMM NO: 517
SHEET NO: A-3.4



ELEVATOR SPECIFICATIONS

Field verify all required elevator dimensions and coordinate construction of shafts with new elevator requirements.

Elevator contractor to furnish the necessary labor and materials to install two (2) Machine Roomless Traction Elevators with the following specifications:

Design based on the Global Tandi Vision Lift MRL traction elevator.

Elevator #1
4500# capacity traveling 200 fpm serving 8 stop in-line with rear openings at the Basement and 7th floors.

Finished Cab height is 9' high; cab width is 5'8" by 7'11 ¾" for the Depth; door openings are 4' 0" by 7' 0"

Elevator #2
3500# capacity traveling 200 fpm serving 7 stop in-line with rear openings at the Basement.

Finished Cab height is 9' high; cab width is 6'8" by 5'5 ½" for the Depth; door openings are 3' 6" by 7' 0"

Cab interiors are the standard provided by the manufacturer
Elevator controls are to be the MCE 4000 MRL system with fixtures provided by Innovation Industries. No Substitutions will be allowed.

All permits and inspections are to be included in the price offered.
Elevator shall be wired for cameras and kebobs.

1 A-4.1 ELEVATOR SECTION 3/16" = 1'-0"

2 A-4.1 ELEVATOR SECTION 3/16" = 1'-0"

3 A-4.1 ELEVATOR PLAN 3/16" = 1'-0"

NOTE VERIFY ALL DIMENSIONS IN FIELD TYPICAL

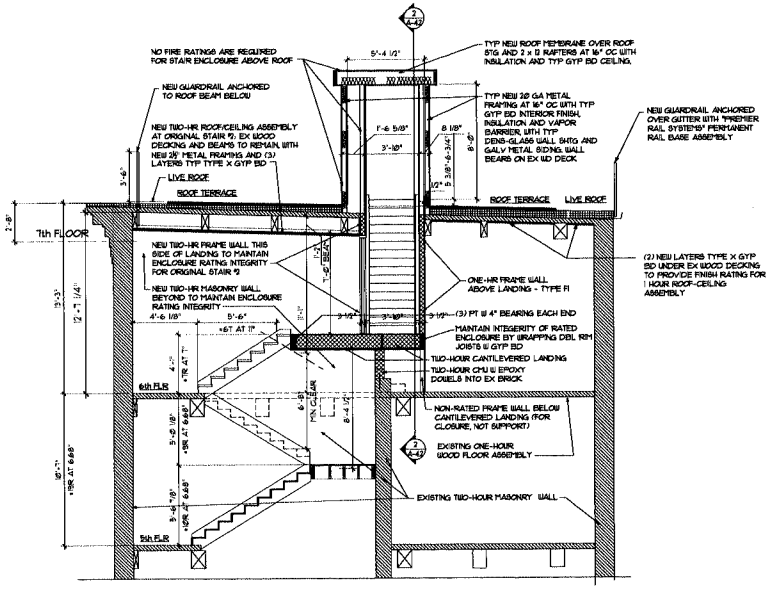
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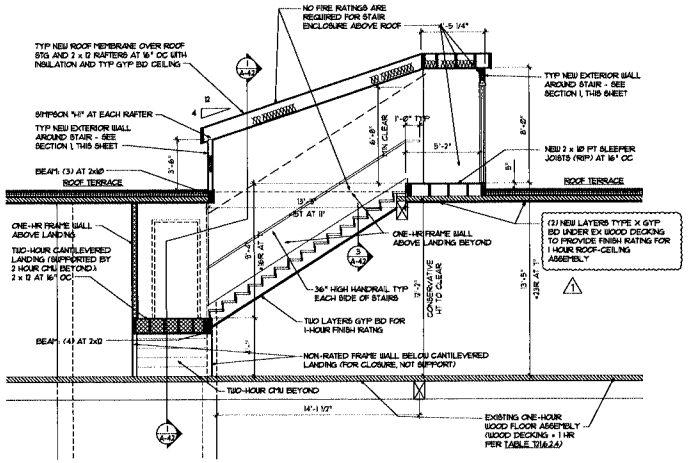
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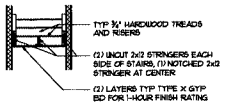
DATE: 8/25/2015
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SHEET NO: A-4.1



1 A-42 SECTION
1/4" = 1'-0"
NOTE VERIFY ALL DIMENSIONS IN FIELD TYPICAL



2 A-42 SECTION
1/4" = 1'-0"
NOTE VERIFY ALL DIMENSIONS IN FIELD TYPICAL



3 A-42 SECTION
1/4" = 1'-0"

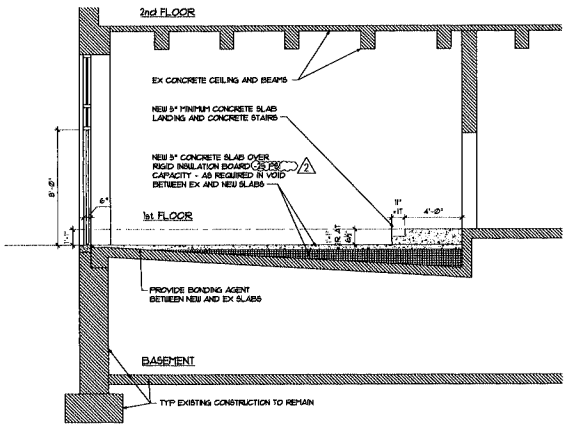
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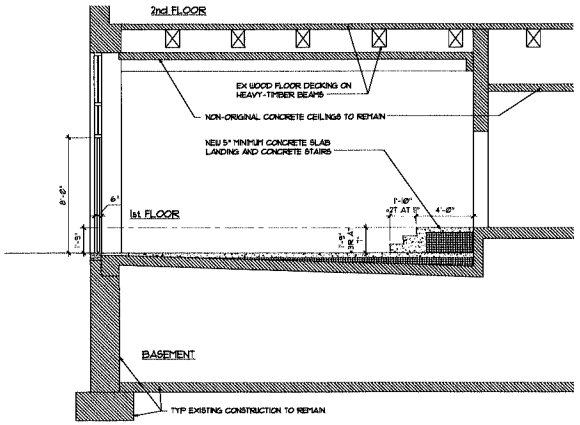
STRIETMANN BUILDING
235 WEST 12TH STREET
CINCINNATI, OHIO

DATE: 8/25/2015
COMM NO: 517
SHEET NO: A-4.2

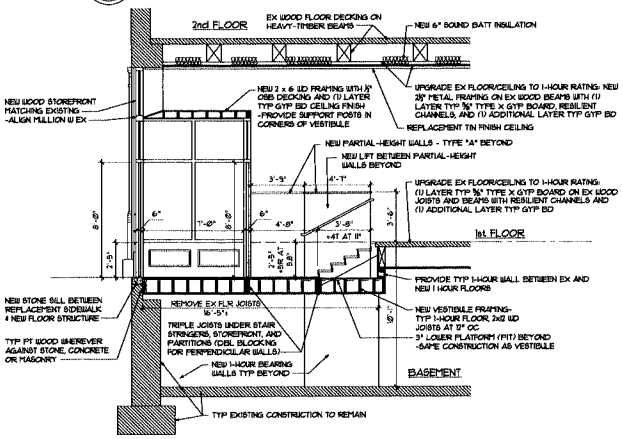
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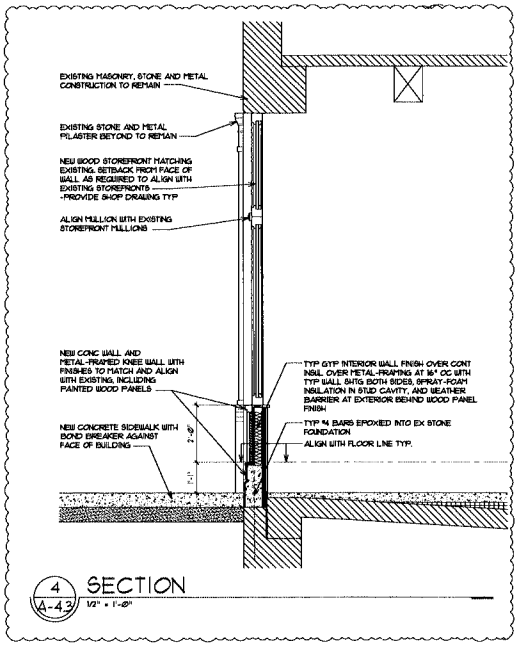
1 A-4.3 SECTION 1/4" = 1'-0" NOTE VERIFY ALL DIMENSIONS IN FIELD TYPICAL



2 A-4.3 SECTION 1/4" = 1'-0" NOTE VERIFY ALL DIMENSIONS IN FIELD TYPICAL



3 A-4.3 SECTION 1/4" = 1'-0" NOTE VERIFY ALL DIMENSIONS IN FIELD TYPICAL



2 4 A-4.3 SECTION 1/2" = 1'-0"

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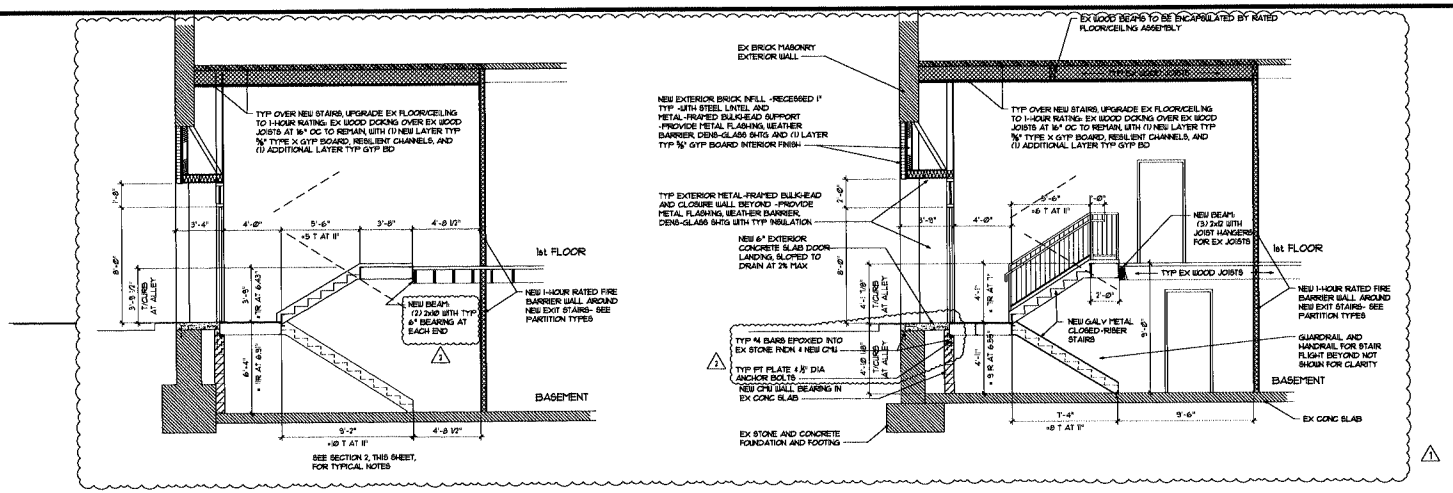
Revisions:
1 September 28, 2015

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STRIETMANN BUILDING

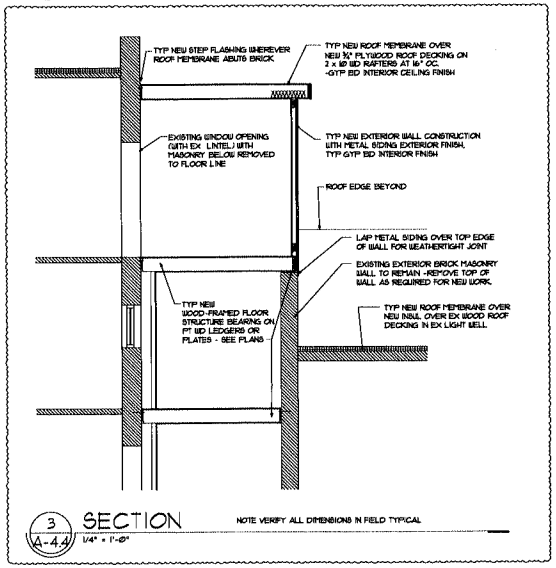
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1 SECTION A-4.4 — 1/4" = 1'-0" — NOTE VERIFY ALL DIMENSIONS IN FIELD TYPICAL

2 SECTION A-4.4 — 1/4" = 1'-0" — NOTE VERIFY ALL DIMENSIONS IN FIELD TYPICAL



3 SECTION A-4.4 — 1/4" = 1'-0" — NOTE VERIFY ALL DIMENSIONS IN FIELD TYPICAL

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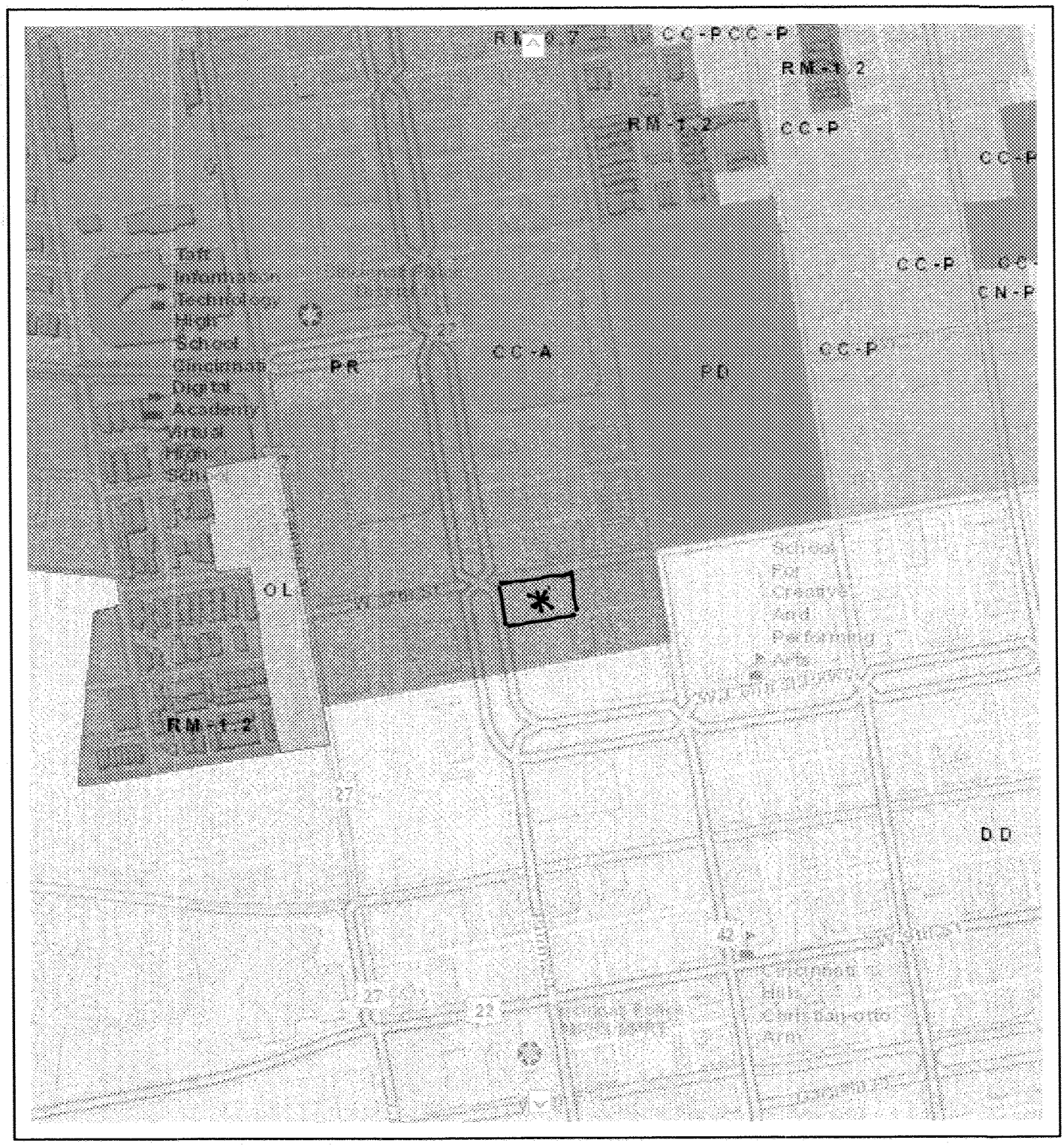
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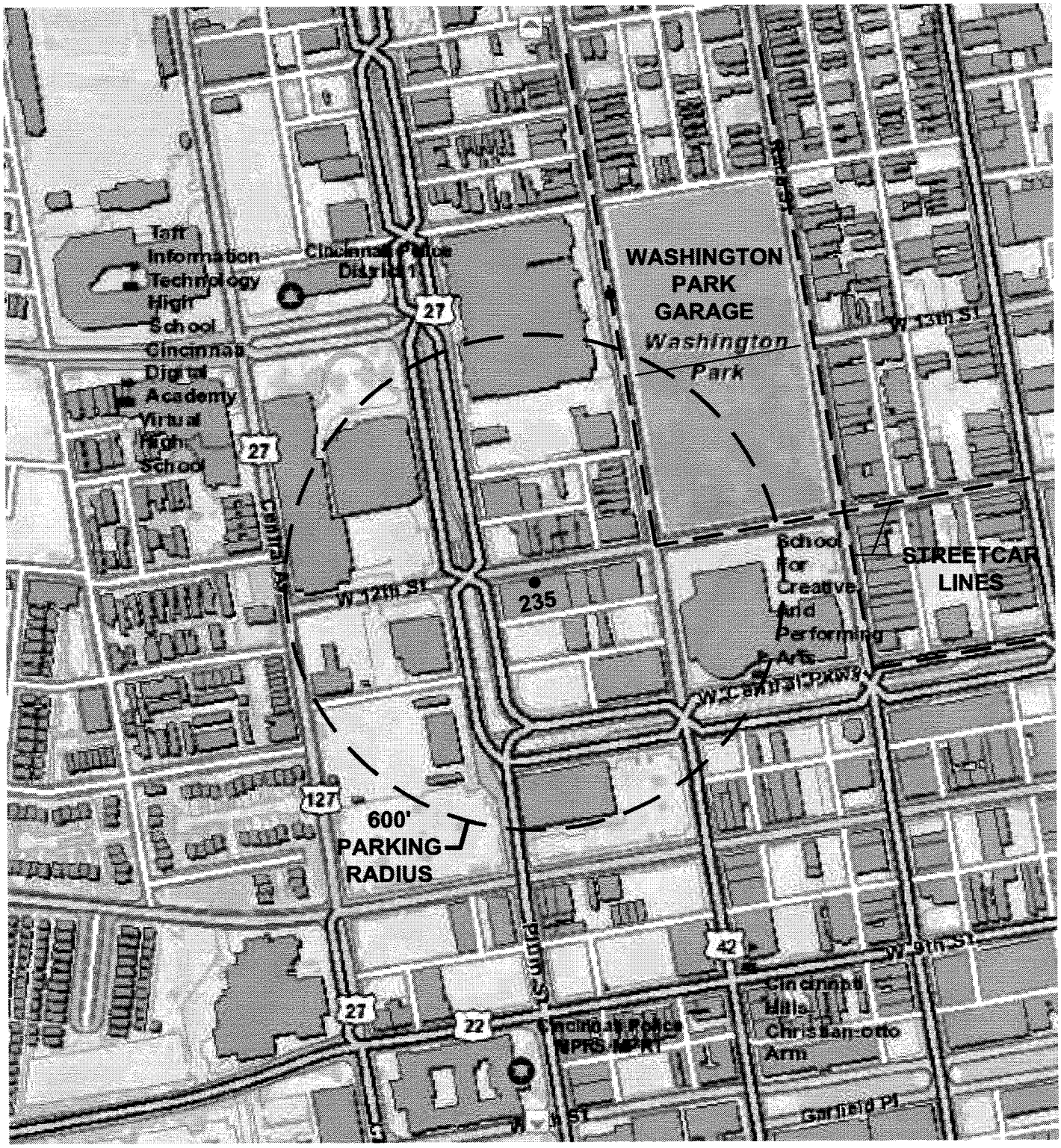


CAGIS Online Map

CINCINNATI

Hamilton County Ohio

Printed:Nov 14, 2015 ©CAGIS



235 West 12th Street

PUBLIC PARKING & PUBLIC TRANSPORTATION WITHIN 600 FEET

CINCINNATI

Hamilton County Ohio

Printed:Nov 12, 2015 ©CAGIS

GAURANTEED PARKING SPACE AGREEMENT

This Guaranteed Parking Space Agreement (hereinafter "Lease" or "Agreement") is made and entered into by and between Washington Park Restoration, LLC,, a(n) Ohio Limited Liability Company, its successors and assigns as owner of the Premises (as hereafter defined), collectively hereinafter called Landlord, and _____, a(n)_____, its successors and assigns as owner of Grandin Company, LTD collectively hereinafter called Tenant.

WITNESSETH:

That Landlord does hereby grant privilege to Tenant the right to access such number of spaces for purposes of contracted month parking as Tenant may from time to time request parking spaces located within the Premises, Washington Park Garage, with a location of 1310 Elm St, Cincinnati, Ohio, 45202 (hereinafter "Premises").

Base Term. This Agreement shall be for the base term of five (5) years, commencing upon the receipt of Tenant's certificate of occupancy and ending on the first (1st) day of the month following the expiration of the fifth (5th) anniversary of the commencement date. The Landlord and Tenant agree to execute a memorandum documenting the commencement date promptly after it has been established.

Renewal: At the conclusion of the base term, Tenant may renew this Lease for an additional five (5) years, at the terms of rate and payment set forth below. At the conclusion of this initial renewal period, Tenant may renew for an additional five (5) years at the terms of rate and payment set forth below. "Term" shall be deemed to include the base term and any renewal terms.

Number of Spaces: During the base term and prior to July 18, 2018, Tenant shall have the option to purchase up to 100 spaces at the parking rates defined within this Agreement. After July 18, 2018, Tenant shall have the right to purchase an additional 75 spaces at the same rate as the original 100, for a total of a right to 175 spaces within the Premises.

Business Hours/Use Restrictions: Parking passes purchased from Landlord shall be eligible for use during "Normal Business Hours", which are currently defined as Monday through Friday, from 6:00 AM to 6:00 PM. Federal holidays are not considered Normal Business Hours. Passes will not be functional outside of Normal Business Hours. Should a customer need to access the garage outside of these hours, the customer should contact a garage attendant to assist in payment for access outside of Normal Business Hours.

Parking Rate and Payment: Tenant agrees to pay Landlord per monthly parking space. The cost per space will be the market price at the time Tenant receives certificate of occupancy, presently estimated to be one-hundred dollars ($100) per contracted parking pass.

Increases: During the base term, on January 1 of each year, with 30 days written notice from Landlord, Landlord may increase the monthly rate charged to Tenant. Any annual rate increase shall not exceed Five percent (5%) of the prior calendar year parking charge. At the conclusion of the base term,

Landlord shall reassess the market rate and will charge the reassessed market rate to Tenant for the entire number of spaces Tenant chooses to purchase from Landlord. Thereafter, on January 1 of each year during the first renewal term, and with 30 days written notice to Tenant, Landlord may increase the monthly rate charged to Tenant, not to exceed 5% of the prior calendar year parking charge. At the conclusion of the initial renewal term, Landlord shall reassess the market rate and will charge the reassessed market rate to Tenant for the entire number of spaces Tenant purchases from Landlord. Thereafter, on January 1 of each year during the second renewal term, and with 30 days written notice to Tenant, Landlord may increase the monthly rate charged to Tenant, not to exceed 5% of the prior calendar year parking charge.

Relocation: At any time during the base term or renewal term, Landlord may relocate all or a portion of the parking spaces assigned to Tenant to any covered parking garage located within the radius defined in Exhibit A. If Landlord wishes to relocate Tenant, Landlord shall ensure that parking rates and availability are as guaranteed in this Agreement. Relocated parking will be managed by 3CDC in a manner comparable to Washington Park.

Third-Party Parking Management: Landlord may, at its sole discretion, enter into a management agreement with any third-party parking management company to manage the Premises. If Landlord chooses to enter into any such agreement, Landlord shall force upon the third-party management company the terms outlined in this Agreement.

Completion/Commencement Guarantee: Tenant grants to Landlord that construction of the Strietmann Biscuit Company Building shall commence by 7/15/16, and construction will be substantially completed by 1/15/18. If these conditions are not met, this agreement shall be rendered null and void.

Termination: At any time throughout the term of this Agreement, Tenant may terminate this Agreement by providing written notice at least thirty (30) days prior to the cancellation date.

Hold Harmless: Tenant agrees to hold Landlord harmless from any and all claims, which may arise from, on, in, or about the leased Premises and related to or arising out of Tenant's breach of this Agreement or the negligence or wrongful intentional acts of Tenant or its owners, tenants, and mortgagees, or their respective employees, agents, licensees, or invitees, unless provided otherwise herein.

Notices: All notices required under this Lease shall be deemed to be properly served if delivered in writing personally or sent by certified mail to the Landlord at:

Peg Wyant
Grandin Properties, LLC
1308 Race Street
Cincinnati, OH 45202

If to Tenant, notices shall be sent to:

Peg Wyant
1308 Race Street
Cincinnati, OH 45202
513-871-7110
peg@grandinproperties.com

With a copy to:

Kathy Meier
1308 Race Street
Cincinnati, OH 45202
513-871-7110
Kathy@grandinproperties.com

or to any subsequent address which the Tenant may designate for such purpose. Date of service of a notice served by mail shall be the date on which such notice is deposited in a post office of the United States Post Office Department.

Non-Recourse to Owner's Member/Shareholder: This Agreement is and shall be, in the absence of fraud or willful misconduct by Owner, non-recourse to the sole member or shareholder of Owner, Cincinnati Center City Development Corporation ("3CDC"), and to the managers, members, directors, officers, agents and representatives of 3CDC. This section is of the essence of this Agreement and Owner would not have entered into this Agreement but for its inclusion.

Default by Tenant. The occurrence of any one or more of the following events shall constitute a default and breach of this Lease by Tenant: (a) The failure by Tenant to make any payment of rent required to be made by Grantee hereunder, as and when due, where such failure shall continue for a period of ten (10) business days after Grantor notifies Tenant and its mortgagee(s) in writing of such failure; or (b) the failure by Tenant to observe or perform any of the covenants, conditions, or provisions of this Lease to be observed or performed by Tenant, other than the payment of sums due hereunder, where such failure shall continue for a period of thirty (30) days after written notice thereof from Landlord to Tenant and its mortgagee(s); provided, however, that if the nature of Tenant's default is such that more than thirty (30) days are reasonably required for its cure, then Tenant shall not be deemed to be in default if Tenant or its mortgagee(s) commences such cure within such thirty (30) day period and thereafter diligently pursues such cure to completion.

Memorandum of Lease: Tenant may record a memorandum of this Lease in the Hamilton County Recorder's office. Landlord agrees to execute a memorandum of lease in recordable form giving notice of such terms as Tenant may reasonably request.

Signature Page Follows

IN WITNESS WHEREOF, this Lease has been duly executed in two (2) counterparts, each of which constitutes a separate and binding agreement.

LANDLORD:

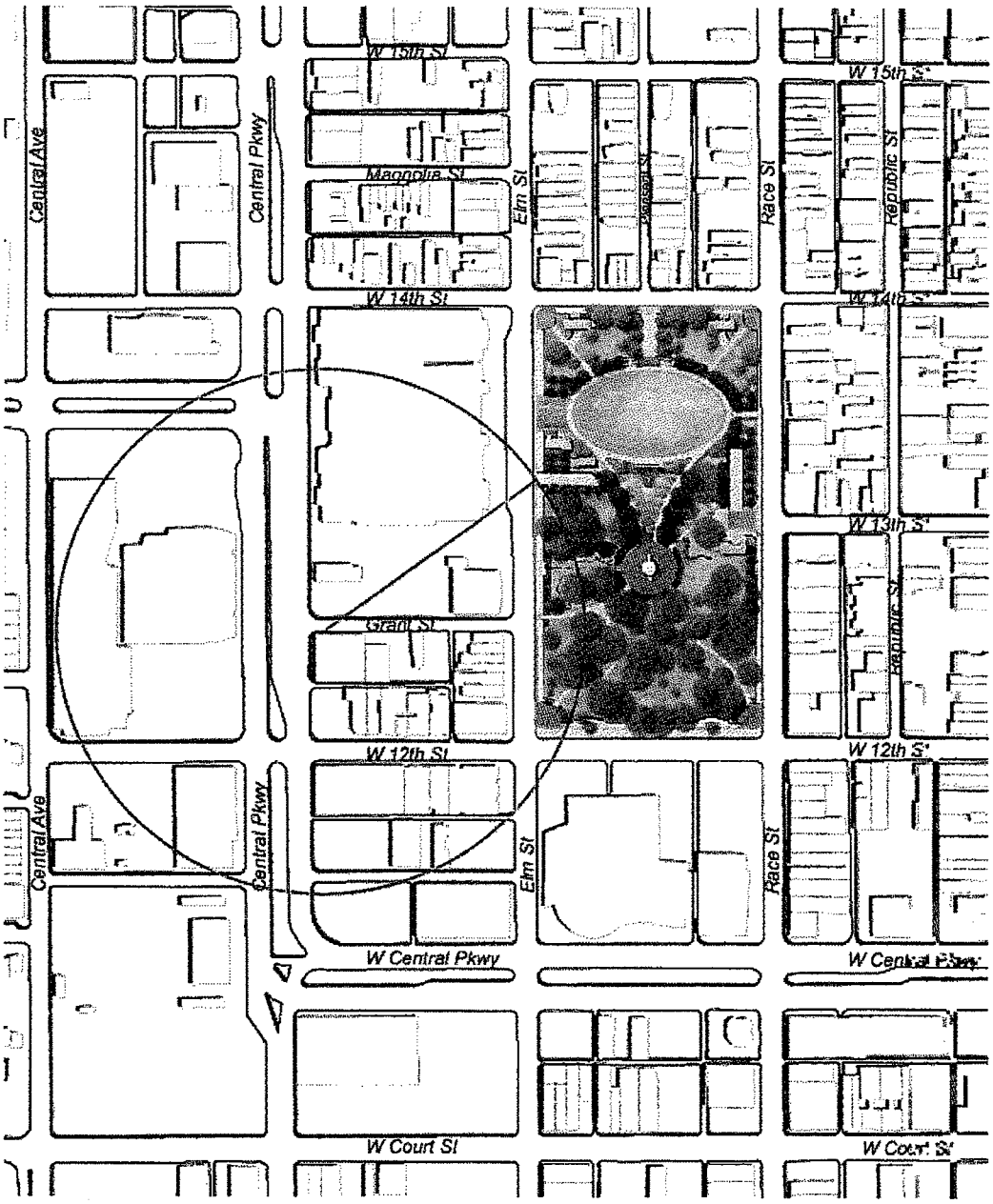
By: _____

TENANT:

Margaret H Wyatt

By: CEO, Granden Calgary LTD

EXHIBIT A


W 15th St
Central Ave
Central Pkwy
Magnolia St
Elm St
Pleasant St
Race St
Republic St
W 14th St
W 13th St
Grant St
W 12th St
W Central Pkwy
W Court St

3CDC | CINCINNATI CENTER CITY DEVELOPMENT CORPORATION

Michael Burson
Historic Conservation Board
City Planning Division
2 Centennial Plaza, Suite 700
805 Central Avenue
Cincinnati, Ohio 45202

RE: Strietmann Building

Dear Mr. Burson,

I am writing in regards to the planned redevelopment of the Strietmann Building in Over-the-Rhine. We have reviewed the owner's development plan and feel that the commercial space it will create will be a positive addition to the neighborhood. We agree with the proposed variance the owner is seeking, and in an effort to facilitate this development, we intend to work with the owner to provide the required parking spaces for the building's tenants from 3CDC's current inventory of nearby parking. To reiterate, we fully support the proposed development and encourage approval of the requested variance.

Sincerely,

Lann Field
3CDC
1203 Walnut Street
Cincinnati, OH 45202

ITEM 4 December 21, 2015

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

APPLICATION #:	N/A
APPLICANT:	Chantelle Noble, City Studios Architecture representing the owner
OWNER:	OTR Holdings, Inc. 1415 Vine LLC (Parcel 081-0004-0121-00 only)
ADDRESS:	**1425-1437 Vine Street and 5 W. 15th Street, Cincinnati OH 45202**
PARCELS:	081-0004-0127-00, 081-0004-0126-00, 081-0004-0125-00, 081-0004-0124-00, 081-0004-0271-00, 081-0004-0121-00, 081-0004-0120-00 (5 W. 15th)
ZONING:	Commercial Community-Pedestrian (CC-P)
OVERLAYS:	Over the Rhine Historic District
COMMUNITY:	Over the Rhine
REPORT DATE:	December 7, 2015
HEARING DATE:	Prehearing December 15, 2015 at 10:00 a.m.
STAFF REVIEW:	Angie Strunc, City Interim Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) and a Zoning Variance for parking relief. The COA includes a request to partially demolish the rear of existing contributing structures at 1425, 1429 and 1435 Vine Street, renovation of existing contributing structure at 5 W. 15th Street and to construct new infill five story retail and office building with an open floor plan that incorporates all four existing buildings. The zoning variance request is for relief of the required 155 parking spaces required by the Cincinnati Municipal Code.

Existing Conditions:

This project location is currently a cluster of four buildings and vacant land used as private parking lots located in the southwest corner of W. 15Th and Vine Street. The rear of the property abuts Parvis Alley.

1425 and 1429 Vine Street were severely damaged in a 2010 fire that destroyed most of the building to the rear and gutted the interiors. The city issued permits to stabilize these structures in 2010 including a rear wall of wood studs and plywood that shortened the original footprint by more than half. They are currently vacant and uninhabitable.

1435 Vine Street is an existing 3 story plus attic masonry building that is currently vacant but most recently used as residential. Damaged was sustained to the south façade wall when the adjacent building was demolished in the 2010 fire.

5 W. 15th Street is an existing 5 story masonry building that is currently vacant but most recently used as residential. The building will remain largely intact during the renovation.

The vacant parcels are currently used as private surface parking lots.

Proposed Conditions:

The proposal is to construct a new five story structure that is new infill at the vacant parcels and incorporates the existing structures to create one large open floor plan commercial building with restaurant/retail on the first floor and office on the second to fifth floors.

1425 and 1429 facades will be salvaged along with the front portion of the existing building. Total rehabilitation will occur with new windows and storefront as well as interiors and roofing. The storefront entry will be made accessible.

1435 façade and about half of the front portion of existing building will be salvaged and reused as a new lobby entrance with new elevators and stairs to access all floors of the new building. Total rehabilitation will occur with new windows and storefront as well as interiors and roofing. The storefront entry will be made accessible.

5 W. 15th Street will be rehabilitated with new windows and storefront as well as full interior rehabilitation and roofing. The east wall of the existing structure will become interior to the new construction and will have new openings in the existing masonry to provide for circulation.

The new infill construction includes:

- Steel framing for 5 total floors at the property line. The fifth floor is set back from the facades to allow for roof decks.
- Exterior cladding that consists of matte glazed terra cotta clay interlocking panels and metal panels on a steel framing system on floors 1-4. Floor 5 cladding is cement fiber panels. Rear alley elevation is cement fiber panels.
- Metal panel cornices and parapets
- Glass guardrail on the 5th floor roof decks
- Windows to be fixed glass curtain wall system
- Aluminum storefront
- First floor corner at 15th and Vine has a proposed recess for an outdoor patio area on 15th Street. The building above steps forward to the re-define the corners edge on all upper level floors. There is a column on the corner at the ground level.

Existing building rehabilitation includes:

- Existing building window replacement to be aluminum clad wood, double hung, 1/1 in a dark color such as manufactured by Marvin on all primary facades.
- Existing building window replacement on alley façade of 5 W. 15th Street to be

aluminum double hung, 1/1 in dark color such as manufactured by Quaker.

- Existing building facades that were painted to be repainted.
- Existing cornices repaired and painted
- Existing building roof replacement of EPDM or shingles
- Aluminum clad wood storefront
- Existing cast iron storefront shall be restored and repainted.

Previous Reviews:
Preliminary Design Review before the board occurred around the end of 2013.

Applicable Zoning Code Sections:

Zoning District: Section 1409 Commercial Districts
Variance Request: Numeric Variance: Section 1425-19 Off Street Parking and Loading Requirements

Overlays: N/A
Historic District/Reg: Over the Rhine Historic District
COA Standard: Section 1435-09-2 Standard of Review

Details of Zoning Relief Required:
The owner seeks zoning relief from Parking and Loading Requirements per Chapter 25 and Schedule 1425-19-A. Based on this schedule the owner needs 155 required parking spaces. A reduction of 77 required spaces may be permitted per Section 1425-23(a) due to proximity of 600' to a public or privately operating parking facility (Washington Park Garage). This provision may reduce the required parking spaces to 78 spaces that the development must gain control of. The Zoning Administrator concurs with the findings and recommends that the commercial construction be reduced by 77 parking spaces of their requirement.

The owner is seeking relief from the remaining 77 parking spaces. The owner has provided a rational stating that capacity exists in existing and future proposed facilities in vicinity of the proposed site. Staff is aware of these garages and that the owner has on previous occasions (SCPA/Alumni Lofts) and in present and future occasions (229-235 E. 12th Street) offered to maintain and fulfill required parking capacity for proposed developments, both their own and third parties, within OTR. It is important that larger proposed uses fulfill their parking requirements and not to anticipate it to be incorporated within the scheme of public parking. Concurrently, it is also important for the City to measure and realize that the public parking proposed to date can only be promised and occupied by so many users. As we manage our collective parking solution, it will be important to maintain knowledge of what is excess capacity and to challenge the market to assist in balancing the development needs and the desire for a walkable and urban environment. It is recommended that an off-site parking agreement, creating guaranteed parking as a property right to portions of owner's managed parking facilities, be provided to this project within 600 feet of the development site.

Certificate of Appropriateness Review

Staff finds the proposed partial demolition of 1425, 1429 and 1435 Vine Street is appropriate to the overall proposal for this office building and is pleased that the applicant has proposed to retain and rehabilitate the facades and partial interiors of these building. 1425 and 1429 Vine Street are in extreme disrepair due to the 2010 fire that destroyed adjacent buildings and severely damaged these buildings. 1435 Vine Street partial demolition allows for an open space floor plan on all levels for the proposed office use. The façade and front of the building will be rehabilitated and used as the main lobby and circulation route to the upper floors of the new building. The window and storefront replacement on the existing buildings are generally appropriate to the district. Existing cornices, stone window surrounds and cast iron storefront columns all remain and are repaired and painted as required.

The guidelines for new construction don't seek to replicate the existing buildings but do seek for design solutions to be compatible with the neighboring buildings in composition, materials, openings, rhythm, scale, proportion and height. The infill construction is appropriate in that it fills the gap on this site that weakens the streetscape and overall character of the district.

Staff has found that the proposed design substantially meet the guidelines. These are detailed below.

Staff comments on the Specific Guidelines for New Construction:

1. **Composition**:

   Base: The proposed design expresses a defined base by the use of a glass curtain wall system on the first level which is topped by a slightly protruding metal panel horizontal lintel above the storefront. The rear alley façade expresses a defined base by the use of burnished concrete masonry units.

   Middle: The proposed design expresses middle between the protruding horizontal metal panel bands both above the storefront and at the cornice. There are no changes in plan or material in the middle portion. At each floor level, horizontal bands of metal panels define the floor. The rear alley façade expresses middle with a material change to cement fiber siding.

   Top: The top of the building is defined by its projecting cornice. The setback of the fifth floor with the roof deck railing also defines the building top at the fourth floor. The rear alley façade top component is minimal.

Roofs: The roof shape is flat and similar to the nearby buildings which are flat and low slope. The adjacent building at 5 W. 15th Street has a mansard style roof at the same elevation as the proposed new infill construction.

2. **Window Openings**: Window openings are extremely important to the district and should be related in size and placement found on historic structures of similar use in the district. In commercial buildings, windows are often grouped within a single opening. The proposed renovation of existing buildings retains window openings in existing location. New construction proposes window openings that are grouped together, generally taller than they are wide, from floor to ceiling. Window mullions are located at the sill and head of the full height glass openings to strengthen the appearance of sill and head. The rear alley façade windows are 1/1 double hung in a semi-regular pattern of openings.
3. **Storefronts**: As discussed in the composition of the base above, the first floor storefront is designed to be glass from the floor level to the ceiling height. The frame itself will have vertical and horizontal mullions. There are multiple examples in the district where full height glass in a storefront system has been approved by the board and which those businesses use to make them more transparent to the street. The existing buildings will be rehabilitated with more traditional storefronts with a sill height between 12 and 18 inches.
4. **Setback**: Setback is an important issue in a dense urban area such as Over-the-Rhine. The proposed design has zero setbacks except at the proposed patio area on 15th Street and the corner of Vine Street. The approximate size of the patio area is 10 feet x 42 feet. Columns aid in defining the edge but the patio weakens the overall street presence, in particular, when not activated by use. Above the first floor, the building corner is again re-established and the building is at zero setback.
5. **Rhythm**: The new construction makes efforts to incorporate different design elements of nearby buildings in the district. There are differences in existing building heights, vertical and horizontal detailing between the existing and proposed buildings. The infill construction at 1435 Vine maintains the narrow streetscape rhythm. The new corner building is larger in scale, wider than typical facades but holds the corner as a large commercial building. Commercial and industrial buildings in the district may have an overall horizontal emphasis. The rear alley façade has a rhythm of windows.
6. **Emphasis**: The new construction emphasizes verticality by its five stories and by window and terra cotta panel patterns. Windows are detailed further with mullions that divide larger areas of glass with vertical framing. The rear alley façade has a vertical emphasis in its rhythm of windows.
7. **Height**: The height of the proposed building is five stories and in line with the general massing of Over the Rhine which is two to five stories. Adjacent contributing buildings are 3, 4 and 5 stories.

8. **Materials**: The exterior construction material proposed is terra cotta panels, metal panels and a glass curtainwall system. Terra cotta is a masonry material used in existing buildings in the district. The color of the terra cotta panels proposed is warm orange/red color. The metal panel color will be terra cotta. The rear alley façade is burnished concrete masonry units at the base with fiber cement siding, painted, above.

Other Considerations:

Prehearing Results: December 15, 2015 – The City Studios Architecture, 3CDC, and an OTR Foundation member was in attendance. There was discussion but not concern about the project.

Comments Provided to Staff: N/A

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

A. **ZONING VARIANCE**

1. **APPROVE** the requested zoning variance as per Section 1409-07 outlined for 217 W. 12th Street to allow:
   (a) A numerical variance to reduce the required off-site parking from 155 parking spaces to 77 parking spaces subject to the following conditions: Owner will provide to the Zoning Administrator, within 90 days of the issuance of any Building Permits, excluding demolition permits, documentation of meeting their 77 parking space requirement, during customary office hours, offsite and within 600 feet of the premise through reciprocal easements or comparable instruments approved by the City Solicitor, per Section 1425-15(c)(3)(i-ii) inclusive .

2. **FINDING**: The Board makes this determination per Section 1409-07 because the proposed use is permissible within the CC-A zoning district and by meeting the parking reduction requirements of Section 1425-23(a), 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 variance balances the need creating a sufficient supply of parking capacity of the community to park and that demand drivers facilitate expansion of this increasing demand

B. **CERTIFICATE OF APPROPRIATENESS**

1. **APPROVE** a Certificate of Appropriateness for the partial demolition and rehabilitation of existing structures and construction of new structures at 1425 through 1437 Vine Street and 5 W. 15th Street as demonstrated by the City Studios Architecture dated December 11, 2015 with the following conditions:
   a) That the owner get approval from DOTE for all encroachments including

out swinging doors into the public right of way.

b) That the owner remove existing curb cuts and replace curb and sidewalk to meet DOTE standards where existing driveway aprons will no longer be used.

c) That the owner and/or future tenant returns to the Urban Conservator for review and approval of the first floor patio area barriers.

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.

city of CINCINNATI

FOR OFFICE USE ONLY
Case No.

APPLICATION FOR ZONING RELIEF

1. SUBJECT PROPERTY
ADDRESS 1425, 1429, 1431, 1433, 1435, 1437 Vine & S. W. 15th
AUDITOR'S PARCEL ID(S) SEE ATTACHED "ADDRESSES & PARCEL ID's"
BASE ZONING CLASSIFICATION CC-P
ZONING OVERLAY (if applicable) HISTORIC OVERLAY

2. APPLICANT
NAME CHANTELLE NOBLE CONTACT PERSON (if legal entity)
ADDRESS 222 E. 14TH ST. CINCINNATI, OH 45202
EMAIL CNOBLE@CITYSTUDIOSARCH.COM
TELEPHONE 513-621-0750 RELATIONSHIP TO OWNER ARCHITECT

3. OWNER
NAME OTR Holdings & 1415 Vine CONTACT PERSON (if legal entity) DANNY LIPSON
ADDRESS 1203 WALNUT 4TH FL. CINTI, OH 45202
EMAIL mkohler@3cdc.org
TELEPHONE 513-621-4400

4. NATURE OF RELIEF REQUESTED (select all that apply)
☑ Variance ☐ Use Variance ☐ Special Exception ☐ Conditional Use ☐ Use Permit
☐ Expansion or Substitution of Nonconforming Use ☐ Hillside Overlay District Permission
☐ Urban Design Overlay District Permission ☐ DD District Phased Development Approval

5. BRIEF DESCRIPTION OF RELIEF REQUESTED (You may attach a statement to this application if the space provided is insufficient)
50% onsite parking requirement relief is requested. (see 1425-23)

6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED. You must provide a written statement explaining how your project meets the standards for all relief requested. Separate instruction forms for preparing this statement are provided. If you fail to follow the instructions for requesting a variance, use variance, special exception, conditional use, use permit, certificate of appropriateness, expansion or substitution of nonconforming use, hillside overlay district permission, urban design overlay district permission, and/or DD district phased development approval, your application may be denied.

7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name DANNY LIPSON Signature _____ Date 11/12/15

INSTRUCTIONS FOR APPLICATIONS REQUESTING A VARIANCE

Applicants requesting a variance must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-15. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for a variance:

1. To meet the standard outlined in Cincinnati Municipal Code 1445-13, an applicant must show that the proposed project "Is in the public interest." A list of factors considered by the Zoning Hearing Examiner to determine whether the proposed project "is in the public interest" is found in Cincinnati Municipal Code 1445-13.

   AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-15, an applicant must show:

   a. neither the owner nor any of its predecessors caused the condition requiring a variance; **and**

   b. how the project meets either of the following conditions:

      i. special circumstances or conditions pertaining to the property cause the strict application of the zoning code to be unreasonable and would result in practical difficulties; **or**

      ii. a variance is 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.

Addresses and Parcel ID's

Address	Parcel ID				Current Owner (all 3CDC entities)
1425 Vine	081	-0004	-0127	-00	OTR Holdings, LLC
1429 Vine	081	-0004	-0126	-00	OTR Holdings, LLC
1431 Vine	081	-0004	-0125	-00	OTR Holdings, LLC
1433 Vine	081	-0004	-0124	-00	OTR Holdings, LLC
1435 Vine	081	-0004	-0271	-00	OTR Holdings, LLC
1435 Vine	081	-0004	-0272	-00	OTR Holdings, LLC
1437 Vine	081	-0004	-0121	-00	1415 Vine, LLC
5 W 15th	081	-0004	-0120	-00	OTR Holdings, LLC

All Properties are currently owned by 3CDC entities. Parcels will be combined in the future.

Witnesses

Name	Organization
Danny Lipson	3CDC
Chantelle Noble	City Studios Architecture

City of Cincinnati

Zoning Department

November 12th, 2015

Re: 15th and Vine Development Variance Relief Request

To the Zoning Director,

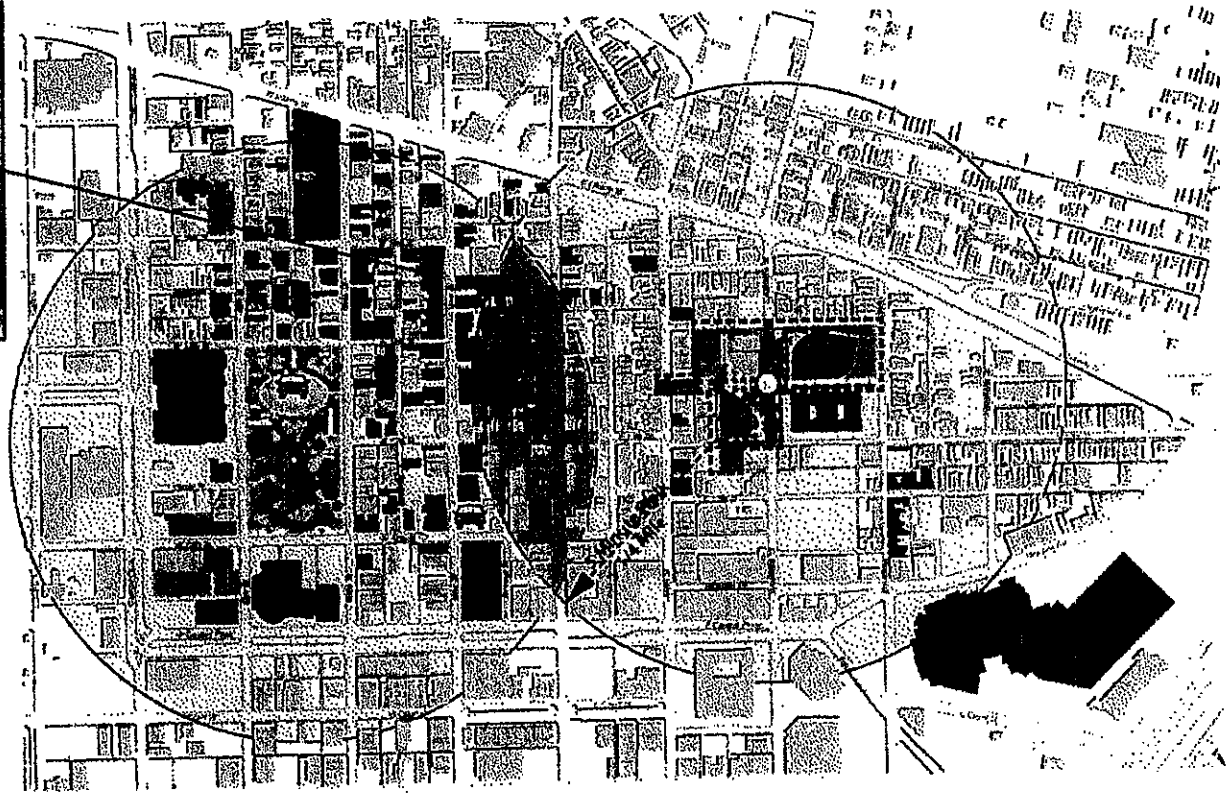
3CDC is requesting that the zoning director grant us a 50% reduction in parking per section 1425-23 of the Cincinnati Zoning Code because of the project's proximity to the Washington Park parking garage. We are also asking for a variance for the remaining 50% of the parking as the project resides in Over the Rhine which is an urban downtown neighborhood. In addition to the near proximity to Washington Park garage, the project is also within 600' of the Mercer Commons parking garage and will be just over ¼ mi away from the Zeigler Park future garage. The project site will also be accessible by the streetcar which will be functional by the time this project completes.

Thanks,

Daniel Lipson

3CDC, VP Development

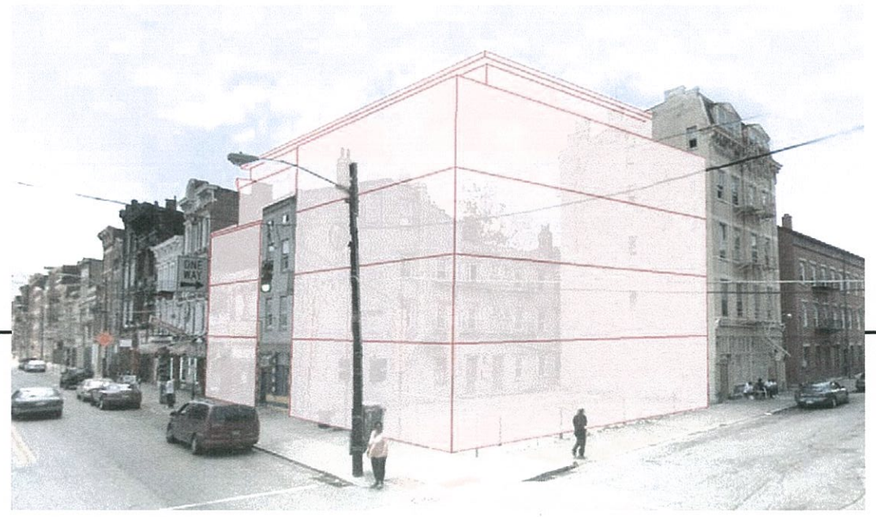




FLOOR	Gross SF
floor 1 Retail	11,803
floor 2	11,575
floor 3	11,575
floor 4	11,575
Floor 5	9,390

GARAGE	Total # spaces	Monthly rent/ space
Washington Park	450	$90
Mercer Garage	340	$90
Zeigler Park (new)	425	$90
12th & Vine lot	57	NA

3CDC



ZONING CODE STUDY

ZONING DESIGNATION
CC-P / Historic Overlay

USE

FIRST FLOOR	*Restaurant*
SECOND FLOOR	*Office*
THIRD FLOOR	*Office*
FOURTH FLOOR	*Office*
FIFTH FLOOR	*Office*

SQUARE FOOTAGE PER FLOOR

FIRST FLOOR	*10,726 sf*
SECOND FLOOR	*10,606 sf*
THIRD FLOOR	*10,606 sf*
FOURTH FLOOR	*10,606 sf*
FIFTH FLOOR	*6,596 sf*

PARKING
1 space / 150sf for the restaurant use
1 space / 400sf for the office use
Loading - group 2 for the office use

FIRST FLOOR	10,726 sf - 2000sf (per 1425-19-a) = 8,726sf / 150sf = **58 spaces**
SECOND FLOOR	10,606 sf (see below)
THIRD FLOOR	10,606 sf (see below)
FOURTH FLOOR	10,606 sf (see below)
FIFTH FLOOR	6,596 sf (see below)
OFFICE TOTAL	38,414 sf / 400sf = **96 spaces**

TOTAL PARKING = 154 spaces
LOADING SPACES = 1 space

FIRST FLOOR TRANSPARENCY
Taken between 2'-6" and 7'-0" above grade.
60% transparency needed along the East elevation.
50% transparency needed along the North elevation.

East facade = 627.9 sf total area, 458.6 sf of glazing systems = **73% transparent**
North facade = 403 sf total area, 269 sf of glazing systems = **66.7% transparent**

BUILDING PLACEMENT REQUIREMENTS
Linear frontage = 228 lf, therefore 228 sf of building setbacks are allowed.
Excluding the corner dining space (see below) there is a total of 142 sf of setbacks.

The corner dining area accounts is not more than 12' deep, nor does it reduce the frontage to less than 40%, as is outlined by 1409-19-b.

BUILDING HEIGHT
Maximum building height = 85'
Proposed building height:
Existing = 63'
Proposed = 59'

PARCEL CONSOLIDATION
All parcels will be consolidated into one parcel.

15th & Vine St. Infill
OTR - Cincinnati, OH

ZONING / HISTORIC PACKAGE
11/13/2015

3CDC
CITYSTUDIOS
ARCHITECTURE
222 East 14th Street
Cincinnati, OH 45202
ph: 513 . 621 . 0750
citystudiosarch.com

PROJECT DESCRIPTION

- Our project site is the corner of 15th Street and Vine Street, within Over the Rhine.

- The project is the combination of four existing structures and the empty lots between.

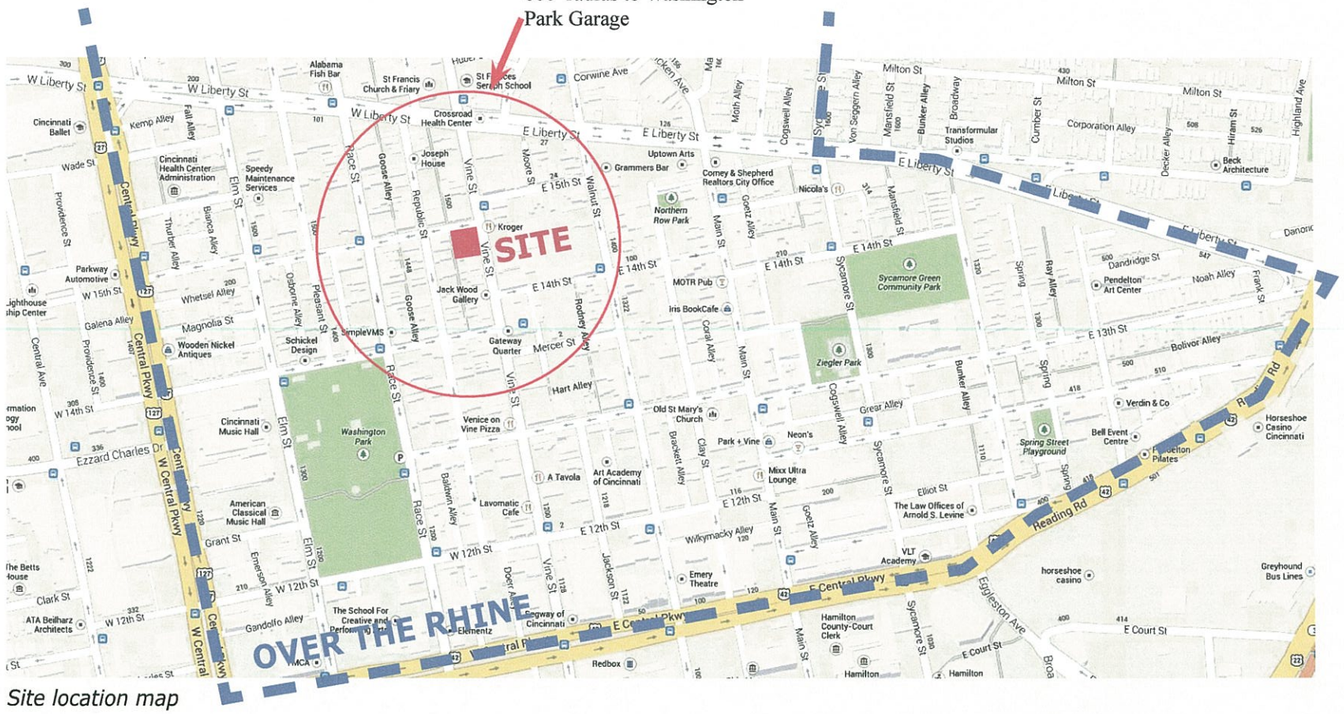
- The project will combine these existing buildings and provide new infill to create a new office building with first floor retail space below.

- Our goal is to create a well designed, site specific, contemporary and contextual building that:

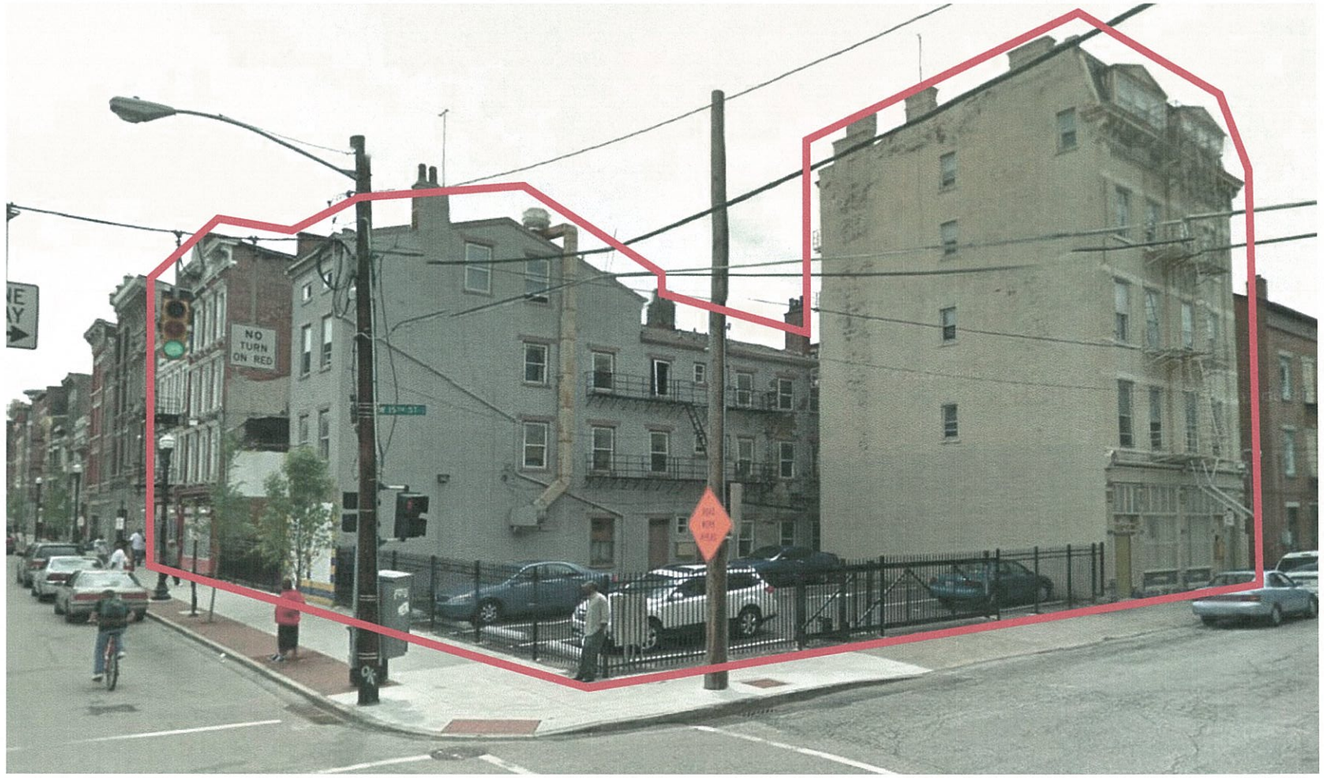
  1. Stitches together a complicated site.
  2. Successfully holds the corner and street edge and is of an appropriate scale for a commercial building on Vine Street.
  3. Creates marketable office and retail space.

3CDC

CITYSTUDIOS ARCHITECTURE



Site location map



Project site

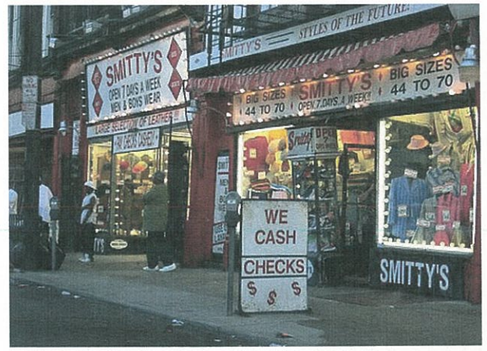
PROJECT DESCRIPTION

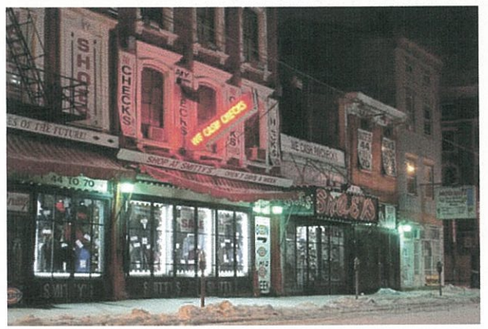
- In recent history, our project site was the location of the Smitty's Menswear store.

- In 2010, a fire destroyed 2 small buildings and gutted the 1425 and 1429 Vine Street buildings. The facades of these buildings, luckily, were saved through a joint effort of 3CDC and the City of Cincinnati.

- These two shell spaces and their historic facades will be incorporated into our design.

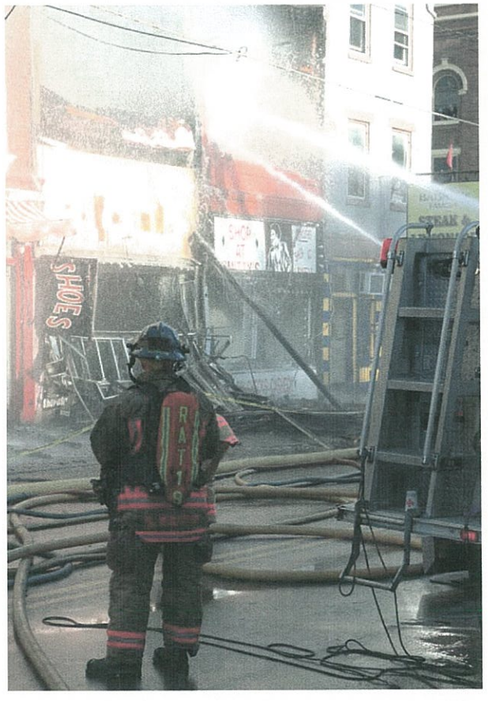






1425-1433 Vine, circa 2008





Fire, winter of 2010

3CDC

CITYSTUDIOS
ARCHITECTURE

PROJECT DESCRIPTION

- The project will also include two additional existing buildings: 5 West 15th Street & 1435 Vine Street.

- 5 West 15th Street will remain nearly completely intact and will be incorporated into the new development

- 1435 Vine Street will remain partially intact. The Vine street facade will be restored, and the large front mass of the building will become the lobby for the new office spaces.

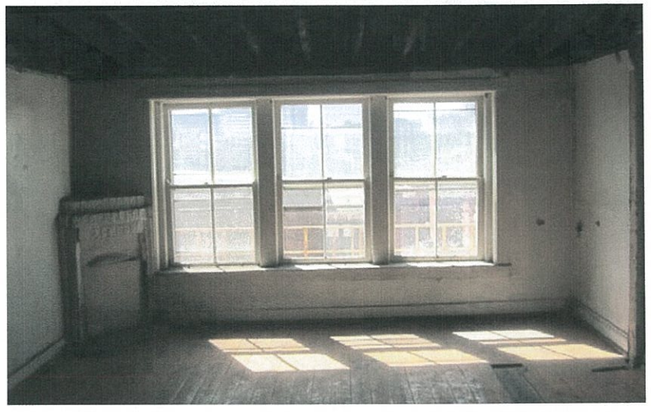
- The shorter, rear portion of 1435 Vine Street will be removed, starting at a point just beyond an interior masonry bearing wall. The removal of this portion (which would be concealed by the new construction) will allow us to provide the client open-office plans that are efficient, affordable, and marketable in today's office rental environment.

3CDC

CITYSTUDIOS ARCHITECTURE





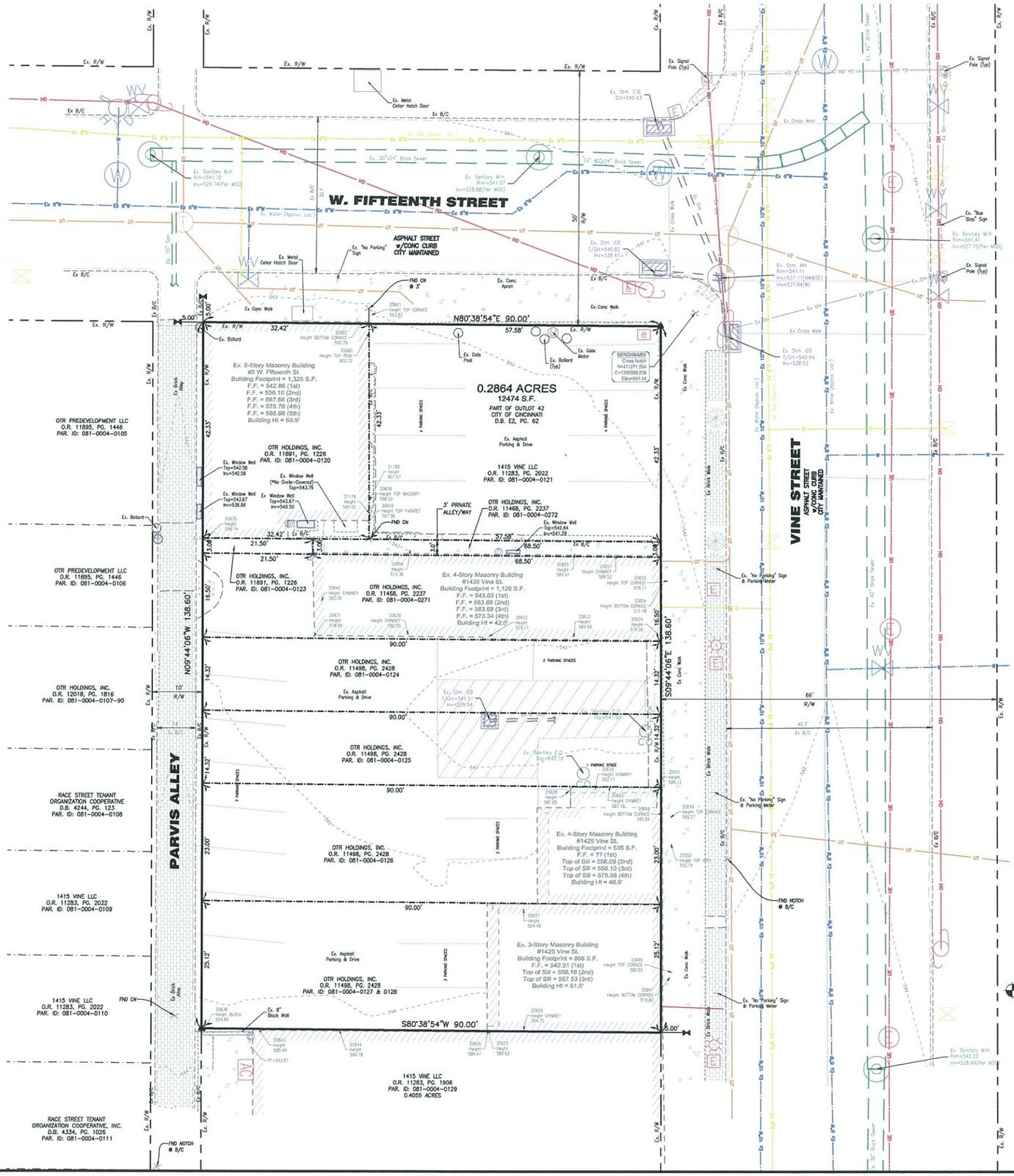


5 West 15th Street





1435 Vine Street





VICINITY MAP - NTS

SURVEY NOTES:

By graphic plotting only, subject property appears to be located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), Community Panel #39061C0332F, bearing the Effective Date of February 16, 2012, Hamilton County, Ohio and Incorporated Areas.

Underground pipes and conduits are plotted from structure to structure or from field markings or utility plans where applicable. Exact location of underground improvements cannot be determined without excavating and completely exposing them.

There are a total of 24 striped parking places on subject parcels.

Current Zoning Classification: CC-P (Commercial Community-Pedestrian)
Setbacks shall be per the City of Cincinnati Zoning Ordinance:
Min front setback: 0'
Min side setback: 0'
Min rear setback: 25'
Max building height: 85'

All monuments were found or set as shown hereon by method of random traverse with an unadjusted error of closure exceeding 1:15,000.

Bearings are based on NAD83 (CORS96) Ohio State Plane Coordinates, South Zone (3402).

All plat and deed references are to the Hamilton County, Ohio Recorder's Office and Registered Land Records.

CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made under my direction in accordance with the Ohio Minimum Surveying Standards. All monuments were found or set as shown hereon by method of random traverse with an unadjusted error of closure exceeding 1:10,000. The traverse and sideshots have been adjusted for closure.

The fieldwork was completed on April 11, 2013.

Joan M. Teisl Date
Professional Surveyor #8493

BENCHMARK

A found cross notch located on the existing sidewalk within the existing South right-of-way line of W. Fifteenth Street near the intersection of the West right-of-way line of Vine Street approximately 98' East of the existing East right-of-way line of Parvis Alley. Said cross notch is 6.1' West of the West curb line of Vine Street, 8.5' South of a storm manhole and 10.7' Southeast of an utility pole .

Elevation = 541.44 (NAVD88)

UTILITY COMPANIES

Sanitary Sewer & Storm Water	Metropolitan Sewer District	(513) 244-1300
Water	Greater Cincinnati Water Works	(513) 591-7700
Gas	Duke Energy	(513) 287-2594
Electric	Duke Energy	(513) 287-3498
Telephone	Cincinnati Bell Telephone	(513) 397-5660
Cable TV	Time Warner Cable	(513) 489-5042

MONUMENTATION

- Found 5/8" Iron Pin
- Found MAG Nail
- Found P.K. Nail
- Found Cross Notch
- Set 5/8" Iron Pin
- Set MAG Nail
- Set Cross Notch
- Set Benchmark

LEGEND

- Ex Sanitary M.H.
- Ex Sanitary Clean Out
- Ex Storm M.H.
- Ex Storm Catch Basin
- Ex Storm Yard Drain
- Ex Storm Down Spout
- Ex Fire Hydrant
- Ex Water M.H.
- Ex Water Valve
- Ex Water Meter
- Ex Elec. M.H.
- Ex Elec. Box
- Ex Elec. Meter
- Ex Light Pole
- Ex Utility Pole
- Ex Guy Wire
- Ex Gas Valve
- Ex Gas Meter
- Ex Tele. M.H.
- Ex Tele. Box
- Ex Cable Box
- Ex Unidentified Riser
- Ex Sign
- Ex Post
- Ex Bollard
- Ex Flag Pole
- Ex Signal Pole
- Ex Pull Box
- Ex Deciduous Tree
- Ex Evergreen Tree
- Ex Air Conditioning
- Ex Underground Water Main
- Ex Underground Gas Main
- Ex Overhead Utilities
- Ex Underground Electric
- Ex Underground Telephone
- Ex Fence
- Ex Landscape Border
- Ex Major Contour
- Ex Minor Contour

Basis of Bearing: State Plane NAD83 GPS Observations
0 10 20
SCALE: 1" = 10'

Item	Revision Description	Date	Drwn:	Chk:

OTR HOLDINGS, INC. & 1415 VINE, LLC

1425, 1429, 1431, 1433, 1435 & 1437 VINE ST.
5 W. FIFTEENTH ST.
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

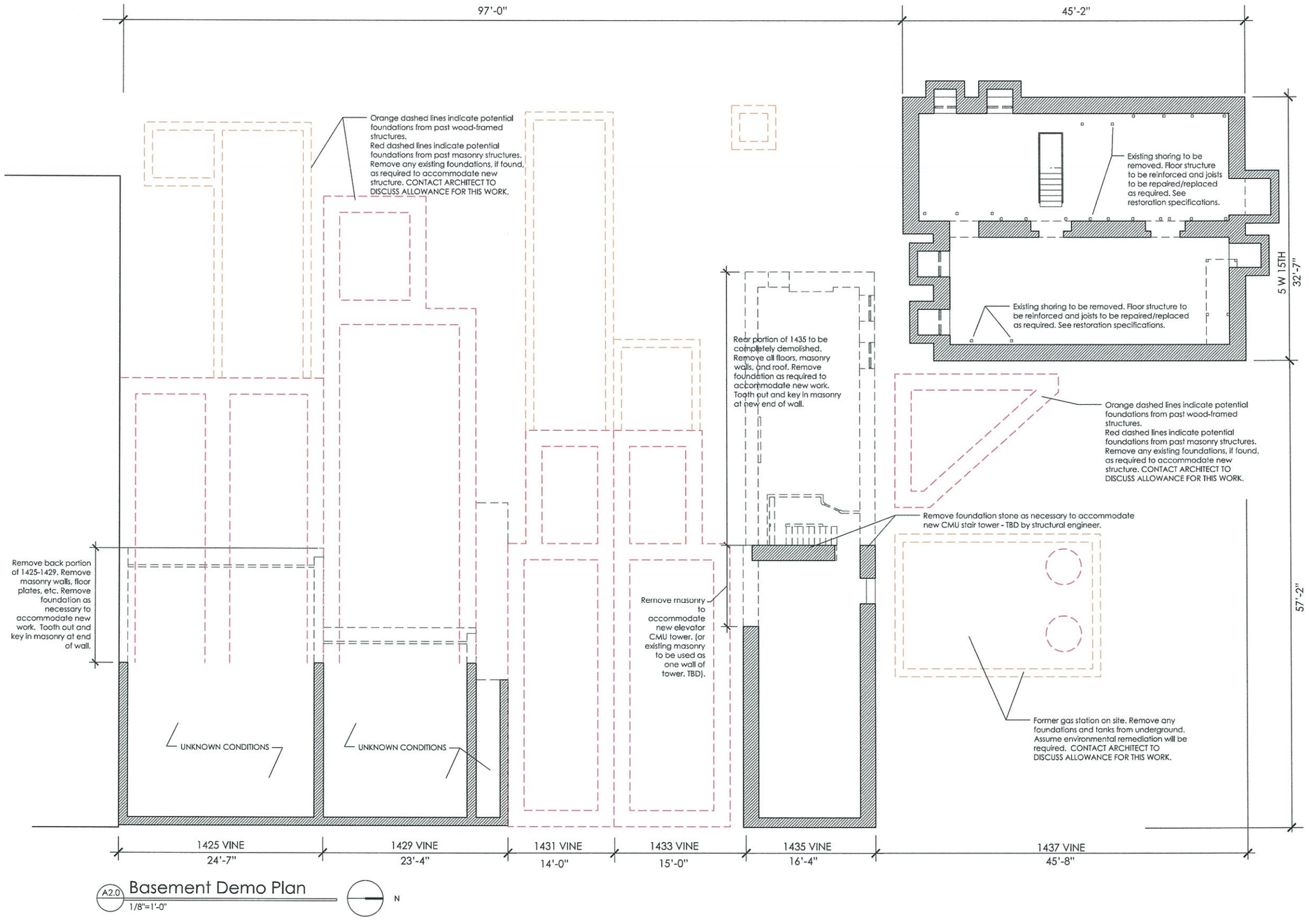
BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY

bayer becker
www.bayerbecker.com
209 Grandview Drive
Fort Mitchell, KY 41017 - 859.261.1113

Drawing: 13R001-000 BM
Drawn by: jml
Checked By: cng
Issue Date: 4-25-13
Sheet: 1 of 1

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15th & VINE STREET
DEVELOPMENT PROJECT

Over the Rhine
Cincinnati, OH 45202

KLH ENGINEERS

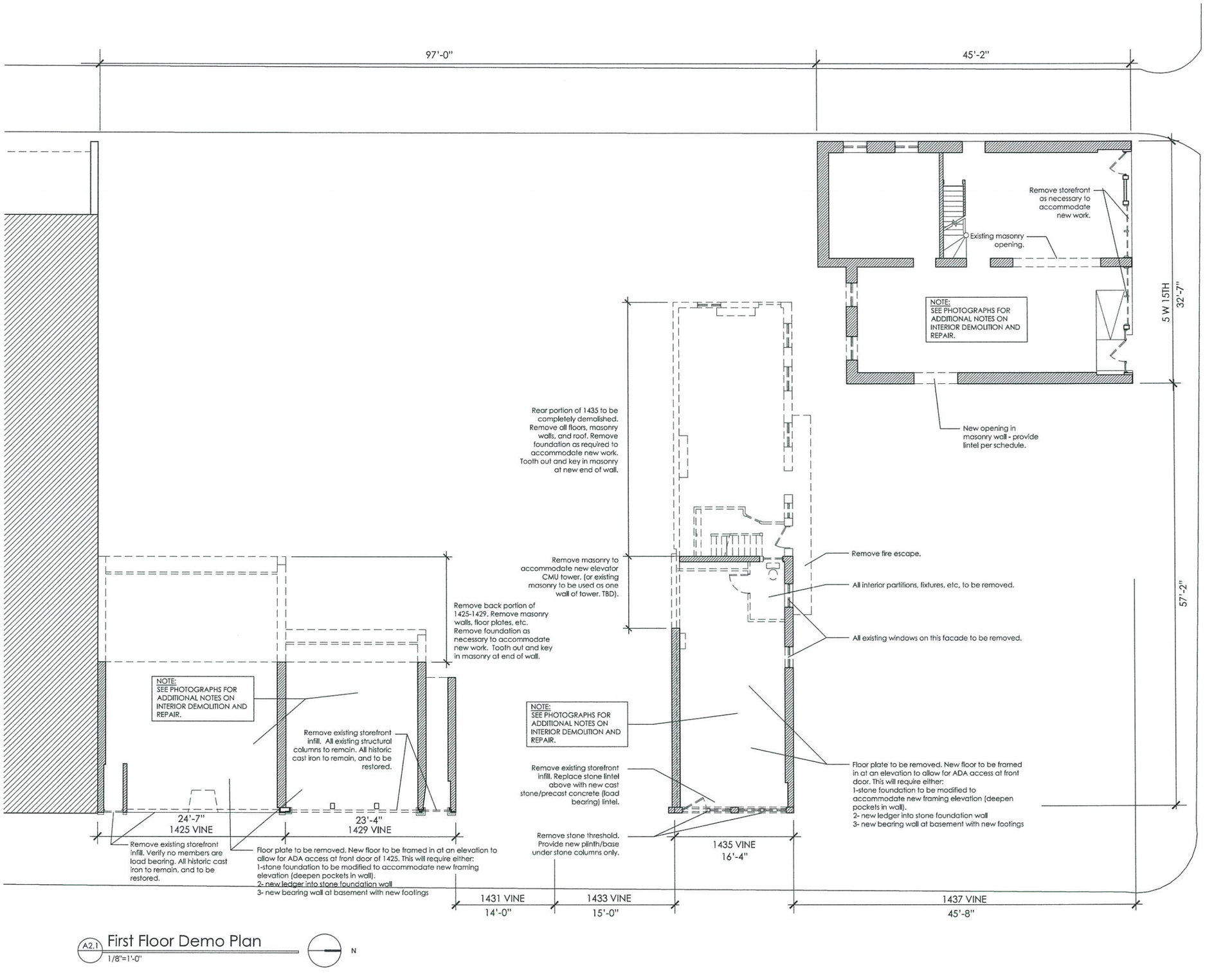
bayer becker

CITYSTUDIOS ARCHITECTURE

3CDC

A2.0

11/13/2015



A2.1 First Floor Demo Plan
1/8"=1'-0"

N

15th & VINE STREET DEVELOPMENT PROJECT

Over the Rhine
Cincinnati, OH 45202

KLH ENGINEERS

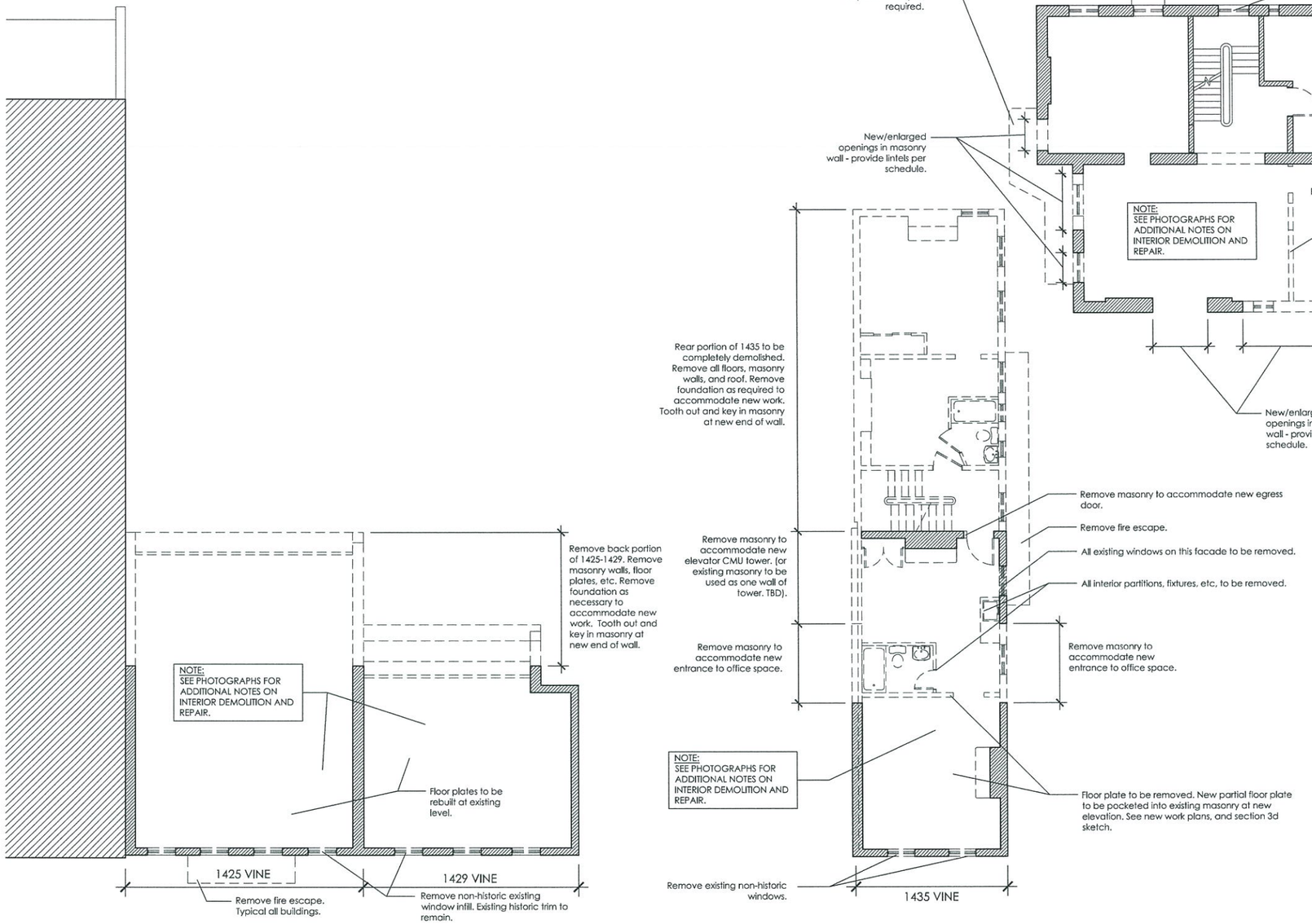
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CITYSTUDIOS ARCHITECTURE

3CDC

A2.1

11/13/2015



A2.2 Second Floor Demo Plan
1/8"=1'-0"

N

15th & VINE STREET DEVELOPMENT PROJECT

Over the Rhine
Cincinnati, OH 45202

KLH ENGINEERS

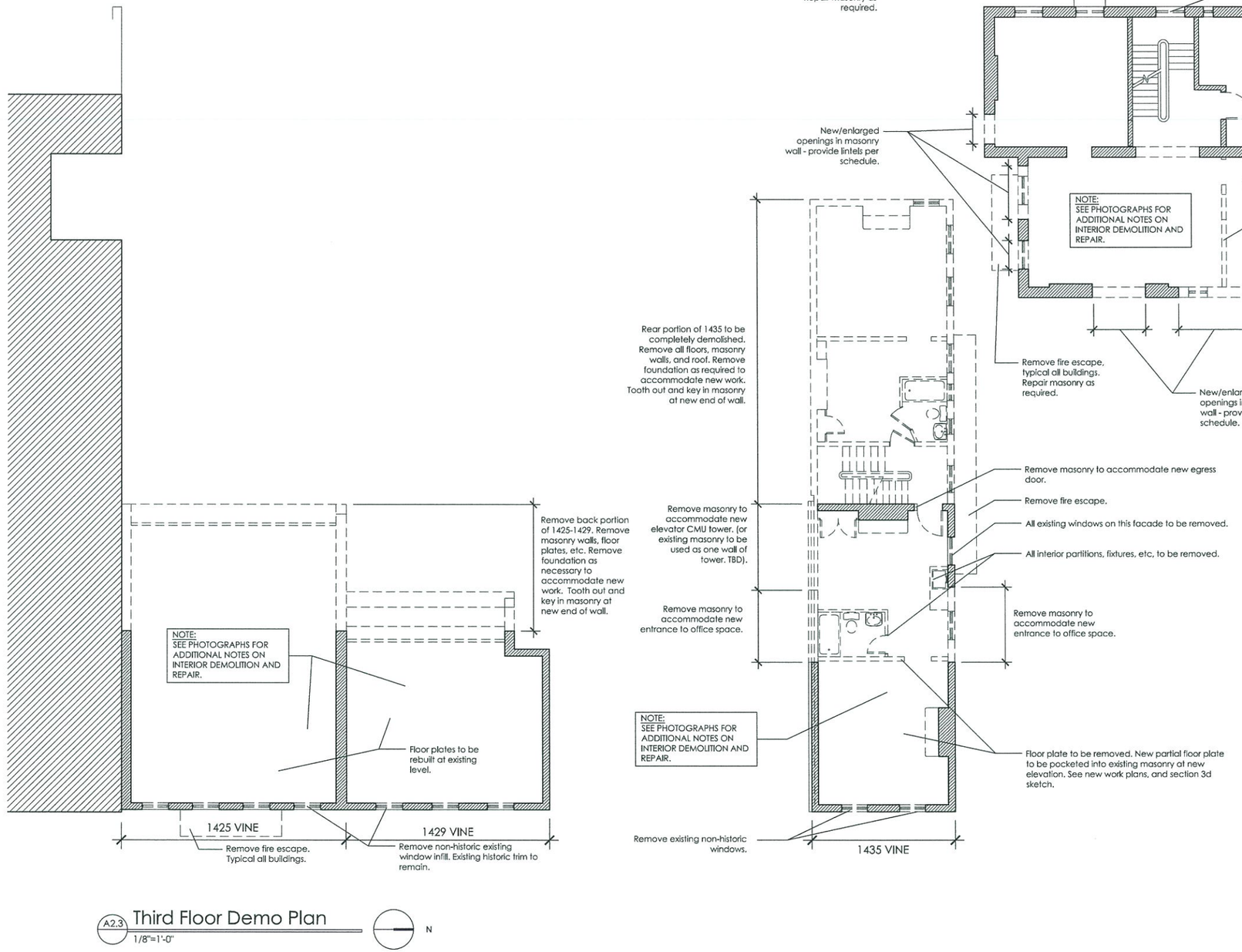
bayer becker

CITYSTUDIOS ARCHITECTURE

3CDC

A2.2

11/13/2015



A2.3 Third Floor Demo Plan

1/8"=1'-0"

N

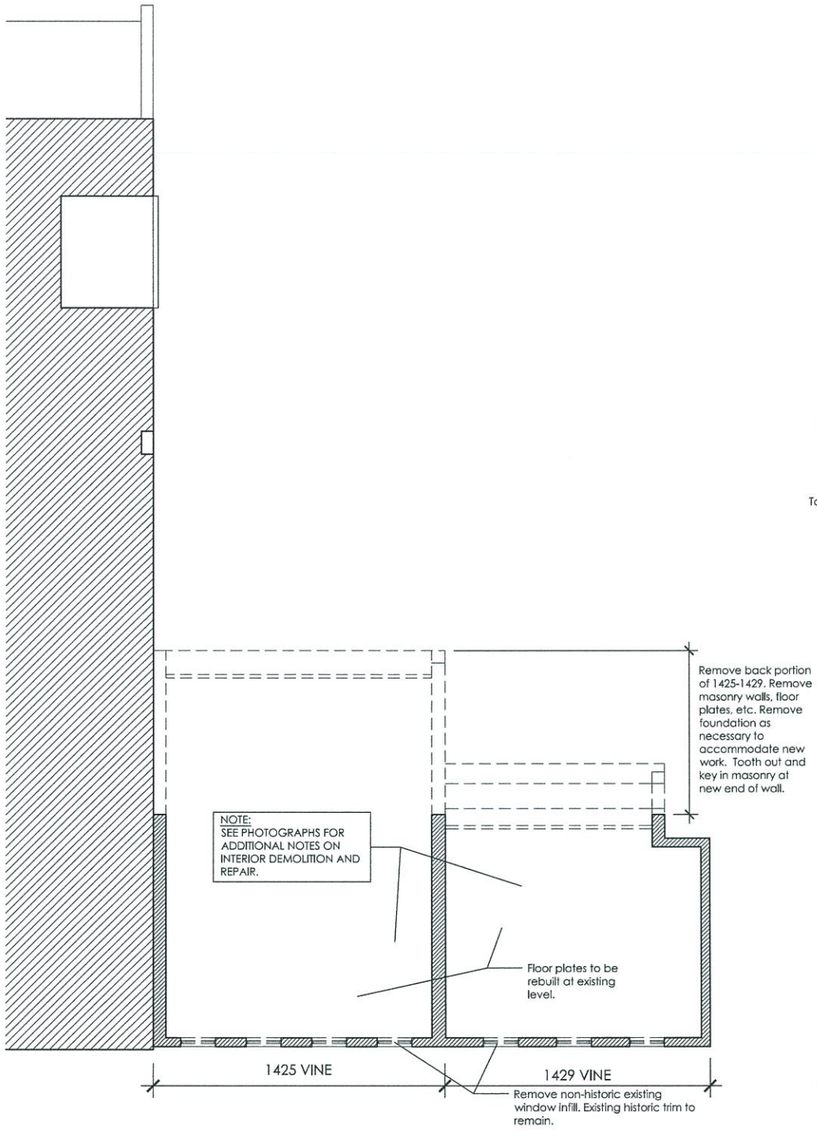
15th & VINE STREET DEVELOPMENT PROJECT

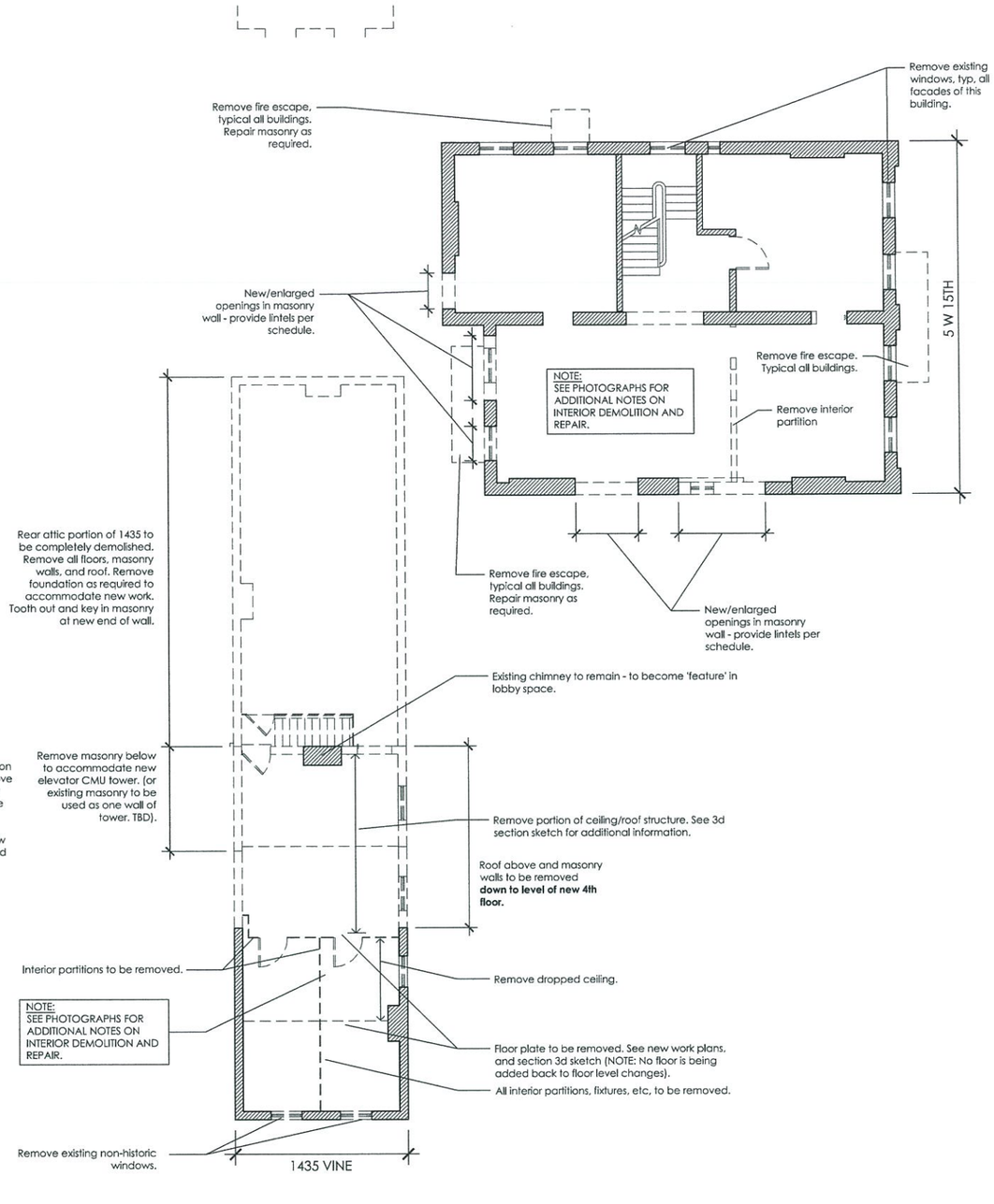
Over the Rhine
Cincinnati, OH 45202

CITYSTUDIOS ARCHITECTURE

A2.3

11/13/2015





A2.4 Fourth Floor Demo Plan
1/8"=1'-0"

N

15th & VINE STREET DEVELOPMENT PROJECT

Over the Rhine
Cincinnati, OH 45202

KLH ENGINEERS

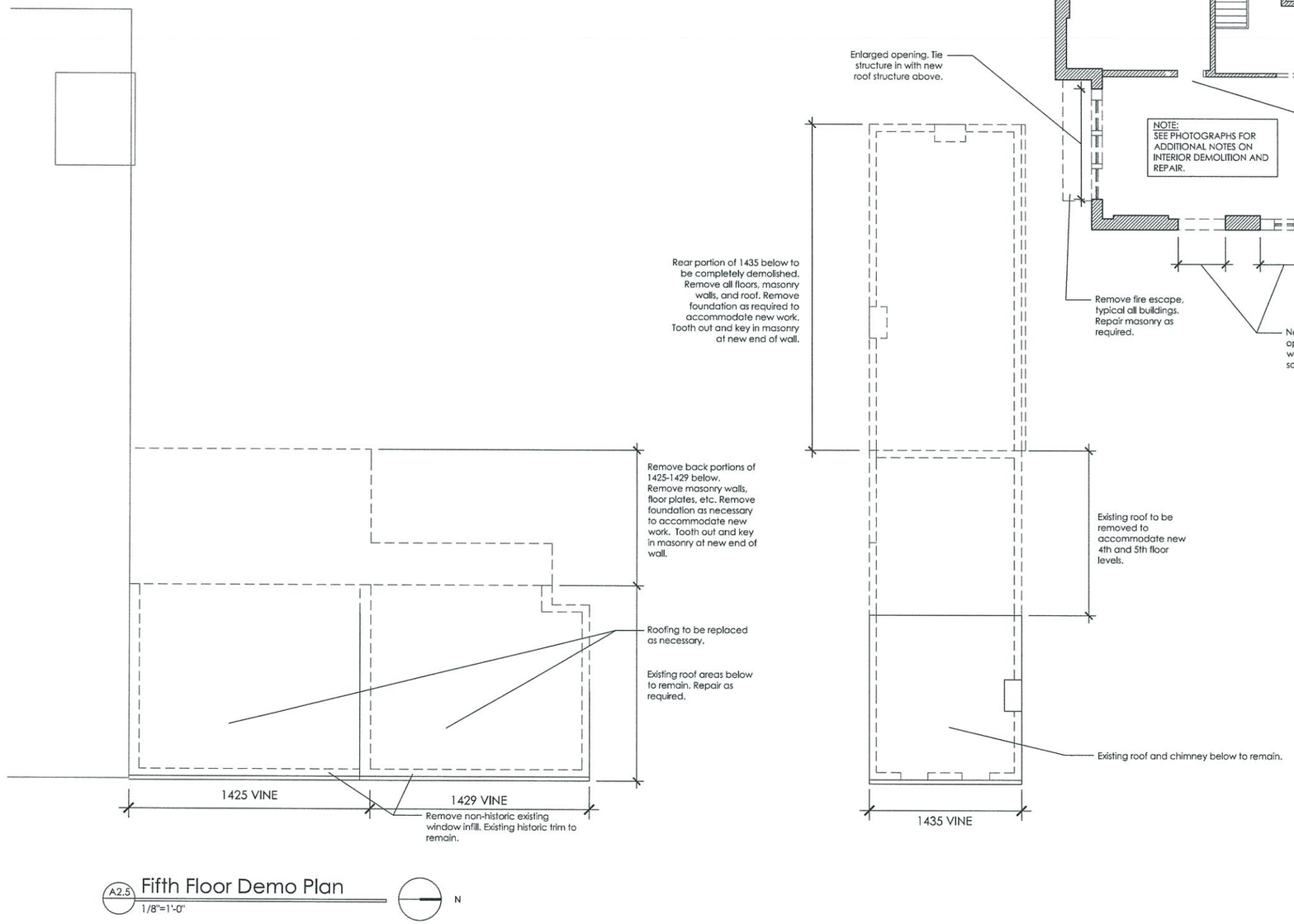
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CITYSTUDIOS ARCHITECTURE

3CDC

A2.4

11/13/2015



A2.5 Fifth Floor Demo Plan
1/8"=1'-0"

N

15th & VINE STREET
DEVELOPMENT PROJECT

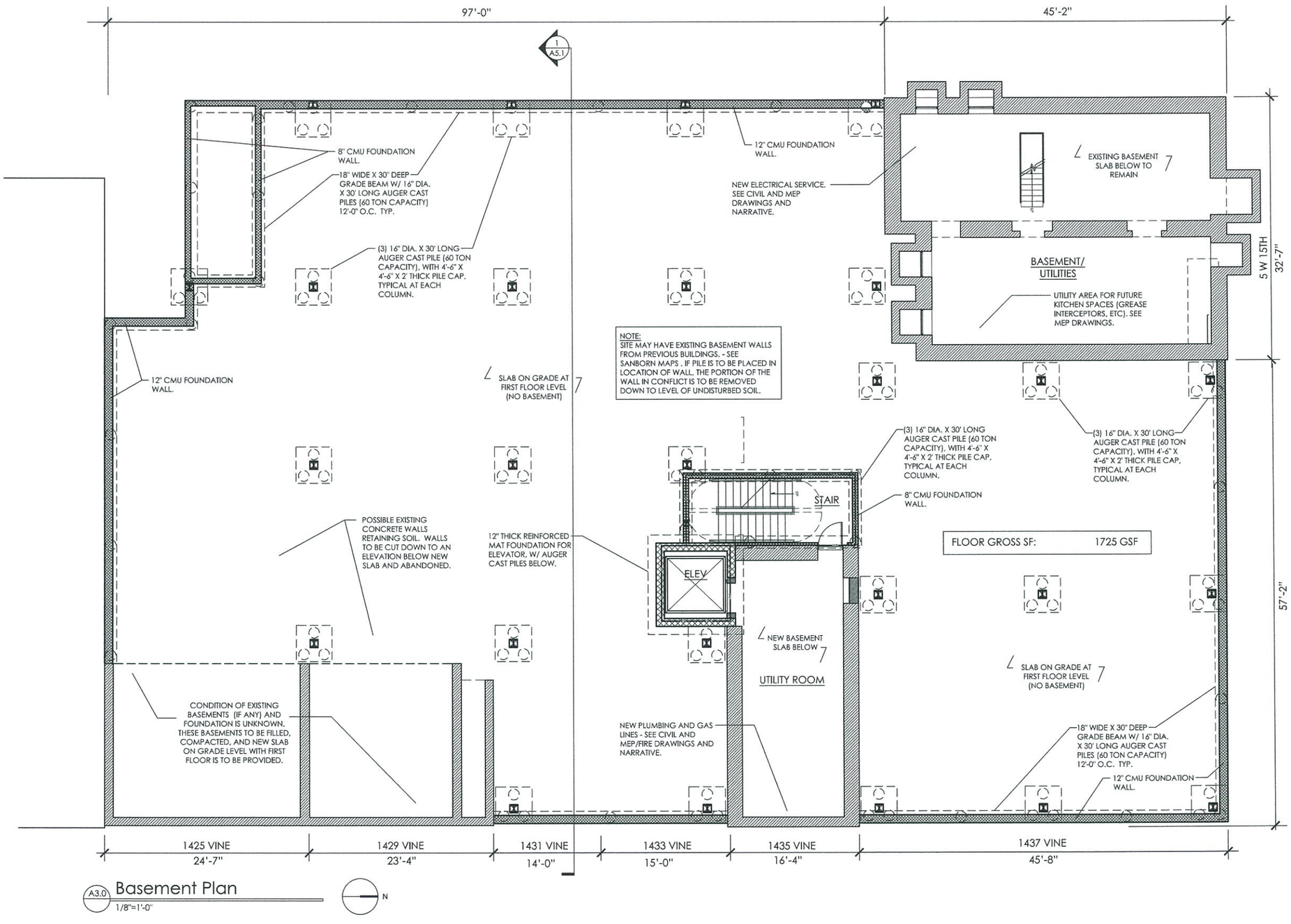
Over the Rhine
Cincinnati, OH 45202

CITYSTUDIOS ARCHITECTURE

3CDC

A2.5

11/13/2015



A3.0 Basement Plan

1/8"=1'-0"

N

15th & VINE STREET DEVELOPMENT PROJECT

Over the Rhine
Cincinnati, OH 45202

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CITYSTUDIOS ARCHITECTURE

3CDC

A3.0

11/13/2015

97'-0"

45'-2"

For openings in new wall and cladding see exterior elevations - typical all new work floor plans.

1 A5.1

PARVIS ALLEY

UP

TRASH AREA

VERTICAL SHAFT #1

POTENTIAL FUTURE BATHROOM AREA - PROVIDE STUBS FOR PLUMBING/POWER, ETC.

VERTICAL SHAFT #2

POTENTIAL FUTURE BATHROOM AREA - PROVIDE STUBS FOR PLUMBING/POWER, ETC.

AREA OF SLAB TO BE POURED AT TENANT BUILD-OUT

VERTICAL SHAFT #3

New wood floor on existing structure (pending structural evaluation)

5 W 15TH

32'-7"

VERTICAL SHAFT #4

For openings in new wall and cladding see exterior elevations - typical all new work floor plans.

STAIR

TENANT SPACE #1

TENANT SPACE #1

TENANT SPACE #3

ELEV

LOBBY/ RECEPTION

New slab on grade

New slab on grade

New slab on grade

New slab on grade over top of new compacted fill.

New slab on grade over top of new compacted fill.

For openings in new wall and cladding see exterior elevations - typical all new work floor plans.

New wood floor on new floor framing (lowered).

OPEN TO ABOVE

For openings in new wall and cladding see exterior elevations - typical all new work floor plans.

PROVIDE 1 HR FIRE RATED ACOUSTIC FLOOR/CEILING ASSEMBLY ABOVE

57'-2"

PATIO AREA

21'-1"

10'-2"

1425 VINE 24'-7"

1429 VINE 23'-4"

1431 VINE 14'-0"

1433 VINE 15'-0"

1435 VINE 16'-4"

1437 VINE 45'-8"

PROVIDE 1 HR FIRE RATED ACOUSTIC FLOOR/CEILING ASSEMBLY ABOVE

15TH STREET

VINE STREET

A3.1 First Floor Plan

1/8"=1'-0"

N

KLH ENGINEERS

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15th & VINE STREET DEVELOPMENT PROJECT

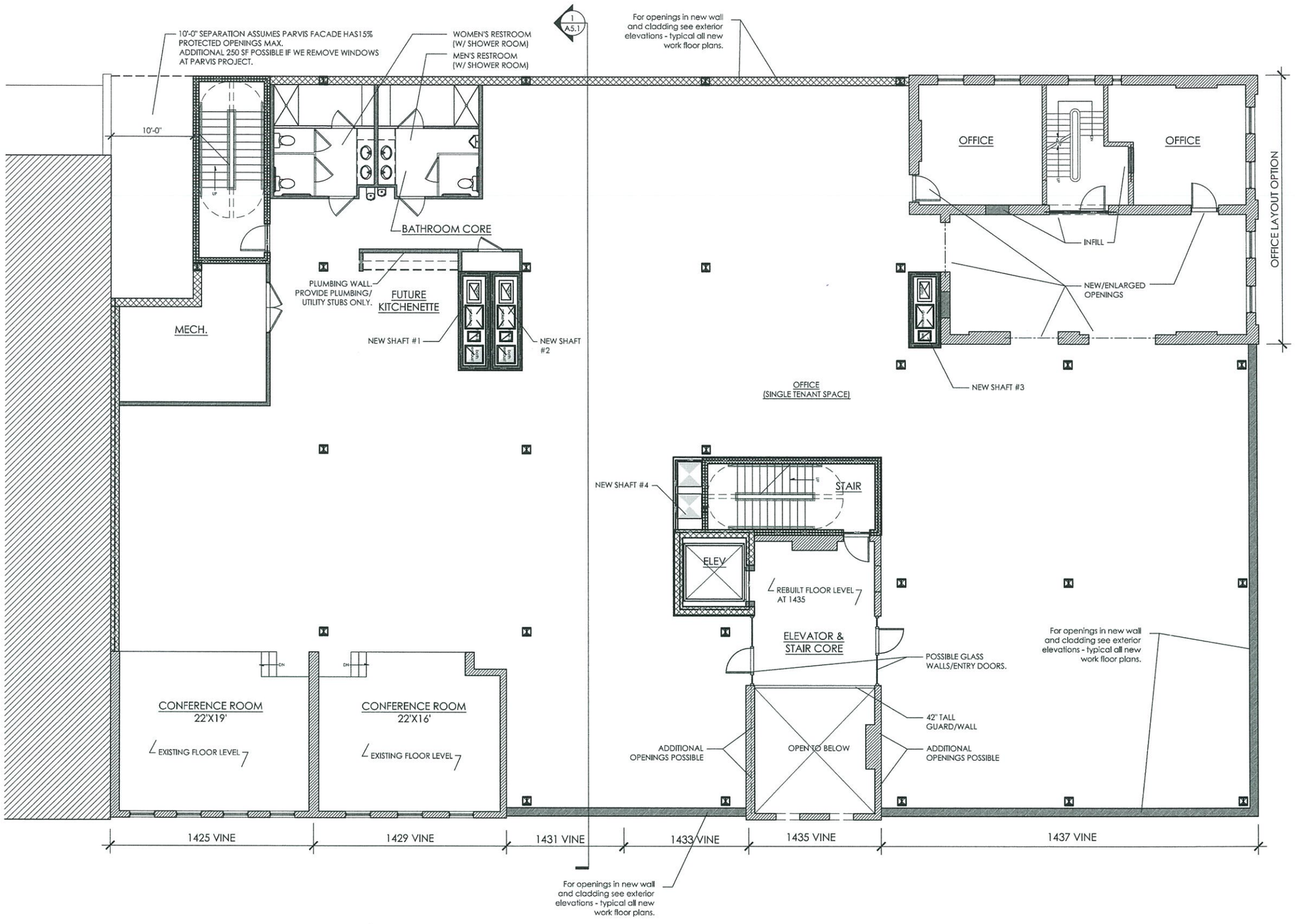
Over the Rhine
Cincinnati, OH 45202

CITYSTUDIOS ARCHITECTURE

3CDC

A3.1

11/13/2015



A3.2 Second Floor Plan

1/8"=1'-0"

N

15th & VINE STREET DEVELOPMENT PROJECT

Over the Rhine
Cincinnati, OH 45202

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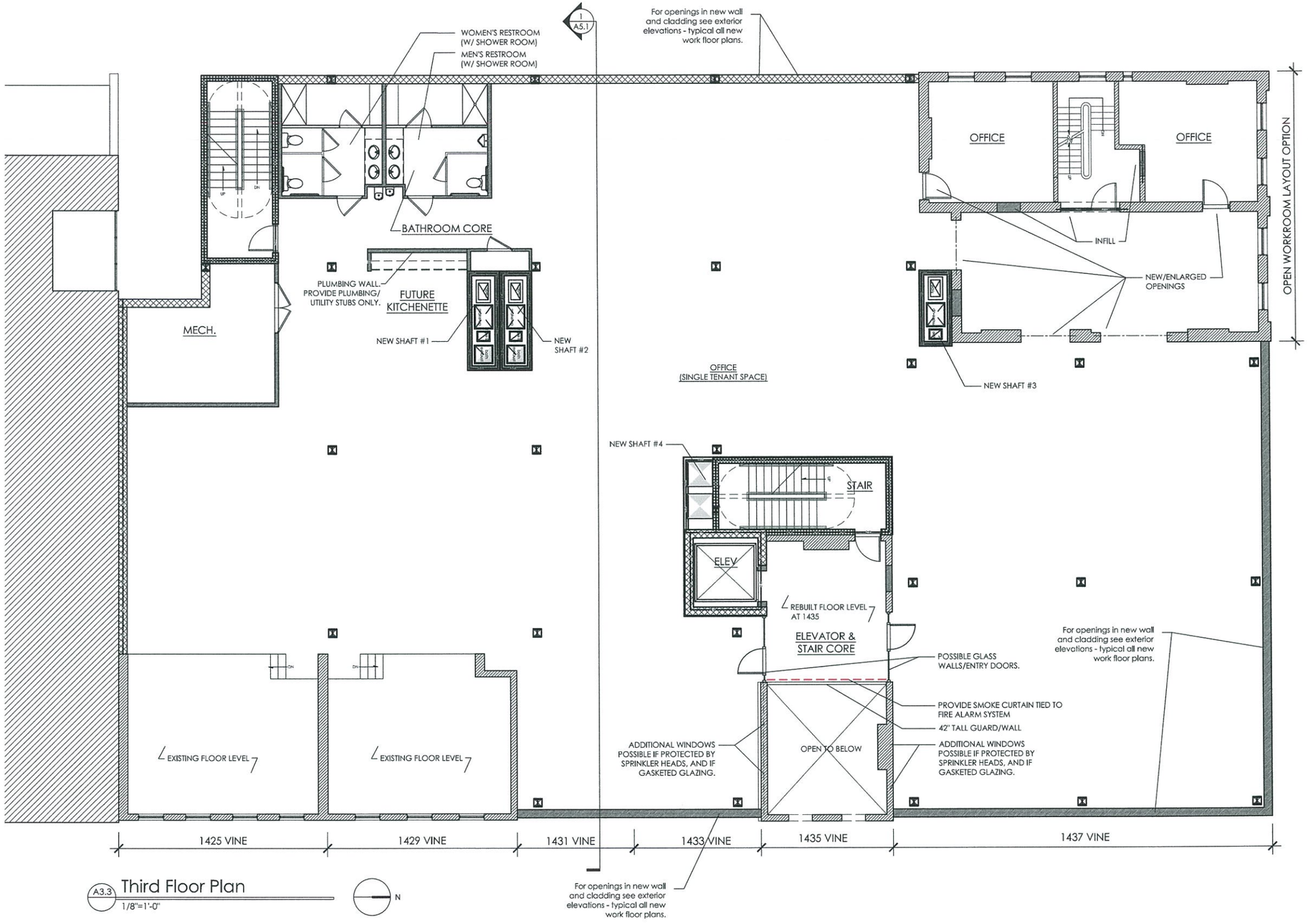
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CITYSTUDIOS ARCHITECTURE

3CDC

A3.2

11/13/2015



A3.3 Third Floor Plan

1/8"=1'-0"

15th & VINE STREET DEVELOPMENT PROJECT

Over the Rhine
Cincinnati, OH 45202

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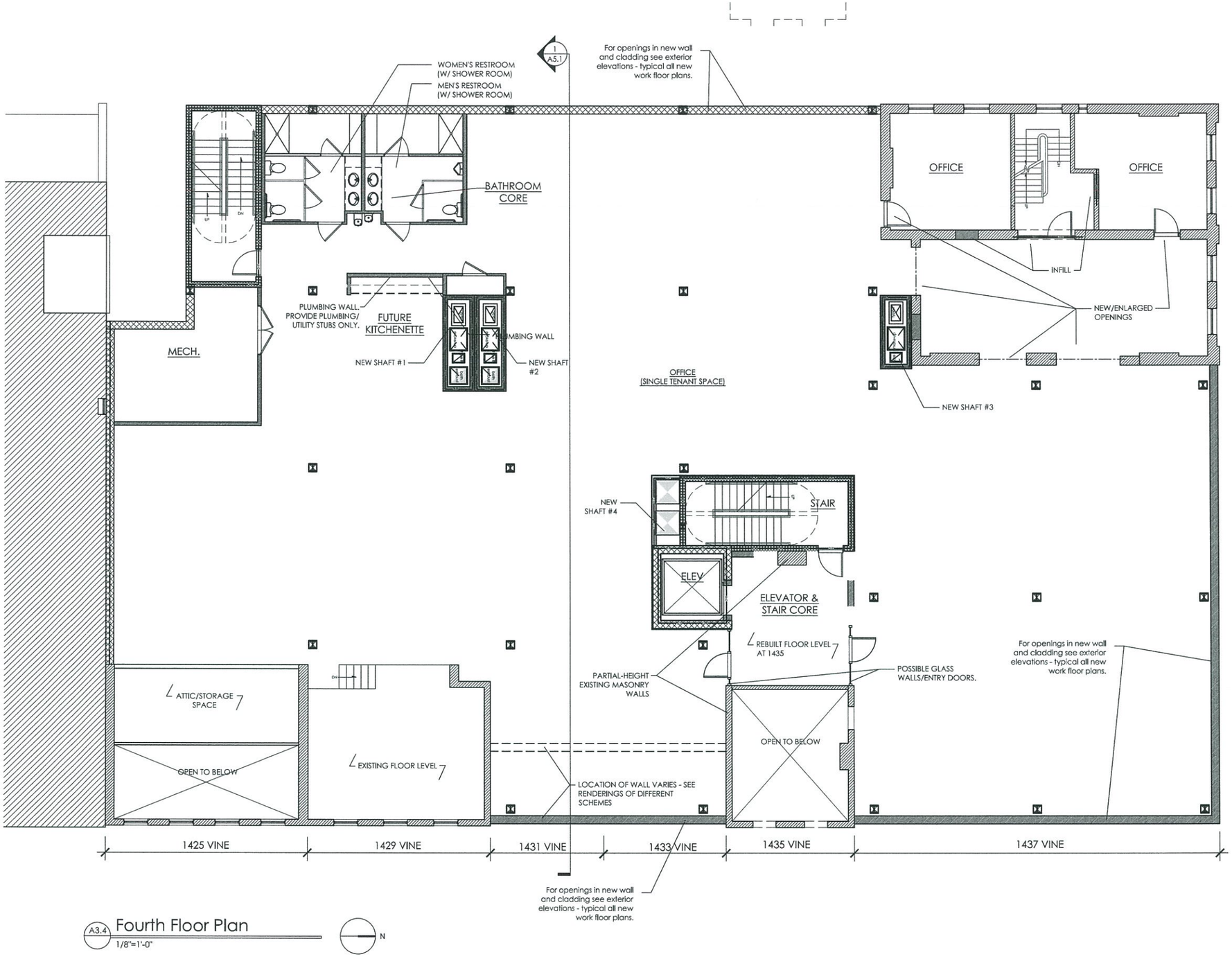
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CITYSTUDIOS ARCHITECTURE

3CDC

A3.3

11/13/2015



A3.4 Fourth Floor Plan

1/8"=1'-0"

N

15th & VINE STREET
DEVELOPMENT PROJECT

Over the Rhine
Cincinnati, OH 45202

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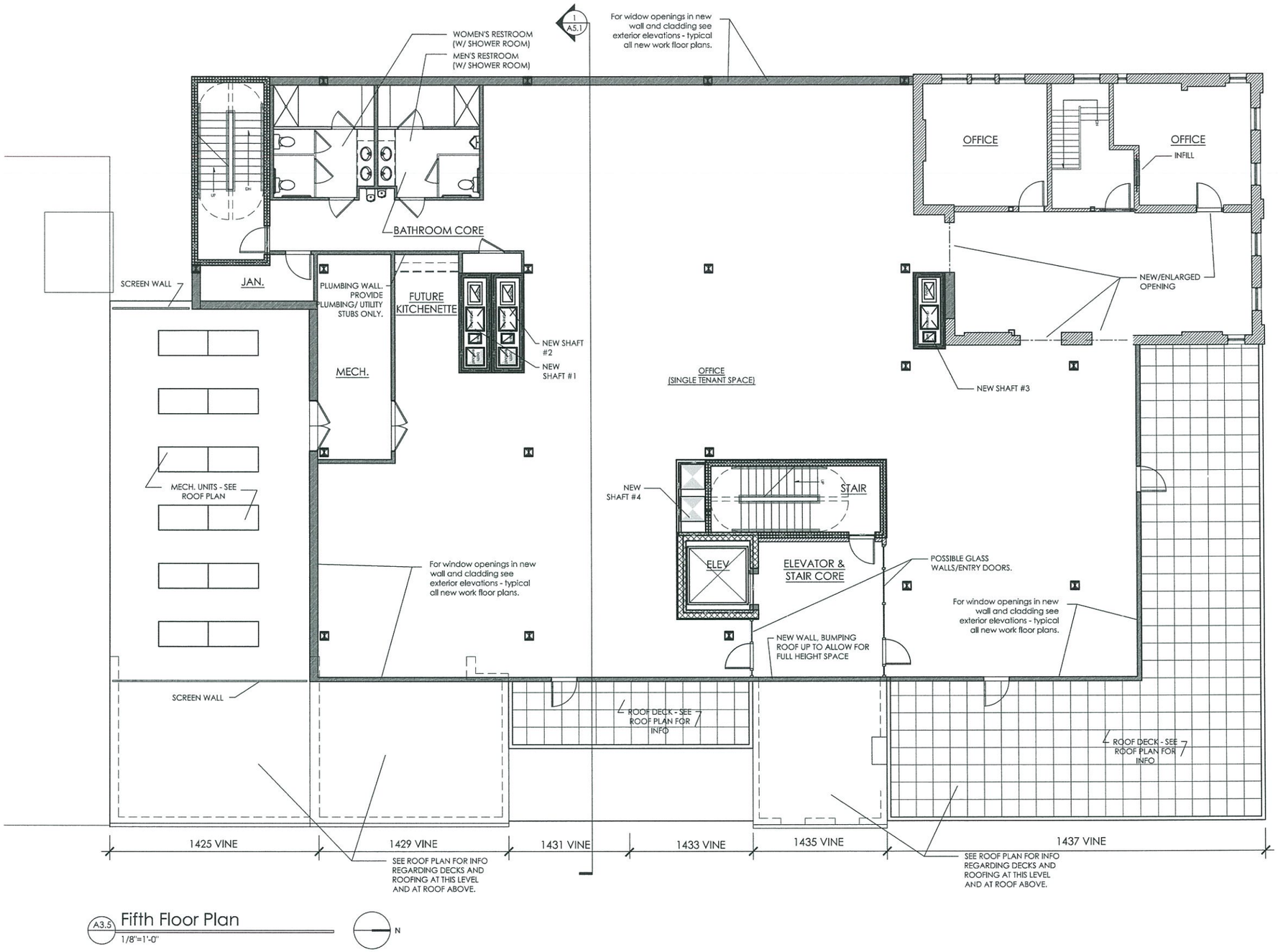
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CITYSTUDIOS ARCHITECTURE

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A3.4

11/13/2015



A3.5 Fifth Floor Plan
1/8"=1'-0"

N

15th & VINE STREET DEVELOPMENT PROJECT

Over the Rhine
Cincinnati, OH 45202

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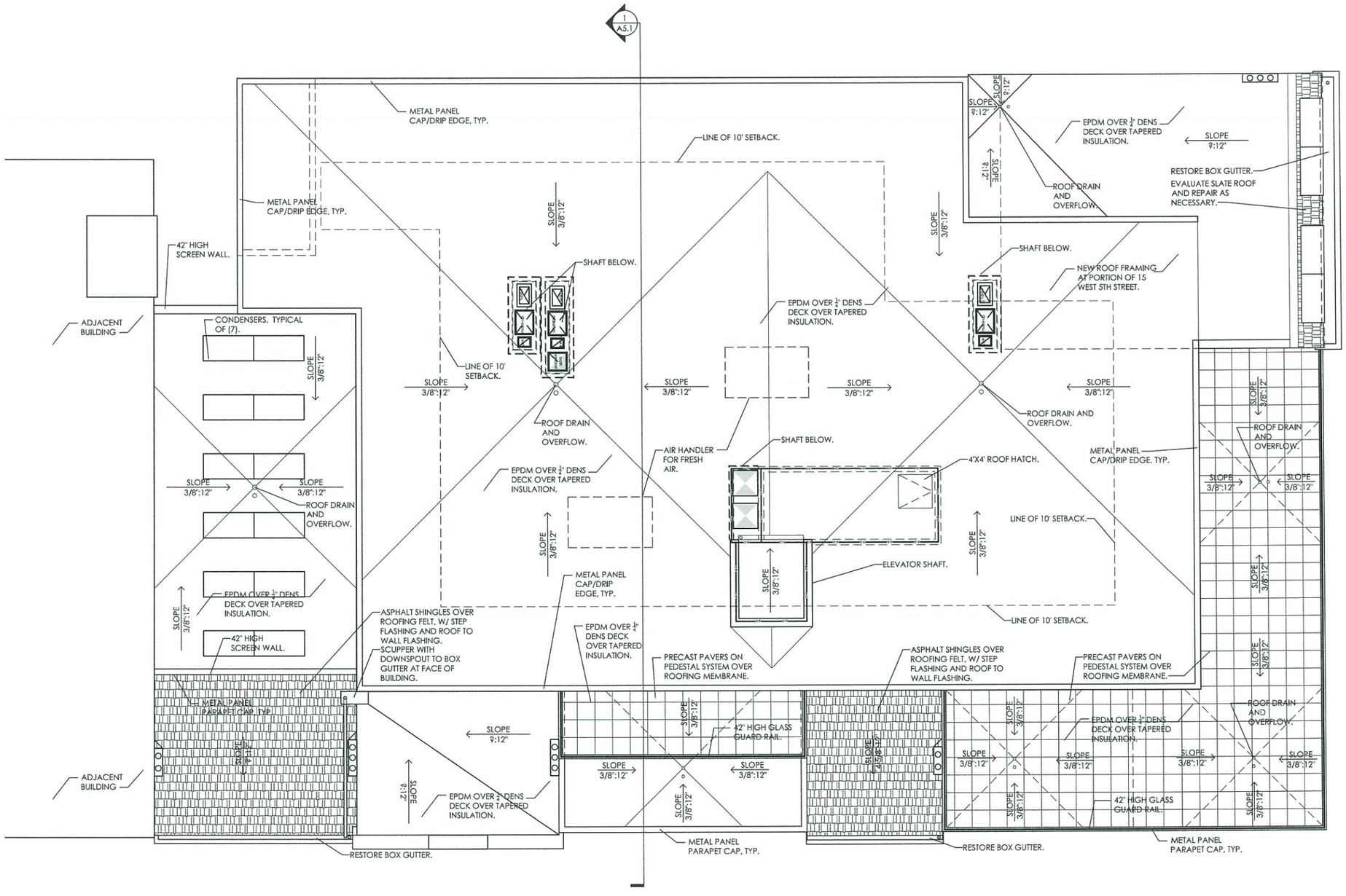
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CITYSTUDIOS ARCHITECTURE

3CDC

A3.5

11/13/2015



A3.6 ROOF PLAN
3/32"=1'-0"

N

15th & VINE STREET
DEVELOPMENT PROJECT

Over the Rhine
Cincinnati, OH 45202

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CITYSTUDIOS ARCHITECTURE

3CDC

A3.6

11/13/2015



1 A4.0 EAST ELEVATION
3/32" = 1'-0"



2 A4.0 NORTH ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SCHEDULE	
A	EXISTING BRICK - PAINTED
B	RESTORED CORNICE - PAINTED
C	NEW CORNICE PAINTED
D	TERRA COTTA RAIN-SCREEN PANELS ON ADJUSTABLE GIRT SYSTEM.
E	CEMENT FIBER PANEL SYSTEM - BLOCK SERIES
F	RESTORED STONE SILL/LINTEL - PAINTED
G	RESTORED CAST IRON STOREFRONT - PAINTED
H	RESTORED STONE STOREFRONT- PAINTED
I	METAL PANEL- PRE-FINISHED
J	MARVIN ULTIMATE DOUBLE HUNG (ALUMINUM CLAD WOOD)
K	KAWNEER CURTAIN WALL (SERIES T.B.D.)
L	QUAKER ALUMINUM DOUBLE HUNG (SERIES T.B.D.)
M	GLASS GUARDRAIL (42" HIGH)
N	METAL PANEL CORNICE - PRE-FINISHED
O	METAL PANEL CORNICE AND PARAPET - PRE-FINISHED
P	KAWNEER ALUMINUM STOREFRONT
Q	MARVIN STOREFRONT ENTRY (ALUMINUM CLAD WOOD)

KLH ENGINEERS

bayer becker

15th & VINE STREET
DEVELOPMENT PROJECT

Over the Rhine
Cincinnati, OH 45202

CITYSTUDIOS ARCHITECTURE

3CDC

A4.0

11/13/2015



1 A4.1 WEST ELEVATION

3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SCHEDULE	
A	EXISTING BRICK - PAINTED
B	RESTORED CORNICE - PAINTED
C	NEW CORNICE PAINTED
D	TERRA COTTA RAIN-SCREEN PANELS ON ADJUSTABLE GIRT SYSTEM.
E	CEMENT FIBER PANEL SYSTEM - BLOCK SERIES
F	RESTORED STONE SILL/LINTEL - PAINTED
G	RESTORED CAST IRON STOREFRONT - PAINTED
H	RESTORED STONE STOREFRONT- PAINTED
I	METAL PANEL- PRE-FINISHED
J	MARVIN ULTIMATE DOUBLE HUNG (ALUMINUM CLAD WOOD)
K	KAWNEER CURTAIN WALL (SERIES T.B.D.)
L	QUAKER ALUMINUM DOUBLE HUNG (SERIES T.B.D.)
M	GLASS GUARDRAIL (42" HIGH)
N	METAL PANEL CORNICE - PRE-FINISHED
O	METAL PANEL CORNICE AND PARAPET - PRE-FINISHED
P	KAWNEER ALUMINUM STOREFRONT
Q	MARVIN STOREFRONT ENTRY (ALUMINUM CLAD WOOD)

KLH ENGINEERS

bayer becker

15th & VINE STREET
DEVELOPMENT PROJECT

Over the Rhine
Cincinnati, OH 45202

CITYSTUDIOS
ARCHITECTURE

3CDC

A4.1

11/13/2015

ITEM 5 December 21, 2015

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

APPLICATION #:	
APPLICANT:	Mike Dooley, Bayer Becker representing the owner
OWNER:	OTR Holdings Inc.
ADDRESS:	**1539 and 1541 Republic Street, Cincinnati OH 45202**
PARCELS:	081-0004-0019-00, 081-0004-0018-00
ZONING:	Residential Multi-Family District (RM-1.2)
OVERLAYS:	Over the Rhine Historic District
COMMUNITY:	Over the Rhine
REPORT DATE:	December 8, 2015
PRE HEARING:	Prehearing on December 15, 2015 at 10:30 AM
STAFF REVIEW:	Angie Strunc, Interim Urban Conservator

Nature of Request:
The applicant is requesting zoning relief for a special exemption and certificate of appropriateness required for painting an existing asphalt lot for parking spaces and enclosing the parking lot with metal fencing and gates and partial landscaping. The use is accessory to the adjacent 1537 Republic Street residential building.

Existing Conditions:
The subject property is located in the southwest corner of Liberty Street and Republic Street. It is used as a parking lot currently with an access driveway onto Republic Street. There is no defined driveway onto Goose Alley to the west.

Proposed Conditions:
The applicant is requesting to paint the existing asphalt lot to provide five (5) parking spaces for the adjacent property at 1537 Republic Street, enclose the lot with a six (6) foot tall metal picket fence with two access gates, install landscaping around the perimeter and remove and replace the existing concrete along Goose Alley for a new driveway and curb cut for vehicular access. Landscaping is both on the subject property and in the public right of way which also requires DOTE permission.

Previous Reviews:
N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential Multi-Family Districts		
Variance Request:	Section 1425-15 (b)	Location of Parking		
	Section 1425-27	Parking Lot Screening		
	Section 1425-29	Parking Lot Landscaping		
Variance Authority:	Section 1445-07	HCB authority:	Section 1435-05-4	

Variance Standard: Section 1445-13 General Standards: Public Interest
Section 1445-19 Standards for Special Exceptions
Overlays: N/A
Historic District/Reg: Over the Rhine Historic District
COA Standard: Section 1435-09-2 Certificate of Appropriateness; Standard of Review

Details of Zoning Relief Required:
The applicant and/or owner(s) are requesting a Special Exception to paint parking spaces, enclose with a fence and gates and landscape and existing paved lot.

- The project is in violation of the **Section 1425-15 (b) Locating of Parking – Corner Lots** of Cincinnati Zoning Code.
- The Code requires that parking spaces be located on the interior side or rear yards and at least 10 feet from the lot line when the parking is in the SF and RM Districts. The applicant is proposing a parking lot that will be used as an accessory lot for the abutting building however the parking will be located at the corner of Republic Street and Liberty Street with ingress and egress from both Republic Street and Goose Alley. **A Special Exception is required.**
- The project is in violation of the **Section 1425-27 Parking Lot Screening** of the Cincinnati Zoning Code.
- The Code requires that a screen fence or solid wall for parking areas of four or more vehicles which adjoin or face any other premises, either abutting or directly opposite across-the-street, situated in any Residential or Parks and Recreation District. The fence or wall must be at least 4 feet and a maximum of 6 feet in height. The applicants proposed fence does not screen as it is open vertical pickets. **A Special Exception is required.**
- The project is in violation of the **Section 1425-29 Parking Lot Landscaping** of Cincinnati Zoning Code.
- The Code requires a perimeter landscape area of *at least 3 feet in width around the parking lot.* The subject lot does include landscaping on Goose Alley and Republic Street but due to the small size, is unable to provide landscaping along Liberty Street without the loss of parking. **A Special Exception is required.**

Zoning Analysis:
Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest.

a **Zoning**. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.

The underlying zoning is RM-1.2 and the use is allowable as an accessory to the existing adjacent building.

b **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

The use is consistent with the zoning guidelines with the exception of corner lot location, screening and landscaping.

c **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

This is not applicable.

d **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.

This is not applicable.

e **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

Buffering is not applicable as an accessory use.

f **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

Landscape is provided on two of three sides on the subject property. The applicant can landscape the remaining Liberty Street frontage with a 3-foot buffer on public property via a Revocable street Privilege from DOTE.

g **Hours of Operation.** Operating hours are compatible with adjacent land uses.

This is not applicable.

(h) **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.

The proposed use will not have an adverse impact on the neighborhood.

(i) **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.

There are no proposed amendments under consideration that would impact this proposed project.

(j) **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

There are no adverse impacts anticipated.

(k) **Blight.** The elimination or avoidance of blight.

This is not applicable.

(l) **Economic Benefits.** The promotion of the Cincinnati economy.

This is not applicable.

(m) **Job Creation.** The creation of jobs both permanently and during construction.

This is not applicable.

(n) **Tax Valuation.** Any increase in the real property tax duplicate.

This is not applicable.

(o) **Private Benefits.** The economic and other private benefits to the owner or applicant.

The owner has a benefit in ability to provide parking to the adjacent structure.

(p) **Public Benefits.** The public peace, health, safety or general welfare.

There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Standards for Special Exception per Section 1435-05-4

(a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or

The proposed parking lot does not adversely affect the historic architecture or aesthetic integrity of the district.

(b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

Parking is at a premium in Over the Rhine and the ability for an owner to provide off street parking on an existing paved lot increases the economic viability of the primary structure.

Certificate of Appropriateness Review:

Staff feels the proposed variance requests for a parking lot in a corner location, screening, and landscaping are generally appropriate to the district. This is a small lot in a dense urban environment where the principle adjacent use can gain off street parking for its residents. The tightness of the lot does not allow for landscaping on the Liberty Street side but the applicant is proposing to provide that landscaping on the existing wide sidewalk. The proposed fence is a black vertical picket fence with exists in multiple parking lot locations in Over the Rhine. Examples of such are at parking lots on Vine Street at Central Parkway, between 12th and 15th, 13th and Jackson and 13th St. and Republic.

Other Considerations:

Prehearing Results:

December 15, 2015 – No one was 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. **Special Exception:**

1. **APPROVE** the requested variance as per Section 1425-15 Location of Parking, Parking Lot Screening and Parking Lot Landscaping outlined for 1539 and 1541 Republic Street to allow:

   A five space parking lot with fence, gates and proposed landscaping with the following condition:

   (a) That the applicant gets any required approval from the Department of Transportation and Engineering for the additional curb cut on Goose Alley and landscaping in the public right of way along the Liberty Street sidewalk.

   (b) The proposed parking lot parcel shall be consolidated with the adjacent property (principle use) at 1537 Republic Street.

   (c) That the proposed landscaping plan be installed and maintained.

2. **FINDING:** The Board makes this determination that per Section 1435-05-4:

   (a) Such relief from 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

B. **Certificate of Appropriateness:**

1. **APPROVE** a Certificate of Appropriateness for the parking lot location, fence and proposed landscaping per drawings submitted by the applicant dated 9/23/2015 and amended 11/24/2015 with the following condition:

   (a) That the applicant remove the remaining small strip of existing asphalt that will be between the proposed landscaping and the existing concrete sidewalk on Liberty Street. New concrete sidewalk should be placed between the existing back of walk and the proposed landscaping to meet DOTE requirements.

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.

The Buildings & Inspections Department
Notes for Zoning Hearing Projects

city of CINCINNATI
BUILDINGS & INSPECTIONS

SITE LOCATION:

- 1539 and 1541 Republic Street **(ZH20150150)**
- Zoned RM-1.2 District/ Historic Overlay District
- Community of Over-The-Rhine

REQUEST:

The applicant and/or owner(s) are requesting a dimensional variance to install a 6-foot decorative metal fence on three sides of the lot. The parking will be accessory to the existing adjacent building. The project is in violation of the **Section 1425-15, Section 1425-27 and Section 1425-29** of the City of Cincinnati Zoning Code and approval is needed from **Section 1445-07.**

- Per Section 1425-15(b) Location of Parking – Corner Lots: The Code requires that parking spaces be located on the interior side or rear yards and at least 10 feet from the lot line when the parking is in the SF and RM Districts. The applicant is proposing a parking lot that will be used as an accessory lot for the abutting building however the parking will be located at the corner of Republic Street and Liberty Street with ingress and egress from Goose Alley. **A Special Exception is required.**
- Per Section 1425-27 Parking Lot Screening: The Code requires that a screen fence or solid wall for parking areas of four or more vehicles which adjoin or face any other premises, either abutting or directly opposite across-the-street, situated in any Residential or Parks and Recreation District. *The fence or wall must be at least 4 feet and a maximum of 6 feet in height.* The applicant proposed fence does not appear to be screened. **A Special Exception is required.**
- Per Section 1425-29 Parking Lot Landscaping: The Code requires a perimeter landscape area of at *least 3 feet in width around the parking lot.* The subject lot does not include a perimeter landscape area along Liberty Street and Republic Street. **A Special Exception is required.**

Note: *The proposed parking lot parcel should be consolidated with the principle use.*

By: RDR/November 19, 2015

The Buildings & Inspections Department
Notes for Zoning Hearing Projects

city of CINCINNATI
BUILDINGS & INSPECTIONS

SITE LOCATION:

- 1539 and 1541 Republic Street **(ZH20150150)**
- Zoned RM-1.2 District/ Historic Overlay District
- Community of Over-The-Rhine

REQUEST:

The applicant and/or owner(s) are requesting a dimensional variance to install a 6-foot decorative metal fence on three sides of the lot. The parking will be accessory to the existing adjacent building. The project is in violation of the **Section 1425-27 and Section 1425-29** of the City of Cincinnati Zoning Code and approval is needed from **Section 1445-07.**

- Per Section 1425-27 Parking Lot Screening: The Code requires that a screen fence or solid wall for parking areas of four or more vehicles which adjoin or face any other premises, either abutting or directly opposite across-the-street, situated in any Residential or Parks and Recreation District. The fence or wall must be at least 4 feet and a maximum of 6 feet in height. The applicant proposed fence does not appear to be screened. **A Special Exception is required.**

- Per Section 1425-29 Parking Lot Landscaping: The Code requires a perimeter landscape area of at least 3 feet in width around the parking lot. The subject lot does not include a perimeter landscape area along Liberty Street and Republic Street. **A Special Exception is required.**

Note: *The proposed parking lot parcel should be consolidated with the principle use.*

By: RDR/November 10, 2015

city of CINCINNATI

FOR OFFICE USE ONLY
Case No. ZH20150150
OTR

APPLICATION FOR ZONING RELIEF

1. SUBJECT PROPERTY
ADDRESS 1539 and 1541 Republic Street
AUDITOR'S PARCEL ID(S) 081-0004-0018 ; 081-0004-0019
BASE ZONING CLASSIFICATION RM-1.2
ZONING OVERLAY (if applicable) Historic

2. APPLICANT
NAME OTR Holdings Inc. CONTACT PERSON (if legal entity) DJ Bair
ADDRESS 1203 Walnut Street, Cincinnati, OH 45202
EMAIL dj@bairproperty.com
TELEPHONE (513) 479-2531 RELATIONSHIP TO OWNER

3. OWNER
NAME OTR Holdings Inc. CONTACT PERSON (if legal entity) DJ Bair
ADDRESS 1203 Walnut Street, Cincinnati, OH 45202
EMAIL dj@bairproperty.com
TELEPHONE (513) 479-2531

4. NATURE OF RELIEF REQUESTED (select all that apply)
■ Variance □ Use Variance ■ Special Exception □ Conditional Use □ Use Permit
□ Expansion or Substitution of Nonconforming Use □ Hillside Overlay District Permission
□ Urban Design Overlay District Permission □ DD District Phased Development Approval

5. BRIEF DESCRIPTION OF RELIEF REQUESTED (You may attach a statement to this application if the space provided is insufficient)

A dimensional variance is requested that a six (6) foot fence be permitted for the attached, proposed parking lot per 1425-27. A special exception is requested for section 1425-15 part b, which states parking spaces may not be closer than 10' to the street property line on corner lots. Another special exception is requested for section 1425-29 requiring a three (3) foot perimeter landscape area.

6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED. You must provide a written statement explaining how your project meets the standards for all relief requested. Separate instruction forms for preparing this statement are provided. If you fail to follow the instructions for requesting a variance, use variance, special exception, conditional use, use permit, certificate of appropriateness, expansion or substitution of nonconforming use, hillside overlay district permission, urban design overlay district permission, and/or DD district phased development approval, your application may be denied.

7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name David (DJ) Bair Jr Signature [signature] Date 2/19/15

bayer becker

Where Creativity Meets Functionality

Civil Engineers | Transportation Engineers | Landscape Architects | Planners | Land Surveyors

September 23, 2015

Based on the standards outlined in Cincinnati Municipal Code 1445-13, it is our belief that this project is in the public interest. The proposed work conforms to all stipulations set forth by the underlying zoning district. The proposed parcel use is a parking lot to solely serve the adjacent residential property. As the demand for on-street parking increases due to development in the immediate area, providing safe and secure parking for the residents would alleviate additional demand and would additionally reduce vehicular congestion. The facility will not cause any overload to adjacent streets or impair the current state of circulation. There will also be no adverse impact to adjacent properties. The site will be surrounded by a decorative six foot, metal fence on three sides and will use the existing adjoining building as a buffer on the other. This project is also consistent with land uses in the immediate surrounding area. It can be seen in multiple cases in the neighborhood, such as the corner of Liberty Street and Elm Street, where zoning has permitted a corner lot to be used as a parking facility. It should also be noted that the parcel is currently a vacant lot and provides no real benefit to the public in its current state. In developing the lot, the owner will be removing a blighted parcel from the area and repurposing it for the benefit of the private owner as well as the increase in the value of the property.

6900 Tylersville Road, Suite A
Mason, OH 45040
513-336-6600

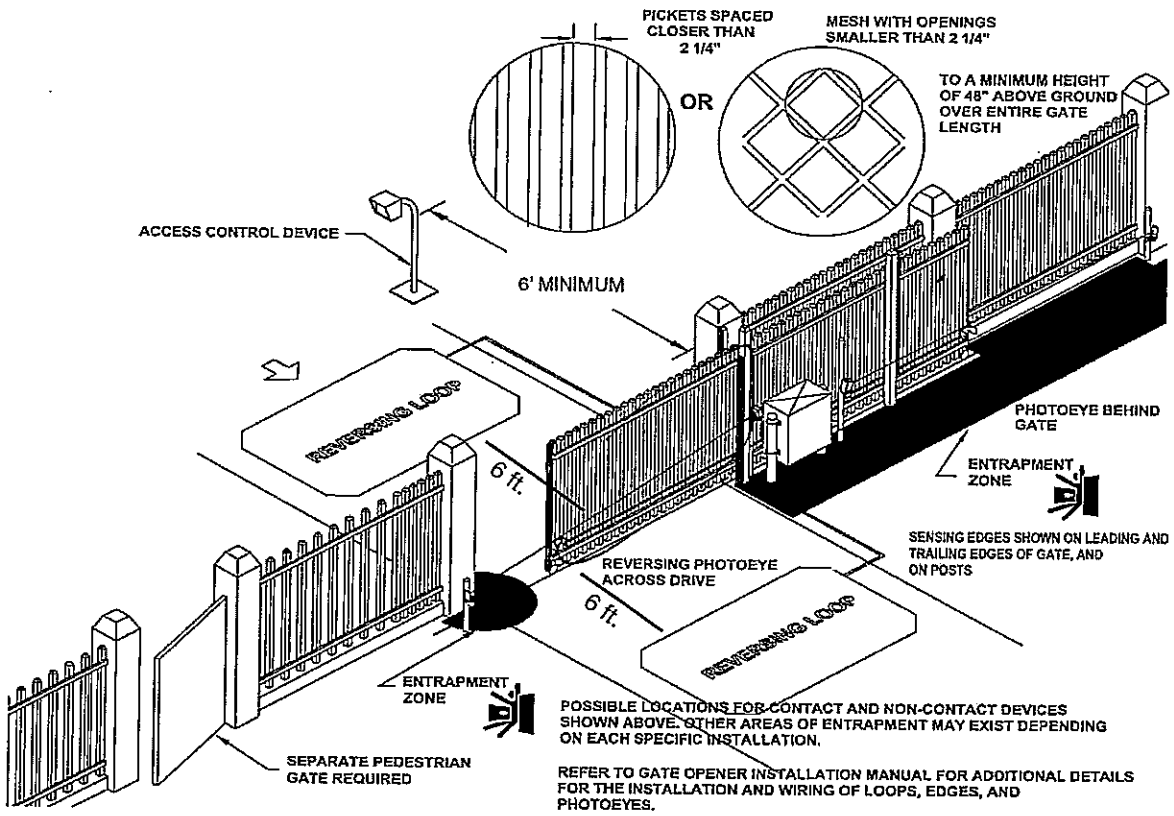
318 South College Avenue
Oxford, OH 45056
513-523-4270

1404 Race Street, Suite 204
Cincinnati, OH 45202
513-834-6151

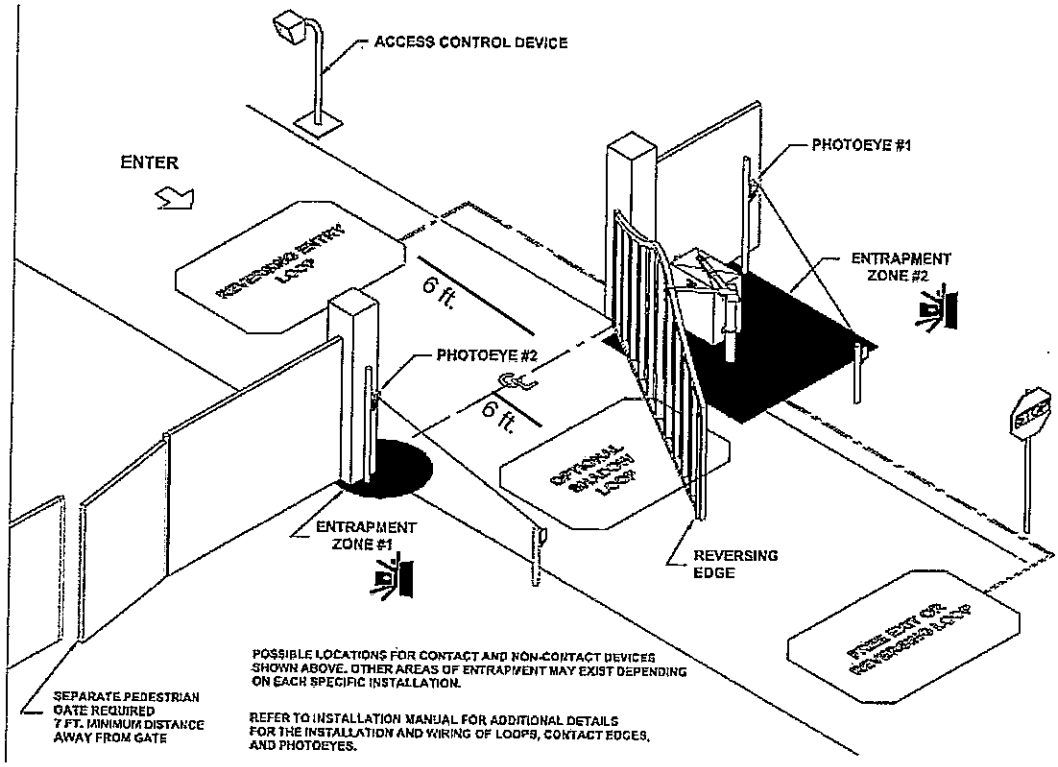
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All information contained is confidential and is not for public distribution. - Specifications, pricing, and availability subject to change without notice.



September 23, 2015

Based on the standards outlined in Cincinnati Municipal Code 1445-13, it is our belief that this project is in the public interest. The proposed work conforms to all stipulations set forth by the underlying zoning district. The proposed parcel use is a parking lot to solely serve the adjacent residential property. As the demand for on-street parking increases due to development in the immediate area, providing safe and secure parking for the residents would alleviate additional demand and would additionally reduce vehicular congestion. The facility will not cause any overload to adjacent streets or impair the current state of circulation. There will also be no adverse impact to adjacent properties. The site will be surrounded by a decorative six foot, metal fence on three sides and will use the existing adjoining building as a buffer on the other. This project is also consistent with land uses in the immediate surrounding area. It can be seen in multiple cases in the neighborhood, such as the corner of Liberty Street and Elm Street, where zoning has permitted a corner lot to be used as a parking facility. It should also be noted that the parcel is currently a vacant lot and provides no real benefit to the public in its current state. In developing the lot, the owner will be removing a blighted parcel from the area and repurposing it for the benefit of the private owner as well as the increase in the value of the property.

(PUBLIC)
GOOSE ALLEY

10' EX R/W

4.95'

MILLS FENCE CO. SLIDING EXIT GATE (OR APPROVED EQUAL)

AUTOMATIC EXIT LOOP FOR GATE SYSTEM; REPLACE PAVEMENT ACCORDING TO MANUFACTURER'S DIRECTION

CONCRETE PARKING BLOCK (TYP); (SEE DETAIL 3/C1.0)

RE-STRIPE EX. PAVEMENT TO PROVIDE FIVE (5) PARKING SPACES (SEE DETAIL 4/C1.0)

1537 REPUBLIC STREET

MILLS FENCE CO. SLIDING GATE & OPERATOR w/REMOTE ACCESS (OR APPROVED EQUAL)

PEDESTRIAN GATE (KEYPAD ENTRY)

8.50'

12.00'

9.83'

20.80'

15.88'

COMPACT CAR ONLY

16.68'

11.00'

100' EX R/W

MILLS FENCE CO. 6' TALL ALUMINUM BLACK THREE RA w/ SPEAR FENCE AND GATE; (OR APPROVED EQUAL) SUBMIT SHOP DRAWINGS FOR APPROVAL

EX. DRIVE APRON TO REMAIN

(Public)
REPUBLIC ST.

50' EX R/W

ONE WAY

PLANTING LEGEND

PLANTING KEY: DS-BO

PLANTING KEY: DS-BC

PLANTING KEY: OG-MP

PLANTING KEY: OG-CT

PLANTING SCHEDULE

QTY	KEY	LATIN	COMMON	SIZE	INSTALL	NOTE
Shrubs						
24	DS-BC	Berberis thunbergii 'Concord'	Concord Barberry	3 Gal.	Cont.	Full & Well Formed
7	DS-BO	Berberis thunbergii 'Orange Rocket'	Orange Rocket Barberry	24" Ht.	Cont.	Full & Well Formed
Ornamental Grasses, Perennials, & Groundcovers						
20	OG-CT	Carex testacea 'Prairie Fire'	Prairie Fire Carex	1 Gal.	Cont.	Full & Well Formed
23	OG-MP	Miscanthus sinensis 'Purpurescens'	Flame Grass	2 Gal.	Cont.	Full & Well Formed

VICINITY MAP

NOT TO SCALE



PAVEMENT LEGEND

CONCRETE WALK (PER DOTE STANDARDS)

CONCRETE APRON (PER DOTE ACC NO. 21436)

EXISTING CONCRETE WALK (TO REMAIN)

Basis of Bearing:
State Plane NAD83 GPS Observations

0 10 15

SCALE: 1" = 10'

Drawing:	15R014-000 CD
Scale	1"=10'
Drawn by:	MPJ
Checked By:	MPD
Issue Date:	11/24/15

W. LIBERTY & REPUBLIC PARKING LOT

1539 REPUBLIC STREET
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

SITE LAYOUT PLAN

bayer becker
www.bayerbecker.com
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151


Republic St
W Liberty St
E Liberty St

ITEM 6 December 21, 2015

APPLICATION FOR
CONDITIONAL USE APPROVAL
HISTORIC CONSERVATION BOARD PUBLIC HEARING
STAFF REPORT

APPLICATION #:
APPLICANT: St. Francis Seraph Ministries
OWNER: The Province of St. John
ADDRESS: **24 W. Liberty and 1629 Republic Street, Cincinnati OH 45202**
PARCELS: 094-0008-0086-00, 094-0366-00, 094-0008-0100-00
ZONING: Residential Multi-Family District (RM-1.2)
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: December 8, 2015
HEARING DATE: Prehearing on December 15, 2015 at 11:00 am
STAFF REVIEW: Matthew Shad, Zoning Administrator

Nature of Request:
The applicant is requesting zoning relief for a conditional use variance required for change of use and interior rehabilitation of existing structures to use them as a Community Service Facility, a conditional use of the RM-1.2 zoning district.

Existing Conditions:
The property is situated in the northwest corner of W. Liberty Street and Republic Street. It is commonly known as the St. Anthony Messenger Press and St. Anthony Messenger Press Addition. It is comprised of effectively three buildings. 24 W. Liberty is 3 story masonry building approximately 30,000 sq. ft. in size, built in 1959 and on the OTR non-contributing structures list. It is comprised of a ground level parking facility and two floors of general office space. It is connected via overhead passageway to 28 W. Liberty Street. Attached to the rear is 1629 Republic Street. This was a single story printing facility and loading dock, a light manufacturing use of approximately 11,700 sq. ft. and included an underground parking facility. Included in that is a warehouse facility located on Tax Parcel 094-0008-0100 and 094-0008-0366. The buildings are mostly vacant at present. It is a non-suppressed building of primarily masonry construction and has limited ADA accessibility.

Proposed Conditions:
The property owner wishes to relocate and expand a number its own and other non-profit social service organizations within the facility. Most are directly sponsored St. Francis Seraph Ministries, others are seeking to collaborate with the Ministries to provide complementary and associated services. Anticipated services within the building complex include:

24 W. Liberty 1st Floor

- 48 Space Parking Facility for staff members as well as persons within the Owners adjacent facilities.

24 W. Liberty 2nd Floor

- St. Francis Seraph (SFS) Ministries- general offices - 2,173 sq. ft.
- SFS Shared Areas and Common Facilities – 2,012 sq. ft.
- SFS Sarah Center Workroom – 2,196 sq. ft. (skill training room)
- SFS Haircuts for the Heart – 1,124 sq. ft. (barber and beauty shop)
- Tri-Health Nurses – approximately 250 sq. ft. (nurse exam room)
- Franciscan Media – portions of the building will serve as IT functions and accessory services for 28 W. Liberty and connect via the skywalk to that building.

The second floor will be a secured environment. Though there is direct access on grade to the adjacent soup kitchen, access will be limited. Very minor reorganization of the existing space is anticipated.

24 W. Liberty 3rd Floor

- Center for Respite Care – 8,811 sq. ft.

This use currently is located in the Avondale area in a building that has code enforcement actions. The provider has existed since 2003 and is known for its success in providing an environment for medical recovery for homeless persons and support services that often transition homeless persons into a more stable housing environment. The center is licensed by the State of Ohio as a Residential/Assisted Living Facility. The current and anticipated facility is licensed for 14 beds. Clients are ambulatory and are free to enter and exit the program though are required to abide by the programmatic rules to obtain services.

1629 Republic

- Below Grade – Property Owner Staff and Volunteer Parking Facility
- SFS Soup Kitchen and Dining Room – 5,122 sq. ft. (w/ commercial kitchen)
- New Life Furniture - 4,801 sq. ft. (non retail – warehouse/distribution only)
- OTR Faith Alliance Food Pantry – 2,253 sq. ft. (non retail/warehouse/distribution)

This area will include a modified ADA ramped entry, security entry through lobby lockers and proposed area for social workers to assist clients. Kitchen will also support food service for Respite Care.

Previous Reviews:
N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential Multi-Family Districts
Variance Request:	Section 1405-05	Land Use Regulations

Variance Authority: Section 1445-07 HCB authority: Section 1435-05-4
Variance Standard: Section 1445-13 General Standards: Public Interest
Section 1445-21 Standards for Conditional Use
Overlays: N/A
Historic District/Reg: Over the Rhine Historic District
COA Standard: N/A

Details of Zoning Relief Required:
The applicant and/or owner(s) are requesting a hearing to seek Conditional Use approval to use the subject property as a Community Service Facility, within the RM 1.2 Zoning District. A Conditional Use is defined as follows:

1401-01-C16. - Conditional Use.

"Conditional use" means a use generally compatible with other uses in a zoning district. The use requires individual review of its location, design, configuration and density and intensity and may require imposition of conditions to ensure the appropriateness of the use at a particular location.

§ 1445-05. - Purpose of Conditional Uses.

A conditional use is a use that has potential adverse impacts on the immediate neighborhood. Such impacts may interfere with the use and enjoyment of adjacent property and uses. The process for review of conditional use applications is designed to address such adverse impacts and minimize them where possible.
A conditional use requires a careful review of its location, design, configuration and special impact to determine, against specific standards, the desirability of permitting its establishment on a particular site.

A Community Service Facility is defined as follows

§ 1401-01-C15. - Community Service Facility.

"Community service facility" means a noncommercial facility established primarily for the benefit and service of the populations of the communities in which they are located, such as YMCA or YWCA facilities, boys and girls clubs and offices of community councils, non-profit civic, religious, welfare or philanthropic organizations.

Zoning Analysis:
Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest.

a **Zoning**. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.

The underlying zoning is RM1.2. The proposed use is an allowable conditional use within the district. The proposed entities wishing to locate within the Community Services Facility meet the requirements outlined in the definition.

b **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

OTR Historic Guidelines have minimal impact as the use has no changes to the structures proposed. Fencing, signage and any landscape areas must receive a Certificate of Appropriateness from the Urban Conservator.

c **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

This is not applicable.

d **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.

The proposed use serves persons who are primarily without cars. Its location was chosen for its immediate accessibility to its target clients and the availability to public transportation. Staff and volunteers already are provided parking within the building and on adjacent properties commonly owned by the property owner. No changes to traffic impact are anticipated.

e **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

The building is built to 0 ft. setbacks along nearly all property lines. No changes to the exterior of the principal structure are proposed. The loading area along Republic Street is proposed to be controlled with fencing and gating as well as ADA ramps to the Soup Kitchen. Such proposed fences should be no greater than 6 feet in height and be approved by the Urban Conservator for conformity to OTR Guidelines. Wrought-iron style fences, such as that used along the frontage of 24-28 W. Liberty Street are encouraged.

f **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

No landscape areas currently exist. However, parts of the frontage along W. Liberty Street have been inappropriately used for parking. This often results in cars parking illegally upon the public sidewalks. Back out parking is discouraged along arterial streets such as Liberty Street. It is recommended that the parking be removed and a complementary and appropriate pedestrian and/or landscape area be established particularly at the entrance area on the southeast corner off the property. Such

enhancements should make it impossible for vehicles to park within those areas.

g **Hours of Operation.** Operating hours are compatible with adjacent land uses.

Most of the facility will operate within normal business hours. The Respite Care facility is a 24 hour living environment.

(h) **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.

The proposed use is not altering the external appearance of the facility and is situated within a campus of social service facilities and housing. Its location is accessible and non-intrusive to any primarily residential uses.

(i) **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.

There are no proposed amendments under consideration that would impact this proposed project.

(j) **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

The building's location is situated within a larger complex of buildings with common ownership. This provides minimal adverse effects to adjacent owners. The facility is anticipated to provide a number of security features that will control access to and from the facility and within the facility. This is a more controlled environment from the existing facilities which many of the programs are located.

The Respite Care facility is a monitored environment, where clients have the ability to receive guests and enter and exit the building provided they meet program guidelines.

The proposed change of use from office to a mixed use environment with potential office, assembly, warehouse and people living overnight, will require a careful scrutiny of building code. There are strong indications that life safety and ADA accessibility upgrades may be needed to allow the building to be occupied. It is highly encouraged that the applicant finalizes their selection of design professionals and seeks a Pre-Development conference with the Building and Inspections Department to review the proposal to understand how they will have to remodel and upgrade the building to get conformity with the Building Code.

(k) **Blight.** The elimination or avoidance of blight.

Reutilization of this more modern building with more efficient floor plans allows an adaptive reuse that best uses the facility and meets the objectives of the owners.

(l) **Economic Benefits.** The promotion of the Cincinnati economy.
This is not applicable.

(m) **Job Creation.** The creation of jobs both permanently and during construction.
Only modest growth of employment is anticipated. The work training programs provided by the Sarah Center do provide skills for future employment.

(n) **Tax Valuation.** Any increase in the real property tax duplicate.
This is not applicable.

(o) **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has a benefit in consolidation of services into one location. The complementary services will be of benefit to the client population. Relocation of proposed services allows reutilization of other properties in OTR and potential expansion of uses in other buildings. Relocation also allows enhanced safety at St. Francis Seraph School and allows the Ministries to repair the former Sarah Center site that was damaged by fire.

(p) **Public Benefits.** The public peace, health, safety or general welfare.
There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Standards for Conditional Use Variance per Section 1435-05-4

(a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or

Provided that appropriate fencing and landscaping/pedestrian areas are established, aesthetic integrity of the Historic District is enhanced.

(b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

The proposed use is consistent with the mission of the owner and meets and likely increases the level of service the owner already provides to the community.

Certificate of Appropriateness Review: N/A

Other Considerations:
Prehearing Results:
December 15, 2015 – The applicant was the only individual 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. **CONDITIONAL USE VARIANCE**

1. **APPROVE** the requested Conditional Use as per Section 1405-05 Use Regulations as outlined for 24 W. Liberty Street and 1629 Republic Street (094-0008-0086-00, 094-0366-00, 094-0008-0100-00 inclusive) to allow a Community Service Facility subject to the following conditions
   (a) Proposed use of the third floor of 24 W. Liberty Street constitutes an Assisted Living or Nursing Home facility and does not constitute a Special Assistance Shelter, or Transitional Housing, Programs 1-6. The proposed Center for Respite Care shall be approved with a 20 bed maximum capacity.
   (b) The change of use of the building shall require conformity to all Building Code requirements, including but not limited to life safety ADA Compliance.
   (c) Fencing of the loading area shall be approved by the Urban Conservator and meet Historic District Guidelines.
   (d) Future signage shall be approved by the Urban Conservator and meet Historic District Guidelines.
   (e) The owner shall limit inappropriate parking and shall enhance landscaping and pedestrian areas adjacent to the southeast entry of 24 W. Liberty Street. Final design shall be approved by the Urban Conservator and completed prior to issuance of a Certificate of Occupancy.

2. **FINDING:** The Board makes this determination that per Section 1435-05-4:
   (a) Such relief from 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;

city of CINCINNATI

FOR OFFICE USE ONLY
Case No.

APPLICATION FOR ZONING RELIEF

1. SUBJECT PROPERTY
ADDRESS 24 W. Liberty Street and 1629 Republic Street
AUDITOR'S PARCEL ID(S) Plat Book 94, Page 5, Parcels 86 and 366
BASE ZONING CLASSIFICATION RM-1.2
ZONING OVERLAY (if applicable) OTR Historic District

2. APPLICANT
NAME St. Francis Seraph Ministries CONTACT PERSON (if legal entity) Ms. Chris Schuermann, Executive Director
ADDRESS 1615 Vine Street, Cincinnati OH 45202
EMAIL cschuermann@sfsministries.org
TELEPHONE (513) 503-6997 RELATIONSHIP TO OWNER

3. OWNER
NAME The Province of St. John CONTACT PERSON (if legal entity) C. Francis Barrett, Attorney
ADDRESS 1615 Vine Street c/o Barrett & Weber, 105 E. Fourth St., Suite 500
EMAIL cfbarrett@barrettweber.com Cincinnati OH 45202
TELEPHONE (513) 721-2120

4. NATURE OF RELIEF REQUESTED (select all that apply)
□ Variance □ Use Variance □ Special Exception ☒ Conditional Use □ Use Permit
☒ Expansion or Substitution of Nonconforming Use □ Hillside Overlay District Permission
□ Urban Design Overlay District Permission □ DD District Phased Development Approval

5. BRIEF DESCRIPTION OF RELIEF REQUESTED (You may attach a statement to this application if the space provided is insufficient)

Approval of the operations of St. Francis Seraph Ministries in the OTR community in the currently vacant St. Anthony Messenger building, as explained in detail in the attached statement.

6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED. You must provide a written statement explaining how your project meets the standards for all relief requested. Separate instruction forms for preparing this statement are provided. If you fail to follow the instructions for requesting a variance, use variance, special exception, conditional use, use permit, certificate of appropriateness, expansion or substitution of nonconforming use, hillside overlay district permission, urban design overlay district permission, and/or DD district phased development approval, your application may be denied.

7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name C. Francis Barrett, Signature C. Francis Barrett Date 11/20/15
Attorney for Applicant and Owner

Statement Describing the Zoning Relief Requested and the Reasons Why this Relief Should be Granted

The subject real property is located at the northwest quadrant of W. Liberty Street and Republic Street in Over-the-Rhine. The building fronting on W. Liberty Street has an address of 24 W. Liberty Street, and the building fronting on Republic Street has an address of 1629 Republic Street. The subject property has been known as the Franciscan Media Center buildings.

The underlying zoning is RM-1.2, and the zoning overlay is the OTR Historic District.

The owner of the subject property is The Province of St. John, also known as The Province of St. John the Baptist Friars. Their affiliated entity is St. Francis Seraph Ministries. The parish office and ministries office are located at 1615 Vine Street, which is on the west side of Vine Street, immediately north of St. Francis Seraph Church, which is on the north side of W. Liberty Street, west of Vine Street, and east of Republic Street.

The Franciscan Media Center had been located on the subject property. The media center was essentially on the north side of W. Liberty Street, both east and west of Goose Alley, which is parallel to and west of Republic Street. The property between Goose Alley and Republic Street has been known as the St. Anthony Messenger building, which is now vacant. St. Francis Seraph Ministries and Franciscan Media are both sponsored by the Franciscan Friars of the St. John the Baptist Province which owns all of this property.

The recent downsizing of Franciscan Media has resulted in the consolidation of these operations in the building on the west side of Goose Alley. It is the East Building (east of Goose Alley and west of Republic Street) that is subject to this application.

The Franciscan Friars have had a universal mission and long tradition in Over-the-Rhine of serving the poor, and therefore desire to use the presently vacant property at 24 W. Liberty Street and 1629 Republic Street for services which benefit the poor of this community.

With respect to the front building at 24 W. Liberty Street, the first floor has been used for parking and will continue to be so used. The second floor will house the offices and operations of St. Francis Seraph Ministries and other local non-profit organizations that serve the poor in Over-the-Rhine. The third floor will be occupied by the Center for Respite Care which provides respite care for the homeless.

It is respectfully submitted that the uses on the second floor qualify as "Community Service Facility" uses which are allowed as a conditional use. It is further respectfully submitted that the use of the third floor space qualifies as a permitted use.

The Center for Respite Care use on the third floor is a form of "Assisted Living" which is a permitted use. It should also be noted that a nursing home is a permitted use in this zoning district. As explained in more detail in the accompanying materials, the Center for Respite Care is "licensed as an Assisted Living/Residential Care by the State of Ohio". As defined in the Cincinnati Zoning Code, "Assisted Living" means "an institution, residence or facility licensed by the State of Ohio that provides accommodation and personal assistance to more than three residents who are dependent on the services of others by reason of age and physical or mental impairment, but that is not licensed to provide skilled nursing care." Hence, the Center for Respite Care is permitted as of right in this zoning district. (A "nursing home" is defined in the Zoning Code as "an institution, residence or facility licensed by the State of Ohio that provides accommodation, personal assistance and skilled nursing care to more than three residents who are dependent on the services of others by reason of age and physical or mental impairment.")

The "Community Service Facility" uses on the second floor include the following: the Seraph Center, which provides skills and empowerment for the poor women of the community; the Soup Kitchen and the Bag Lunch program, both of which provide food for the poor; the Tri-Health Outreach nurse program which deals with the needs of the poor; and Franciscan Haircuts from the Heart which care for these needs of the poor in OTR. To the rear and occupying the vacant St. Anthony Messenger warehouse building are the community services known as "New Life Furniture" and the OTR-Faith Alliance Food Pantry. The former acts as a furniture bank to provide furniture for the homes of poor families in need. The latter tends to the nutritional and nourishment needs of the community.

Since the "Community Service Facility" uses on the second floor are conditional uses, the requirements of Cincinnati Zoning Code for conditional use approval must be met. It is respectfully submitted that the overriding issue for approval of a conditional use is that the proposed use be "in the public interest". It is inconceivable that any uses could be more in the public interest for the Over-the-Rhine community than these uses.

Moreover, there is virtually no potential adverse impact from these uses on the immediate neighborhood. All of the uses are within existing buildings and no exterior construction is involved. Further, the support from multiple sectors of the Over-the-Rhine community has been documented. The letters of support are included. (Initially, it was believed that the proposed uses should be treated as a "use variance" before it was realized that they may be allowed as conditional uses. Hence, the letters of support reference a use variance.)

The relevant language in the Cincinnati Zoning Code defining a "Community Service Facility" references "a non-commercial facility established primarily for the benefit and service of the population of the communities in which they are located." These non-profit organizations are acting solely for the benefit and service of the needy population of Over-the-Rhine. They are also all "non-profit civic, religious, welfare or philanthropic organizations," as set forth in Section 1401-01-C14 of the Cincinnati Zoning Code defining "Community Service Facility".

More significantly, all of the standards set forth in Cincinnati Zoning Code Section 1445-13, entitled "General Standards; Public Interest", are met. These standards are entitled "Zoning, Guidelines, Plans, Traffic, Buffering, Landscaping, Hours of Operation, Neighborhood Compatibility, Proposed Zoning Amendments, Adverse Effects, Blight, Economic Benefits, Job Creation, Tax Valuation, Private Benefits, and Public Benefits" and are explained below.

Under the topic Zoning, the underlying RM-1.2 zoning allows these uses as conditional uses, and this zoning district is recognized as an intense urban district. Under Guidelines, there is no conflict with the OTR Historic District guidelines, as no exterior or physical changes to the buildings are involved. With respect to Plans, the City of Cincinnati has recognized the importance of addressing and caring for the needs of the poor in OTR. With respect to Traffic, vehicular traffic will be minimal, and most of the persons going to and from the facility will be pedestrians.

With respect to Buffering, all of the operations are contained wholly within the existing buildings with no changes to the exterior. With respect to Landscaping, the same would apply, as no new construction is involved. With respect to Hours of Operation, the operating hours are compatible with adjacent land uses, especially since a number of existing operations and programs for the poor are being consolidated in a single complex. Concerning Neighborhood Compatibility, the letters of support indicate overwhelming compatibility and approval.

With respect to proposed Zoning Amendments, there are no known zoning amendments under consideration by the City Planning Commission or the City Council which would be contrary to this request. With respect to Adverse Effects, just the opposite should occur, as many positive effects will result. With respect to Blight, these uses will be consolidated in an existing vacant building complex and in a positive manner.

With respect to Economic Benefits, the generosity of these charities will definitely benefit OTR. With respect to Job Creation, there are a number of positions that will be occupied and/or filled to address the needs of the poor. With respect to Tax Valuation, this is not a relevant consideration. With respect to Private Benefits, other land owners in the area should benefit. With respect to Public Benefits, there should be the substantial advancement of the public peace health, safety, and general welfare, resulting from approval of this use.

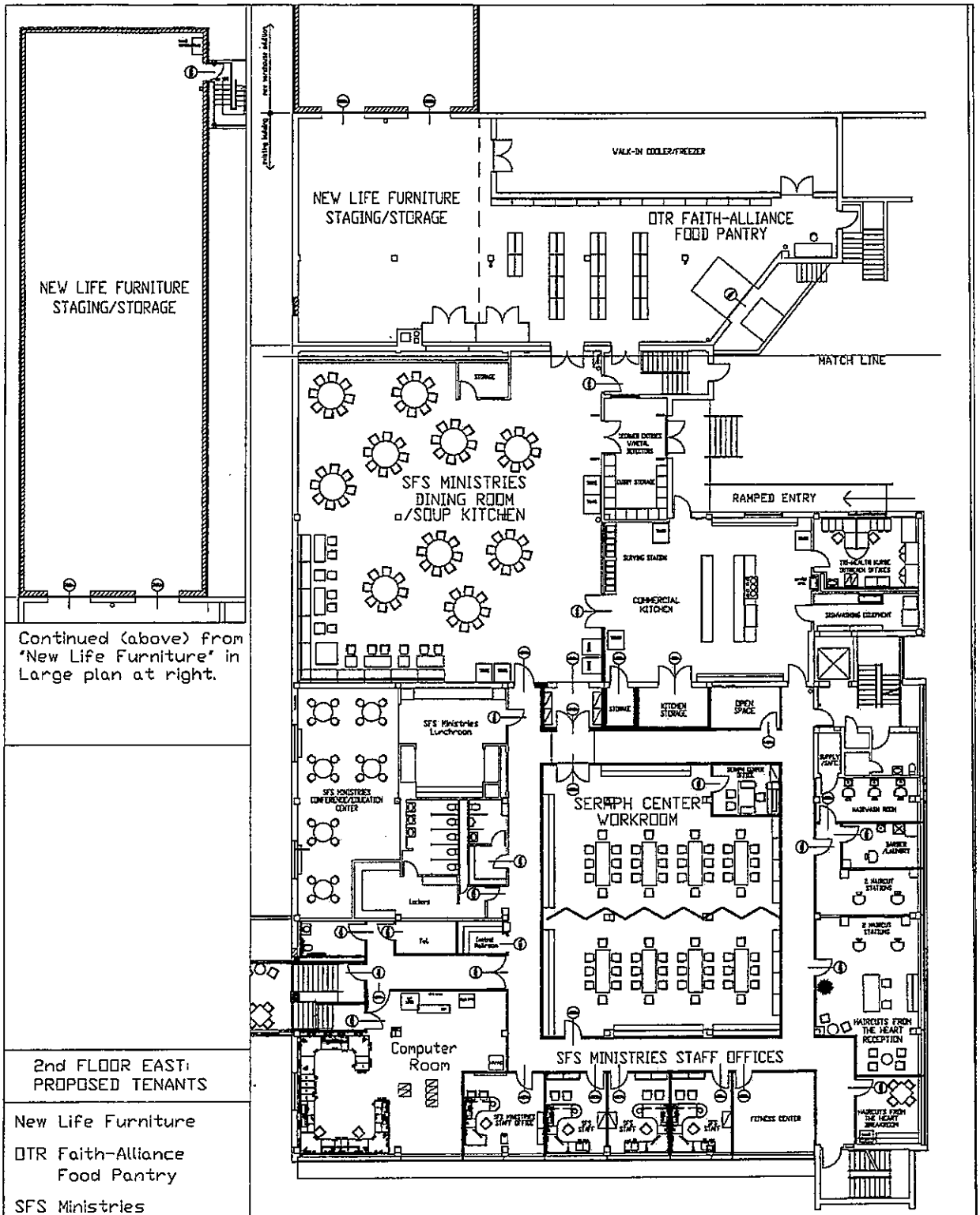
Additionally, the Cincinnati Zoning Code allows for approval of any portion of these uses which may be deemed a non-conforming use under Section 1447-11 entitled "Substitution of a Non-Conforming Use". This section allows for the substitution of a non-conforming use for another non-conforming use, specifically referencing the location of the non-conforming use in the "RM-1.2" district". Hence, if the St. Anthony Messenger use or uses are deemed non-conforming uses, there is authorization for approval of the proposed uses as substitution for such existing uses if deemed non-conforming. (The applicant is not relying primarily on this section, but is referencing this section as a possible alternative section allowing relief.)

In summary, it is respectfully submitted the proposed request is consistent with the intent and purpose of the Cincinnati Zoning Code which is to promote the public health, safety, and welfare. It is further respectfully submitted that this request will allow for the reasonable and proper use of the subject property while also fulfilling the needs and goals of the OTR community. Finally, it is respectfully submitted that there is nothing more noble nor worthwhile than providing for the care and needs of the poor and homeless, and especially in such a responsible manner.

Respectfully submitted,

C. Francis Barrett

C. Francis Barrett
Attorney for The Province of St. John and
St. Francis Seraph Ministries



Continued (above) from 'New Life Furniture' in Large plan at right.

2nd FLOOR EAST:
PROPOSED TENANTS

- New Life Furniture
- OTR Faith-Alliance Food Pantry
- SFS Ministries Soup Kitchen
- SFS Ministries
- Seraph Center Workroom & Office
- Haircuts from the Heart

EOE FURNITURE

EFFECTIVE OFFICE ENVIRONMENTS

2ND FLOOR EAST

SFS MINISTRIES

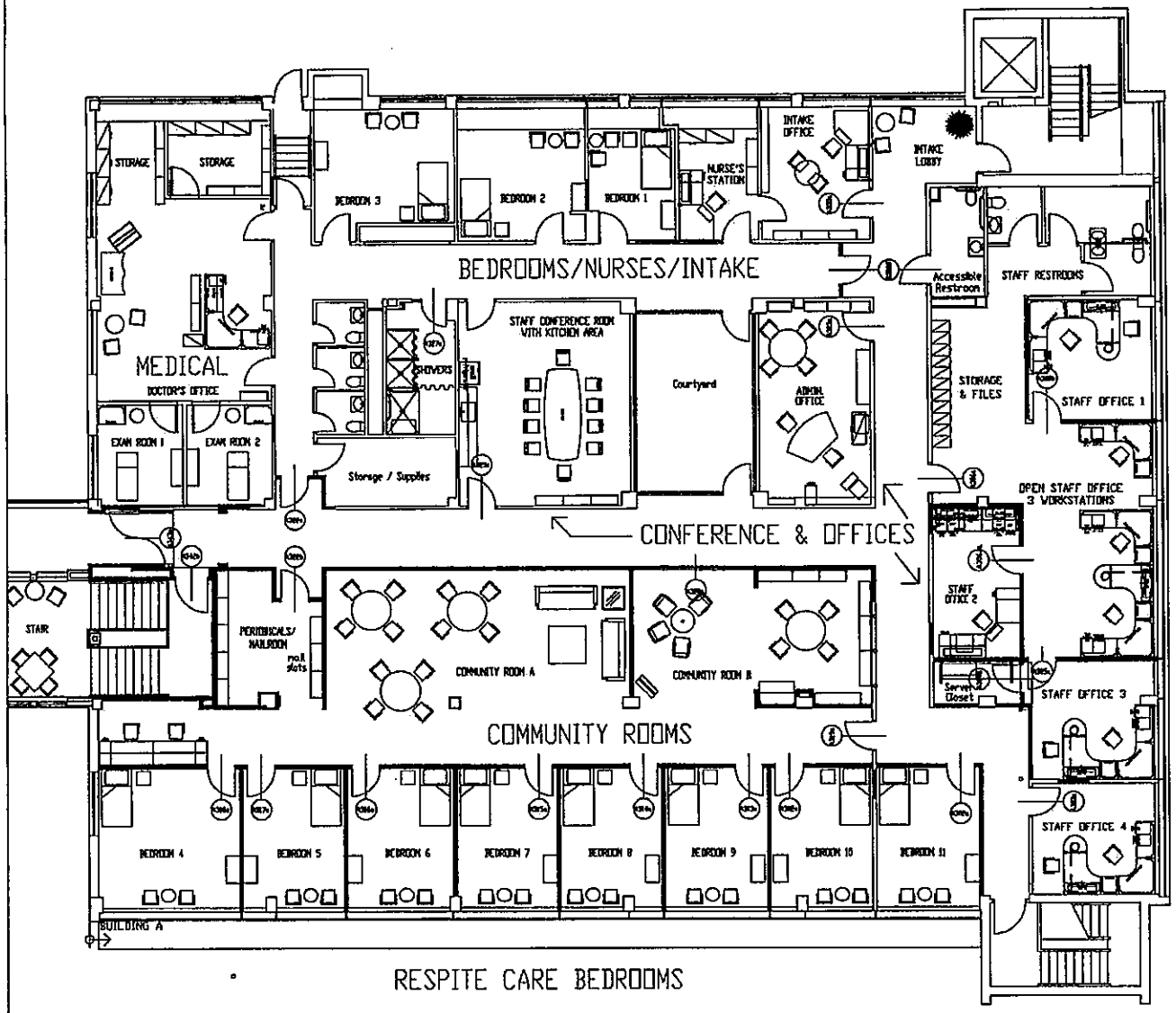
REVISIONS

DRAWN BY: GV

SCALE: 1/8" = 1'0"

DATE: 10/12/15

PAGE: 1/2



Center For Respite Care

Respite Care for the Homeless

EOE FURNITURE EFFECTIVE OFFICE ENVIRONMENTS	3RD FLOOR EAST SFS MINISTRIES	REVISIONS	DRAWN BY: GV	SCALE: 1/8" = 1'0"	DATE: 10/12/15	PAGE: 2/2

TO: CITY OF CINCINNATI- ZONING
APPLICATION FOR ZONING RELIEF

FROM: FRANCISCAN FRIARS
PROVINCE OF ST. JOHN THE BAPTIST

The Franciscan Friars own the Franciscan Media Center buildings located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine. This property consists of two separate office buildings with the East Building being the St. Anthony Messenger building and the West Building being the Franciscan Media building and there are two attached warehouses behind the two office buildings. All of these buildings are zoned residential but they are used for office space and warehousing.

A recent downsizing at Franciscan Media has resulted in a consolidation of all of our necessary operations into the West Building only for office space leaving the East Building and the two warehouses empty. Since the Friars have a universal mission and long tradition in OTR of serving the poor it is our desire these empty buildings be used for services which help the poor.

It is our hope the St. Francis Seraph Ministries, a sponsored ministry of the Franciscan Friars can consolidate their current operations housed in three separate OTR buildings into the empty office and warehouse space in the East Building. Further it is our desire all of the other unoccupied office/warehouse space in the East Building which is not needed by St. Francis Seraph Ministries be made available for use by the following local non-profit organizations: Haircuts from the Heart, Center for Respite Care, New Life Furniture and OTR Faith Alliance Food Pantry.

The basic use of the East Building would remain the same functioning as both office space and warehouse space for these various non-profit organizations. However the purpose of the offices in the East Building and the two warehouses would be to provide community services which serve the poor.

ST FRANCIS SERAPH MINISTRIES
513-549-0542 • 1615 vine street, cincinnati, oh 45202 • www.sfsministries.org • team@sfsministries.org

ST. FRANCIS SERAPH MINISITRIES
USE OF MEDIA CENTER BUILDING
October 2015

St. Francis Seraph Ministries located at Liberty and Vine in OTR needs additional space in order to better serve our clients who are the urban poor. Currently the Ministries operates our programs from three separate OTR locations and each location limits our ability to provide effective operations and expand any of our services.

Since St. Francis Seraph Ministries and Franciscan Media are both sponsored by the Franciscan Friars of the St. John the Baptist Province which owns the Media Center buildings the Friars offered the Ministries use of the empty St. Anthony Messenger building as a new location for our operations.

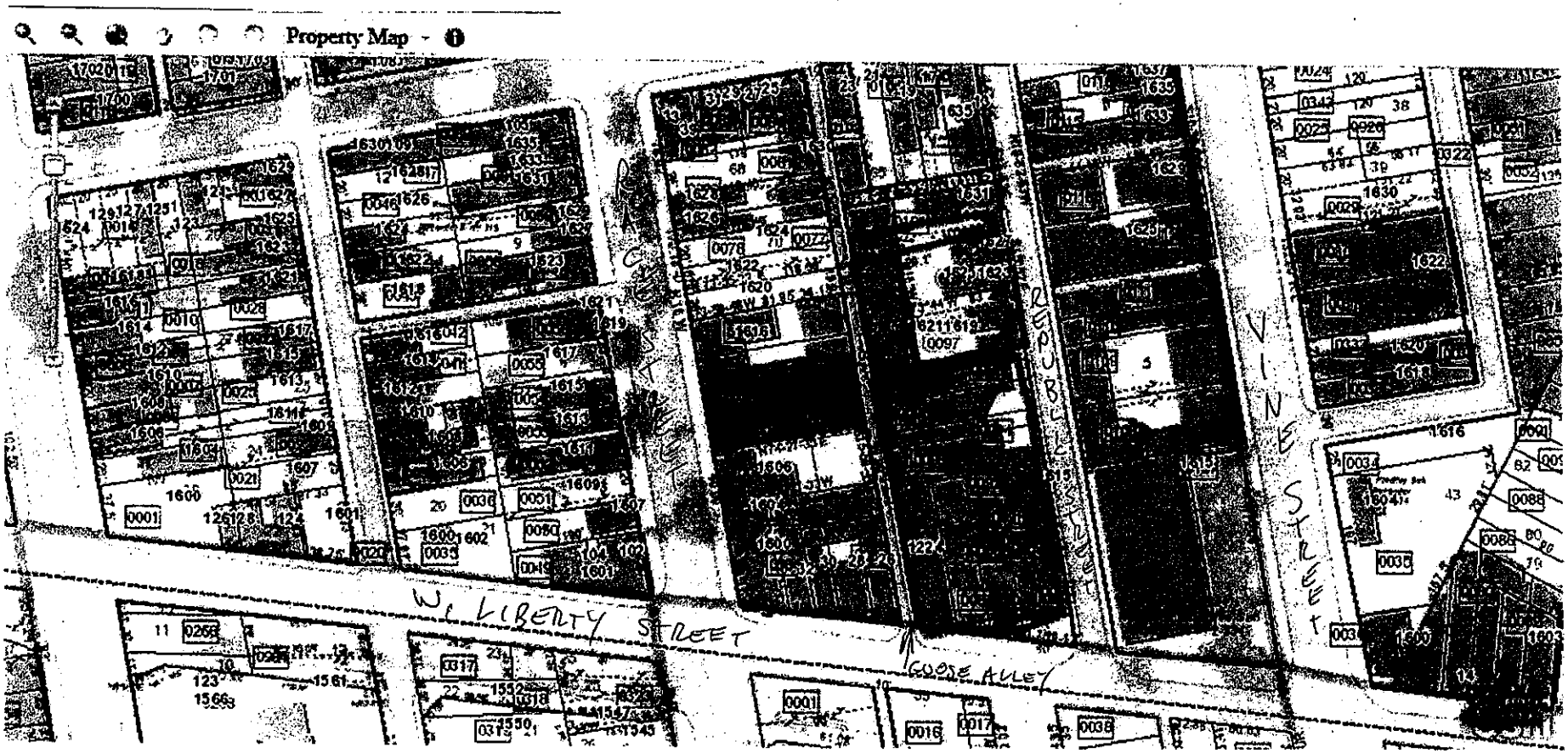
When it became apparent the St. Anthony Messenger Building and Warehouses is more space than the Ministries needs it was suggested to seek other non-profit organizations to share this space. It is the strong desire of the Franciscan Friars that all of their properties in OTR and elsewhere be used to help serve the poor.

Consequently the Ministries have found other non-profit organizations all of whom need a different facility and would like to partner is using space in the St. Anthony Messenger Building. These organizations include; Center for Respite Care, Haircuts from the Heart and New Life Furniture.

St. Francis Seraph Ministries operates four annual programs to serve our clients who are urban poor. These programs include the Soup Kitchen which serves dinner 3 nights per week and hosts approximately 1,800 guests each month. The Bag Lunch Program which includes the assembly and distribution of 600-800 bag lunches each week to 12-16 locations throughout the city for day laborers and transitional housing clients. The Sarah Center teaches life skills which include sewing, quilting and jewelry making to approximately 40 clients each year to enhance personal job skills and self-esteem. The Cooking for the Family Program teaches planning, shopping and cooking skills to families so they can better utilize their limited resources for feeding their household affordable, nutritious meals.

Also Tri-Health Nurse Outreach operates out of the St. Francis Seraph Ministries office with two health care professionals who serve the elderly and pregnant clients in OTR. Tri-Health has indicated they wish to continue the Nurse Outreach Program within the Ministries new office location.

SFS ministries


Property Map
W. LIBERTY STREET
GOOSE ALLEY
CHERRY STREET
REPUBLIC STREET
VINE STREET

24 West Liberty Street plus warehouses (warehouses' roof boundaries shown in light blue)



Franciscan Haircuts from the Heart



About Us

27 years ago, when Sister Bonnie Steinlage, a Franciscan Sister of the Poor, heard the Ash Wednesday gospel, "When you pray, wash your face and comb your hair," she felt called to provide hair care to the poor and homeless. With the permission of her order, Sister Bonnie enrolled in cosmetology school and began providing hair care to the poor. In 1988, she opened a hair salon in Over-the-Rhine where she continues to provide professional hair care to those in need.

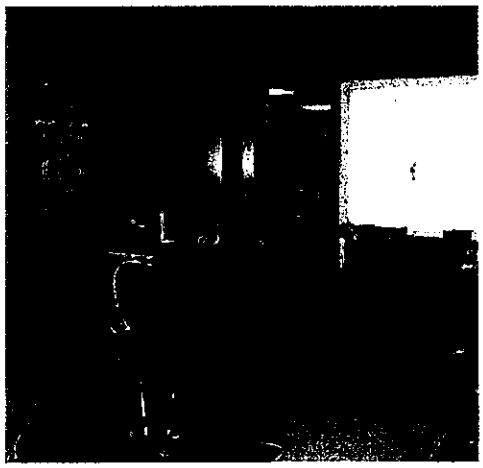
Soon after opening the salon, Franciscan Haircuts from the Heart created the Hair Care Voucher Program to provide hair care to poor and homeless children, elderly and disabled people in Greater Cincinnati and Northern Kentucky. Today, Sr. Bonnie continues her mission to nurture the dignity and self-confidence of our clients by providing hair care to the poor and homeless.

Please Donate
$1=1 haircut for a child
Thank You!

Our Mission

Franciscan Haircuts from the Heart's mission is to enhance the dignity and self-esteem of poor, homeless or disabled men, women and children by providing them with professional hair care. As a ministry of the Franciscan Sisters of the Poor we are aligned with the mission of the Franciscan Ministries .

Franciscan Ministries' mission is to carry out the charisma and mission of Blessed Frances Schervier to empower people of the communities we serve, through knowledge and encouragement, to embrace and enhance their ability to change the conditions that limit their opportunities.



Franciscan Haircuts from the Heart Board
Franciscan Haircuts from the Heart Staff

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Gently Used Furniture for People in Need

About New Life Furniture

New Life Furniture is a faith-based non-profit org located in Blue Ash, Ohio which serves the Greater Cincinnati area. We are a furniture bank; we collect gently used furniture, inspect and clean it, and deliver the items directly to the homes of families in need. Many of our clients have recently overcome homelessness, have fled from an abusive situation, or have recently overcome a difficult circumstance in life. We serve many veterans as well.

Many well below the poverty level, making it difficult, if not impossible, for them to purchase basic items for their homes. It is our hope that we can in some small way ease their burden by providing most of their furniture needs that make a basic living space a home. A major focus of our ministry is our team uplifts these individuals and families during the delivery visit by treating them with love, kindness, gentleness and respect. It is our goal that during our short time with them they will feel cared for by someone they don't even know. Each family also receives what we call a "Welcome Home" basket, which contains personal care items, cleaning products, books, magazines, and a Bible.

Mission Statement:

To provide gently used furniture to people in need.

Vision statement:

To spread God's love by showing the families we serve that they are cared for and loved. We hope to make their home more comfortable enabling them to focus on their families and their jobs.

Board of Directors:

Executive Director:	Holly Young
Board President:	Pastor Jason Rehmel
Vice President:	Nancy Grant
Treasurer:	Sherry Robinson
Secretary:	Seth Voit
Board Member:	Kelvin Davis
Board Member:	Mark Weatherman

Annual Reports:

- 2012
- 2011
- 2010

Center for RespiteCare
Homeless Medical Recovery

Medical Recovery Program

At the Center for Respite Care, we are focused on providing medical and nursing care to sick homeless people to promote effective healing. Clients receive quality medical care and assistance in breaking the cycle of homelessness. The Center is the only 24-hour facility in the Tri-State area to offer medical recovery care for sick, homeless people. Licensed as an Assisted Living/Residential Care by the State of Ohio, the Medical Recovery Program has the capacity to care for a maximum of 20 clients.
Each person is treated in a respectful, caring manner by a skilled team of professionals – doctors, nurses, aids, case managers and administrative staff. The Center transitions individuals to more stable placement once healing has occurred.

Key elements of the program include:
Addressing the pressing medical needs of homeless men and women, the Center provides medical evaluations, lab tests, medication control and oversite, nursing care, health education, and coordination of medical, mental health and community support services, and extended care following surgeries and other major medical procedures. In addition to addressing medical needs of our clients, we also provide a bed, three healthy meals each day, showers, laundry facilities, transportation to outside appointments and clothing as needed. Clients remain at the Center until they are determined to be medically ready for discharge. The average length of stay is 30+ days.

Safety and Security Procedures
Safety and security at the Center for Respite Care is a top priority. The following procedures have been established to ensure that both staff and clients enjoy a comfortable and secure setting to work and to heal.

Staff ratios
A minimum ratio of 2 staff persons for every 20 clients is maintained at all times. Monday thru Friday, a licensed practical nurse is onsite during 1st and 2nd shifts. Third shift and weekend shifts are staffed by trained, medical assistants. A physician is onsite Monday thru Friday for specific client appointments and checkups. The physician as well as the nurse supervisor are on 24/7 call to the Center. Staff are permitted breaks and a lunch period during their shift. Lunches and breaks are taken onsite and may be abbreviated or disrupted based on client need.

Assignments
Clients are assigned specific rooms within the facility for recuperating and sleeping. These rooms are subject to daily searches and are accessible to staff at any time. Common areas for recreation and socialization are available and clients are able to move freely to and from these areas. Clients are not permitted to enter clinical or administrative offices, storage areas or other clients' rooms unless specifically instructed to do so by the nurse on duty or the physician.

Accessibility
Clients are not permitted to leave the facility for any reasons other than medically approved follow up within the first 3 days of admission. After the first 3 days, therapeutic passes may be issued based on medical appropriateness and necessity (medical, case management, legal, etc.). Therapeutic passes are issued as follows:

Length of Pass:

- Up to 6 hours

- Passes will have an end time no later than 8 pm

Eligibility:
- After 3 full days at the Center
- Compliance with Center rules and expectations
- Actively working on an individual service and discharge plan.

Passes May Include:
- Visits with family/friends that will contribute in a positive way to client's medical, spiritual or emotional well-being and/or recovery.
- Religious services.
- Community supportive services.
- Downtown library.

Clients are expected to sign in and out with staff and the receptionist prior to exit and upon return. Failure to do so may result in program discharge.

Curfew
A client curfew is maintained between the hours of 8:00 p.m. and 7:00 a.m. Clients who have been issued a therapeutic pass must be back in the facility by 8:00 p.m. Clients who arrive back to the facility after 8:00 p.m. will not be permitted inside until cleared by the nurse or physician, and may be subject to alcohol and drug screening. Disregard for curfew is grounds for program discharge. Clients may be offsite outside of the hours of curfew if accompanied by staff or otherwise specifically directed by staff.

Client search
Clients who return from a therapeutic pass must submit to a package and person search upon return. All purses, packages, bags and bundles will be thoroughly searched, and any prohibited items will be confiscated. Attempts to bring or have visitors or others bring prohibited items into the facility is grounds for program discharge.

Visitors and guests
Clients are permitted to have visitors. Visits must be scheduled in advance and approved by the nurse supervisor or physician. Visits to clients are limited to 1 hour and are only permitted between the hours of 7:00 a.m. and 8:00 p.m. Visits may not be scheduled during meal times. Visitors must remain in the common areas for the duration of the visit. Visitors must sign in and out with the receptionist and/or staff. Visitors are prohibited from entering clinical or administrative offices, storage areas or clients' rooms unless specifically instructed to do so by the nurse on duty or the physician. Any purses, packages, bags and bundles, given to the client will be thoroughly searched, and any prohibited items will be confiscated.

Client behavior
Clients are expected to show courtesy and respect to fellow clients, staff, visitors and volunteers. Clients who engage in rude or aggressive behavior may be subject to program discharge. The Center has a zero tolerance policy for physically aggressive behavior; clients who engage in such behavior will be immediately discharged and reported to authorities.

Permanent Supportive Housing

Once someone is in our care, it is crucial that we begin transitioning him or her to self-sufficiency. The Center provides case management services to assist clients in developing and implementing a care plan, including application for entitlement programs; coordination of plan with external or community support case managers; and referrals to housing/shelter (including reintroduction to family settings), substance abuse treatment programs, and mental health services as needed. The Center is contracted by the Department of Housing and Urban Development (HUD) to provide 20, community wide, scattered-site, permanent supportive housing units for chronically homeless individuals. Units are located throughout the community with case management services provided both in unit and onsite.

Key elements of the program include:

Access to, and funding for a studio or 1 bedroom apartment, a comprehensive, goal oriented, individual case plan and intensive case management services to assist the client in working the plan. Access to/transportation to community support services and assistance with navigation of those services.

Safety and Security Procedures

Safety and security at the Center for Respite Care is a top priority. The following procedures have been established to ensure that both staff and clients enjoy a comfortable and secure setting to meet and work.

Staff ratios

A case load is established based on client need and the maximum of 20 Permanent Supportive Housing clients is distributed between 1.5 fulltime case managers.

Accessibility

Clients are not permitted to enter the facility for any reasons other than scheduled appointments with their assigned case manager. Clients are expected to sign in and out with staff and the receptionist upon entrance and exit. Failure to do so may result in program discharge.

Client search

Clients who enter and exit the building must submit to a package and person search. All purses, packages, bags and bundles will be thoroughly searched, and any prohibited items will be confiscated. Attempts to bring or have visitors or others bring prohibited items into the facility is grounds for program discharge.

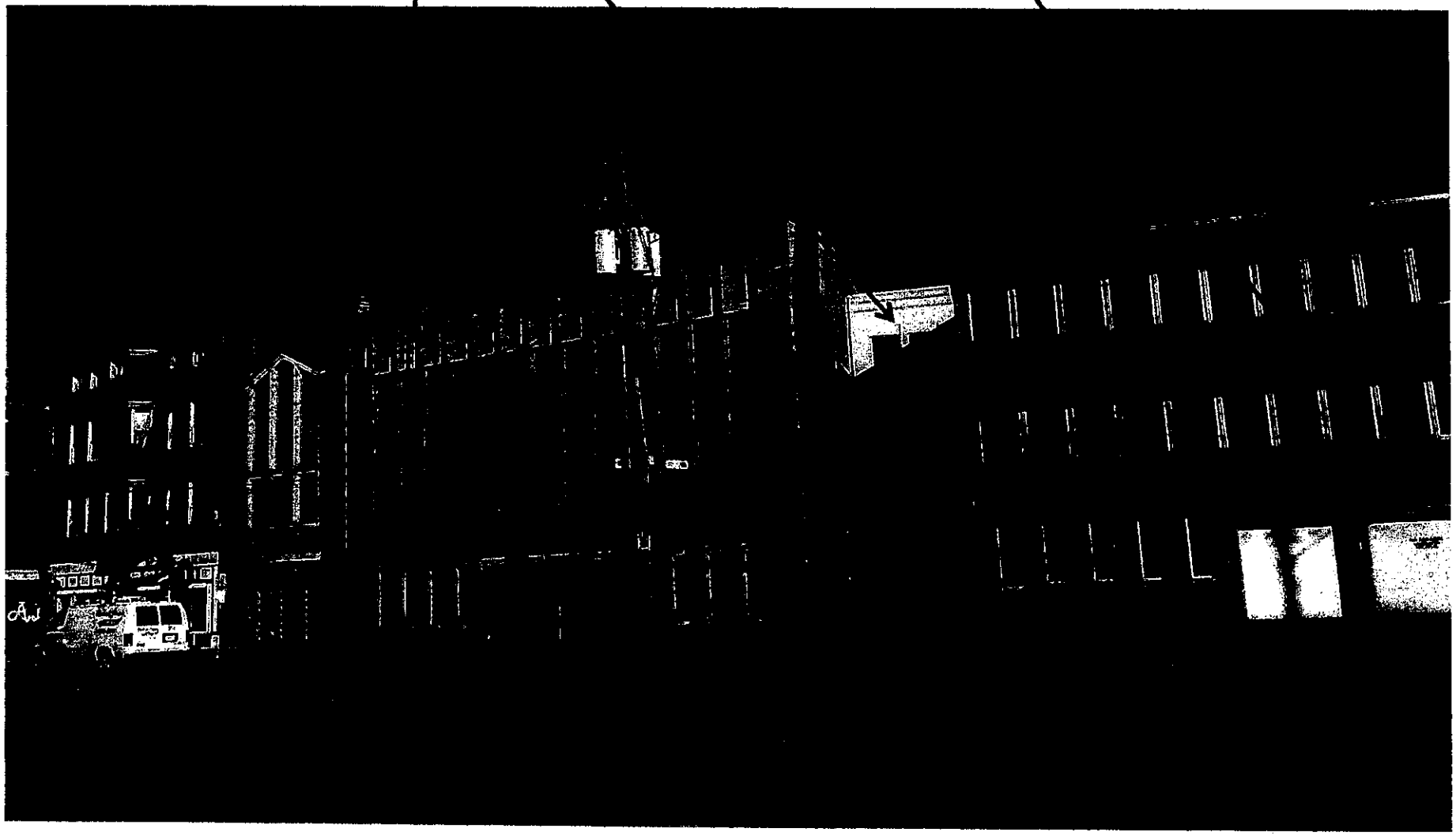
Visitors and guests

Clients are not permitted to bring visitors or guests to appointments unless specifically permitted to do so by their case manager. Visitors or guests must sign in and out with the receptionist and/or staff. Visitors are prohibited from entering clinical or administrative offices, storage areas or clients' rooms unless specifically instructed to do so by the nurse on duty or the physician. Any purses, packages, bags and bundles, given to the client will be thoroughly searched, and any prohibited items will be confiscated.

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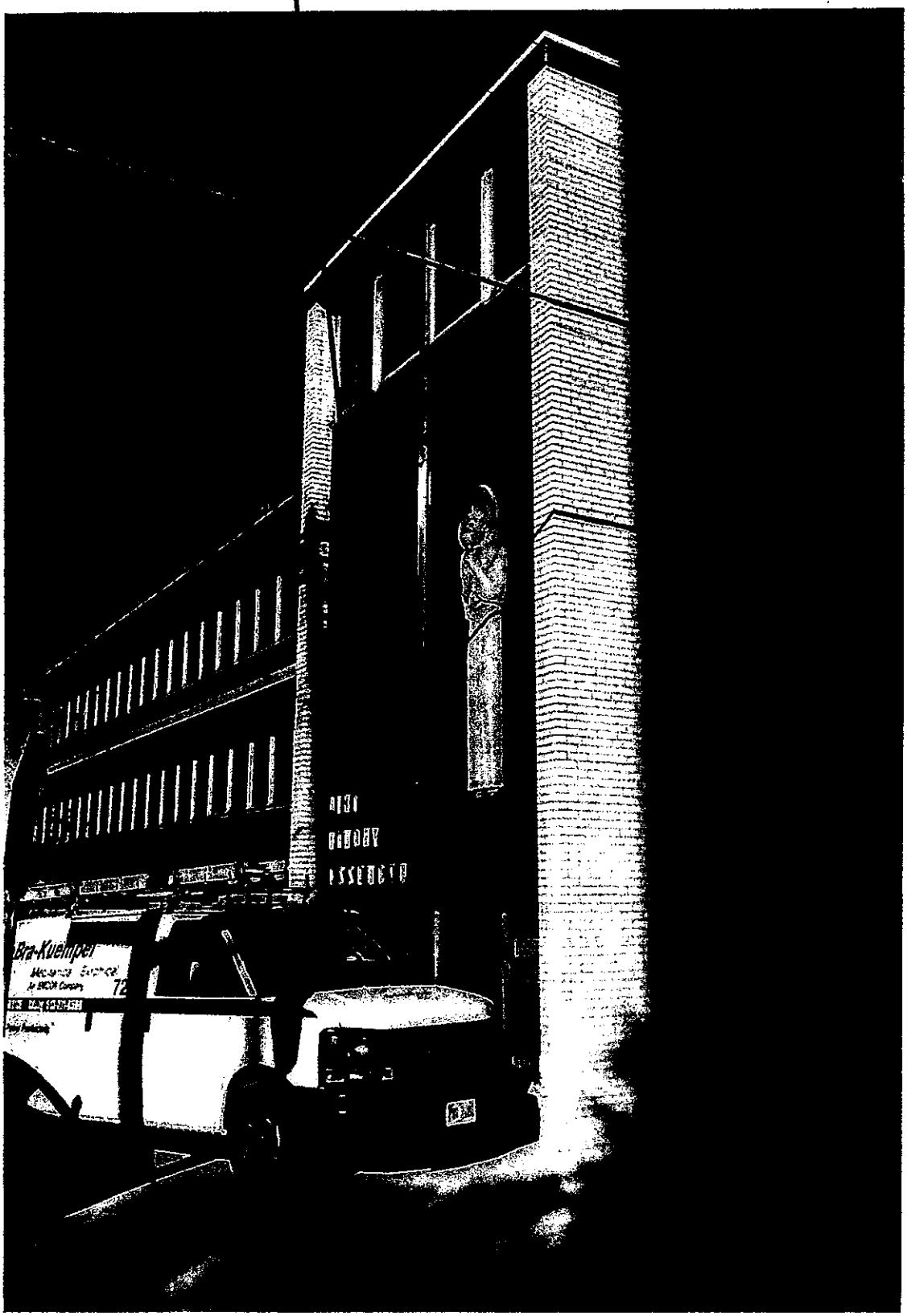
Center left: 32 West Liberty (Franciscan Media) Front Façade,
Connected by second & third floor bridge over Goose Alley to 24 West Liberty (SFSM Project)



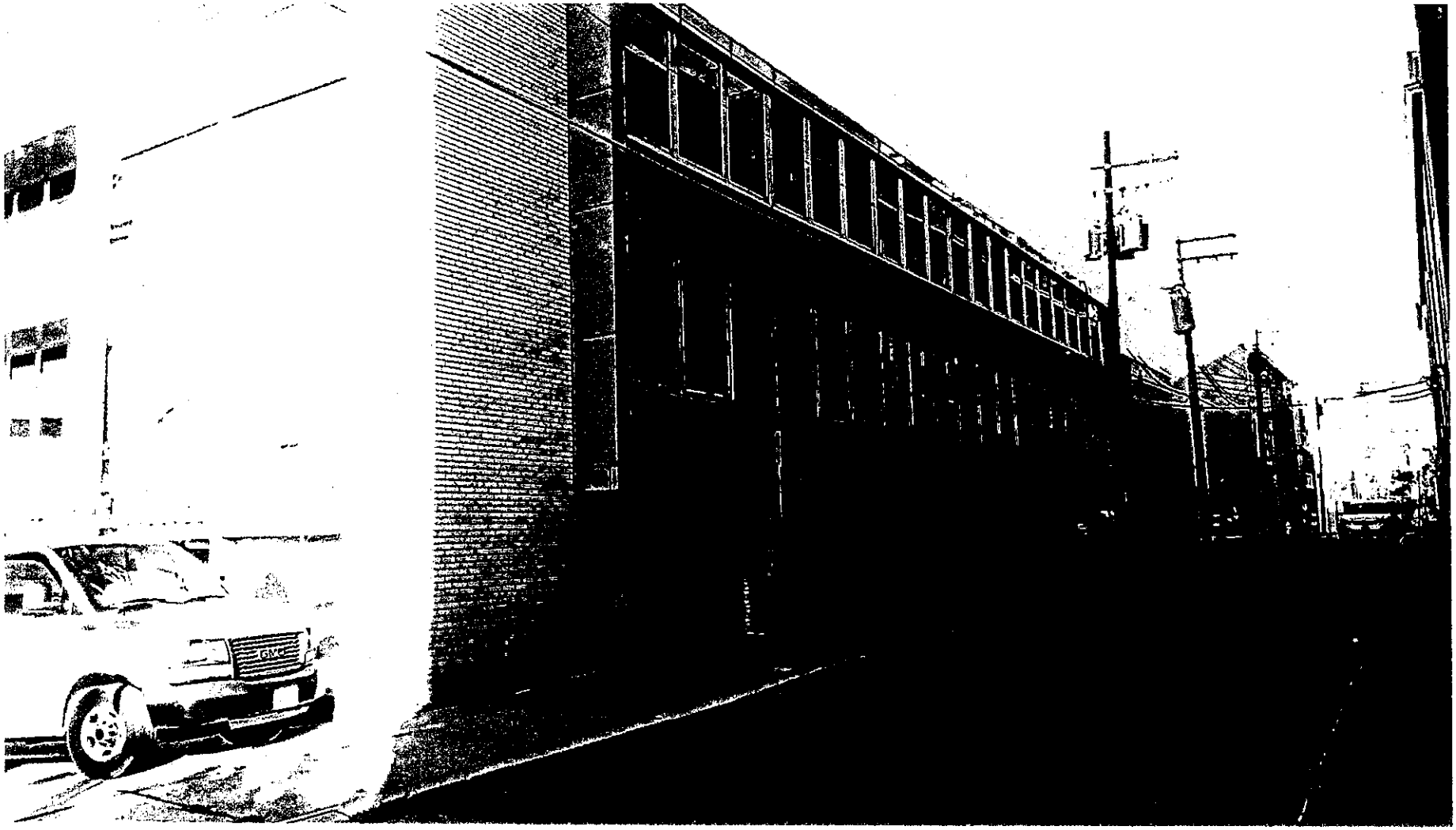
24 West Liberty Front Façade,
With bridge over Goose Alley to 32 West Liberty visible at far left, and
St. Francis Seraph Church in shadow at far right (separated by Republic Street)



24 West Liberty, Detail of Signage and
Liberty Street Pedestrian Entrance (standard width door – obscured by vehicle – to internal stairwell)



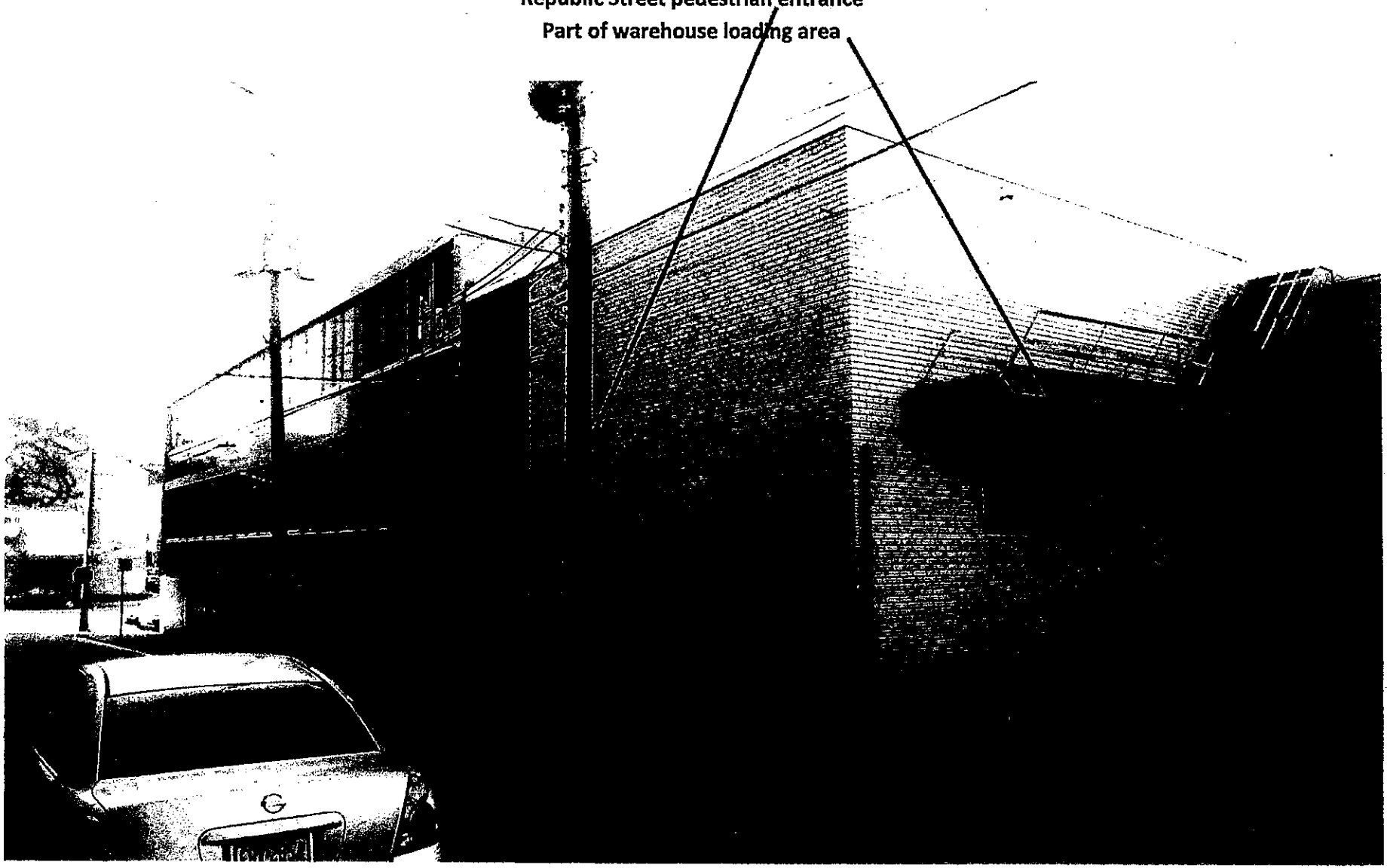
24 West Liberty looking northward at east façade along Republic Street taken from corner of Liberty and Republic (façade facing Liberty Street and Liberty Street entrance is washed out by sunlight)



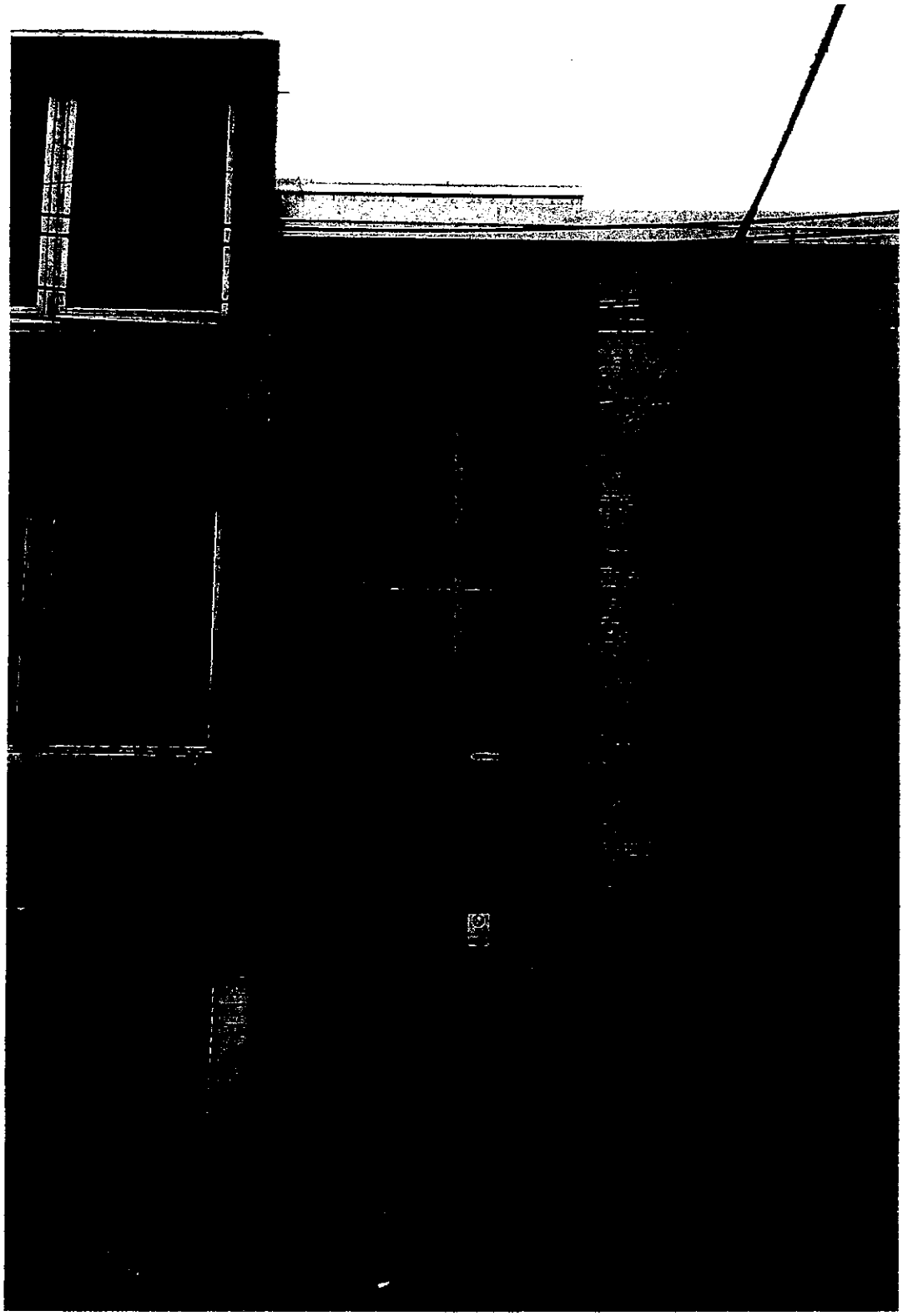
24 West Liberty: east façade looking southward down Republic Street towards Liberty

Republic Street pedestrian entrance

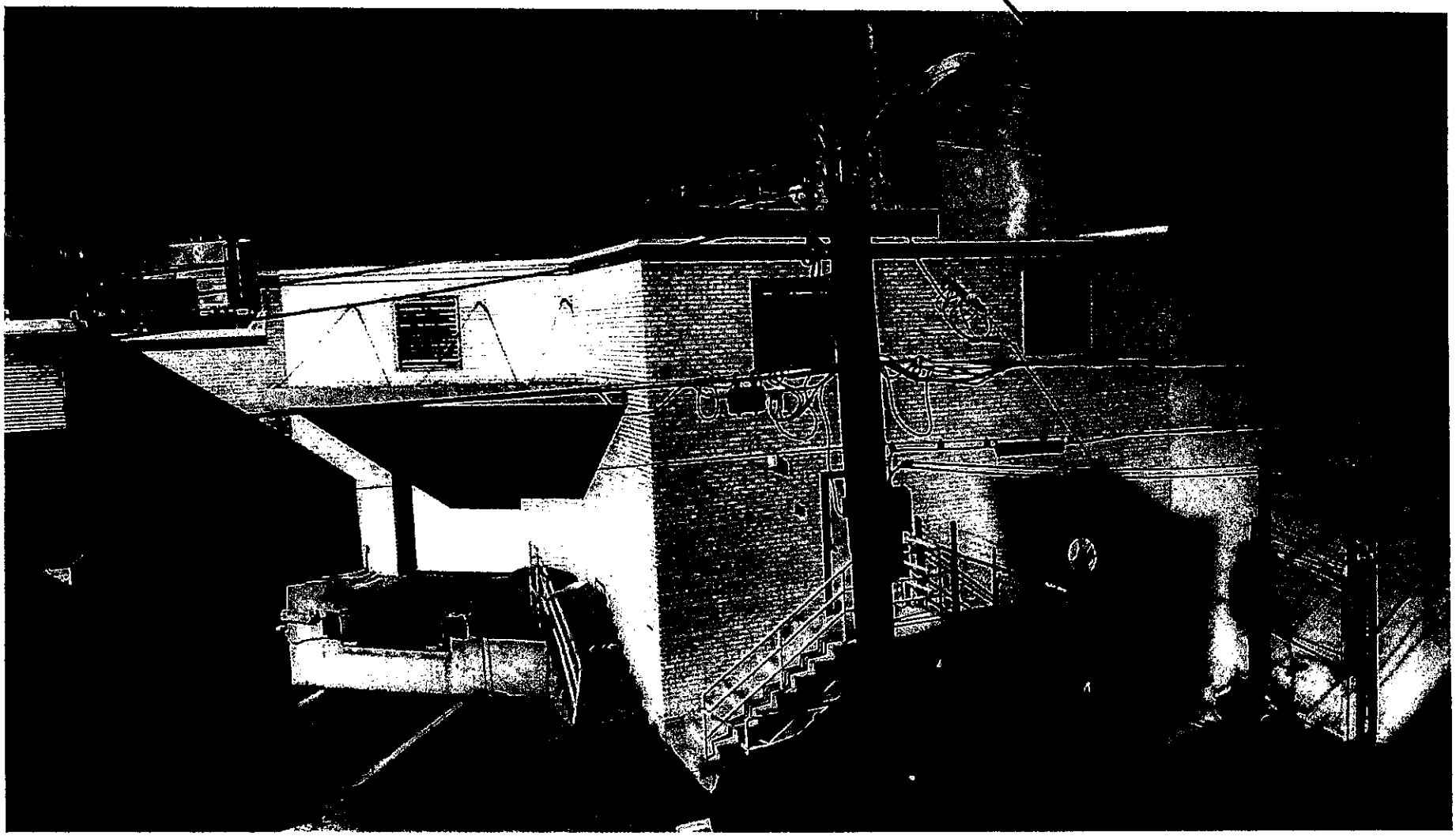
Part of warehouse loading area



24 West Liberty: Repulic Street pedestrian entrance



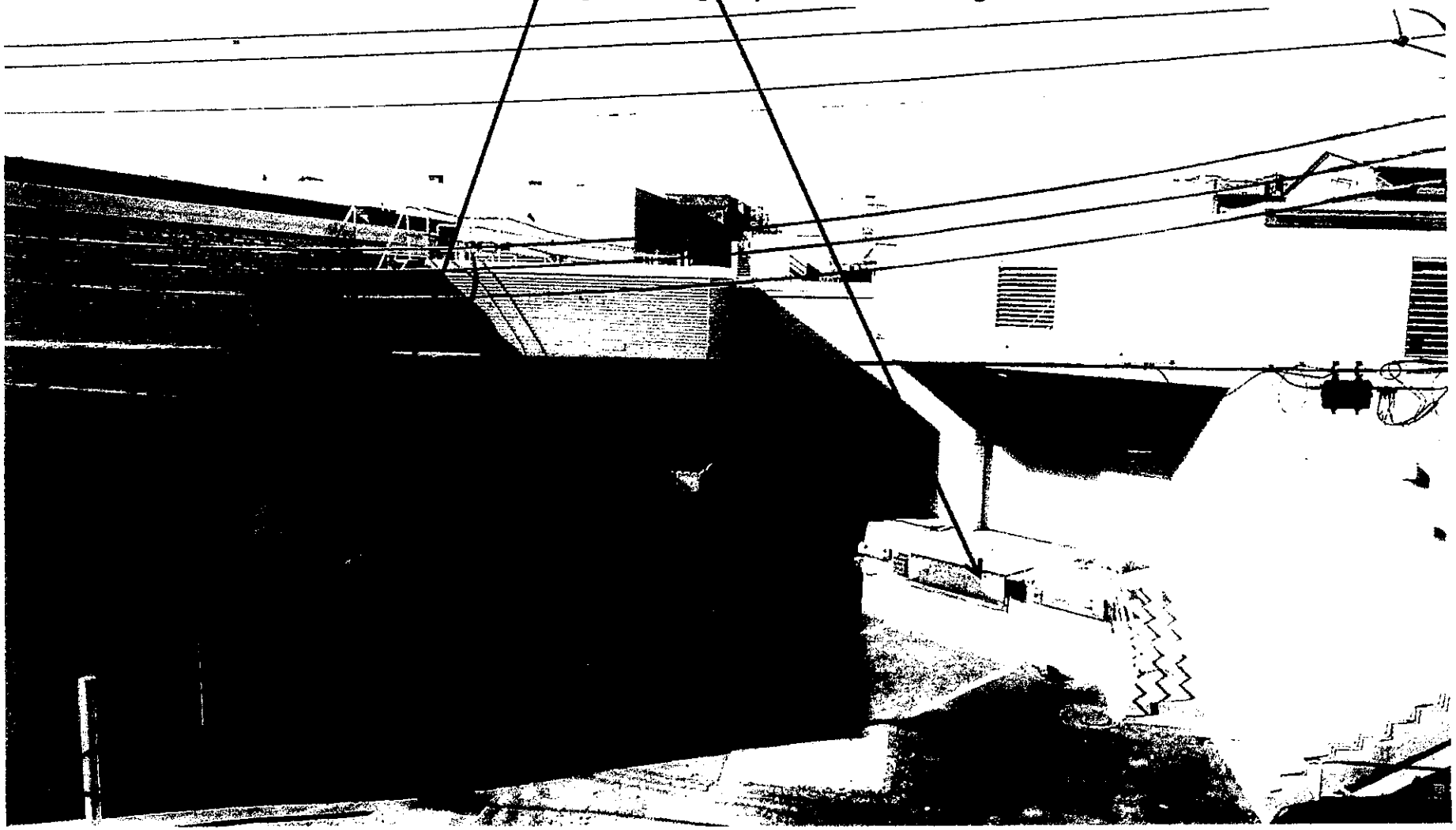
24 West Liberty: Northern terminus of warehouse loading area on Republic Street (exterior wall of neighboring 1619 Republic Street multi-unit residence owned by St. Anthony Village)



24 West Liberty: current loading area with two loading docks (left one obscured by dumpster/fence).

Future:

- Pedestrian ramp to pedestrian entrance
- Continued usage of loading ramp for warehouse storage

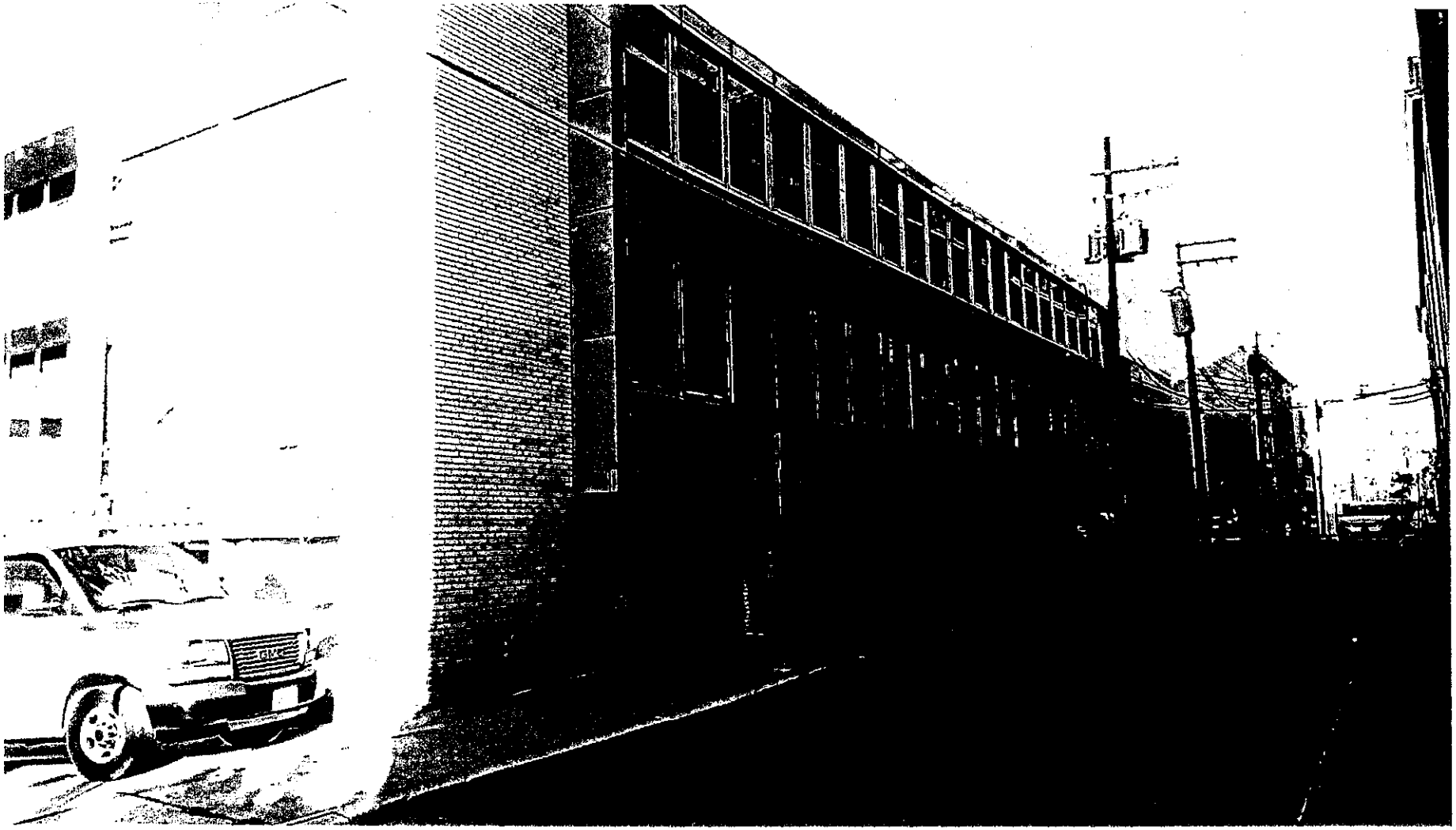


Left: 32 West Liberty (Franciscan Media) Front Façade,
Goose Alley between 32 West & 24 West Liberty
Center: 24 West Liberty: SFSM Project
Far right: Republic Street and side of Church and Friary in shadow



Entrances to ground level parking garage. Liberty Street Pedestrian Entrance (obscured by van).

24 West Liberty looking northward at east façade along Republic Street taken from corner of Liberty and Republic (façade facing Liberty Street and Liberty Street entrance is washed out by sunlight)



List of Lay and Expert Witnesses

1. Mr. Thomas Klinedinst, Board Chair of St. Francis Seraph Ministries
2. Father Frank Jasper, Provincial Vicar, Providence of St. John the Baptist
3. Ms. Chris Schuermann, Executive Director of St. Francis Seraph Ministries
4. Mr. David O'Brien, CFO, Providence of St. John the Baptist, the sponsor of St. Francis Seraph Ministries
5. Mr. Ron Austing, Finance Director of St. Francis Seraph Ministries

Over-the-Rhine Community Housing

November 2, 2015

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street
1629 Republic Street

Dear Sir,

Over-the-Rhine Community is in support of the Franciscan Friars efforts to secure a ***Use Variance*** for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center- East Building and two warehouses will remain as office and warehouse space.
- Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.
- The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several non-profit organizations who serve the poor.

Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this ***Use Variance*** in a timely manner.

Sincerely,

Mary Burke Rivers

Mary Burke Rivers
Executive Director

CORNERSTONE
CORPORATION FOR SHARED EQUITY

1641 Vine Street, Cincinnati, OH 45202
Phone: 513-369-0114 Fax: 513-369-0108
Website: www.csequity.org

Expanding Economic Opportunity through Renter Equity

11/5/2015

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street
1629 Republic Street

Dear Sir or Madam,

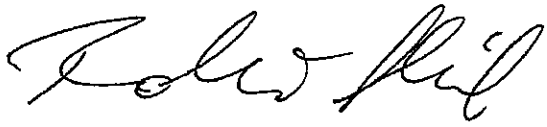
Our organization Cornerstone Corporation for Shared Equity is in support of the Franciscan Friars efforts to secure a ***Use Variance*** for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center- East Building and two warehouses will remain as office and warehouse space.
- Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.
- The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several non-profit organizations who serve the poor.

Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this ***Use Variance*** in a timely manner.

Yours in service,



Rob Sheil
Executive Director



Prince of Peace Lutheran Church

1528 Race Street Cincinnati, OH 45202 (513) 621-7265

Mailing Address: P.O. Box 156, Cincinnati, OH 45201

November 4, 2015

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street
1629 Republic Street

Dear Sir:

Our agency/organization (Prince of Peace Lutheran Church) is in support of the Franciscan Friars efforts to secure a ***Use Variance*** for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center- East Building and two warehouses will remain as office and warehouse space.
- Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.
- The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several non-profit organizations who serve the poor.

Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this ***Use Variance*** in a timely manner.

Sincerely,

Rev. John Suguitan
Pastor – Prince of Peace Lutheran Church

CORE
RESOURCES, INC

November 10, 2015

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street
1629 Republic Street

Dear Sir,

CORE Resources, Inc. is in support of the Franciscan Friars efforts to secure a ***Use Variance*** for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center- East Building and two warehouses will remain as office and warehouse space.
- Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.
- The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several non-profit organizations who serve the poor.

Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this ***Use Variance*** in a timely manner.

Sincerely,

Paul Kitzmiller
President/ CEO

November 6, 2015

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street
1629 Republic Street

Dear Sir,

As a long-standing member of the board for the Center for Respite Care, and a homeowner two blocks from the Franciscan Media Center, I am in support of the Franciscan Friars efforts to secure a ***Use Variance*** for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

I believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center- East Building and two warehouses will remain as office and warehouse space.
- Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor. As a board member of the OTR community council, I am quite aware of our organization's support of continuing the diversity so ingrained in the history of Over the Rhine.
- The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several non-profit organizations who serve the poor.

Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this ***Use Variance*** in a timely manner.

Sincerely,

Mark D. Manley M.D.
President, Anesthesia Associates of Cincinnati
Resident of Over the Rhine
1419 Race Street

BARTLETT

OUR GOAL IS REACHING YOURS.

Investment Management. Financial Planning.
Since 1898.

November 9, 2015

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street
1629 Republic Street

Dear Sir,

Bartlett & Co is in support of the Franciscan Friars efforts to secure a ***Use Variance*** for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center- East Building and two warehouses will remain as office and warehouse space.
- Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.
- The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several non-profit organizations who serve the poor.

Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this ***Use Variance*** in a timely manner.

Sincerely,

Brian Antenucci

Brian F. Antenucci, CFA
Investment Advisor

Chatfield College
Big dreams come true here.

Founded by The Ursulines of Brown County
John P. Tafaro
President
513-875-3344, ext. 120
john.tafaro@chatfield.edu

November 6, 2015

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street
1629 Republic Street

Dear Sir,

Chatfield College is in support of the Franciscan Friars efforts to secure a ***Use Variance*** for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center- East Building and two warehouses will remain as office and warehouse space.
- Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.
- The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several non-profit organizations who serve the poor.

Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this ***Use Variance*** in a timely manner.

Sincerely,

John P. Tafaro
President

Our Daily Bread

Serving Up Hope in Cincinnati

Since 1985

Cookie Vogelpohl
Founder

Staff
Rev. Tyler Pettigrew
Executive Director

Kathy Schickel
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Valerie Elfers
Office Administrator

Jeni Jenkins
Director of Communications

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Social Worker

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Shawna Langworthy
Tim VonderHaar

November 6, 2015

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property at 24 West Liberty Street and at 1629 Republic Street

To whom it may concern,

Our agency, Our Daily Bread, is in support of the Franciscan Friars efforts to secure a Use Variance for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a Use Variance is a good option for this property for the following reasons:

1. The Media Center- East Building and two warehouses will remain as office and warehouse space.

2. Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.

3. The central location for this office building and warehouses in Over the Rhine could help to support collaboration among non-profit organizations who serve the poor.

Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this Use Variance in a timely manner.

Sincerely,

Tyler Pettigrew

Rev. Tyler Pettigrew
Executive Director

1730 Race Street, Cincinnati, OH 45202

P: 513-621-6364 F: 513-621-3513
www.ourdailybread.us

Center for RespiteCare
Homeless Medical Recovery

Restoring Health, Transforming Lives

The mission of the Center for Respite Care is to provide quality, holistic medical care to homeless people who need a safe place heal, while assisting them in breaking the cycle of homelessness.

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Gary Karg

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Diana Klinedinst

Mark Manley, MD

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Laurel Derks Nelson
Chief Executive Officer

Robert Donovan, SM, MD
Physician
Services generously provided by Cincinnati Health Network

3550 Washington Ave.
Cincinnati, OH 45229

Mailing Address:
P.O. Box 29137
Cincinnati, OH 45229

Phone (513) 621-1868
Fax (513) 621-1872
www.centerforrespitecare.org

*Funded in part by the City of Cincinnati

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street 1629 Republic Street

Dear Sir,

Our agency, The Center for Respite Care, is in support of the Franciscan Friars efforts to secure a Use Variance for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a Use Variance is a good option for this property for the following reasons:

□ The Media Center- East Building and two warehouses will remain as office and warehouse space.

□ Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.

□ The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several non-profit organizations who serve the poor.

Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this Use Variance in a timely manner.

Sincerely,

Robert P. Donovan, SM, MD
Family Physician
Center for Respite Care

Honored recipient of the first
Medical Respite Award for Excellence
Presented in 2013 by
NATIONAL HEALTH CARE for the HOMELESS COUNCIL

Bagley Consulting
Human Capital Advisory

November 5, 2015

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street
1629 Republic Street

To Whom It May Concern:

The ***Center for Respite Care*** is in support of the Franciscan Friars efforts to secure a ***Use Variance*** for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center- East Building and two warehouses will remain as office and warehouse space.
- Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.
- The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several non-profit organizations who serve the poor.

Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this ***Use Variance*** in a timely manner.

Thank you for your consideration in this matter.

Best Regards,

William H. Bagley
CEO & Personal Advisor
Bagley Consulting
Cincinnati
bill@bagleyconsulting.com

Franciscan
MEDIA
Live in love. Grow in faith.

28 W. Liberty Street
Cincinnati, OH 45202-6498
513-241-5615 | 800-488-0488
513-241-0399 (fax)
FranciscanMedia.org

MAGAZINE
St. Anthony Messenger

BOOKS
Franciscan Media Books
Servant Books
Audiobooks/downloads
E-books

MULTIMEDIA
Saint of the Day
American Catholic Radio
AmericanCatholic.org
Catholic Greetings e-cards
On-demand channels
Mobile apps
Live-streaming events
Sunday & Weekday
Homily Helps

November 3, 2015

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street and 1629 Republic Street

Dear Sir,

Our publishing company, Franciscan Media, supports the Franciscan Friars efforts to secure a ***Use Variance*** for the Franciscan Media property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center-East Building and two warehouses will remain as office and warehouse space now to be used by St. Francis Seraph Ministries to provide social services to the poor and the homeless.
- Local non-profit organizations whose plan it is to partner and share these now empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.
- The central location for the office building and warehouses in Over the Rhine will really help to support innovation and collaboration among several non-profit organizations who serve the poor.

The Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati and want to continue to use these office and warehouse buildings in Over the Rhine for non-profit ministries.

We hope the Zoning Commission will approve the Friars request for this ***Use Variance*** in a timely manner.

Sincerely,

Daniel P. Kroger

Daniel P. Kroger
Chief Executive Office

AFC
ARCHITECTURAL
FOUNDATION
OF CINCINNATI

ADDRESS

811 Race Street
Cincinnati, Ohio 45202

Telephone 513.421.4469
Email archcincy@architecturecincy.org
Web www.architecturecincy.org

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Catrina C. Kolshorn
Education Director

2 November 2015

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street
1629 Republic Street

Dear Sir,

Our agency/organization, The Architectural Foundation of Cincinnati, is in support of the Franciscan Friars efforts to secure a ***Use Variance*** for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center- East Building and two warehouses will remain as office and warehouse space.
- Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.
- The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several non-profit organizations that serve the poor.

Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this ***Use Variance*** in a timely manner.

Sincerely,

R. Stephen Sendelbeck
Executive Director

The Architectural Foundation of Cincinnati enriches the Greater Cincinnati community by connecting people with the places where we live, learn, work and play. Through our programming and educational outreach, we inspire public engagement in shaping the built environment.

Franciscan Ministries
A Ministry of the Franciscan Sisters of the Poor®
110 Compton Road
Cincinnati, Ohio 45215
513-761-1697
www.franciscanministriesinc.org

November 3, 2015

City of Cincinnati
Zoning Commission
Cincinnati, OH

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street
1629 Republic Street

Dear Sir,

Our organization, Franciscan Ministries, Inc., supports the Franciscan Friars' efforts to secure a ***Use Variance*** for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center-East Building and two warehouses will remain as office and warehouse space.
- Local nonprofit organizations whose plan it is to partner and share these empty buildings in Over the Rhine will have an affordable option for housing their community services that help the poor.
- The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several nonprofit organizations who serve the poor.

Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati, we hope the Zoning Commission will approve in a time manner the Friars' request for this ***Use Variance***. Thank you for your attention to this request.

Sincerely,

Congregational Councilor / US Area
Franciscan Sisters of the Poor

Sister Bonnie Steinlage, SFP
Franciscan Sisters of the Poor

Inspired and energized by the example of Frances Schervier, we create caring relationships through a healing presence that fosters dignity in the people we serve.



Center for RespiteCare

Homeless Medical Recovery

Restoring Health, Transforming Lives

The mission of the Center for Respite Care is to provide quality, holistic medical care to homeless people who need a safe place heal, while assisting them in breaking the cycle of homelessness.

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Claude Blenman

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Diana Klinedinst

Mark Manley, MD

Dionne Porter

Martha Schueler

Marcia Spaeth

Advisory Board

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Brian Jones, DHSc, CHPCA

Lori Uphaus

Laurel Derks Nelson
Chief Executive Officer

Robert Donovan, SM, MD
Physician
Services generously provided by Cincinnati Health Network

3550 Washington Ave.
Cincinnati, OH 45229

Mailing Address:
P.O. Box 29137
Cincinnati, OH 45229

Phone (513) 621-1868
Fax (513) 621-1872
www.centerforrespitecare.org

November 4, 2015
City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street
1629 Republic Street

Dear Sir,

The Center for Respite Care, is in support of the Franciscan Friars efforts to secure a ***Use Variance*** for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center- East Building and two warehouses will remain as office and warehouse space.
- Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.
- The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several non-profit organizations who serve the poor.

Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this ***Use Variance*** in a timely manner.

Sincerely,

Laurel D. Nelson

Laurel D. Nelson
CEO

Honored recipient of the first
Medical Respite
Award for Excellence
Presented in 2013 by
NATIONAL HEALTH CARE for the HOMELESS COUNCIL



Gently Used Furniture for People in Need

November 2, 2015

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street
1629 Republic Street

Dear Sir,

Our nonprofit organization, New Life Furniture is in support of the Franciscan Friars efforts to secure a ***Use Variance*** for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center- East Building and two warehouses will remain as office and warehouse space.
- Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.
- The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several non-profit organizations who serve the poor.

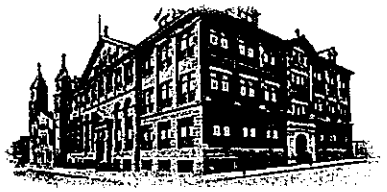
Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this ***Use Variance*** in a timely manner.

Sincerely,

Holly Young

Holly Young
Executive Director and Founder
www.nlfurniture.org

St. Francis Seraph School



"A Beacon of Light in Over the Rhine"

November 2, 2015

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street
1629 Republic Street

Dear Sir,

Our agency/organization, St. Francis Seraph School is in support of the Franciscan Friars efforts to secure a ***Use Variance*** for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center- East Building and two warehouses will remain as office and warehouse space.
- Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.
- The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several non-profit organizations who serve the poor.

Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this ***Use Variance*** in a timely manner.

Sincerely,

Halsey Mabry

Halsey Mabry, Principal

14 E. Liberty St. Cincinnati, Ohio 45202 Phone 513-721-7778 Fax 513-721-5445

Over-the-Rhine Community Housing

November 2, 2015

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street
1629 Republic Street

Dear Sir,

Over-the-Rhine Community is in support of the Franciscan Friars efforts to secure a ***Use Variance*** for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center- East Building and two warehouses will remain as office and warehouse space.
- Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.
- The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several non-profit organizations who serve the poor.

Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this ***Use Variance*** in a timely manner.

Sincerely,

Mary Burke Rivers

Mary Burke Rivers
Executive Director

CORNERSTONE
CORPORATION FOR SHARED EQUITY

1641 Vine Street, Cincinnati, OH 45202
Phone: 513-369-0114 Fax: 513-369-0108
Website: www.csequity.org

Expanding Economic Opportunity through Renter Equity

11/5/2015

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street
1629 Republic Street

Dear Sir or Madam,

Our organization Cornerstone Corporation for Shared Equity is in support of the Franciscan Friars efforts to secure a ***Use Variance*** for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center- East Building and two warehouses will remain as office and warehouse space.
- Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.
- The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several non-profit organizations who serve the poor.

Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this ***Use Variance*** in a timely manner.

Yours in service,

Rob Sheil
Executive Director



Prince of Peace Lutheran Church

1528 Race Street Cincinnati, OH 45202 (513) 621-7265

Mailing Address: P.O. Box 156, Cincinnati, OH 45201

November 4, 2015

City of Cincinnati
Zoning Commission
Cincinnati, Ohio

Subject: Zoning Change for Franciscan Friars Property
24 West Liberty Street
1629 Republic Street

Dear Sir:

Our agency/organization (Prince of Peace Lutheran Church) is in support of the Franciscan Friars efforts to secure a ***Use Variance*** for the Franciscan Media Center property located at 24 West Liberty Street and 1629 Republic Street in Over the Rhine.

We believe a ***Use Variance*** is a good option for this property for the following reasons:

- The Media Center- East Building and two warehouses will remain as office and warehouse space.
- Local non-profit organizations whose plan it is to partner and share these empty buildings in Over-the-Rhine will have an affordable option for housing their community services which help the poor.
- The central location for this office building and warehouses in Over the Rhine helps to support innovation and collaboration among several non-profit organizations who serve the poor.

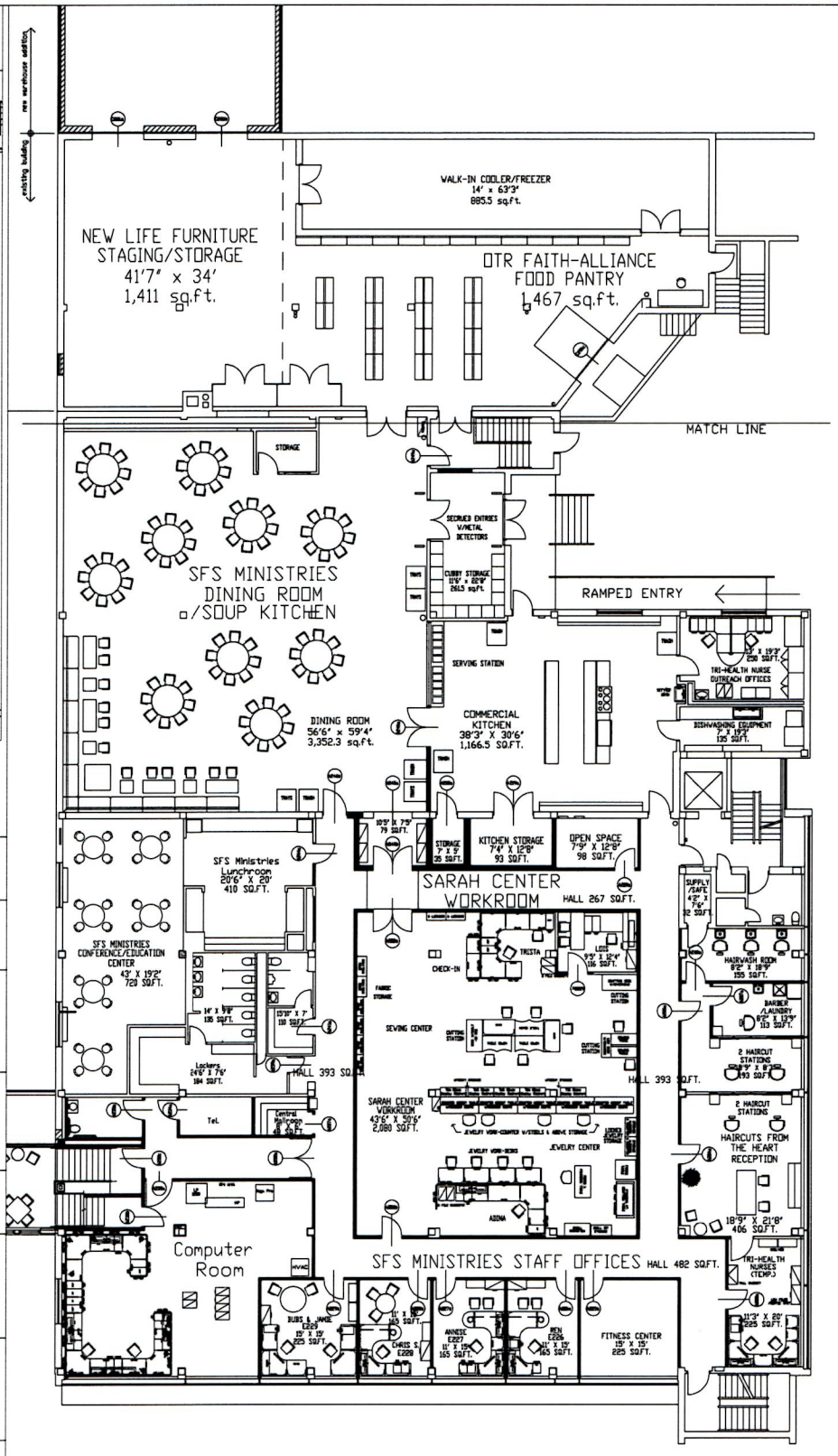
Since the Franciscan Friars have a long tradition of commitment and service throughout Greater Cincinnati we hope the Zoning Commission will approve the Friars request for this ***Use Variance*** in a timely manner.

Sincerely,

Rev. John Suguitan
Pastor – Prince of Peace Lutheran Church



Continued (above) from 'New Life Furniture' in Large plan at right.

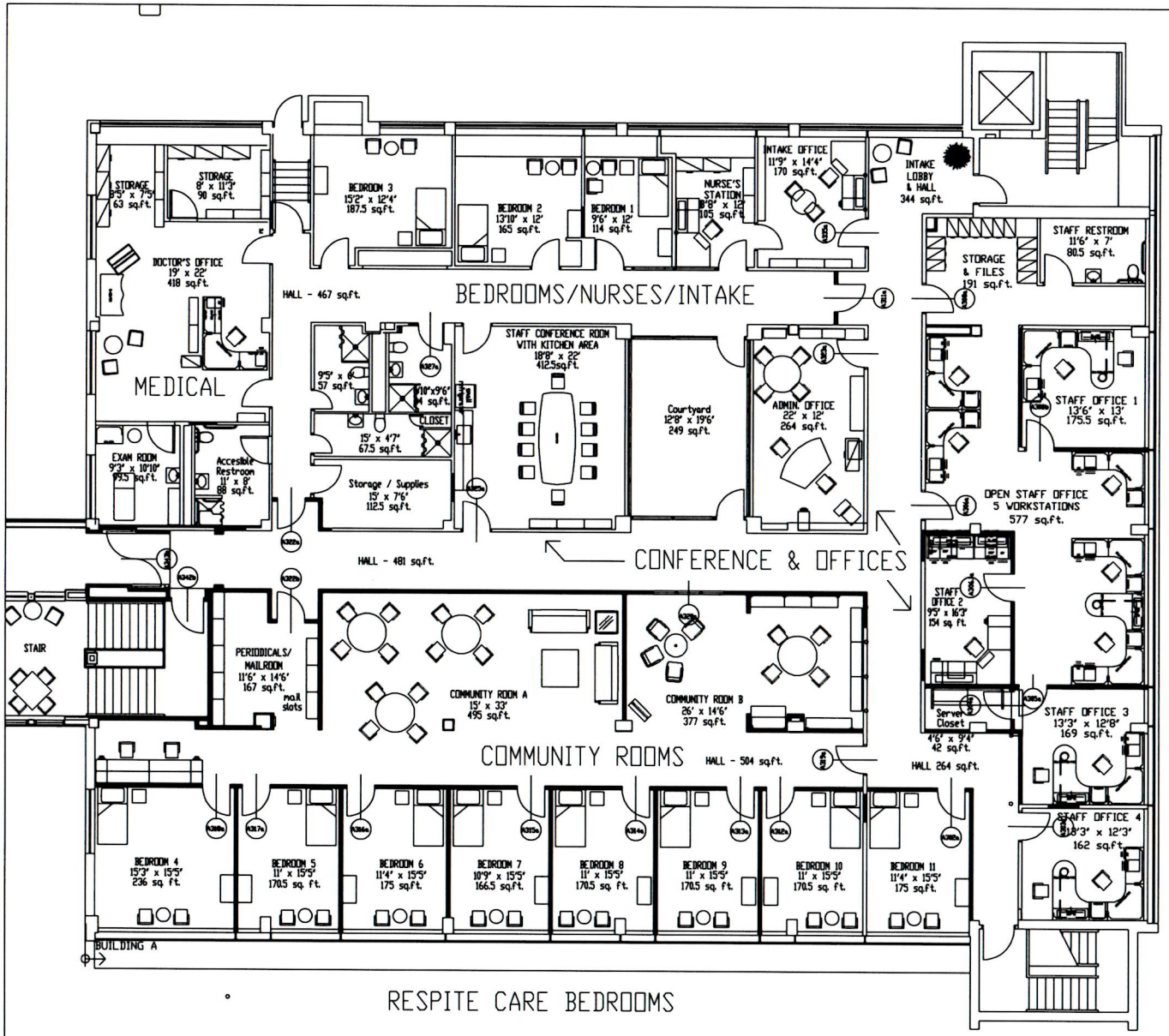


2nd FLOOR EAST: PROPOSED TENANTS
New Life Furniture 4,801 SQ.FT.
OTR Faith-Alliance Food Pantry 2,352.5 SQ.FT.
SFS Ministries Soup Kitchen 5,122.3 SQ.FT.
SFS Ministries 2,173 SQ.FT.
Sarah Center Workroom & Office 2,196 SQ.FT.
Haircuts from the Heart 1,124 SQ.FT.
Tri-Health Nurses 250 SQ.FT.
Shared - (Hallways/Restrooms) 2,012 SQ.FT.
TOTAL: 20,030.8 SQ.FT.

EOE FURNITURE
EFFECTIVE OFFICE ENVIRONMENTS

2ND FLOOR EAST
SFS MINISTRIES

REVISIONS 11/03/15
DRAWN BY: GV
SCALE: 1/8" = 1'0"
DATE: 10/12/15
PAGE: 1/4



Center For Respite Care

Respite Care for the Homeless

8,811 SQ.FT. (approx.)

EOE FURNITURE EFFECTIVE OFFICE ENVIRONMENTS	3RD FLOOR EAST SFS MINISTRIES	REVISIONS 11/03/15	DRAWN BY: GV	SCALE: 1/8" = 1'0"	DATE: 10/12/15	PAGE: 2/4

C. FRANCIS BARRETT
H. PATRICK WEBER
JANET L. BELL

BARRETT & WEBER

A LEGAL PROFESSIONAL ASSOCIATION

500 FOURTH & WALNUT CENTRE
105 EAST FOURTH STREET
CINCINNATI, OHIO 45202-4015

TELEPHONE (513) 721-2120
FACSIMILE (513) 721-2139

December 14, 2015

Mr. Matthew Shad
Division Manager – Zoning Administrator
City of Cincinnati
Two Centennial Plaza Two, 5th Floor
805 Central Avenue
Cincinnati, Ohio 45202

matthew.shad@cincinnati-oh.gov

Re: St. Francis Seraph Ministries
24 W. Liberty Street and 1629 Republic Street
Over-the-Rhine Historic District

Dear Matt:

In response to your request concerning how the Center for Respite Care is licensed, please be advised that the Center for Respite Care is licensed by the State of Ohio as a "Residential/Assisted Living Facility", License No. 2399R.

Enclosed for your reference are copies of the following:

1. Letter dated May 13, 2015 from the Ohio Department of Health, Bureau of Licensure Operations, Office of Health Assurance and Licensing, to the Center for Respite Care, Inc. confirming that the facility is currently licensed through January of 2016 and referencing that the Facility Type is "Residential Care";

2. Document dated September 3, 2015 from the Ohio Department of Health stating that "Center for Respite Care is in compliance with the State of Ohio Rules and Regulations for licensure requirements"; and

3. Document dated May 12, 2015 from the Ohio Department of Health confirming payment by the Center for Respite Care for the license fee.

The Center for Respite Care is presently located at 3550 Washington Avenue in the Avondale neighborhood of the City of Cincinnati. The entire respite care center operations will be relocated from 3550 Washington Avenue to the subject property at 24 W. Liberty Street.

If you need any further information concerning the Center for Respite Care, please do not hesitate to contact me.

Sincerely,

BARRETT & WEBER

C. Francis Barrett

Enclosures
cc: Angie Bok Strunc, Urban Conservator, Historic Conservation Office (angie.strunc@cincinnati-oh.gov)

OHIO DEPARTMENT OF HEALTH

246 North High Street
Columbus, Ohio 43215

614/466-3543
www.odh.ohio.gov

John R. Kasich/Governor

Richard Hodges/Director of Health

May 13, 2015

Administrator
CENTER FOR RESPITE CARE, INC.
P.O. BOX 141301
CINCINNATI, OH 45250

Facility Type: RESIDENTIAL CARE
Facility ID: 2399R
Capacity: 14

Dear Facility Administrator:

This renewal confirmation letter approves your facility to continue to operate through January 2016; unless the license is revoked pursuant to Chapter 119. of the Ohio Revised Code or voided at your request.

CENTER FOR RESPITE CARE
3550 WASHINGTON AVENUE
CINCINNATI, OH 45229

For online information regarding the licensure process, e.g. forms, rules (Ohio Administrative Code (OAC)) and regulations (Ohio Revised Code (ORC)), visit the Ohio Department of Health web site at http://www.odh.ohio.gov. Questions regarding the licensure process may be directed to our e-mail address, liccert@odh.ohio.gov or by calling Charlene Valentine, Licensure Specialist, at (614) 466-7713.

Sincerely,

Tamara L. Malkoff, Chief
Bureau of Licensure Operations
Office of Health Assurance and Licensing

FORM APPROVED

STATEMENT OF DEFICIENCIES	(X1) PROVIDER/SUPPLIER/CLIA	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	2399R	A. BUILDING _____ B. WING _____	09/03/2015

NAME OF PROVIDER OR SUPPLI	STREET ADDRESS, CITY, STATE, ZIP CODE
CENTER FOR RESPITE CARE	3550 WASHINGTON AVENUE CINCINNATI OH, 45229

(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICICIENCY MUST BEPRECEDED BY FULL	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE	(X5) COMPLETIO N
R 0000	Initial Comments Total Capacity: 14 Total Census: 9 County: Hamilton Administrator: Laurel Nelson Survey Type: Annual At the time of the Annual Survey completed on 09/03/15, Center for Respite Care is in compliance with the State of Ohio Rules and Regulations for licensure requirements.	R 0000		

Ohio.gov So much to Discover.

Ohio Department of HEALTH

Ohio Department of Health

Facility Payment Processing

Step 3 - Print Receipt

Your electronic check payment has been successfully authorized. Thank you for using the Central Payment Portal online payment processing system.

Please print this page for your records and note the confirmation number below. This will serve as your receipt.

EIDC Payment Summary

Payment Status:	Authorized
Confirmation Number:	265040
Authorization Date:	5/12/2015 2:00:13 PM
Total:	$620.00

Payment Information

* Bank Routing Number:	*********	* Confirm Routing Number:	*********
* Bank Account Number:	*********	* Confirm Account Number:	*********

Billing Information

First Name:		Middle Name:	
* Last/Business Name:	Center for Respite Care	* Phone:	513-621-1868
* Address Line 1:	3550 Washington Avenue	Address Line 2:	
* City:	Cincinnati	* State/Province/Region:	OH
* Zip/Postal Code:	45229	Country:	United States
Email:	finance@centerforrespiteccare.org	Email Receipt:	Yes

Continue

Technical Support
If you need technical support for this online payment processing application, please send an email to liccert@odh.ohio.gov.

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C. FRANCIS BARRETT
H. PATRICK WEBER
JANET L. BELL

BARRETT & WEBER

A LEGAL PROFESSIONAL ASSOCIATION

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TELEPHONE (513) 721-2120
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December 14, 2015

Mr. Matthew Shad *matthew.shad@cincinnati-oh.gov*
Division Manager – Zoning Administrator
City of Cincinnati
Two Centennial Plaza Two, 5th Floor
805 Central Avenue
Cincinnati, Ohio 45202

Re: St. Francis Seraph Ministries
24 W. Liberty Street and 1629 Republic Street
Over-the-Rhine Historic District

Dear Matt:

This letter is to follow-up on the information which you requested in your e-mail transmission of December 8, 2015, which has not been addressed in my other recent communications to you. Those included the inspection of the subject property and the licensing of the Center for Respite Care, and the status of the existing location on Washington Avenue in Avondale.

Concerning your question about "an approval that also contemplates what was not intended to be a part of the approval", we are not sure exactly what you want to know. Are you asking whether the uses which we deem to be permitted uses may be considered as a part of a "package" concerning the uses for which approval is sought and the use of the facility as a whole? If so, we have no objections if that is how you want us to proceed. If you are inquiring about the other adjacent buildings that are a part of the ownership and operations of the Franciscan Friars on the north side of W. Liberty Street, west of Vine Street, and east and west of Republic Street, we want the City to know that the Franciscan Friars are committed to remaining in the Over-the-Rhine neighborhood to address the needs of the poor and less fortunate in this community.

Concerning your question about the use of the first floor, and the absence of floor plans showing any first floor uses, please be advised that the entire first floor of the building at the northwest corner of Vine Street and Republic Street is devoted to parking. It is essentially an indoor parking garage. Some space on the first floor is also allocated to the storage of the utility equipment and maintenance equipment which serves this building. Additionally, there are two warehouse buildings immediately to the rear. The warehouse building closest to Liberty Street is

referred to as Warehouse #1. The entire first floor is garage space. The building to the rear is referred to as Warehouse #2. This building does not have a basement but rather has a poured foundation. It is not used for a garage.

Concerning your inquiry about illegal parking along Liberty Street, our client is not aware of any illegal parking on Liberty Street adjacent to the frontage of the subject property. I am advised that there are no parking meters, nor any parking spaces in the curb lane of W. Liberty Street across the frontage of the subject property. Further, the curb lane approaching Race Street becomes a mandatory right-turn lane for cars traveling west on Liberty Street. There is legal parking on the south side of Liberty Street, between Vine Street and Race Street, and there are parking meters at that location.

If you have any questions concerning the foregoing information, or if you need any additional information, please do not hesitate to contact me.

Sincerely,

BARRETT & WEBER

C. Francis Barrett

cc: Angie Bok Strunc, Urban Conservator, Historic Conservation Office (angie.strunc@cincinnati-oh.gov)

C. FRANCIS BARRETT
H. PATRICK WEBER
JANET L. BELL

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CINCINNATI, OHIO 45202-4015

TELEPHONE (513) 721-2120
FACSIMILE (513) 721-2139

December 15, 2015

Mr. Matthew Shad
Division Manager – Zoning Administrator
City of Cincinnati
Two Centennial Plaza Two, 5th Floor
805 Central Avenue
Cincinnati, Ohio 45202

matthew.shad@cincinnati-oh.gov

Re: St. Francis Seraph Ministries
24 W. Liberty Street and 1629 Republic Street
Over-the-Rhine Historic District

Dear Matt:

This letter is to follow-up on our discussions at the pre-hearing meeting this morning.

To clarify, the Center for Respite Care facility is not a "special assistance shelter" which is defined in the Cincinnati Zoning Code as a "facility for the short-term housing for individuals who are homeless and who may require special services." The clients of the Center for Respite Care are not persons who "may" require special services, but rather are admitted because they "need" medical and nursing services. Further, this is not a homeless shelter where persons can just walk in off the street or drop in when they want a place to stay. Rather, they are carefully screened and undergo a formal admitting process. Additionally, they do not stay in the facility as a form of "short-term" housing, but rather stay through a period of recovery.

This facility is also not "transitional housing" as defined in the Cincinnati Zoning Code. The Zoning Code defines "transitional housing" as "housing designed to assist persons in obtaining skills necessary for independent living and permanent housing, including homes for adjustment and halfway houses." Rather, this facility is dealing with the medical needs of ill persons who are pursuing recovery, rather than "skills" for independent living.

The definition in the Cincinnati Zoning Code which most accurately applies to this facility is "assisted living". The Cincinnati Zoning Code defines "assisted living" as "an institution, residence or facility licensed by the State of Ohio that provides accommodation and personal assistance to more than three residents who are dependent on the services of others by reason of age and physical or mental impairment, but that is not licensed to provide skilled nursing care." The subject facility is licensed by the State of Ohio as a "residential/assisted living facility", Ohio License No. 2399R. The Ohio Department of Health, Bureau of Licensure

Operations, Office of Health Assurance and Licensing, has confirmed that the facility is currently licensed through January of 2016 as a "Residential Care" facility.

The uses on the second floor of the subject building consist of several community service facilities operated by reputable, experienced, and well-funded non-profit entities. These operations include the following: the Sarah Center (sewing, quilt-making and jewelry making for the poor and less fortunate); Haircuts from the Heart (hair care for the poor and less fortunate); Tri-Health Nurses (nursing care for the poor and less fortunate); OTR Faith-Alliance Food Pantry (food for the poor and less fortunate); New Life Furniture (furniture for the poor and less fortunate); and St. Francis Seraph Ministries, which is dedicated to the poor and less fortunate in general and specifically the poor and less fortunate in the Over-the-Rhine community.

The foregoing uses, individually and collectively, conform to the definition of "community service facility" as set forth in the Cincinnati Zoning Code. This definition states in relevant part that a "community service facility" is a "non-commercial facility established primarily for the benefit and service of the populations of the communities in which they are located, such as . . . religious, welfare or philanthropic organizations".

St. Francis Seraph Ministries are a part of the commitment of the Order of the Franciscans to remain involved in Over-the-Rhine and committed to the improvement of the lives of the poor and less fortunate in this community.

If you have any questions concerning the foregoing, or if you need any additional information, please do not hesitate to contact me. Thank you for your continuing assistance.

Sincerely,

BARRETT & WEBER

C. Francis Barrett

cc: Angie Bok Strunc, Urban Conservator, Historic Conservation Office (angie.strunc@cincinnati-oh.gov)

ITEM 7 December 21, 2015

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

APPLICATION #:	N/A
APPLICANT:	Jason Schneider, Architect representing the owner
OWNER:	Rock Island Realty LTD, Lisa Meeks
ADDRESS:	**4001 Hamilton Avenue, Cincinnati OH 45223**
PARCELS:	221-0013-0046-00
ZONING:	Commercial Community-Pedestrian (CC-P)
OVERLAYS:	Northside NBD Historic District
COMMUNITY:	Northside
REPORT DATE:	December 11, 2015
HEARING DATE:	Prehearing December 15, 2015 at 19:30 a.m.
STAFF REVIEW:	Angie Strunc, City Interim Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA). The COA includes rehabilitation of an existing structure and construction of a new third story addition to the rear of the property in the Northside Neighborhood.

Existing Conditions:

This proposed project is located in the northwest corner of Hamilton Avenue and Hoffner Street. This is a key six way intersection of Hamilton Avenue, Hoffner Street, Spring Grove Avenue, Old Ludlow Avenue and Ludlow Avenue Viaduct in an area known as Knowlton's Corner. The original structure is a wood frame three stories, constructed in 1880 in the Second Empire architectural style. A two story rear addition is a wood frame structure presumably constructed in the early 20th century.

The existing use is first floor commercial with upper floors as residential. The building is currently vacant.

Proposed Conditions:

The applicant is proposing to rehabilitate the existing three and two story structure by replacing existing windows in original openings and repairing or replacing as needed the deteriorated existing wood siding and clapboard roofing shingles. The existing storefront has been modified in the past with inappropriate high windows and wood infill below which will be replaced with appropriate window size and window sill construction. The existing cast iron storefront columns will remain although the applicant is seeking to widen the commercial storefront to the west on Hoffner Street by adding additional storefront window bays. Three existing window sills on this south façade have high sills

at 4’-6” off the floor and the applicant is proposing to lower the sills when they replace the windows.

The proposed third floor addition on the 2-story, west end of the building will generally match but not replicate the original building to the east with a mansard style roof with dormer windows.

The proposed use is the same with first floor commercial (proposed is likely A-2 restaurant or bar) with upper floors and addition as residential.

The new construction includes:

- Wood framing of a third story addition on the west end of the existing building.
- Exterior cladding that consists of wood siding, profile and color to match the existing.
- Mansard style roof with flat-seam metal roofing panels in a running bond style. Color will match rehabilitated roof paint color.
- Dormer windows where the mansard roof metal panels wrap the corners.
- Windows will be bid as aluminum clad wood (Jeld-Wen) or fiberglass (Marvin); 1/1 double hung
- Trash and mechanical enclosure wall at the rear of property in horizontal wood boards, stained color.

Existing building rehabilitation includes:

- Existing building window replacement to be bid as aluminum clad wood (Jeld-Wen) or fiberglass (Marvin), double hung, 2/2 to match existing style in existing openings.
- Lower the unusually high sill of three existing windows on the south façade from 4’-6” to 3’-0” above the floor.
- Existing building wood siding and wood clapboard roof shingles to be repaired or replaced as needed in matching profile and material. Painted.
- Aluminum storefront replacement in original openings at the corner. New storefront openings on Hoffner Street on the south façade to enlarge the commercial space and corner appeal.
- Existing cast iron storefront columns shall be restored and repainted. New storefront surround will match in appearance.
- New exterior doors; likely 2-panel fiberglass with half glass.
- Painted wood trim at storefront, windows and doors to match rehabilitated trim.
- Painted wood fascia and gutter board.

Previous Reviews:
The applicant sought a Preliminary Design Review before the Board on October 26, 2015 but the project was tabled before it was heard.

Applicable Zoning Code Sections:
Zoning District: Section 1409 Commercial Districts

Variance Request: Numeric Variance: Section 1425-19 Off Street Parking and Loading Requirements
Overlays: N/A
Historic District/Reg: Northside NBD Historic District
COA Standard: Section 1435-09-2 Standard of Review

Details of Zoning Relief Required:
The applicant seeks zoning relief from Parking and Loading Requirements per Chapter 25 and Schedule 1425-19-A. Based on this schedule the applicant needs 4 required parking spaces. A reduction of 2 required spaces may be permitted per Section 1425-23(a) due to proximity of 600' to a public or privately operating parking facility. This provision reduces the required parking spaces to 2 spaces. However, if the net parking to be generated is 5 or fewer spaces, no off-street parking is required. Zoning Administrator grants this reduction.

Certificate of Appropriateness Review

Staff finds the proposed rehabilitation of 4001 Hamilton Ave. is appropriate and generally meets the district guidelines. The applicant is proposing to repair as much of the original wood siding and roof shingles as possible and replace as needed in matching profile and material. The applicant is proposing to return the storefront to its original character while retaining and repairing the original cast iron surround columns. The proposed new storefront expands the commercial space and increases the importance of this corner business at this unique location in Northside.

The guidelines for new construction and additions don't seek to replicate the existing buildings but do seek for design solutions to be compatible with respect to the following:

1. **Material**: The type of material and their color, texture, scale and detailing should be compatible with those of the District and/or the original building. Predominate materials are brick with stone, wood or cast iron trim.
    a. *The applicant is proposing materials that are compatible with the original structure.*
2. **Scale:** the scale of the new work and its constituent parts should be compatible with the District and/or the original building and the scale of its parts.
    a. *The new work is compatible in scale to the original building.*
3. **Form:** The shape, massing and proportions of the new work should be compatible with the District and the original buildings. Openings are primarily vertical.
    a. *The new work is proportional to the existing building and is compatible in the district for massing and shape.*
4. **Detailing:** The detailing, features and placement on additions and new construction should be compatible with the District.

a. *The new work detailing such as windows, doors, and roof are compatible with the existing building and the District.*

5. **Height:** The height of the addition should not exceed the height of the original building. Buildings in the Northside Historic District vary from 1 to 3 stories high.
    a. *The proposed addition matches the height of the existing three story building.*
6. **Setback***: N/A*
7. **Historic Integrity:** Compatibility of new work to original work is required but imitation of old work in new construction should be avoided.
    a. *The proposed addition is compatible to the original structure in its roof style with dormer windows.*

Other Considerations:
Prehearing Results: December 15, 2015 – No one was in attendance.

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 rehabilitation of existing structures and construction of new third floor addition at 4001 Hamilton Avenue as demonstrated by the applicant drawings dated November 23, 2015 subject to the following condition:
   (a) Zoning Administrator grants off-street parking requirement to 0 spaces per Section 1425-23(a).

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.

TIM JECKERING ARCHITECTS, INC.
Personalized Architectural & Interior Design Services

23 November 2015

Angie Strunc, RA
Interim Urban Conservator
City of Cincinnati
3300 Central Parkway
Cincinnati, Ohio 45225

RE: 4001 Hamilton Ave; supporting information for Certificate of Appropriateness.

Ms. Strunc,

Thank you for taking the time to meet with us October 1st to discuss our approach to the renovation of 4001 Hamilton Avenue. We have updated drawings and other information based on your suggestions and we present the attached packet for distribution to Historic Conservation Board Members.

The building in question holds a prominent location in Northside; it is one of the first buildings you see when approaching from the south via the Ludlow viaduct. The current gateway buildings are a BP gas station and a White Castle restaurant. The Owner wants this building to shine; to be a visible hub of activity, and to be the exemplar for development moving forward in the 4000 block of Hamilton Avenue.

The intent of this project is a full rehabilitation of the existing exterior wood siding and clapboard roofing to the greatest extents possible. Where materials must be replaced, they will be replaced in kind and finished to match. Vinyl replacement windows will be removed and historically appropriate windows installed in original openings. Unfortunately, the original wood windows are not salvageable due to structural failures resulting from historic flooding and improper construction of storefronts.

The existing storefront was poorly designed, constructed, and has no historic value other than the original cast iron columns that will be restored. In order to increase visibility of the first floor commercial space, we propose enlarging the storefront along Hoffner Street and treat as a true corner building. Further, we propose lowering window sills of three windows on the west side of the first floor. The existing window sills are approximately 4'-6" above finish floor and restrict views both in and out of that room.

The volume of the proposed third floor addition will be similar to the third floor mansard roof on the original building. There will be a small intermediate volume between the two that further separates the historic building from the new addition. A flat seam metal panel system will be used to further define existing from new construction, but both roofs will be painted to match in order to create a uniform appearance.

As we discussed, we are finishing up the schematic design phase for this project and are submitting for a Certificate of Appropriateness from the Historic Conservation board in order to move forward with Design Development and Construction Drawings. We are seeking review and approval of the following items:

1. Material selection for the third floor addition,
2. Enlarging the windows on the southwest façade toward the rear of the building,

4303 HAMILTON AVENUE • CINCINNATI, OH 45223 • 513/542-2500 VOICE • 513/542-2549 FAX

3. Expanding the historic storefront to create a highly visible and vibrant space to welcome people to the Northside neighborhood.

The attached packet includes the following:

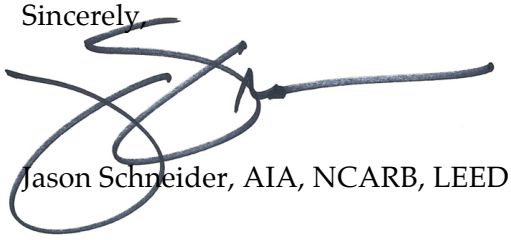
1. Text:
    a. Certificate of Appropriateness Application.
    b. Introductory letter (this letter)
    c. Select text from Part 1 of the Historic Preservation Certification Application (Although we are no longer pursuing historic tax credits, we are sharing the history of the building to better understand context.
    d. Window Information: Windows will be competitively bid against these three options:
        i. Jeld-Wen W-2500 Aluminum clad wood windows.
        ii. Jeld-Wen Siteline Aluminum clad wood windows.
        iii. Marvin Integrity Clad Ultrex Windows (Fiberglass cladding, wood interior.
2. Drawings:
    a. Existing Building Context Photos: Photos of the building from various angles and photos of adjacent buildings.
    b. Existing Building Plans and Elevations: Provided for comparison against Proposed Drawings.
    c. Proposed Rendering, Plans, and Elevations showing design intent.

Presenters at the hearing will be:

- Architect: Jason Schneider, AIA
- Owner: Lisa Meeks, Esq.

Thank you for the opportunity to discuss this project with the Board. If you have any questions, please feel free to contact me at 513.542.2500 ext 4, or 513.910.6299.

Sincerely,



Jason Schneider, AIA, NCARB, LEED AP BD+C

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

NPS Project Number

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** The Corner; The Elk Tasting Room; Stolz Drugstore

Street 4001 Hamilton Avenue

City Cincinnati County Hamilton State OH Zip 45223-2601

Name of Historic District Northside NBD Historic District

☐ National Register district ☒ certified state or local district ☐ potential district

2. **Nature of request** (check only one box)

☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)

Name Adrienne Cowden Company 720 Consulting

Street 2114 Alpine Place City Cincinnati State OH

Zip 45206 Telephone (513) 378-7836 Email Address adrienne.cowden@gmail.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☐ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Lisa Meeks Signature [signature] Date 06/23/2015

Applicant Entity Rock Island Realty, Ltd. SSN _____ or TIN 26-4507395

Street 215 E. 9th Street City Cincinnati State OH

Zip 45202 Telephone (513) 608-8795 Email Address lisameeks@newman-meeks.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

☐ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

Date National Park Service Authorized Signature

☐ NPS comments attached

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

Property name The Corner; The Elk Sample Room; Stolz Drugstore NPS Project Number _____

Property address 4001 Hamilton Avenue (Cincinnati Hamilton County OH 45223-2601)

5. Description of physical appearance

4001 Hamilton Avenue is situated at the six-way intersection of Hamilton Avenue, Hoffner Street, Spring Grove Avenue, Old Ludlow Avenue and the Ludlow Avenue Viaduct in a subarea of the Northside neighborhood business district known as Knowlton's Corner. The building anchors the northwest corner of Hamilton Avenue and Hoffner Street. Cluxton Alley runs behind (west of) the property.

The three-story portion – a c. 1880 frame Second Empire mixed-use building – represents the original structure. A two-story frame rear addition was constructed in the early 20th century. The addition does not appear on the 1922 Sanborn Fire Insurance Map. However, it is visible in photographs of the building during the 1933 flood of the Ohio River and the Mill Creek (see Figure 1). The building has a parged stone foundation, and wood clapboards of varying widths sheath the exterior walls. Patterned wood shingles cover the mansard roof, which is punctuated by front gable dormers on the main (east) façade and south elevation. Two brick chimneys with terra cotta pots pierce the roof. A simple bracketed wood cornice features decorative festoons. The rear addition has a raised seam metal and a membrane roof. A single brick chimney pierces through the metal roof near the northwest corner of the addition. Window openings have simple wood trimwork, and there is a combination of wood double-hung sash of various configurations (two-over-two, one-over-two, two-over-one, six-over-one) and 20th century one-over-one replacement sash.



Figure 1. View of 4001 Hamilton Avenue, March 1933

An altered cast iron storefront wraps around the southeast corner of the building. It features a recessed entryway with sidelights, a glazed door, transoms and a tiled stoop. The building has four additional entrances – three in the south elevation and one in rear (west) elevation. The easternmost entrance in the south elevation opens into the first floor commercial space. It has a modern aluminum door, a transom and a simple wood surround. Two entrances – the westernmost entrance in the south elevation and the rear (west) elevation entrance – open into the first floor of the rear addition. The entrance in the rear (west) elevation appears to be a later 20th century modification. It has a six-panel aluminum door and contemporary wood trim.

continued

Date of construction c. 1880, mid-1920s/early 1930s Source of date Physical inspection/ historic research

Date(s) of alteration(s) 20th century Source of date Physical inspection/ historic research

Has building been moved? ☒ no ☐ yes, specify date _____

6. Statement of significance

The property at 4001 Hamilton Avenue is located in and contributes to Cincinnati's Northside NBD Historic District, established locally in 1982 by Ordinance No. 189-1982 and certified by the National Park Service in 1983 (see attached). The district encompasses the neighborhood's historic business district and includes a diverse mix of late 19th and early 20th century commercial and mixed-use buildings. In the early 20th century Knowlton's Corner was Cincinnati's third busiest shopping area. The majority of structures are two- to five-story brick buildings with storefronts and architectural styles include Queen Anne, French Renaissance, Romanesque, Italianate, and Second Empire. The district includes the National Register listed Domhoff Buildings (4201-4203 Hamilton Avenue and 1604-1614 Chase Avenue) and part of the National Register listed Hoffner Lodge Historic District (bounded by Blue Rock, Moline, Langland and Hamilton). 4001 Hamilton Avenue contributes to the architectural character of the Northside NBD Historic District as an unusual example of a frame Second Empire mixed-use building. The continued existence of this frame structure is remarkable in that it survived at least two major floods – one in 1933 and the "Great Flood" of 1937 (see Figures 1, 2, 3, and 4). It represents a tangible link to the commercial history, development and evolution of the business district while providing a glimpse of the important role social clubs, fraternal orders and service organizations once played in the community.



Figure 2. View of 4001 Hamilton Avenue During the Great Flood, 1937



Figure 3. View of 4001 Hamilton Avenue During The Great Flood, January 1937

Based on available city directories, the building at 4001 Hamilton Avenue was first utilized as a grocery store (1879-1884) operated by Henry Hanfeld [sic Handfeld] and Elizabeth Hanfeld. However, beginning in 1885, the use shifted. For nearly three and

continued

7. Photographs and maps. Send photographs and map with application

5. Description of physical appearance *(continued)*

The south elevation entrance has a two-light wood transom, a simple wood surround and a modern aluminum door. The fourth and final entrance, which is centered in the south elevation, provides access to the residential units in the upper floors. It has a simple pedimented wood surround and a concrete step. This entrance opens into an enclosed stair hall with a straight flight of stairs to the second floor.

Based on physical inspection, prior owners modified the interior space multiple times over the years. The first floor commercial space includes two large rooms connected by a hallway and a bathroom. The second floor has two residential units. The rear unit is located in the two-story addition and is now a single open room. The second residential unit has four rooms including a bathroom. On the first and second floors a change in the floor level demarcates the separation between the front c. 1880 portion of the building and the rear two-story addition. A simple, painted wood staircase leads up to the third floor residential unit. This unit has four rooms, including a three-piece bathroom. The building has an unfinished basement under the c. 1880 portion accessed by a simple wood stair from the first floor. There is a crawl space beneath the addition.

6. Statement of significance *(continued)*

a half decades, it operated continuously as a saloon from 1885 to 1918 until Prohibition. The building also had at least one residential unit in the upper floors.

From 1885 to 1888, Joseph G. Stolz was the proprietor of "The Corner" saloon, alternately described in city directories as a "wine and beer saloon" and a place with a "choice brands of wines, liquors and cigars constantly on hand." Lawrence H. Rabe ran a saloon at this address for a single year, 1889, before Frank Kuhl began his five-year tenure. From 1890 to 1894 Kuhl is listed as the proprietor of "The Corner" saloon with "a specialty of fine old whiskies, choice wines and fine cigars; meals at all hours." Louis Schueler took over the establishment in 1895. Under his ownership, 4001 Hamilton Avenue served as a saloon and daily market. The 1905 City Directory calls the saloon "The Elk Sample Room" with the "finest wines, liquors and cigars available." In addition to being a business owner, Schueler also served as a councilman for the 23rd Ward.

Prohibition laws banned the sale of alcohol nationwide, and in 1919, Schueler began to sell soft drinks. It is currently unknown whether or not the establishment continued to sell liquor behind the scenes as one of the nation's many speakeasy clubs. Schueler retained the business until 1922, after which it rapidly changed hands from Walter Scheffel (1923) to John G. Kolde (1924) to Morris Stein (1925); all of these men sold soft drinks. In 1926, Joseph Stolz took over the commercial space as a drugstore, and the Stolz pharmacy remained at this location until c. 1952. The name "Stolz" is visible on a number of historic photographs of the building during his tenure (see Figures 1 and 4).



Figure 4. View of 4001 Hamilton Avenue (Stolz Pharmacy), late 1920s/early 1930s

In addition to residential apartments and businesses, 4001 Hamilton Avenue was home to a wide array of social societies. Five Point Mutual Aid and Victory Mutual Aid held meetings at 4001 Hamilton Avenue in the 1910s and 1920s. Between 1927 and 1943, the building was home to the Northside Business Club. Over the years, between 1927 and 1972, city directories record an increasing number of social clubs, fraternal orders, and service organizations at this address including: Brotherhood of Locomotive Engineers Local No. 95, Brotherhood of Railway Maintenance Local No. 885, Royal Blue Lodge No. 570, Brotherhood of Local Firemen & Engineers Local No. 715, Geo. R. Garrett Service Star Legion of Camp Washington, Harmony Council Lodge No. 98, Old Timers Auxiliary No. 1029 (VFW), Fifteenth Ward Democratic Club, Western Star Rebekah Lodge No. 788, Queen City Lodge RRCA No.1009, Friendship Lodge No. 15, Patriotic Women of America, Northside Men's Club, Northside Women's Club, and the Northside Business Club. These societies were not sole tenants during a single year either. For example, 10 different societies and several businesses occupied 4001 Hamilton Avenue in 1960 alone. This activity stopped abruptly in 1973, after which the building stood vacant or was occupied by a single business.

Sources

Cincinnati City Directories (various dates).

Public Library of Cincinnati & Hamilton County, Photo Archives (Transportation and Floods) and Newsdex.

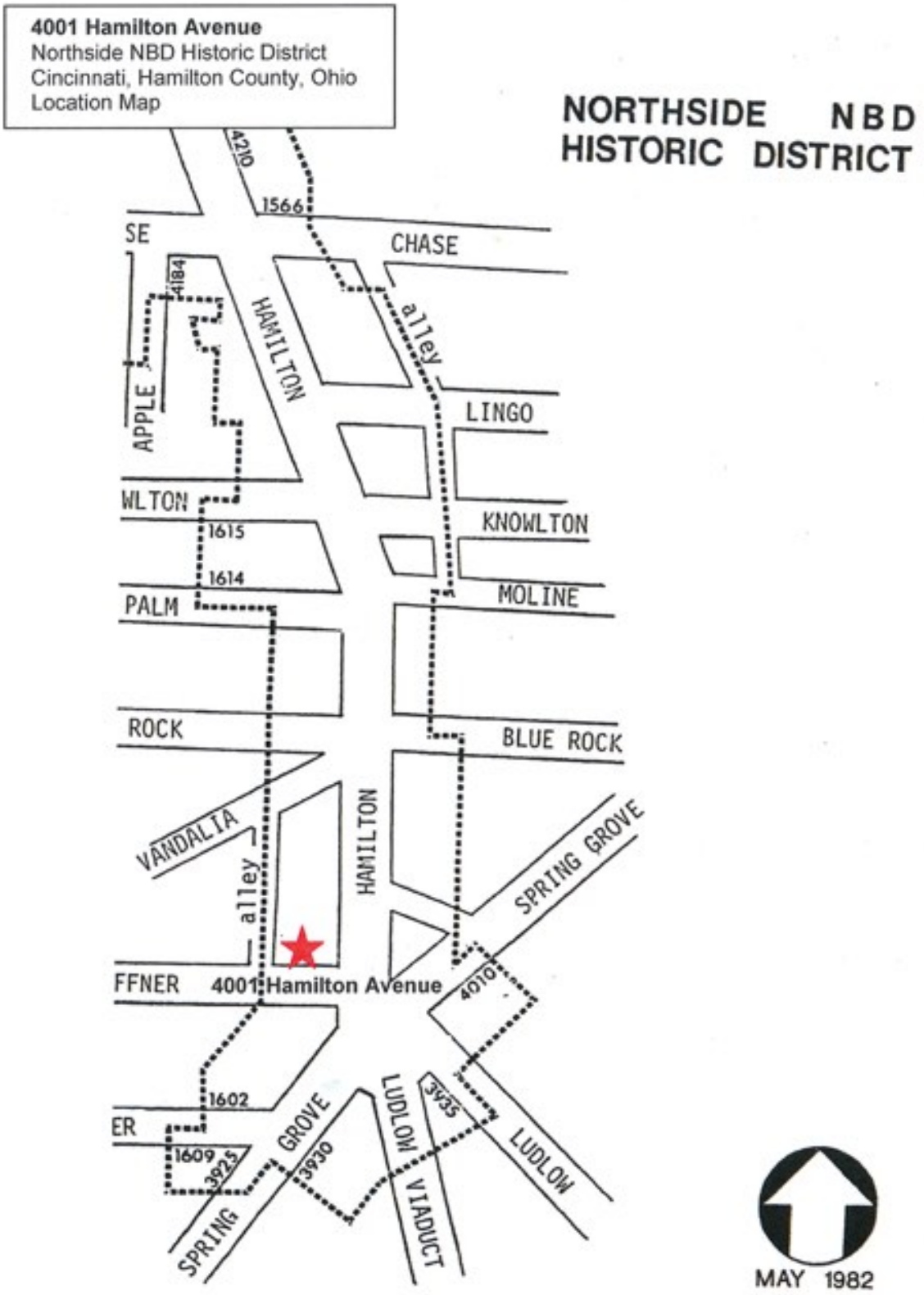
Sanborn Fire Insurance Maps: 1891, 1922, 1904 (updated to 1930), 1934-1937, 1904 (updated to 1950).

Property name The Corner; The Elk Sample Room; Stolz Drugstore NPS Project Number

Property address 4001 Hamilton Avenue (Cincinnati Hamilton County OH 45223-2601)

7. Photographs and maps *(continued)*

4001 Hamilton Avenue
Northside NBD Historic District
Cincinnati, Hamilton County, Ohio
Location Map



United States Department of the Interior

NATIONAL PARK SERVICE

MID-ATLANTIC REGION
143 SOUTH THIRD STREET
PHILADELPHIA, PA. 19106

IN REPLY REFER TO:

11 MAR 1983

Genevieve Ray, Urban Conservator
City Planning Commission
City of Cincinnati
Room 222, City Hall
801 Plum Street
Cincinnati, OH 45202

Dear Ms. Ray:

This is to notify you as duly authorized representative that the Northside Business District Historic District has been certified by the Secretary of the Interior for purposes of §2124 of the Tax Reform Act of 1976, §§701 (f) and 315 of the Revenue Act of 1978, and §§212 and 214 of the Economic Recovery Tax Act of 1981 as meeting substantially all the requirements for listing of districts in the National Register of Historic Places.

Individual property owners of depreciable buildings within this district can qualify for the Federal tax incentives by filling out Parts 1 and 2 of a Historic Preservation Certification Application (sample enclosed) and submitting them to the State Historic Preservation Officer (SHPO). In Ohio the SHPO is Mr. W. Ray Luce, The Ohio Historical Society, Interstate 71 at 17th Avenue, Columbus, Ohio 43211. Additional application forms are available from the SHPO. For optimum results it is important that these applications be submitted as early as possible in the planning of a rehabilitation project.

Review Boards and Commissions should become familiar with the Secretary of the Interior's "Standards for Rehabilitation" (copy enclosed). These standards are used by the Secretary in certifying rehabilitation work for the tax incentives of the Tax Reform Act. Both the SHPO and this office are available to advise individuals and organizations in this matter.

If you have any questions, please call Martha Raymond or Cynthia MacLeod of this office at (215) 597-1578.

Sincerely,

Myra F. Harrison

Myra F. Harrison
Assistant Regional Director
Office of Cultural Programs

Enclosure

cc: NR/WASO
OH SHPO

(DISTRICT)

Year of the Visitor

JELD-WEN
WINDOWS & DOORS

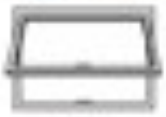
W-2500
Clad-Wood Window Features

Awning | Casement | Double-Hung | Fixed, Radius and Geometric



STYLES, LITES, COLORS & GLASS

Window Styles


Awning


Casement


Double-Hung


Fixed, Radius & Geometric

Standard Prefinished Interiors*

1. Primed
2. Brilliant White
3. Ivory
4. Desert Sand
5. Clear Lacquer
6. Wheat
7. Cider
8. Fruitwood
9. Cordovan
10. Walnut

*Colors shown may vary from final finish.



SUSTAINABLE FORESTRY INITIATIVE

FSC® certified or SFI® certified wood available. See your JELD-WEN dealer for details.

Divided Lites


Grilles Between the Glass (GBG)


Full-Surround (FS) and Knocked-Down (KD) Removable Wood Grilles


Simulated Divided Lites (SDL)

Clad Colors*



* Colors shown may vary from actual color.

Decorative Glass Options

Tinted Glass

Reduces glare and is ideal for areas that get a lot of direct sunlight in the summer.


Low-E


LoE²-366

Textured Glass

Lets light in while maintaining privacy.


Obscure

HARDWARE & SCREEN OPTIONS

Double-Hung Sash Options



Standard Sash Option



Traditional Sash Option

Window Hardware



Nesting Handle



Sash Lock

Painted Finishes



White | Desert Sand | Chestnut Bronze

Plated Finishes



Polished Brass | Oil-Rubbed Bronze | Brushed Chrome | Antique Brass

Double-Hung Jamb Liner Options



Without Optional Jamb Liner Edge Cover



With Optional Jamb Liner Edge Cover

Screen Options*

These screens are designed to keep insects outside, while letting more natural light inside. They feature fine, black fiberglass mesh with a light gloss finish. BetterVue® insect screens are standard for awning, casement and double-hung windows.



View through regular fiberglass insect screen | View through BetterVue insect screen (standard) | View through optional UltraVue insect screen

These images are for illustration purposes only. Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens and other security devices, contact your local building supply retailer.

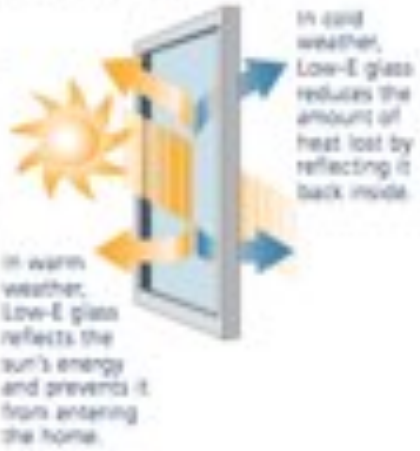
PERFORMANCE GLASS OPTIONS

Low-E, LoÉ²-366 and Low-E EC Insulating Glass

High-performance Low-E insulating glass comes standard to help lower energy costs, allows homes to stay cooler in the summer and warmer in the winter, prevents fading of interior furnishings, and reduces condensation. It also delivers greater visible light transmittance than tinted glass. We also offer optional LoÉ²-366, which provides even more protection against heat loss and fading, as well as greater energy savings.

Most windows and patio doors with Low-E glass are ENERGY STAR® qualified. ENERGY STAR products help Americans save energy, save money, and reduce their carbon footprints. ENERGY STAR criteria for windows are based on the U-factor and SHGC combinations that provide significant energy efficiency for a given climate zone. Just tell your JELD-WEN® dealer you want JELD-WEN windows that are ENERGY STAR qualified for your climate zone.

For even more protection, choose Low-E EC for an "extra coating" that improves the thermal performance of our windows and is the optimal solution for meeting ENERGY STAR criteria in certain regions of the country.



For more information, visit **www.jeld-wen.com/energyefficiency**

ENERGY STAR®

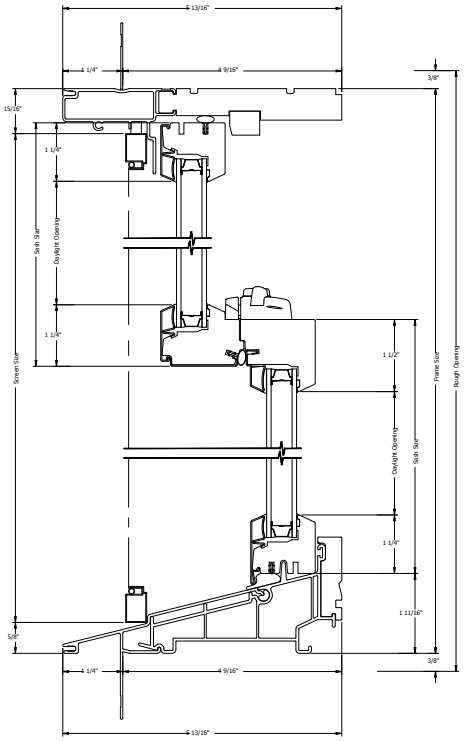
The W-2500 line meets ENERGY STAR criteria in all four climate zones in the United States. ENERGY STAR criteria are achieved in North, North Central, and South Central climate zones with the standard glass package of LoÉ²-270 with argon, and in the Southern zone when grilles are used. Without grilles, Southern zone ENERGY STAR criteria are achieved with LoÉ²-366 and argon.

Tax Credits, Rebates and Incentives

The JELD-WEN website is a great source of information for Tax Credits, Rebates and Incentives on energy efficient products. Visit **www.jeld-wen.com** for more information. Because the windows in our W-2500 window line are so energy efficient, replacing old windows can mean money in your pocket.



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VERTICAL SECTION

6-9-15	A	UPDATED FRAME CLADDING	JP	DV	
DATE	SY	REVISION RECORD	AU	DR	CH

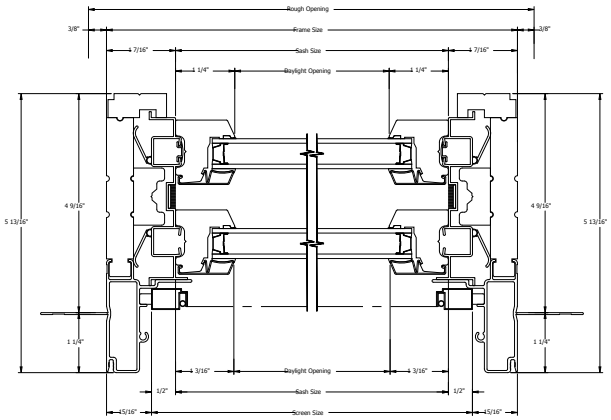
3250 Lakeport Blvd., Klamath Falls OR 97601
Phone: 541-882-3451 FAX: 541-885-7424

W-2500 CLAD DOUBLE HUNG
VERTICAL SECTION

DRAWING NO.
JW_Win_W2500_CldWd_DH_Sec

DETAILED BY: /DATE:
RDV
12/07/12

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HORIZONTAL SECTION

3250 Lakeport Blvd., Klamath Falls OR 97601
Phone: 541-882-3451 FAX: 541-885-7424

W-2500 CLAD DOUBLE HUNG
HORIZONTAL SECTION

DRAWING NO.
JW_Win_W2500_CldWd_DH_Sec

DETAILED BY: /DATE:
RDV
12/07/12

DATE	SY	REVISION RECORD	AU	DR	CH
6-9-15	A	UPDATED FRAME CLADDING	JP	DV	



SITELINE®

WOOD & CLAD-WOOD WINDOWS & PATIO DOORS

JELD-WEN® WINDOWS & DOORS

GREAT HOMES START WITH JELD-WEN™

Your home is where all the big events happen — where you gather for holiday meals, watch the big game and celebrate birthdays and anniversaries. To be part of your home is something we take very seriously.

We believe that a home is much more than the sum of its parts and that what you put into it really does matter. That's why our Siteline® wood windows and patio doors are designed to be more than simply beautiful. They're crafted to be reliable and efficient, and they're backed by a warranty that gives you and your family peace of mind.

Every home is different, and JELD-WEN offers Siteline wood products in a wide variety of styles, colors and finishes to complement your unique style and perform for years.

Because it's not just a house. It's your home.





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WHY BUY JELD-WEN

Siteline® wood and clad-wood windows and patio doors offer more than just beautiful style. This collection is the result of more than a decade of research and development. They're made with care and an uncompromised commitment to quality that you can rely on for years to come. Beautifully made, intelligently built and available in a wide range of styles, colors and finishes, Siteline wood window and patio door products fit your unique style and meet your demand for superior quality.

SUPPORTING SUSTAINABILITY

Responsible Forestry

We recognize that our future success as a wood products manufacturer is dependent upon responsible and sustainable forestland management. With that in mind, we proudly offer Ponderosa Pine wood windows and doors that are either SFI® or FSC® certified. Our dual-certification is testament to a desire to offer products you can feel good about.

FSC
www.fsc.org
FSC® C100683
The mark of responsible forestry

SUSTAINABLE FORESTRY INITIATIVE
SFI-00364

AuraLast®
THE WOOD THAT DOES NOT ROT
TM

AuraLast® wood protects against wood rot for as long as you own and occupy your home. Guaranteed.

LIFETIME LIMITED WARRANTY

Guaranteed Protection Against Wood Rot

JELD-WEN® wood windows and patio doors made with exclusive pine AuraLast wood are guaranteed not to rot for as long as you own and occupy your home. Wood components made from AuraLast wood maintain their structural integrity even in the toughest climates. **Visit jeld-wen.com to view the full warranty.***

100% PROTECTION

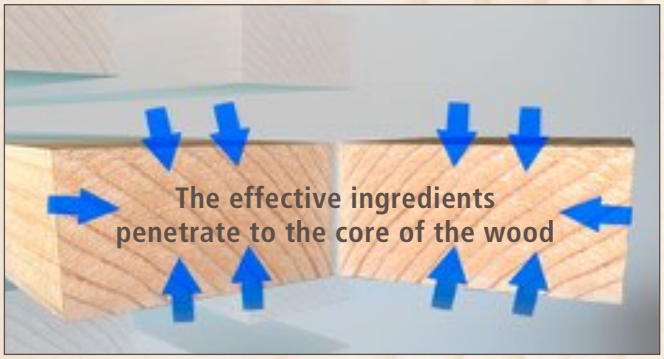
Surface-to-Core Protection

Because of our vacuum/pressure process, AuraLast wood provides virtually 100% penetration of the protective ingredients. Other manufacturers use submersion/dip-treatment methods, which only protect the outer surface of the wood.

100% WOOD

Working With AuraLast Wood is Easy

AuraLast offers the strength and beauty of real wood because it is real wood, not a composite. AuraLast wood is colorless, stainable and odorless.

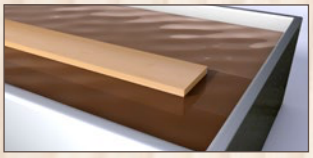


Virtually 100% Surface-to-Core Protection

100% WORRY-FREE

AuraLast is Safe

AuraLast wood is made by using a water-based solution to deliver the effective ingredients to the core of the wood. Traditional dip-treatments use a solvent-based chemical bath. During production our AuraLast process releases 96% fewer volatile organic compounds than the traditional dip-treatment method.





Traditional treatments only protect the outer surface

A JELD-WEN Exclusive

Only JELD-WEN makes window and door products with natural pine AuraLast wood that are built to last.

Protects Against Water Saturation

AuraLast wood offers superior resistance to water saturation, which protects against swelling that causes windows and doors to stick.

Protects Against Termites

Harmful termites will eat through unprotected wood—not so with AuraLast wood.

Visit jeld-wen.com/auralast for more information

AuraLast Lifetime Limited Warranty Coverage for Wood Decay and Termite Damage

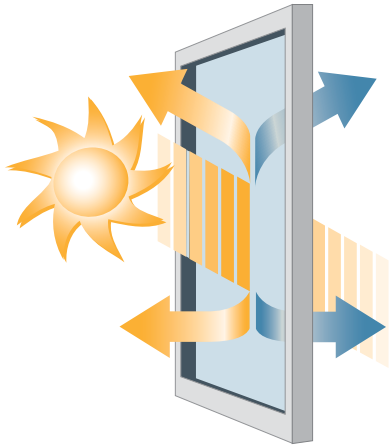
JELD-WEN products made from pine AuraLast wood will not rot.

Engineered for High Performance

A commitment to excellence and innovation inspired our new Siteline® wood windows and patio doors. Each door and window is designed for ease of operation, low maintenance and beauty that stands the test of time.

Energy Efficiency Designed to Last

Can a door or window be called high-performance? Definitely. Siteline wood windows and patio doors meet or exceed 2016 ENERGY STAR® 6 requirements and offer increased thermal performance and weather resistance with outstanding energy advantages. Our thermally improved engineered sill and frame designs feature innovative advancements for added energy efficiency and durability.



In warm weather, LoĒ³-366 glass reflects the sun's energy and prevents it from entering the home.

In cold weather, LoĒ³-366 glass reduces the amount of heat lost by reflecting it back inside.



With Neat® glass, you gain natural cleaning convenience. Neat glass harnesses the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass so rainwater can easily rinse away the grime. No manual activation is required.

Architectural Enrichment

Whether it's new construction, renovation, traditional or modern, JELD-WEN offers a style that fits your needs. We make it easy to enhance a home with depth and definition that complements your project. Detail updates such as the recessed sash on the casement and our double-hung concealed jamb liner add architectural flair and aesthetic appeal with clean, smooth, contemporary lines. Regardless of the climate where you live, we offer the products you need, with larger unit sizes and expanded design options.

Clearly Better

All Siteline wood windows and patio doors come with LoĒ³-366® glass, which blocks infrared rays, so you'll stay cooler in the summer and warmer in the winter. Only JELD-WEN Siteline wood products come standard with LoĒ³-366 and Neat® glass. ENERGY STAR® certified versions of Siteline wood products are available with energy efficient options, including argon-filled or high-altitude glass.

Fit Plus Finish

A wide range of colors, hardware and hardware finishes help you make the statement you want, right down to the last detail. Our many clad color finishes are guaranteed not to chalk or fade for 10 years, even in coastal environments. Optional anodized finishes bring extra durability, and nine interior finish options make it easy to coordinate your Siteline products with your home's trim, cabinetry and furnishings. Decorative glass choices, divided lites and multiple screen options offer styles ranging from contemporary to classic.

Great Views Inside and Out

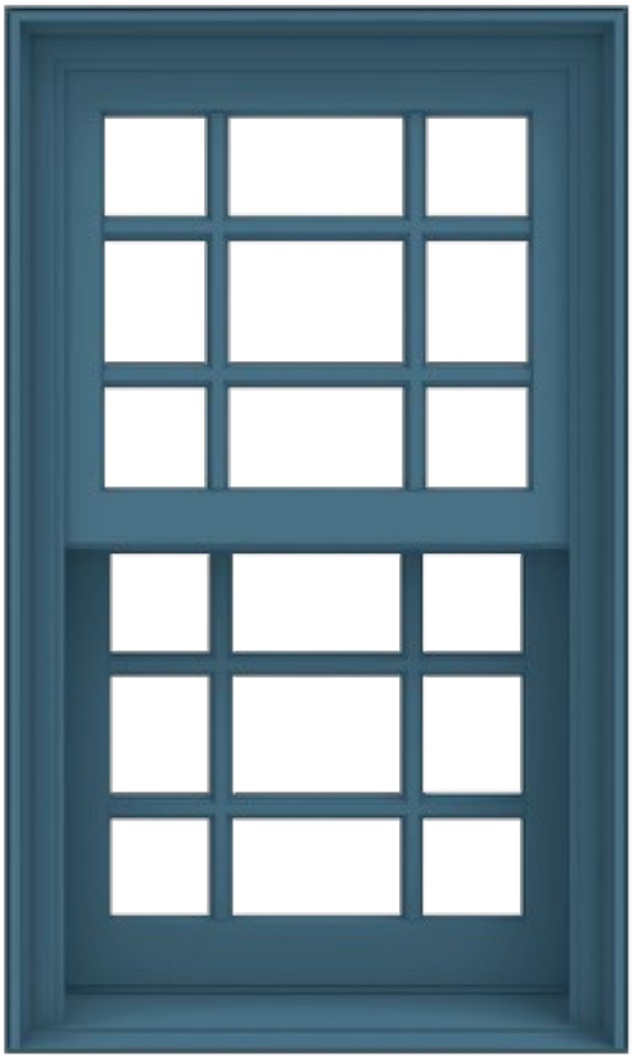
Your home is as unique as you are. Siteline wood windows and patio doors offer many ways to help you save energy without compromising on design and style. JELD-WEN wood products provide the beauty, options and long-lasting performance that you and your family deserve. We wouldn't have it any other way.



DOUBLE-HUNG WINDOWS

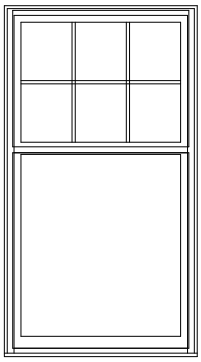
JELD-WEN double-hung windows offer a traditional style. They feature an upper and lower sash that can slide vertically past each other in a single frame and have a concealed jamb liner, providing a clean and architecturally focused look. Both sash tilt in for convenient cleaning.

These windows feature an optional 3-1/2" bottom rail with optional finger plow and a top rail with optional finger routes.

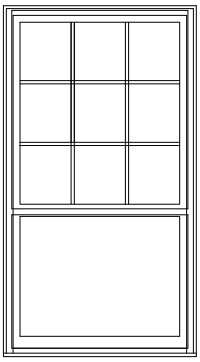


Beneath the low-profile exterior are several engineering and design cues that will keep these windows operating smoothly for years to come. See dealer for additional product details and ordering information.

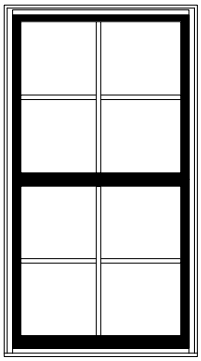
OPTIONAL DESIGNS



COTTAGE

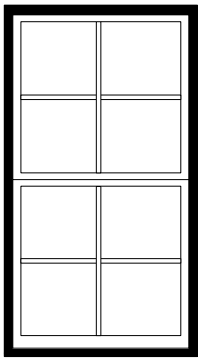


REVERSE COTTAGE



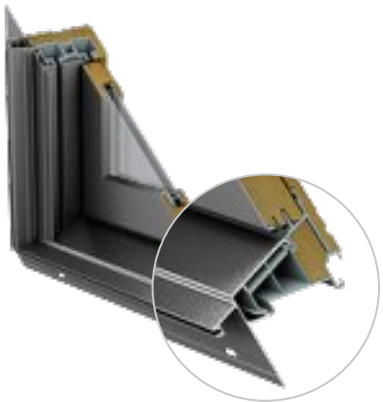
HYBRID

WOOD FRAME/ CLAD SASH



HYBRID

CLAD FRAME/ WOOD SASH



CHAMBERED COMPOSITE INTERIOR SILL

- Added strength
- Space in chambers acts as thermal break

Concealed Jamb Liner
provides a clean
uniform appearance

TILT FEATURE

Ease of maintenance is built right into our double-hung windows. Simply slide in the tabs and tilt the sash in. No more climbing ladders to wash the windows.





INTERIOR OPTIONS

Let's start on the inside. Here, you can choose your wood type, finish and trim options.

INTERIOR WOOD OPTIONS

Increase a home's sense of visual harmony by choosing one of our interior wood options to coordinate with trim, cabinetry and furnishings. In addition to AuraLast® wood pine or primed we offer mixed grain Douglas fir, or alder, a grain that blends well with cherry, maple or birch.



AURALAST® WOOD PRIMED OR PINE



MIXED GRAIN DOUGLAS FIR



ALDER

STANDARD INTERIOR FINISHES*

Custom options available.

1. BRILLIANT WHITE
2. IVORY
3. DESERT SAND
4. CLEAR LACQUER
5. WHEAT
6. CIDER
7. FRUITWOOD
8. CORDOVAN
9. WALNUT



INTERIOR TRIM

Interior radius casings are available in pine for radius windows and patio doors. These casings come in several patterns.



450 57 RB-3 456 445 356 327 366 1027 444

INTERIOR GLAZING STOPS

Our Traditional sash profile replicates the look of an historical putty glazed window. The optional Contemporary profile brings a simple clean line for modern interior design.



CONTEMPORARY



TRADITIONAL

*Actual colors may vary from the samples displayed.

EXTERIOR OPTIONS

This is where you decide what your door or window will look like from the outside of your home. Custom colors are available or upgrade your standard color to include PVDF protection against color fade with a 10-Year Limited Warranty.

STANDARD CLAD COLORS

BRILLIANT WHITE
FRENCH VANILLA
DESERT SAND
MESA RED
HARTFORD GREEN
CHESTNUT BRONZE
BLACK
ARCTIC SILVER
DARK CHOCOLATE

OPTIONAL CLAD COLORS

BONE WHITE
HEIRLOOM WHITE
IVORY
MOCHA CREAM
DARK BUCKSKIN
SAGE BROWN
LUXURY BRONZE
HUNTER GREEN
SEA FOAM
SMOKE
CASCADE
REDWOOD
STEELE GRAY

ANODIZED FINISH COLORS*

CLEAR
CHAMPAGNE
LIGHT BRONZE
MEDIUM BRONZE
DARK BRONZE
EXTRA-DARK BRONZE
BLACK

EXTERIOR WOOD OPTIONS



AURALAST® WOOD PINE OR PRIMED

EXTERIOR TRIM

PRIMED WOOD



2" FLAT
3-1/2" FLAT
4-1/2" AND 5-1/2" FLAT

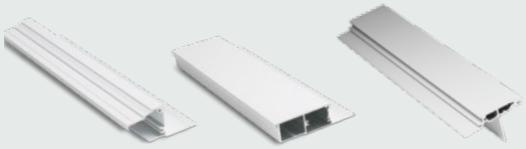


BRICKMOULD
RB-3
ADAMS



HERITAGE
1" X 4" BACKBAND
2" HISTORICALLY ACCURATE SILL NOSING

CLAD



EXTRUDED BRICKMOULD
3-1/2" FLAT
2" EXTERIOR JAMB EXTENSION



ADAMS
STANDARD SILL NOSE



OPTIONAL 1" SILL NOSING
OPTIONAL 2" SILL NOSING

GLASS OPTIONS

Here you can choose from a variety of styles to make glass much more than just transparent.

TINTED GLASS

Tinted glass reduces glare, and is ideal for areas that get a lot of direct sunlight in the summer. We offer green, grey, bronze, reflective grey and reflective bronze tinted glass.


GREEN


GREY


BRONZE


REFLECTIVE GREY


REFLECTIVE BRONZE

TEXTURED GLASS

Let light in while maintaining privacy with textured glass. We offer a wide range of textures to meet your aesthetic preferences. Five of our most popular choices are shown here.


GLUE CHIP


RAIN


OBSCURE


NARROW REED


SEEDY REAMY

SPACER BAR

For even more versatility spacer bar color options enhance the appearance of your windows.


STAINLESS STEEL


BLACK


GRAY

ENERGY SAVING GLASS OPTIONS

LOĒ³-366® AND LoE EC INSULATING GLASS

Our standard high-performance LoĒ³-366 insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. LoĒ³-366 provides more protection against solar heat gain, reduces condensation and helps limit fading of interior furnishings. For even more protection choose LoE EC. It improves thermal performance and is the optimal solution for ENERGY STAR® in certain regions of the country.

NEAT® GLASS

This is a natural cleaning convenience that comes standard for all Siteline wood and clad-wood windows and patio doors. By harnessing the sun's UV rays to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required.

ENERGY STAR®

Many JELD-WEN® windows and doors are ENERGY STAR certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR partner for over a decade.

PRESERVE® PROTECTIVE FILM

Standard for all Siteline® wood and clad-wood windows and patio doors, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. It's easy to remove and saves cleanup time after installation.

TEMPERED GLASS

This type of glass is treated with heat, so it can with stand greater force or pressure on its surface, and it will not break into sharp pieces. This is mostly used on patio doors or windows that are installed near floor level.

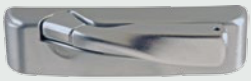
HARDWARE OPTIONS

WINDOW HARDWARE

CASEMENT AND AWNING



ROUND KNOB



STANDARD FOLDING NESTED HANDLE



PUSH OUT HANDLE

DOUBLE-HUNG AND HORIZONTAL SLIDING



CONCEALED SASHLOCK

WINDOW HARDWARE FINISHES

STANDARD FINISHES*



WHITE



DESERT SAND



CHESTNUT BRONZE

OPTIONAL FINISHES*



BRUSHED CHROME



POLISHED BRASS



ANTIQUE BRASS



OIL-RUBBED BRONZE



SATIN NICKEL



BLACK



*Actual colors may vary from the samples displayed.

JELD-WEN® WOCD MERGE FORM AND FUNCTION

Windows add so much to our daily lives - daylight, ventilation and views. They can also be necessary for emergency escape and rescue, so the building codes in your area may require certain windows to fully open. This means homeowners should take measures to prevent window falls. Factory-installed Window Opening Control Devices (WOCD) from JELD-WEN are designed to meet the ASTM F2090-10 standard intended to help prevent accidental falls from windows by children five years of age and younger. A WOCD automatically limits the sash opening to less than 4 inches, unless it is deliberately disengaged, allowing the sash to fully open. The streamlined design of the JELD-WEN® WOCD won't obstruct views and preserves the beautiful appearance of your windows, unlike many after-market window guards. Available on double-hung, casement and sliding windows.

CASEMENT AND DOUBLE-HUNG WOCD



WINDOW OPEN



WINDOW CLOSED



INTERIOR VIEW. WOCD LIMITS THE SASH OPENING TO LESS THAN 4 INCHES

FEATURES & BENEFITS

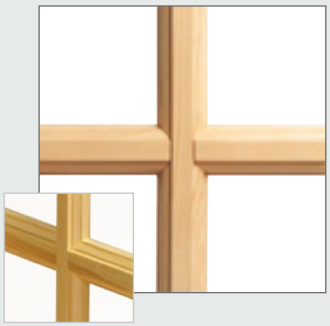
» Streamlined design won't obstruct views like many after-market options
» Automatically limits sash opening to less than 4 inches
» Manual override for full operation and for emergency escape and rescue
» Device automatically resets by closing the window
» Meets the ASTM F2090-10 standard
» Potential alternative to minimum sill height requirement (consult local building codes)

DIVIDED LITES

Add architectural interest to your JELD-WEN® Siteline® wood and clad-wood windows with one of our decorative grille options. These options include Simulated Divided Lites (SDL) for an authentic look, Full-Surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).



SIMULATED DIVIDED LITES (SDL)



FULL-SURROUND (FS) WOOD GRILLES



GRILLES BETWEEN THE GLASS (GBG)

SIMULATED DIVIDED LITES (SDL)

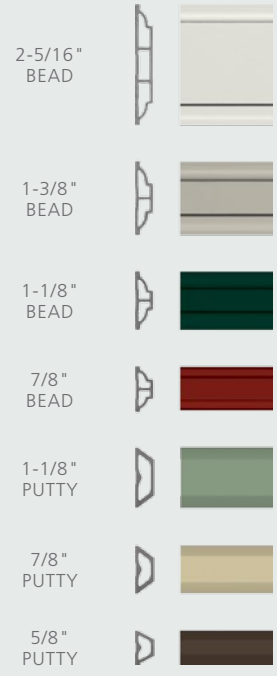
Our permanently attached wood grilles create a truly authentic look. Grilles are adhered to the interior glass while exterior grille options include aluminum for clad wood or wood for primed wood. The optional light brown or silver shadow bars are placed between the two panes of insulating glass to complete the effect. Interior and exterior SDLs are available in decorative beaded or subtle putty profiles (shown to the right).

FULL-SURROUND (FS) WOOD GRILLES

Enjoy low-maintenance beauty with our full-surround wood grilles that can be removed for easy cleaning. Choose from 7/8", 1-1/8" or 1-3/8" grilles that are positioned on the interior glass surface.

GRILLES BETWEEN THE GLASS (GBG)

This option provides style without the upkeep. Select 5/8" flat or 23/32" or 1" contour metal grilles in many of our clad colors.



Decorative grilles are also available in woodgrain finishes.

*Actual colors may vary from the samples displayed.

SCREEN TECHNOLOGY

Today's screen options are capable of much more than keeping out insects. Here you'll find an option that's right for you.

PHANTOM SCREENS® TECHNOLOGY

These retractable screens provide wide-open views when you want them or breezy protection from the outdoors when you need it. They're durable and easy to operate. Phantom Screens are available on awning, casement and double-hung windows. Screens for double-hung windows also have a removable track that allows the sash to tilt in for easy cleaning.

SCREEN OPTIONS*

Let the natural light flood in while keeping insects at bay. With a fine, black fiberglass mesh and light gloss finish, BetterVue® insect screens are now standard for awning, casement, double-hung and horizontal sliding windows. UltraVue®, fiberglass, and aluminum mesh screens are available in charcoal or silver finishes.

PATIO DOOR SCREENS

As on our windows, BetterVue screens are standard on patio doors. However, you can also choose from bottom rolling extruded (both regular and heavy-duty), or a top-hanging screen.



SWINGING SCREEN

Historically detailed swinging screen for push-out casement and awning windows matches wood and hardware finishes. See image on page 13.



REGULAR SCREEN

VIEW THROUGH REGULAR FIBERGLASS INSECT SCREEN

BETTERVUE® SCREEN

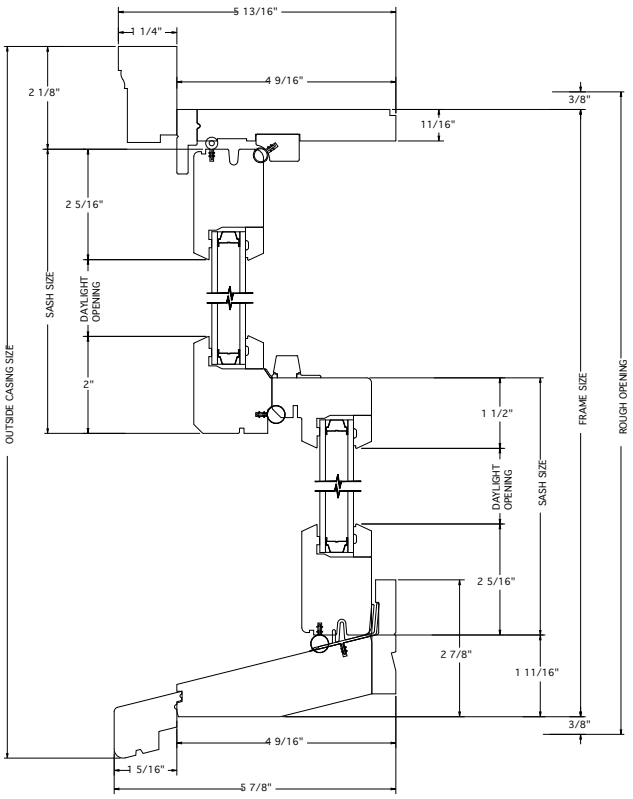
VIEW THROUGH BETTERVUE® INSECT SCREEN (STANDARD)

ULTRAVUE® SCREEN

VIEW THROUGH OPTIONAL ULTRAVUE® INSECT SCREEN

*Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens and other security devices, contact your local building supply retailer.

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3737 Lakeport Blvd., Klamath Falls OR 97601
Phone: 541-882-3451 FAX: 541-885-7424

SITELINE WOOD DOUBLE HUNG
VERTICAL SECTION

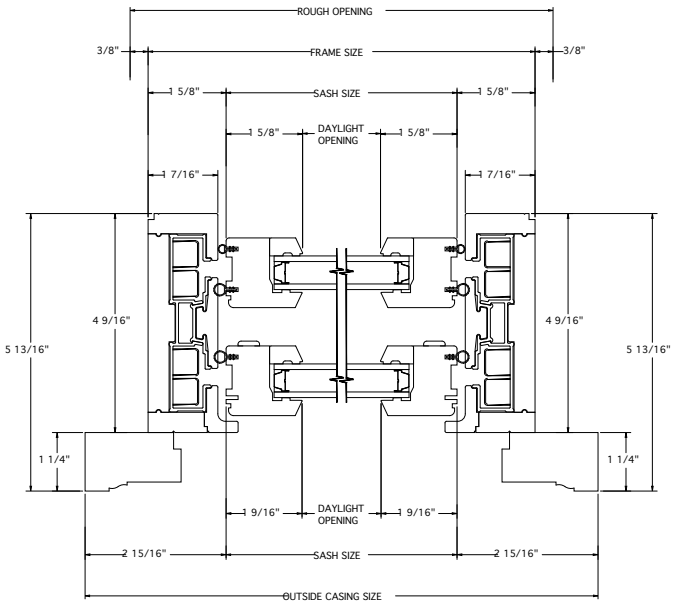
DRAWING NO.

DETAILED BY: /DATE:

BJW
12/12/14

DATE	REVISION RECORD	DR	CH
09/25/15	SHIFTED GLASS STOP	SG	DV

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Phone: 541-882-3451 FAX: 541-885-7424

DRAWING NO.

SITELINE WOOD DOUBLE HUNG
HORIZONTAL SECTION

DETAILED BY: /DATE:

BJW
12/12/14

DATE	REVISION RECORD	DR	CH
09/25/15	SHIFTED GLASS STOP	SG	DV

Integrity from MARVIN
Windows and Doors

Features | How It Works





Features

- Ultrex® pultruded fiberglass exterior with real pine interior
- 3¼" insert replacement frame with easy through-jamb installation
- 8" sill
- Ergonomic low profile sash lock, tilt-latch, and available sash lift hardware
- Top and bottom sash tilt and remove easily for cleaning
- Dual operating sash open at top or bottom
- Available in 1/64" size increments to fit every replacement need

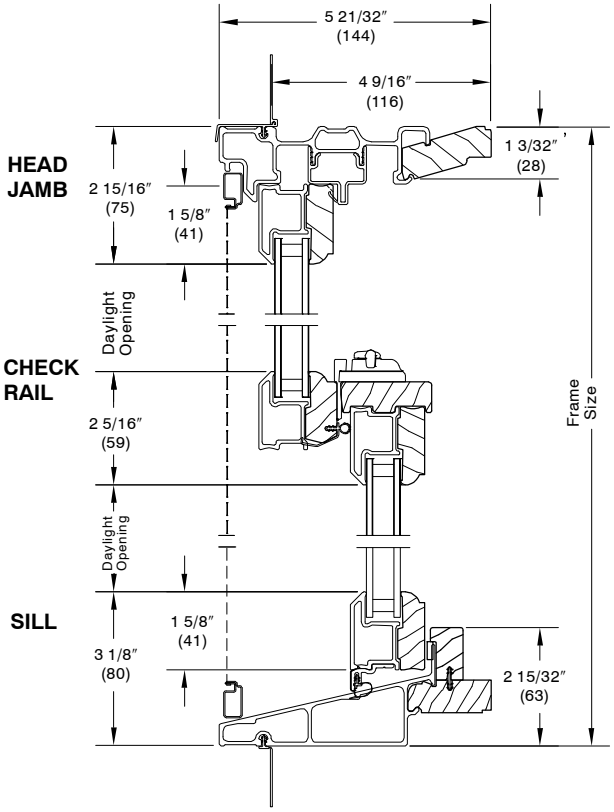


WOOD–ULTREX DOUBLE HUNG

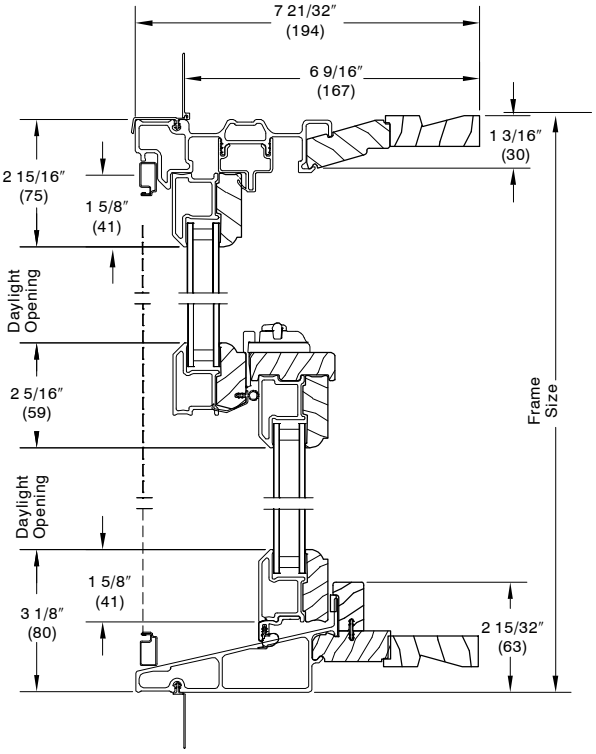
SECTION DETAILS: Not to Scale

STANDARD GLAZED

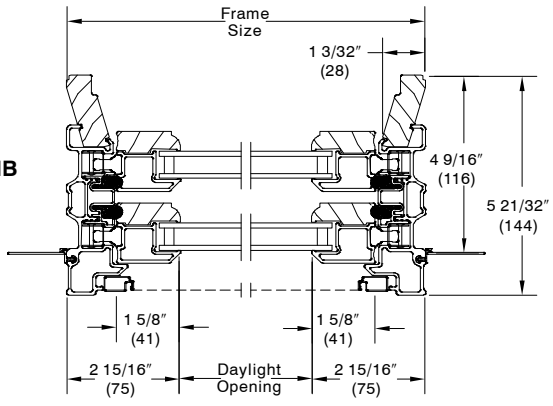
OPERATING – 4 9/16″

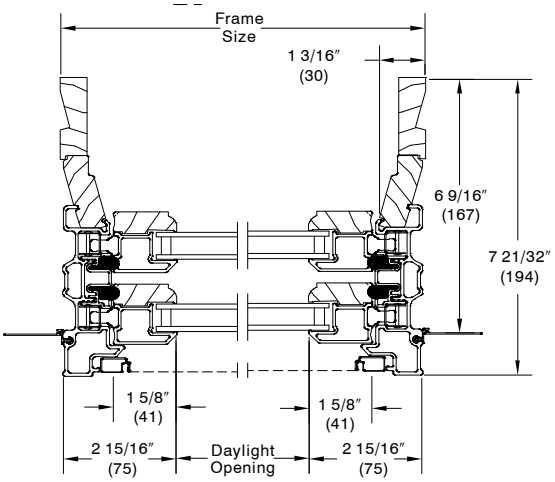


OPERATING – 6 9/16″

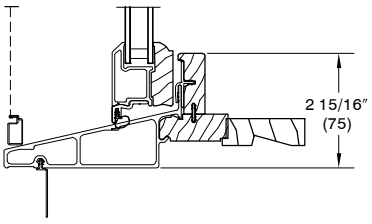


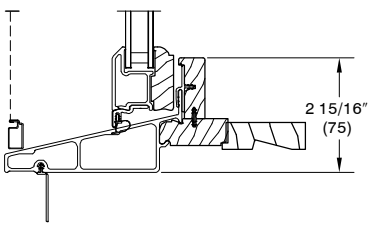
JAMB





HIGH PERFORMANCE





NOTE: CE is not available on High Performance units



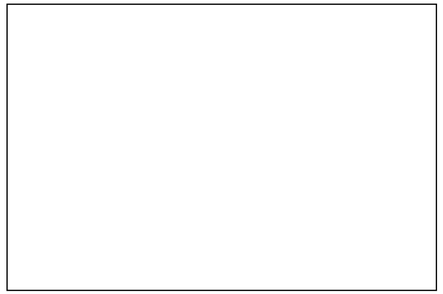
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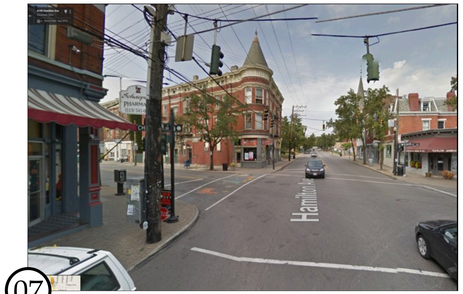


08

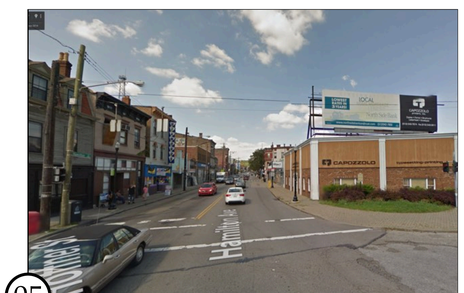


09

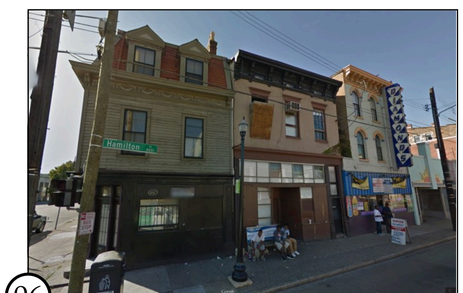




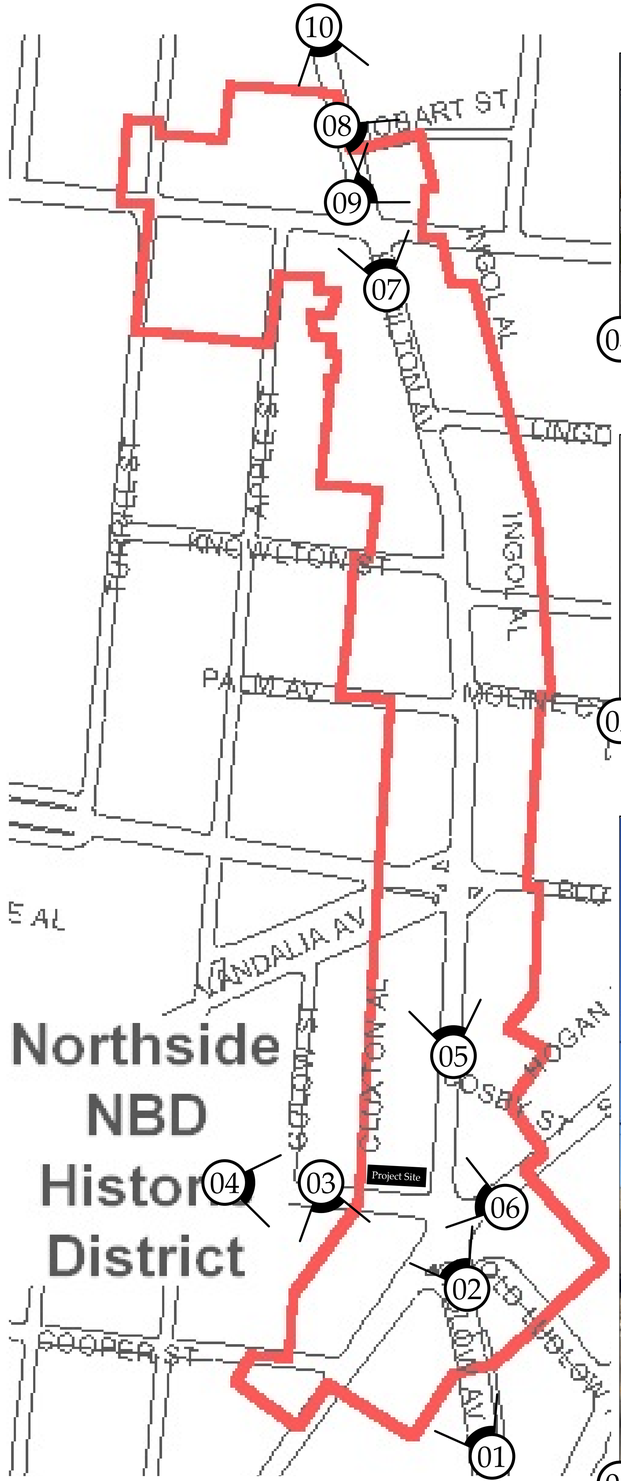
07



05



06





03



04



02



01

Northside gateway from Ludlow Viaduct.

Rock Island Realty, Cincinnati Ohio

TIM JECKERING ARCHITECTS, INC.

Personalized Architectural & Interior Design Services

Neighborhood Context C1

4001 Hamilton Ave.

Project Context

23 November 2015



Existing Storefront (to be replaced).



East Facade (Hamilton Ave).


Existing entry (to be replaced).



Southwest Corner (Hoffner St).



Southeast Corner at Hamilton Ave.


West Facade (Cluxton Alley).



South Facade (Hoffner St).

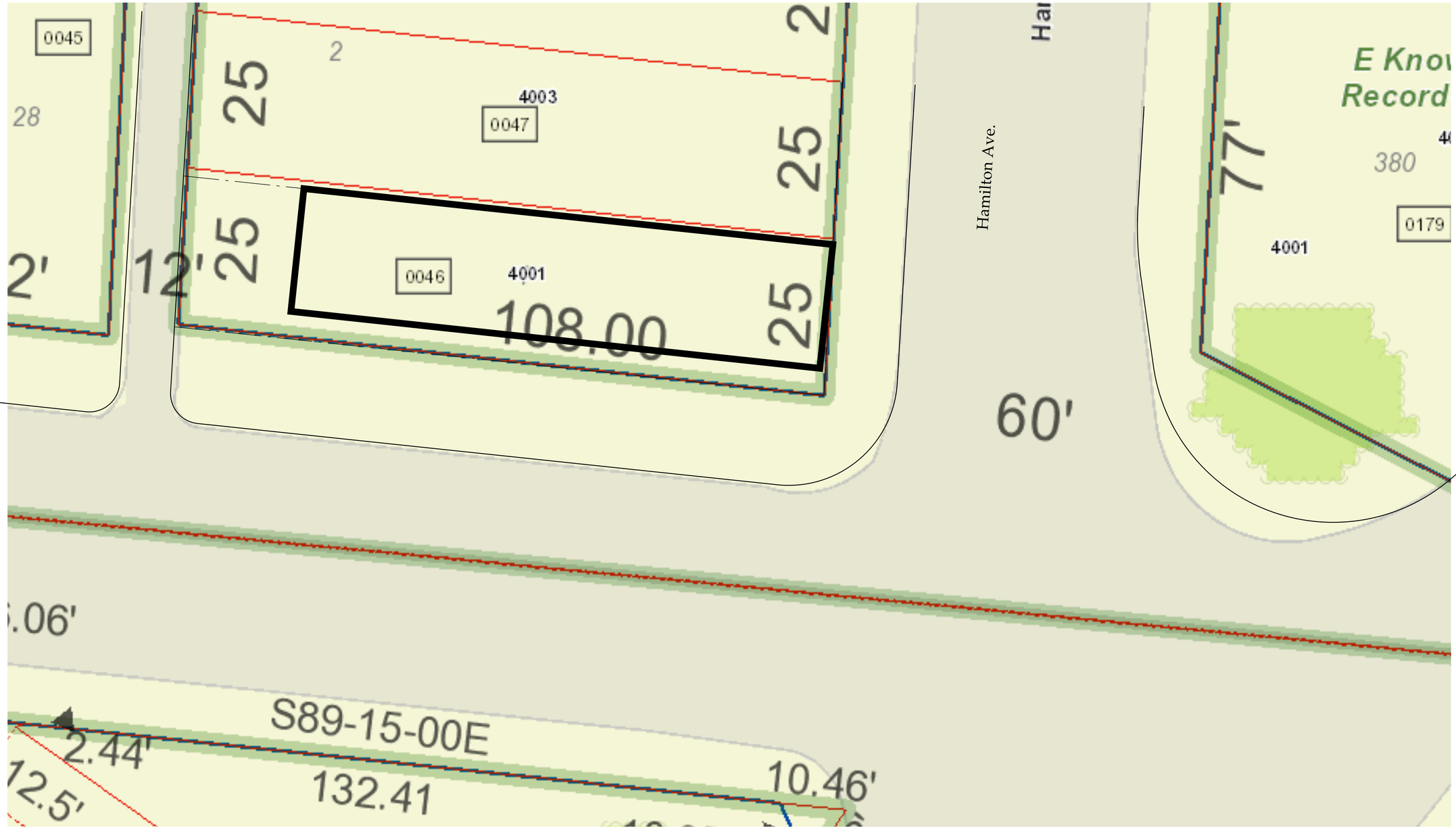
Rock Island Realty, Cincinnati Ohio

TIM JECKERING ARCHITECTS, INC.

Personalized Architectural & Interior Design Services

C2 Building Photos

4001 Hamilton Ave.
Project Context
23 November 2015



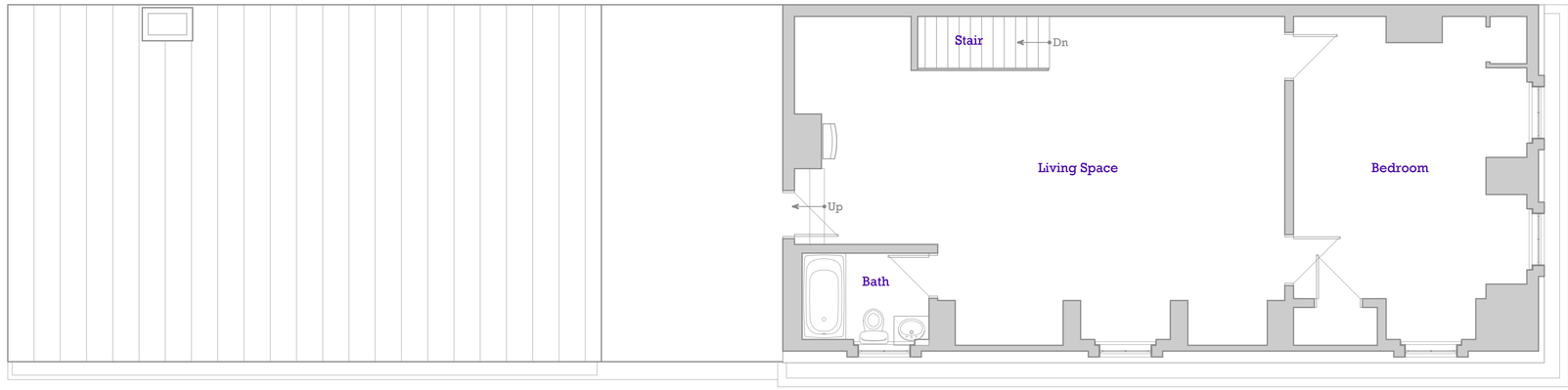
Rock Island Realty, Cincinnati Ohio

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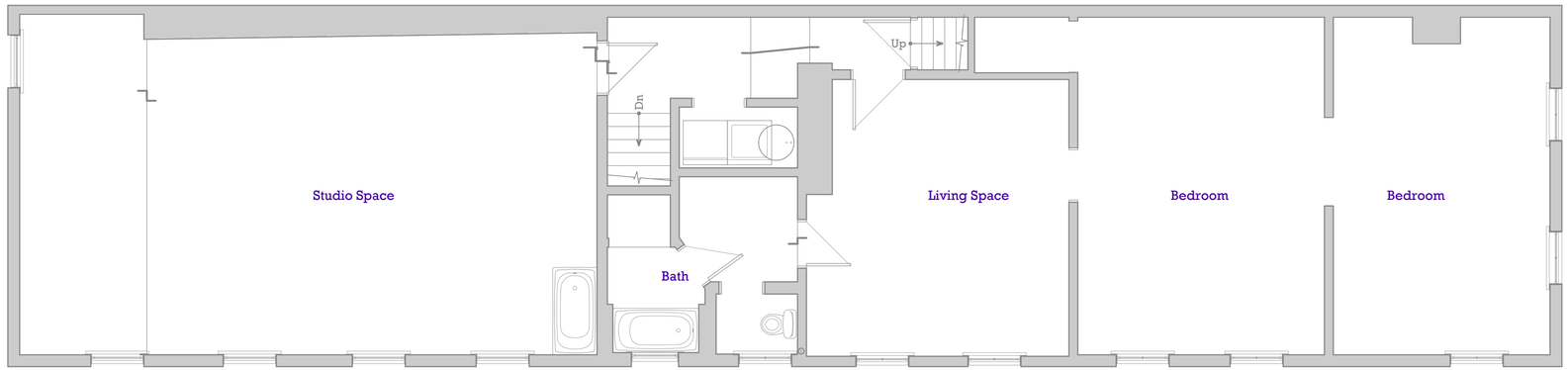
E1 Site Plan

4001 Hamilton Ave.
Existing Conditions
23 November 2015



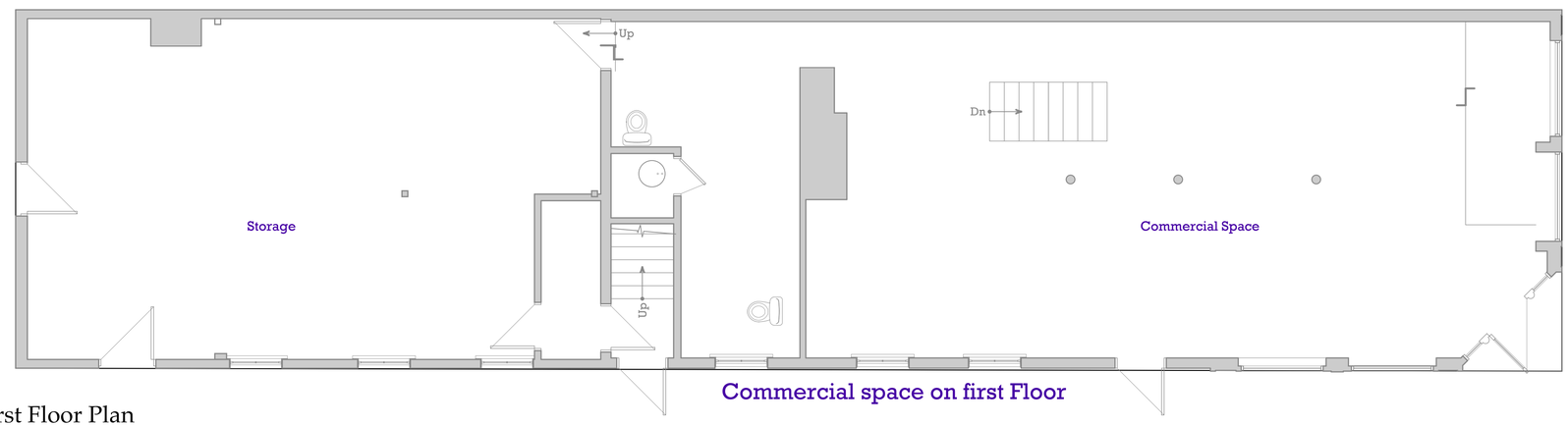
Third Floor Plan

1/4"=1'-0"



Second Floor Plan

1/4"=1'-0"



First Floor Plan

1/4"=1'-0"

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TIM JECKERING ARCHITECTS, INC.

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E2 Existing Plans

4001 Hamilton Ave.
Existing Conditions
23 November 2015



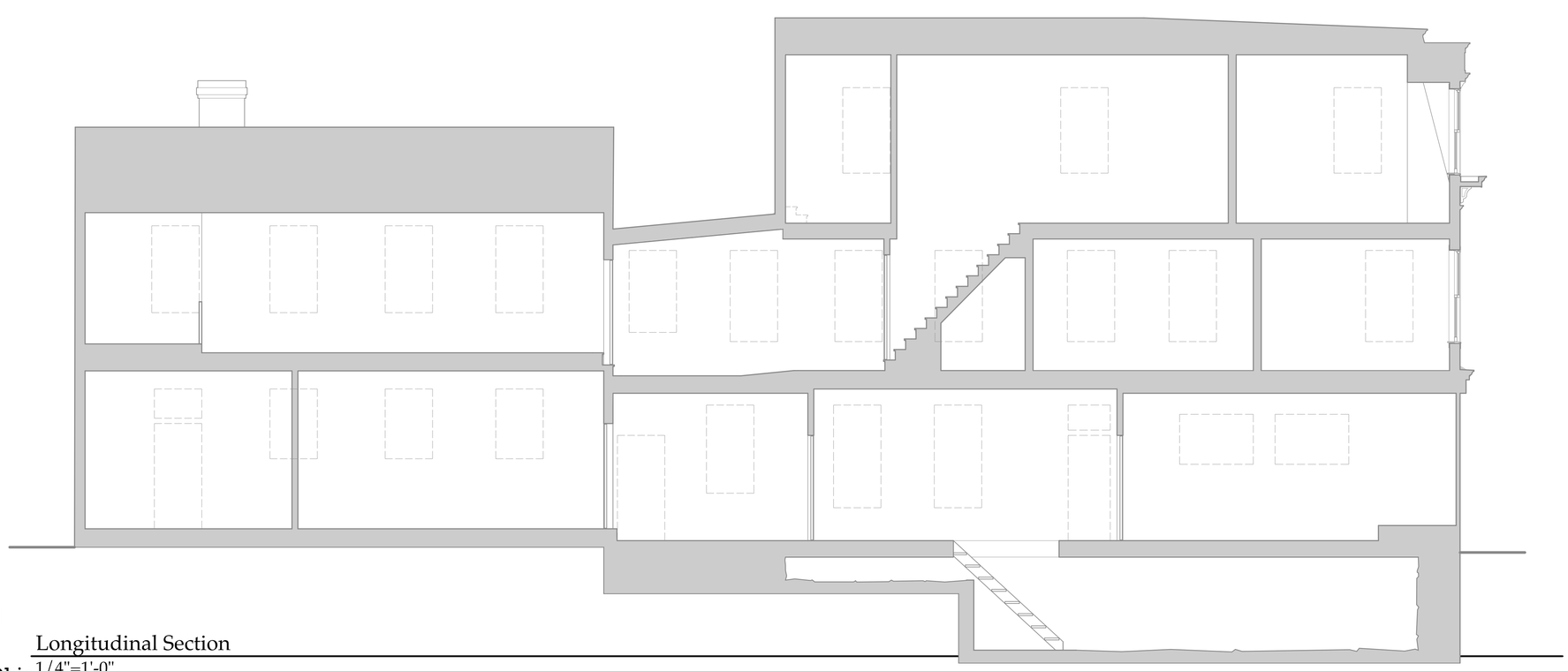
South Elevation
1/4"=1'-0"



East Elevation
1/4"=1'-0"



West Elevation
1/4"=1'-0"



Longitudinal Section
1/4"=1'-0"

Rock Island Realty, Cincinnati Ohio

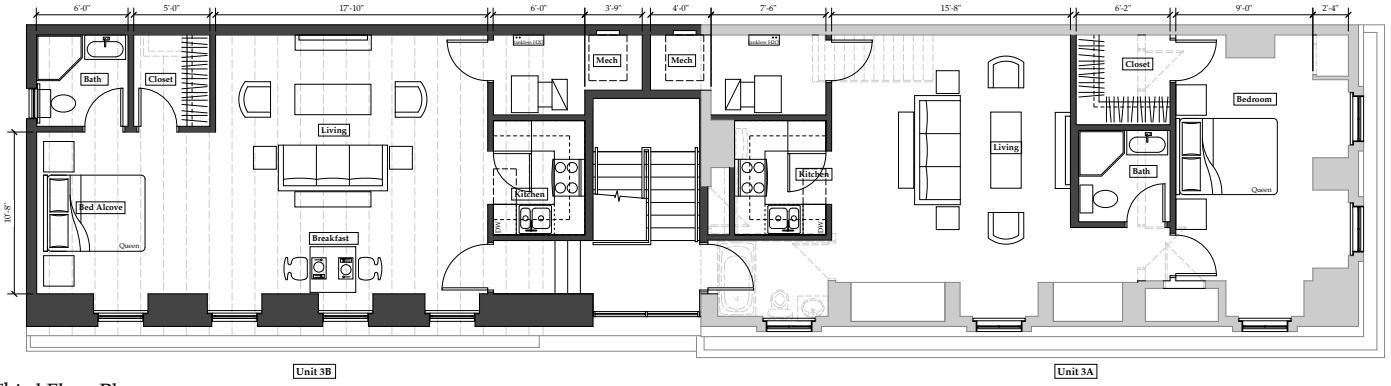
TIM JECKERING ARCHITECTS, INC.
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E3 Existing Elevations / Section

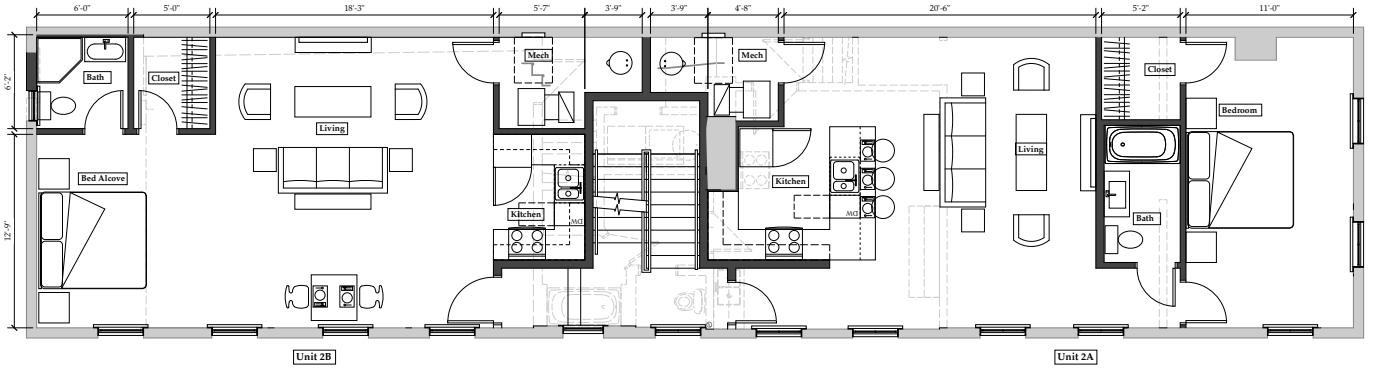
4001 Hamilton Ave.
Existing Conditions
23 November 2015

Unit Summary

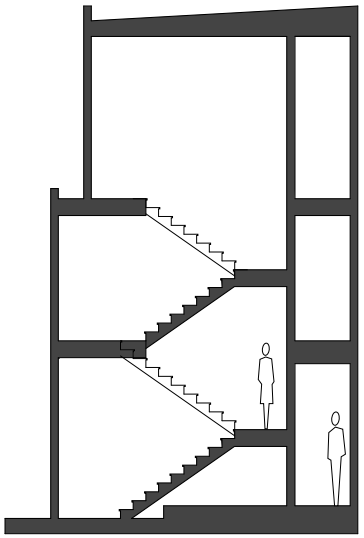
Unit 1A	White box; commercial / retail	1,450 s.f.
Unit 2A	1 Bedroom, Tub	800 s.f.
Unit 2B	Studio, shower	675 s.f.
Unit 3A	1 Bedroom, shower	735 s.f.
Unit 3B	Studio, shower	600 s.f.



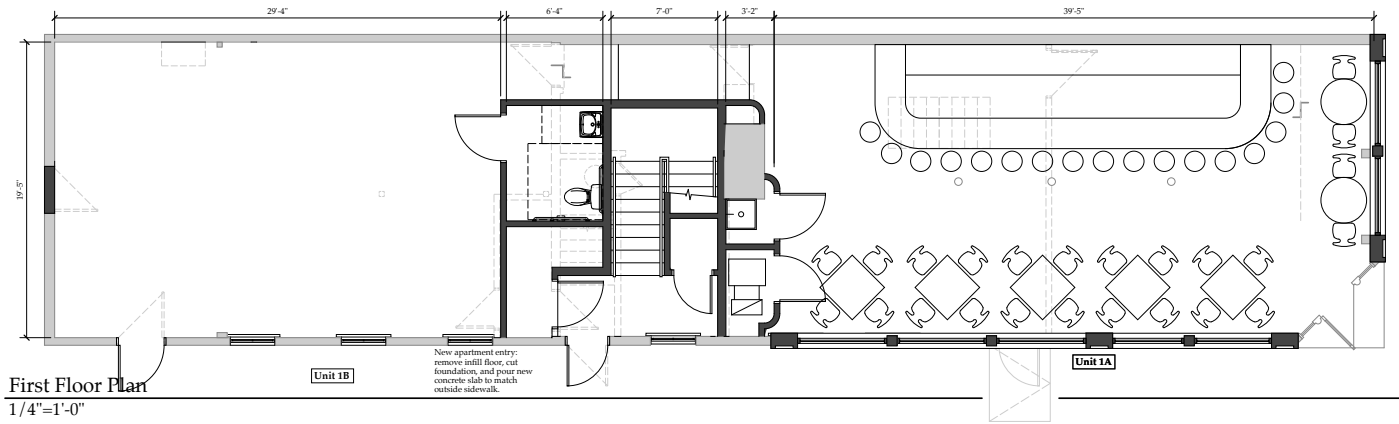
Third Floor Plan
1/4"=1'-0"



Second Floor Plan
1/4"=1'-0"



Transverse Section
1/4"=1'-0"



First Floor Plan
1/4"=1'-0"

Rock Island Realty, Cincinnati Ohio

TIM JECKERING ARCHITECTS, INC.

Personalized Architectural & Interior Design Services

Proposed Plans

P1

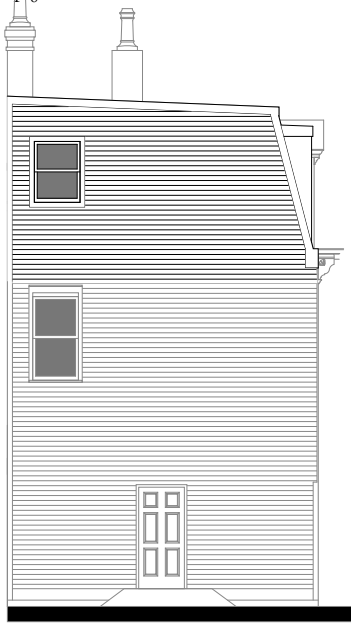
4001 Hamilton Ave.
Proposed Design
23 November 2015



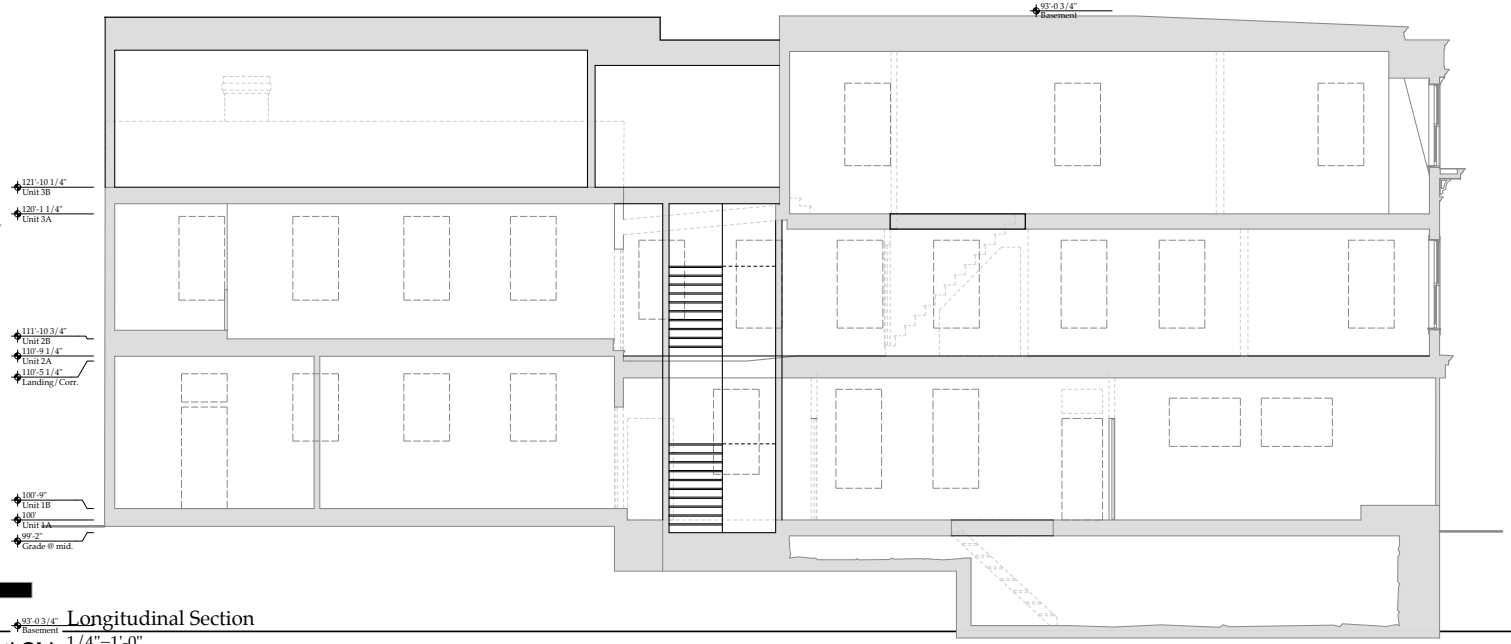
South Elevation
1/4"=1'-0"



East Elevation
1/4"=1'-0"



West Elevation
1/4"=1'-0"



Longitudinal Section
1/4"=1'-0"

Proposed Elevations / Sections

P2

Rock Island Realty, Cincinnati Ohio

4001 Hamilton Ave.
Proposed Design
23 November 2015

TIM JECKERING ARCHITECTS, INC.
Personalized Architectural & Interior Design Services



Rock Island Realty, Cincinnati Ohio

TIM JECKERING ARCHITECTS, INC.

Personalized Architectural & Interior Design Services

Rendering

P3

4001 Hamilton Ave.
Proposed Design
23 November 2015









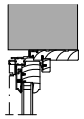








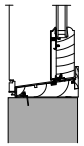




Head



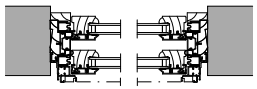
Checkrail



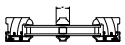
Sill



Wood exiterior shown.
Aluminum clad exterior will be installed.



Jambs



Simulated
Divided Lites

Window Details: Marvin Integrity Insert Double Hung with SDL

3"=1'-0"

Rock Island Realty, Cincinnati Ohio

TIM JECKERING ARCHITECTS, INC.

Personalized Architectural & Interior Design Services

Proposed Mansard Addition

P4

4001 Hamilton Ave.
Proposed Design
23 November 2015















South Elevation
1/4"=1'-0"



East Elevation
1/4"=1'-0"

Proposed Storefront.

P5

4001 Hamilton Ave.
Proposed Design
23 November 2015

Rock Island Realty, Cincinnati Ohio

TIM JECKERING ARCHITECTS, INC.
Personalized Architectural & Interior Design Services

TIM JECKERING ARCHITECTS, INC.
Personalized Architectural & Interior Design Services

November 23, 2015

Matthew Shad, AICP
Zoning Administrator
City of Cincinnati, Buildings and Inspections
805 Central Ave., Suite 500
Cincinnati, OH 45202

RE: Request for parking requirement reduction: 4001 Hamilton Ave.

Mr. Shad,

The following is a request for a reduction in parking requirements based on Chapter 1425-23 (a): *Proximity to Public Parking Facilities.*

Project Narrative.
The Owner of 4001 Hamilton Ave. intends to renovate the existing building for mixed use commercial on the street level with residential apartments on the second and third floors. The building has historically been used in this configuration and no change of use is anticipated or requested. The full first floor will be dedicated to commercial space and will be "White boxed," or built out to minimum code requirement, until a tenant can be found. The addition will be a new third floor on the west side of the building. This will bring the total number of rental units to 4.

The building footprint occupies the full site with the exception of a 25'-0"x20'-0" concrete pad on the west side. The pad will be utilized for garbage can or dumpster storage as well as a condenser unit pad for the mechanical units.

Statement of Facts in Support of Request for Parking Reduction.
Zoning Requirements: Chapter 1425-19, Off-Street Parking and Loading Requirements, requires 1 parking space per Multi-family Residential Unit. In zoning area CC-P, the first 2,000s.f. of commercial space is exempt from providing on-site parking. The total commercial space for this project is 1,800s.f. therefore no on site parking is required. The total number of on-site parking spaces required is four.

Site Restrictions: The west parking pad is directly adjacent to an alley (Gulow St.) and if is likely that the Department of Transportation and Engineering would deny a request for a curb cut, making use of this space as a parking pad, non-compliant. Further, the requirements for on-site containment of waste containers (garbage cans or dumpsters) and building mechanical units (condensing units) limit the amount of usable space for parking.

Compliance with Chapter 1425-23.
The Northside Business Association (NBA) owns and maintains a public parking lot within 250 feet of the project site (refer to attached plan). The NBA offers parking passes on a monthly ($30/mo.) and annual basis ($300/yr.) and the passes are available to anyone. In addition to the lot directly adjacent to the project site, the parking pass could be used at any one of the six lots throughout the neighborhood. The NBA is planning to expand this lot based on ongoing development in the South Block of Spring Grove Ave.

4303 HAMILTON AVENUE • CINCINNATI, OH 45223 • 513/542-2500 VOICE • 513/542-2549 FAX

If the request is granted and the number of parking space required is less than 5, then no parking spaces will be required. This will relive the Owner of the requirement to submit for Zoning Relief based on limitations of project site.

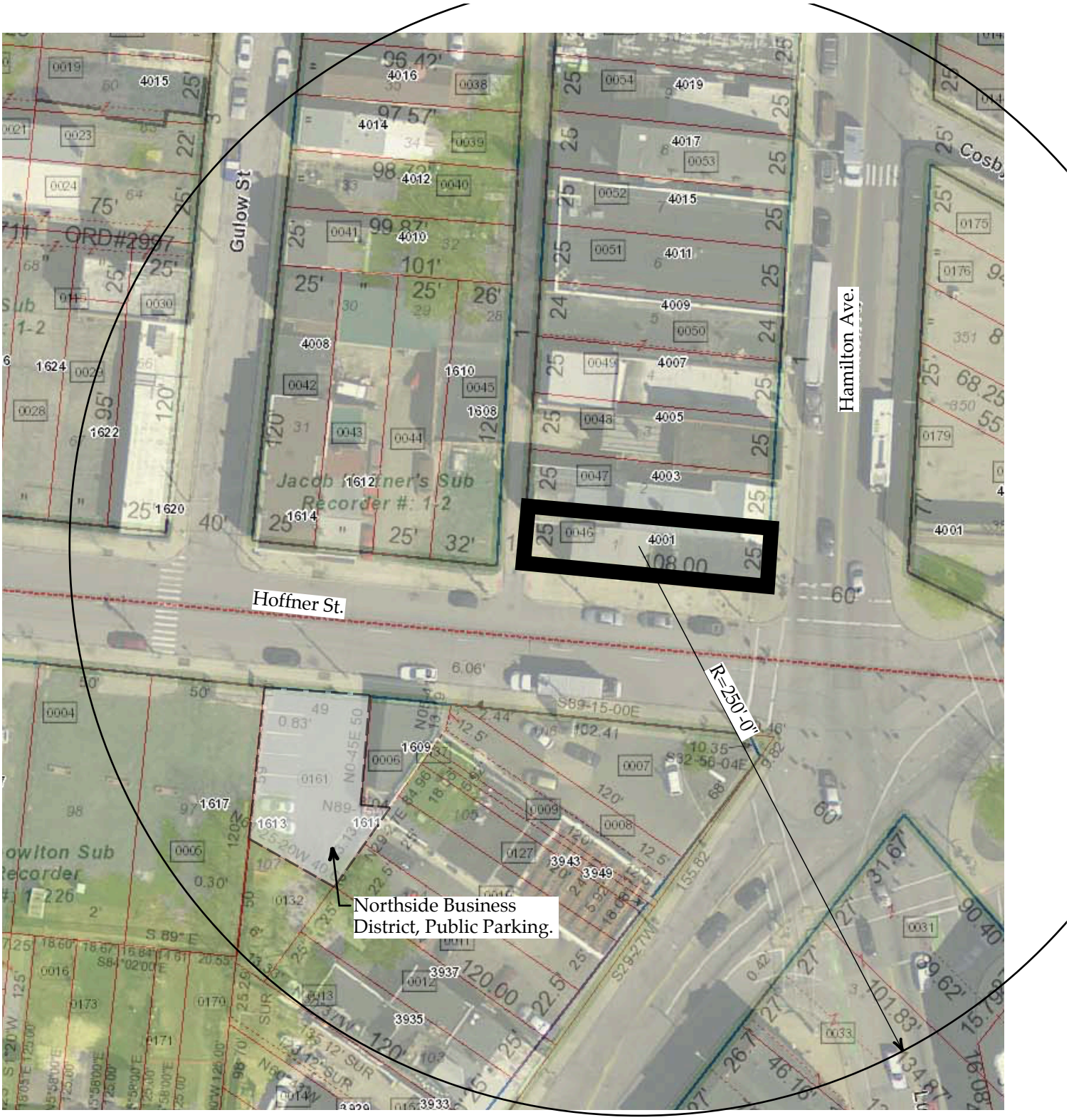
Please feel free to contact me with any questions or comments at 513.910.6299

Sincerely,

Jason Schneider, AIA, NCARB, LEED AP BD+C

Att:

01. Vicinity Plan showing Project Proximity to Public Parking.
P1. Proposed Plans
P2. Proposed Elevations and Sections.



Sketch Intent: Show distance from project site at 4001 Hamilton Ave to the Northisde Business District Public Parking lot on Hoffner St.

Northside, 5 corners.

1"=500'-0"

TIM JECKERING ARCHITECTS, INC.
Personalized Architectural & Interior Design Services

4303 Hamilton Avenue • Cincinnati, OH 45223
513/542-2500 voice • 513/542-2549 fax

Alterantion and Addition for Rock Island Realty.

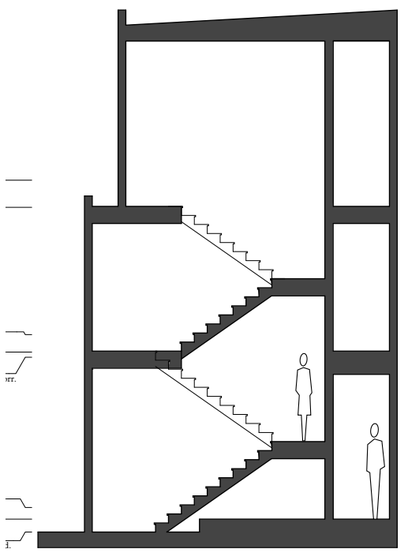
4001 Hamilton Ave.
Cincinnati, Ohio 45226

01

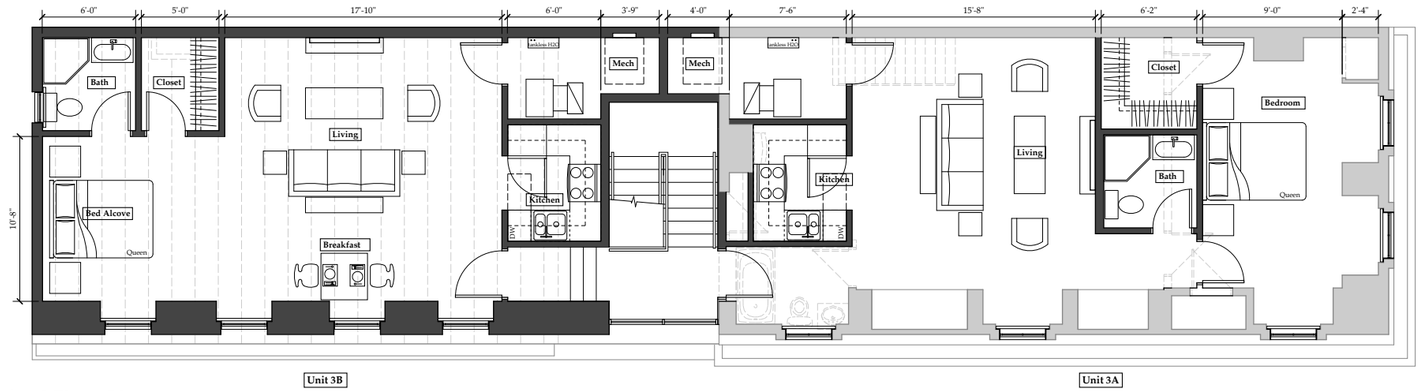
23 Nov. 2015

Unit Summary

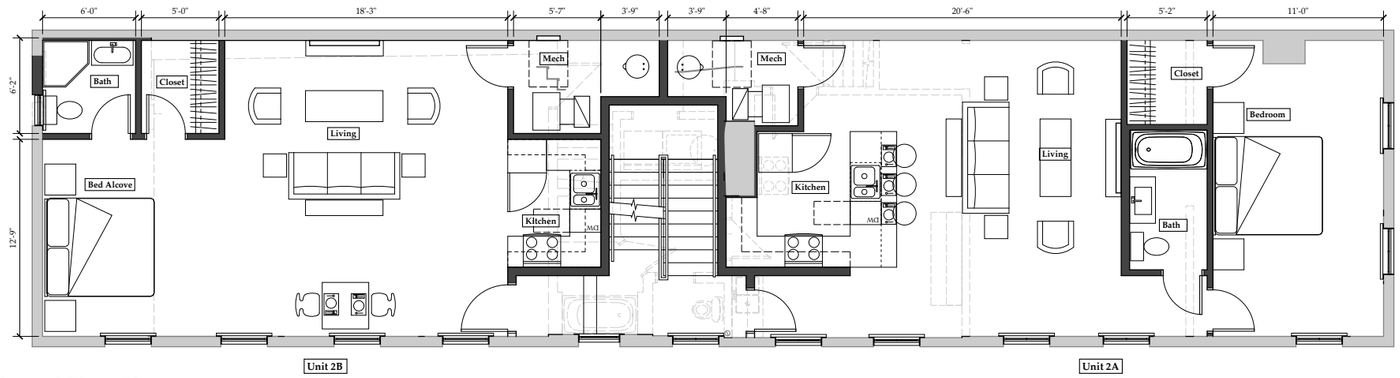
Unit 1A	White box; commercial / retail	1,450 s.f.
Unit 2A	1 Bedroom, Tub	800 s.f.
Unit 2B	Studio, shower	675 s.f.
Unit 3A	1 Bedroom, shower	735 s.f.
Unit 3B	Studio, shower	600 s.f.



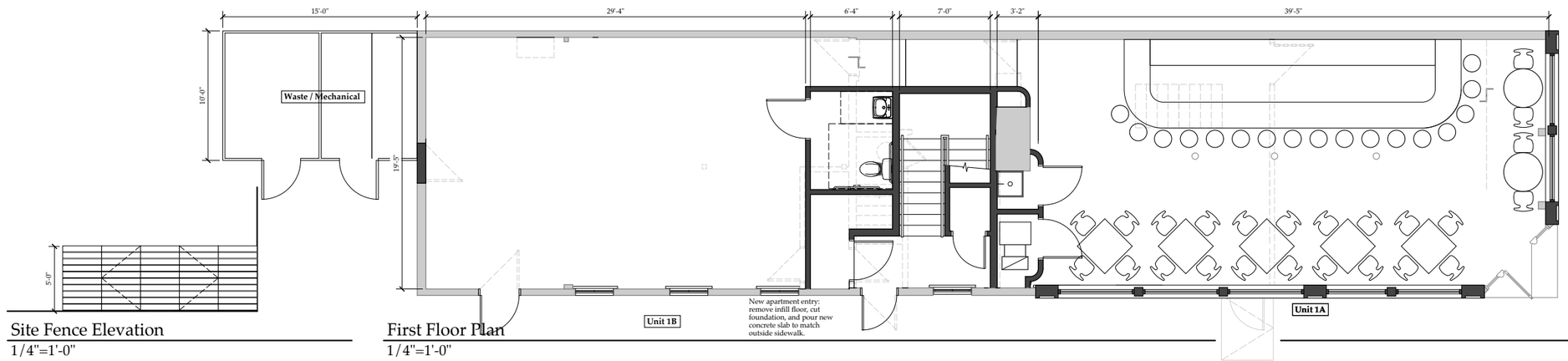
Transverse Section
1/4"=1'-0"



Third Floor Plan
1/4"=1'-0"



Second Floor Plan
1/4"=1'-0"



Site Fence Elevation
1/4"=1'-0"

First Floor Plan
1/4"=1'-0"

Rock Island Realty, Cincinnati Ohio

TIM JECKERING ARCHITECTS, INC.
Personalized Architectural & Interior Design Services

Proposed Plans

P1

4001 Hamilton Ave.
Proposed Design
23 November 2015



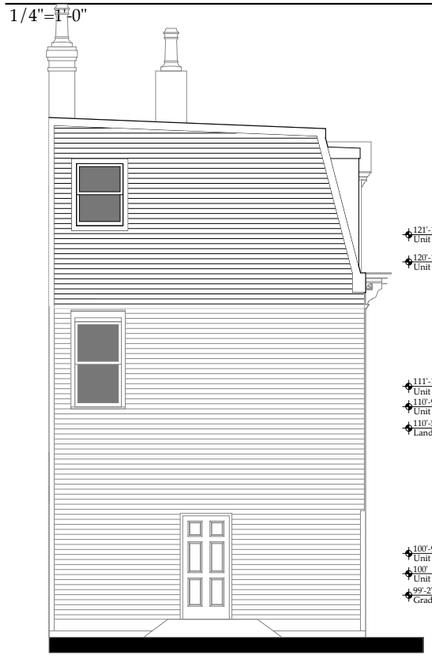
South Elevation

1/4"=1'-0"



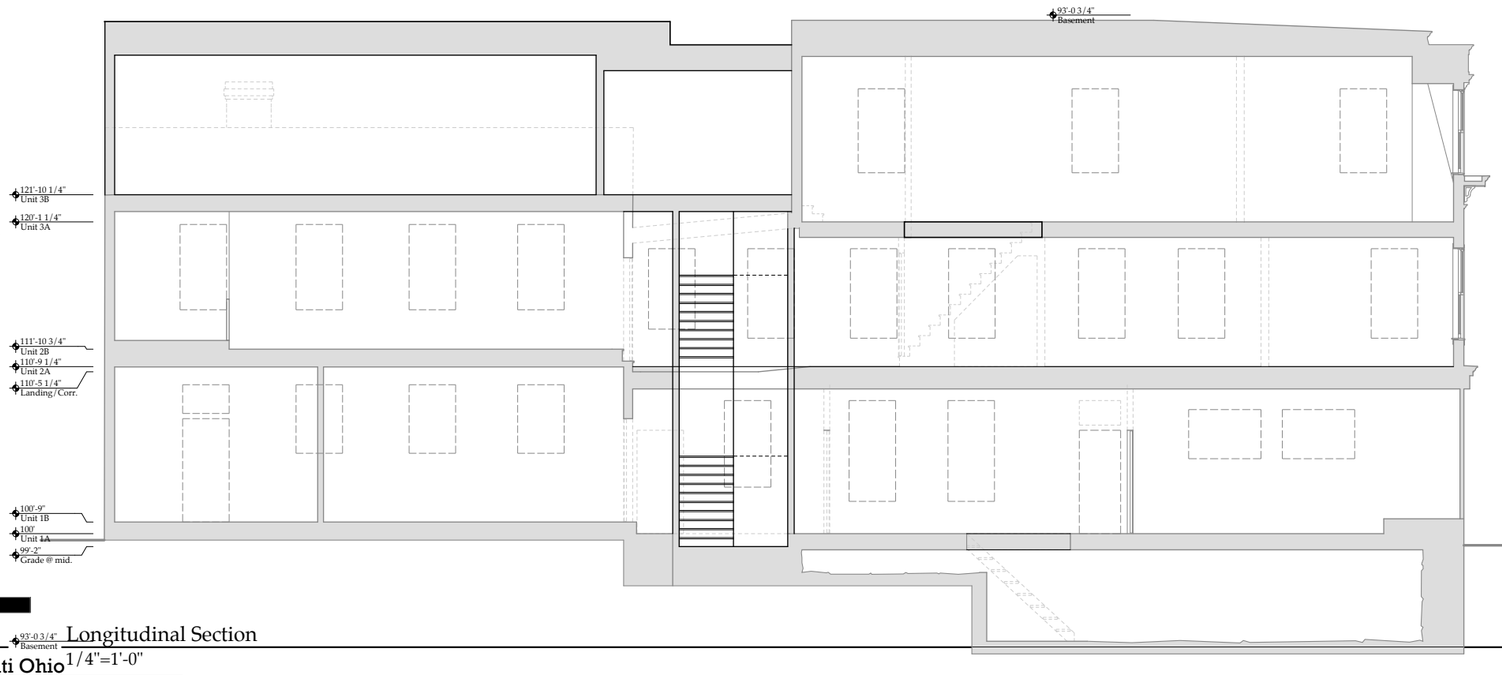
East Elevation

1/4"=1'-0"



West Elevation

1/4"=1'-0"



Longitudinal Section

1/4"=1'-0"

Rock Island Realty, Cincinnati Ohio

TIM JECKERING ARCHITECTS, INC.
Personalized Architectural & Interior Design Services

Proposed Elevations / Sections

P2

4001 Hamilton Ave.
Proposed Design
23 November 2015

ITEM 8 December 21, 2015

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

APPLICATION #:	
APPLICANT:	Platte Architecture + Design
OWNER:	David Le
ADDRESS:	**1332 Republic Street, Cincinnati OH 45202**
PARCELS:	081-0004-0177-00
ZONING:	Commercial Community Pedestrian (CC-P)
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over-the-Rhine
REPORT DATE:	December 15, 2015
HEARING DATE:	December 21, 2015
STAFF REVIEW:	Caroline Hardy Kellam, Senior City Planner

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) to rehabilitate and construct an addition at this location. The sign is not a part of this permit.

Existing Conditions:
The property is situated on the southeast corner of Republic and West 14th Streets. This structure is noncontributing building within the historic district. The building is currently used as residential but the proposal is for use as a bar and restaurant. The adjacent new building to the east is Trinity Flats Condominiums. The adjacent building to the south is currently vacant and under construction to become individual condominiums.

Background:
On October 26, 2015 this project was presented to the Historic Conservation Board. There was much discussion on the size of the rooftop addition and the outdoor rooftop bar. The proximity of this addition to the surrounding condominiums is extremely close. In some cases balconies on neighboring properties will be looking down on this outdoor rooftop bar given the existing building is only one story. The main issue dealt with the noise factor and the hours of operation. There was also discussion about the garage doors and would they be open and for how long. In addition there was testimony that many neighboring residents do not have air conditioning so their windows are frequently open.

The Board voted on a motion to accept staff's recommendation which was approval with five conditions and the motion failed with a 2-2 tie. Then there was a new motion to table the issue so the applicant could work with the community seeking approval and rework their plans. That motion was approved.

full glass door with transom able.

3. Construct a second story on the east end of the building to house a stair tower, restrooms and mechanical space. Siding material proposed is rectangular metal panels. The stair is needed to meet egress requirements.
4. Construct a second story addition on the south west end of the building to house a stair tower. Siding material proposed is rectangular metal panels. Exposed, sloped roof material is proposed to be standing seam metal. The stair is needed to meet egress requirements.
5. A steel frame system is proposed to cantilever the addition low slope roof over the patio space. The frame system is open to view.
6. New roof with a deck paver system for walking on. The patio is proposed to hold furniture, benches, fire pit, living wall and a bar counter with seating.
7. Construct a metal railing surrounding the roof top deck with a tube steel frame and flush perforated metal panels. The proposal is to place the continuous metal railing on top of the existing masonry wall with new metal coping, yielding very minimal setback from the wall face.

Proposed revisions to the plans:

Please find attached a revised submission for a Certificate of Appropriateness for renovations to the property at 1332 Republic Street. The supporting drawing set dated 12-11-2015 has been revised as follows:

A0.00-R Sheet index has been updated to show revised and added pages.
A1.02-R Plans have been revised to accommodate seasonal enclosure and awnings, and furniture layout has been adjusted.
A2.01-R Elevations have been revised to show the seasonal awnings.
A4.03-R The railing around the roof terrace has been detailed to set behind the existing parapet, allowing the existing terra-cotta coping to remain.
A6.01-R The 3-D renderings on this sheet have been updated to show an additional steel frame to support the seasonal awnings.
A7.01 Noise has been an important concern voiced by the community, and this Outdoor Sound Study sheet has been added to convey the nature of the expected noise. It is important to note the rooftop bar with generate noise from human voices and not amplified music.
A7.02-A7.04 These sheets show strategies to help mitigate noise levels.
In addition, I have attached a letter from the owner addressing potential use regulations relating to the operation of the rooftop bar.

In summary the applicants propose the following revisions (refer to plan references):

1. Installation of seasonal plastic enclosures
2. Installation of a retractable canvas canopy over two bays of the rooftop bar
3. Installation of sound treatments on the underside of the roof (absorbing materials and sound killers)

Other Considerations:

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

a) **APPROVE** a Certificate of Appropriateness for the rehabilitation and new addition at 1332 Republic Street as a bar with an outdoor rooftop drinking area subject to the following conditions:

1. No outdoor entertainment, including the use of audio/visual equipment or amplified sound, shall be permitted on the patio. The patio may not be greater in area than 35% of the total indoor area of the facility.
2. Entertainment, if conducted indoors, shall not be discernably audible outside of the establishment, including when garage doors are open.
3. No signs have been approved as a part of this proposal.
4. Installation of a retractable canvas canopy over two bays of the rooftop bar (**Sheet A7.03**)
5. Installation of sound treatments on the underside of the roof (absorbing materials and sound killers) (**Sheet A7.02**)
6. A sound study is attached that evaluates the level of noise expected and mitigation strategies (**Sheet A7.01**)
7. Hours of operation have changed to Sunday-Thursday close at 11pm and Friday-Saturday close at 2am. **The first floor of the bar will remain normal hours allowed by State law.**
8. Maximum occupancy on the rooftop bar has changed from 92 to 70 people which includes staff
9. **There will be no installation of any seasonal plastic enclosures (Sheet A7.04)**

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.

Dusty Rhodes, Hamilton County Auditor

generated on 8/21/2015 10:51:52 AM (EST)

Summary

Parcel ID	Address	Index Order	Card
081-0004-0177-00	1332 FOURTEENTH ST	Street Address	1 of 1

Tax Dist	001 CINTI CORP-CINTI CSD-001110	**Year Built**	1921
School Dist	1 CINCINNATI CSD	**Total Rooms**	3
Land Use	510 Single family Dwlg	**# of bedrooms**	1
Finished Square Ft.	1156	**Full Bathrooms**	1
Acreage	0.034	**Half Bathrooms**	0
Appraisal Area	OVER THE RHINE 01800 OVER THE RHINE		

Sales



Property Information
FOURTEENTH ST
0.0340 AC
TIF & CRA ABATEMENT

Owner Information
Call 946-4015 if Incorrect
LE DAVID
1106 RACE ST
#2
CINCINNATI, OH 45202 USA

Mail Information
Call 946-4800 if Incorrect
LE DAVID
1106 RACE ST
CINCINNATI, OH 45202 USA

Board of Revision	No	**Other Assessments**	Yes
Rental Registration	No	**Front Ft.**	99.00
Homestead	No	**Mkt Land Value**	30,680
Owner Occupancy Credit	No	**Cauv Value**	0
New Construction	No	**Mkt Impr Value**	107,210
Foreclosure	No	**Mkt Total Value**	137,890
Date	1/25/2013	**Total TIF Value**	23,700
Conveyance #	45451	**Abated Value**	99,190
Sale Amount	$220,000	**Exempt Value**	0
# of Parcels	1	**Taxes Paid**	$839.63
Deed Type	17 WD-Warranty Deed	(See Payments Tab For Details)	
Deed Number	277523		
		Tax % to value for this tax district	2.257%

Note
1) 8-31-11 10 YEAR CRA ABATEMENT-REHAB-$291,800 MAX-BEGAN TAX YEAR 2011 THRU 2020 BACK TO TAXABLE 2021 PAYABLE 2022

1) 2-19-09 SPLIT CREATING/326 FOR 2009-HALF OF BLDG MOVED TO 326
2) 3-1-2011 BOUNDARY SURVEY FOR 2011
1) 11-29-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

Data updated on 08/20/15

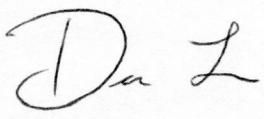
David Le
1332 Republic St.
Cincinnati, OH 45202
513-257-7014

August 21, 2015

To Whom It May Concern:

I am writing this letter to inform you that I give permission to Crown & Key to do alterations to the building. If you have further questions, please contact my business partner Bao Nguyen (513-615-2210 or bao@langthanggroup.com).

Sincerely,



David Le
Member
The Lang Thang Group, LTD

PLATTE
architecture + design

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

September 10, 2015

Urban Conservator
Cincinnati Historic Conservation Board
805 Central Avenue, Suite 720
Two Centennial Plaza
Cincinnati, OH 45202

To Whom It May Concern:

This letter and the attached documentation are intended to explain the justification for the issuance of a Certificate of Appropriateness for renovations to the property at 1332 Republic Street.

This project in the Over-the-Rhine Historic District consists of a rehabilitation of a single-story garage-turned-residence into a two-story bar, including an addition of a partial second story and a roof terrace. The building, built in 1921, is included on the Over-the-Rhine's non-contributing resource list (line number 144).

The one-story brick façade will be maintained with some alterations. One of the three garage door openings will be infilled with brick. The other two garage doors will be replaced with glazed overhead doors from the Modern Aluminum Collection of the Overhead Door Company of Cincinnati. There are six existing window openings with double-hung windows. One of these openings will be enlarged to accommodate a full-glass metal egress door. The sill height of the other five window openings will be lowered to improve the vertical proportions of the building, and the double-hung windows will be replaced with new aluminum-clad wood windows from the Pella Architect Series. One existing entry door on the west façade will be replaced with a full glass metal entry door, and a metal security gate over this door will be removed. The brick will be repainted.

The roof level will be converted to a rooftop terrace with bar. There will be two additions on the roof, which will be clad with rectangular metal siding panels. The metal will be a matte finish graphite gray zinc. The addition on the east side of the roof level will house restrooms, storage, and a stairway. The new low-slope membrane roof over this addition will extend over the outdoor bar area to create a covered outdoor space. Steel frames will support this roof structure, and an extra steel frame will allow for seasonal awning attachment to provide shade and rain protection. The underside of the roof overhang will be clad in sealed wood. Another addition will be added to the southwest portion of the roof to accommodate a second stairway. The sloped roof on this addition will be standing seam zinc to match the siding. A new guardrail will be installed along the north and west edges of the roof. The railing will be flat stock steel tube frame with perforated metal panels mounted on the outside face. This will allow the railing to read as a simple horizontal band at the top of the brick façade.

The project, if approved, will begin construction in Fall 2015 and will be completed by early 2016. The projected project budget is $400,000. Several permanent jobs will be created by this establishment. The proposed roof terrace along with the operable overhead doors of the ground level will allow patrons to safely occupy the outdoors in a narrow but busy thoroughfare between Washington Park and the activity on Vine Street. This project will complete the corner at 14th and Republic, where Salazar, Picnic and Pantry, and Low Spark reside. The roof level additions are kept to a minimum while still accommodating safe and code-compliant egress from the roof. We feel this project is an appropriate approach to transforming this small 'non-contributing' building into a great asset in the OTR neighborhood.

Sincerely,

Melissa Reddy

Architect, Platte Architecture + Design

City of Cincinnati
Development and Permit Center
805 Central Ave, Suite 500
Cincinnati, OH 45202

William Grise
Crown & Key
1332 Republic Street
Cincinnati, OH 45202
billy.grise@langthanggroup.com
December 10, 2015

Dear City of Cincinnati,

Crown and Key is willing to work within the parameters proposed by the Historic Conservation Board in order to address concerns raised by the board and our neighbors.

Crown and Key agrees to limit the hours of use of the rooftop bar at 1332 Republic Street to 11pm on weekdays (Sunday-Thursday) and 2am on weekends (Friday and Saturday).

Crown and Key is also proposing to limit the amount of people that are allowed to be on the rooftop during those hours. Currently, the roof has an occupancy of 92 people including staff. We are proposing to limit that number to 65 people, not including staff members. With staff members, the rooftop occupancy will be no more than 70 people.

These are the parameters that we, Crown & Key, are willing to adjust, in order to reach an agreement with the City of Cincinnati and the current residents in the neighborhood.

Thank you for your time and attention,

William Grise

SHEET INDEX

A0.00-R COVER SHEET
A0.01 SITE CONTEXT
A1.00 EXISTING/DEMO PLANS
A1.01 PROPOSED PLANS - BASEMENT AND 1ST FLOOR
A1.02-R PROPOSED PLANS - 2ND FLOOR/TERRACE AND ROOF
A2.01-R PROPOSED ELEVATIONS - NORTH AND WEST
A2.02 PROPOSED ELEVATIONS - SOUTH AND EAST
A3.01 SITE LINE STUDIES
A3.02 SITE LINE STUDIES
A3.03 SITE LINE STUDIES
~~A4.01~~ (TO BE EXCLUDED)
A4.02 MATERIAL EXAMPLES
A4.03-R RAILING INFORMATION
~~A4.04~~ (TO BE EXCLUDED)
A5.01 WINDOW AND OVERHEAD DOOR LITERATURE
A6.01-R ADDITIONAL INFORMATION
A7.01-* OUTDOOR SOUND STUDY
A7.02-* ACOUSTIC STRATEGY
A7.03-* ACOUSTIC STRATEGY
A7.04-* ACOUSTIC STRATEGY

-R = REVISED SHEET
-* = ADDED SHEET

PROJECT DESCRIPTION

THE PROJECT IN THE OVER-THE-RHINE HISTORIC DISTRICT CONSISTS OF A REHABILITATION OF A SINGLE-STORY RESIDENCE INTO A TWO-STORY BAR, INCLUDING AN ADDITION OF A PARTIAL SECOND STORY AND A ROOF TERRACE.

BUILDING AREA

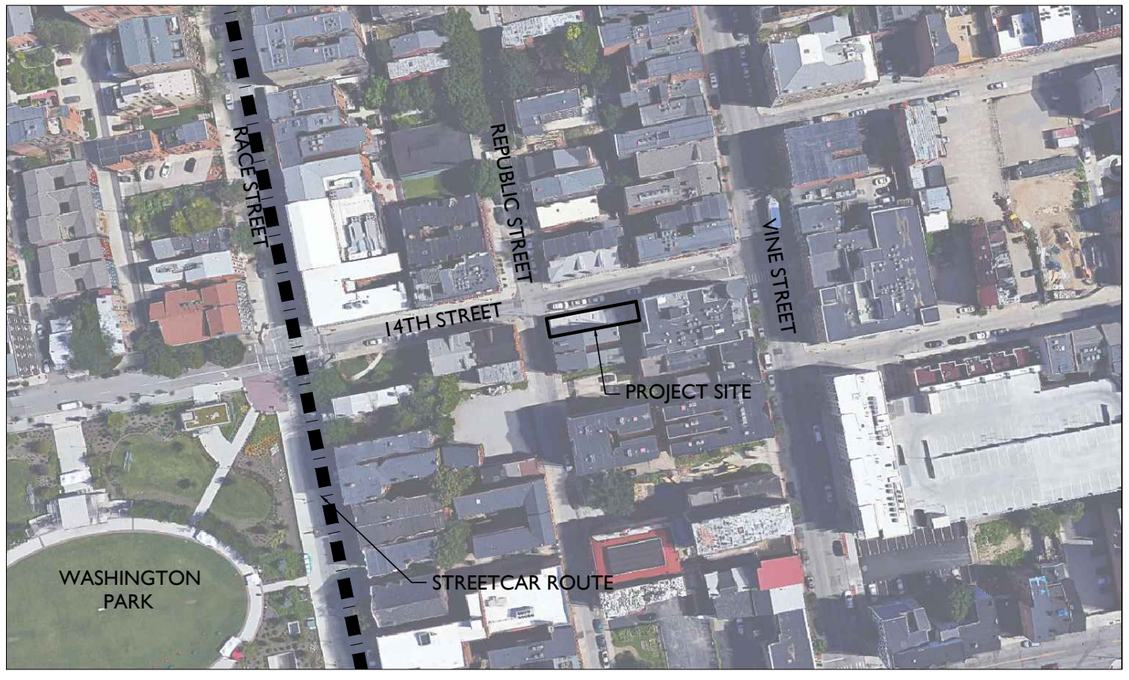
BASEMENT	140 SF
FIRST FLOOR	1,275 SF
SECOND FLOOR ADDITION (INTERIOR)	475 SF
ROOF TERRACE (EXTERIOR)	875 SF

1332 REPUBLIC STREET

CINCINNATI, OHIO 45202

DOCUMENTATION FOR CERTIFICATE OF APPROPRIATENESS

REVISED COA SUBMISSION: 12.11.2015



N

1 SITE AERIAL

A0.00-R
COVER SHEET
CROWN & KEY BAR

12.11.2015 - REVISED COA SUBMISSION

PROPOSED PROJECT:
1332 REPUBLIC ST.
CINCINNATI, OHIO

PLATTE
architecture + design
202 W. ELDER ST. | 4TH FLOOR
CINCINNATI, OH 45202
T: 513.871.1850 | F: 513.871.1829
WWW.PLATTEDESIGN.COM

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1 CONTEXT FROM ADJACENT ROOFTOP, LOOKING WEST



2 VIEW FROM EAST ON FOURTEENTH



3 VIEW FROM WEST ON FOURTEENTH



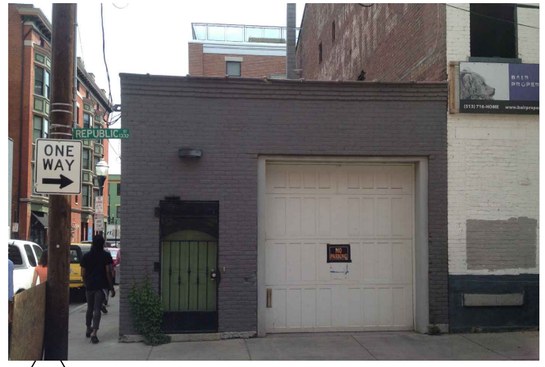
4 VIEW FROM CORNER, FOURTEENTH AND REPUBLIC



5 VIEW FROM NORTH ON REPUBLIC



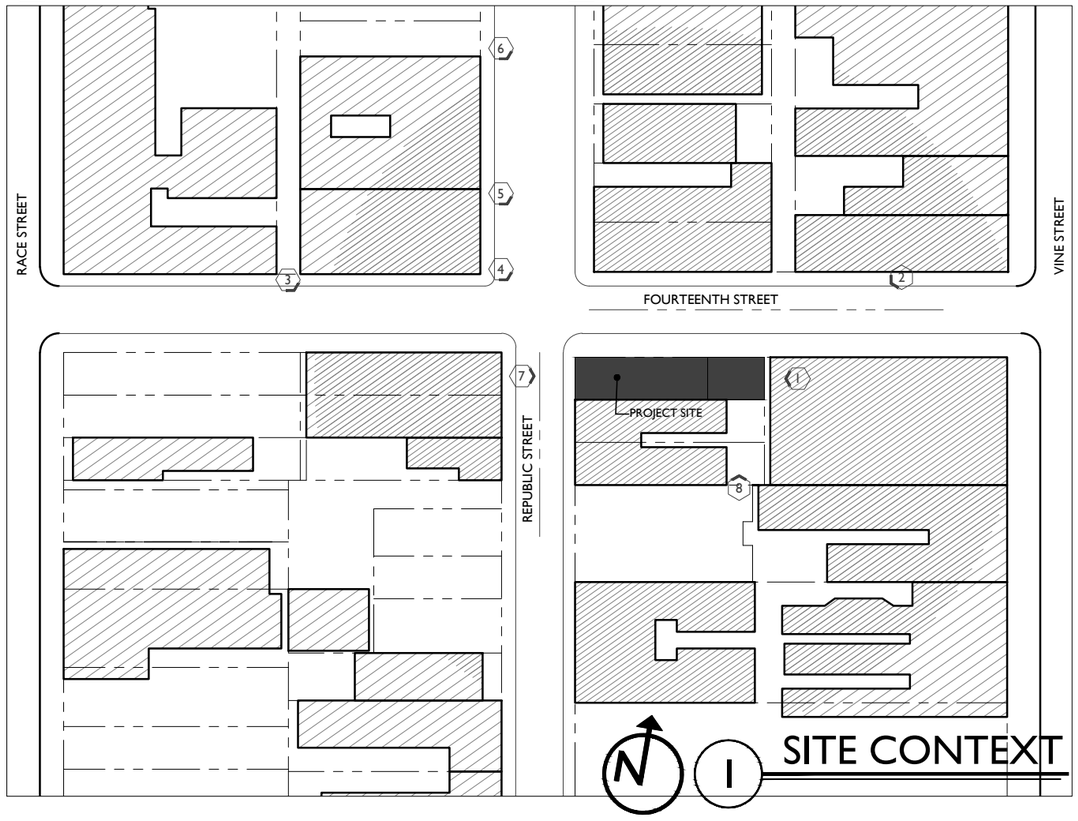
6 VIEW FROM NORTH ON REPUBLIC



7 WEST FACADE



8 SOUTH FACADE



1 SITE CONTEXT

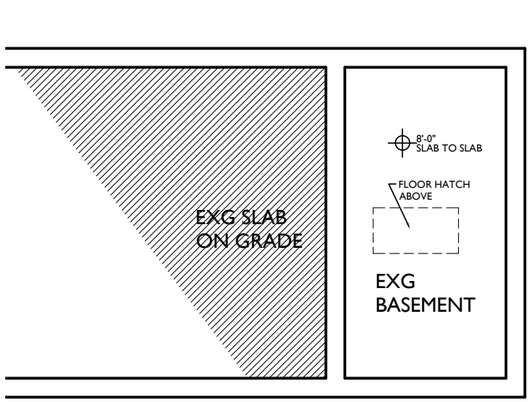
A0.01
SITE CONTEXT
CROWN & KEY BAR

12.11.2015 - REVISED COA SUBMISSION

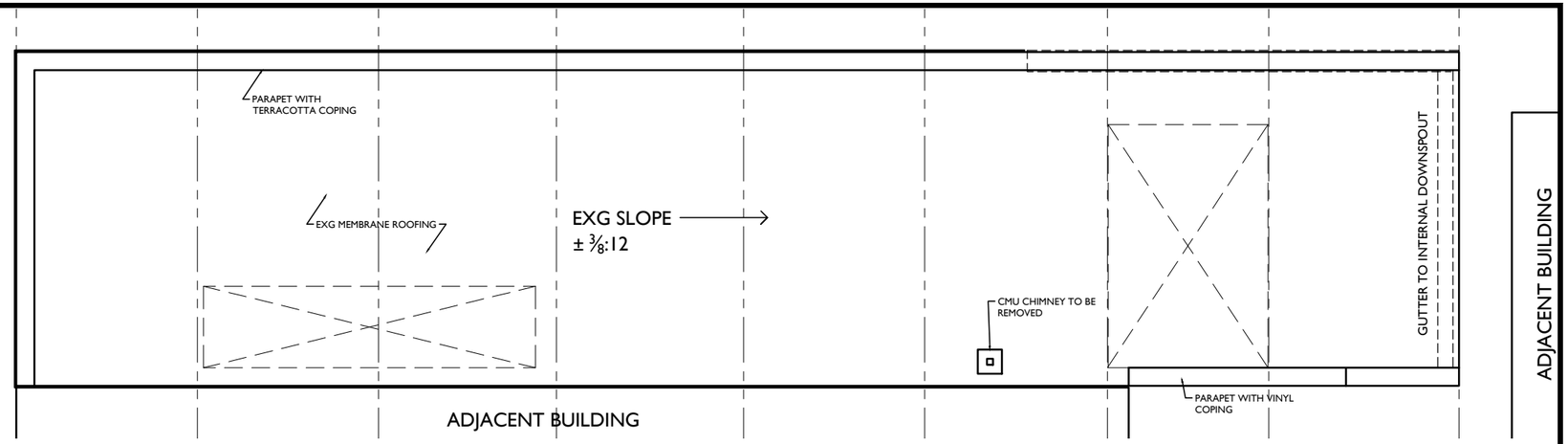
1 DENOTES PHOTO NUMBER, LOCATION, AND DIRECTION

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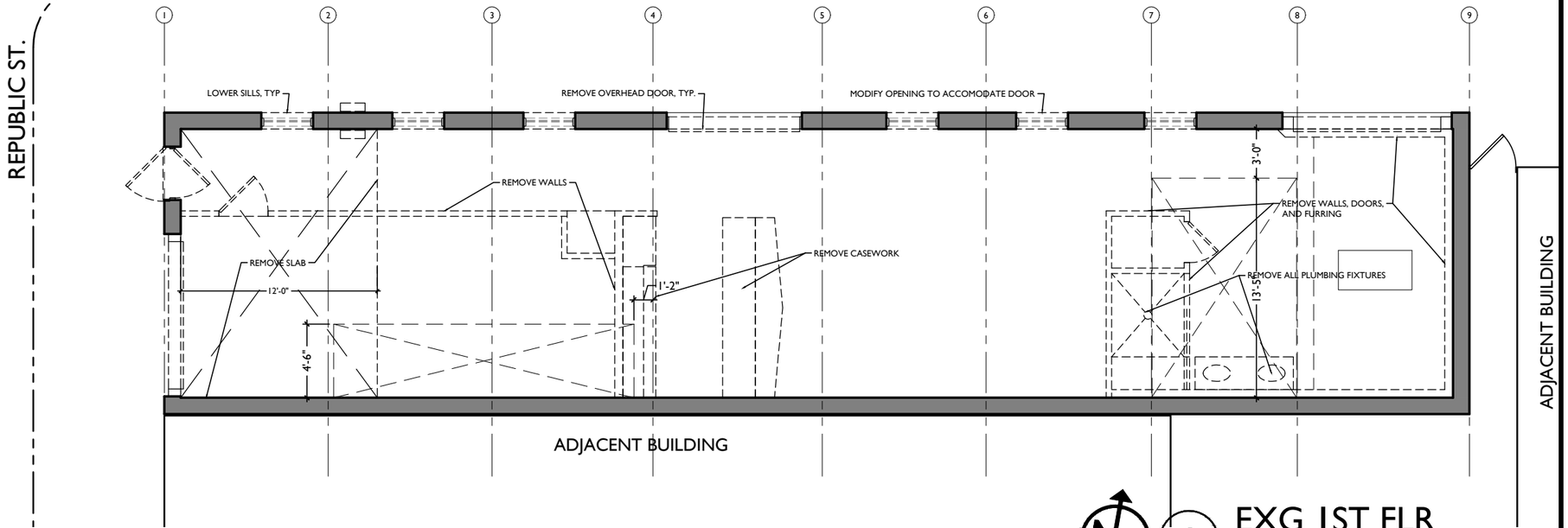
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B EXG BASEMENT



R EXG ROOF



I EXG 1ST FLR

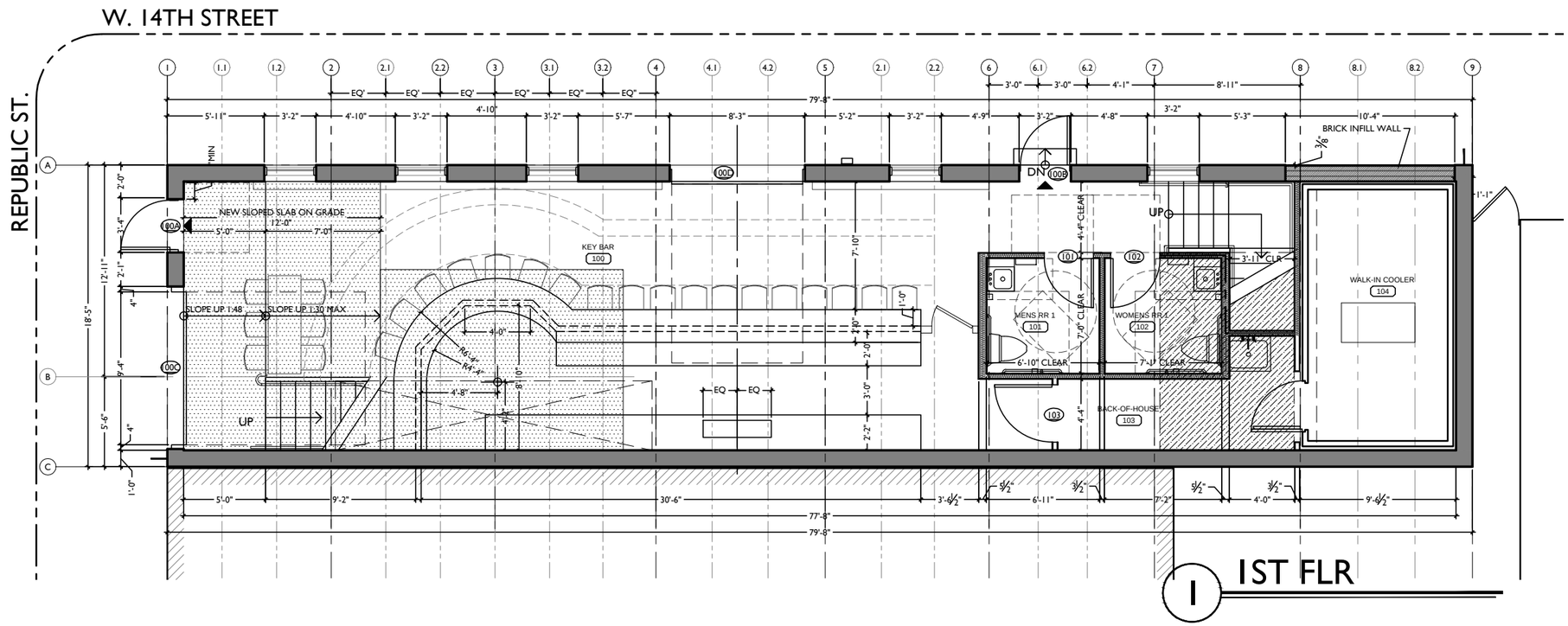
A1.00
EXISTING/DEMO PLANS
CROWN & KEY BAR

SCALE: 1/16" = 1'-0"

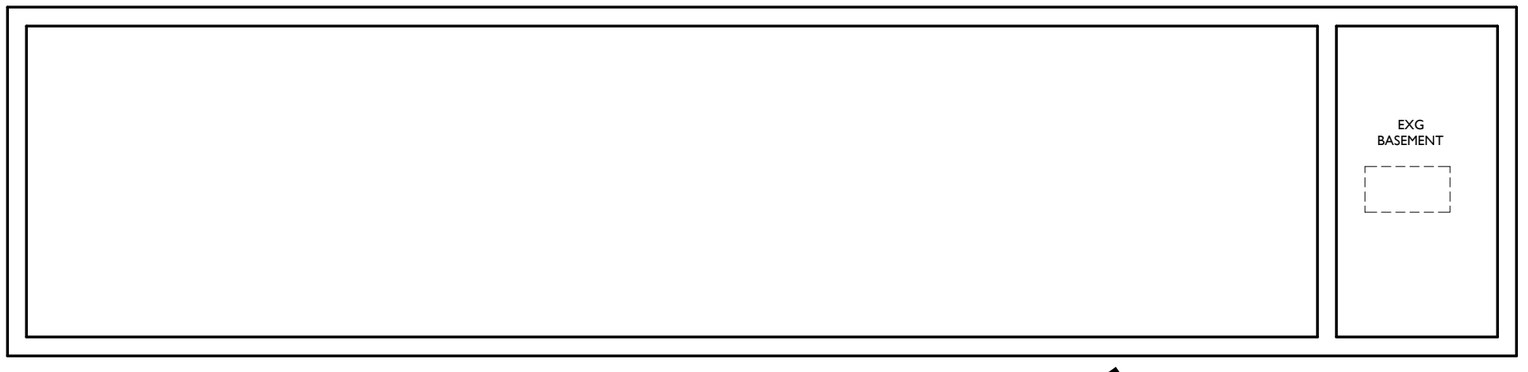
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1 1ST FLR



B BASEMENT

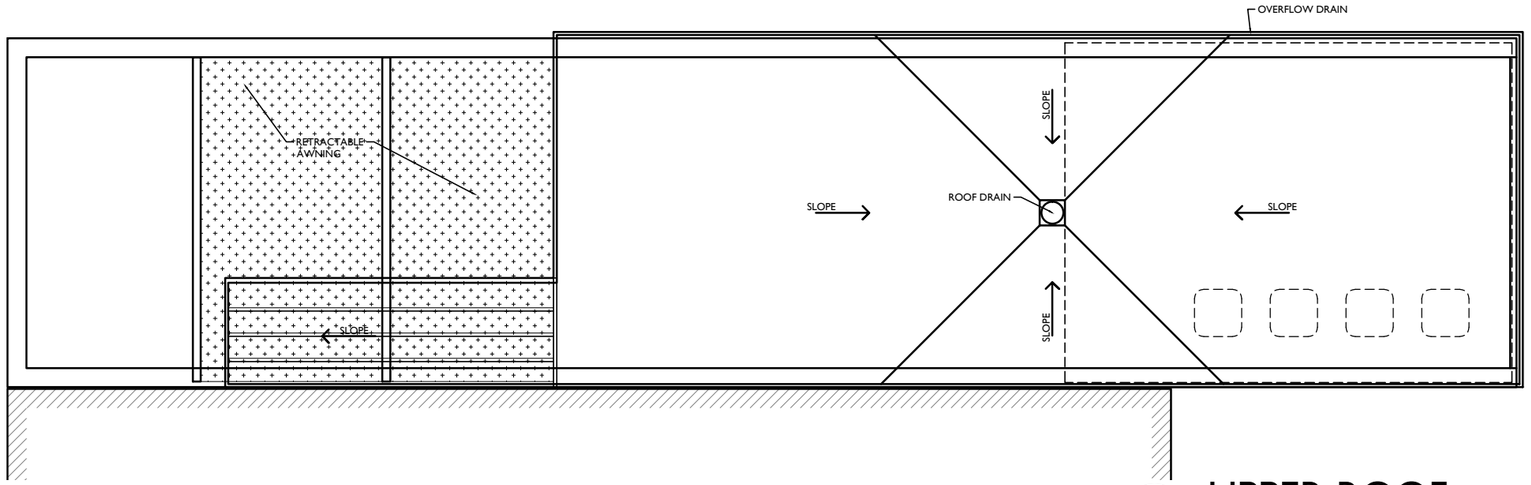
A1.01
PROPOSED PLANS
CROWN & KEY BAR

SCALE: 1/16" = 1'-0"

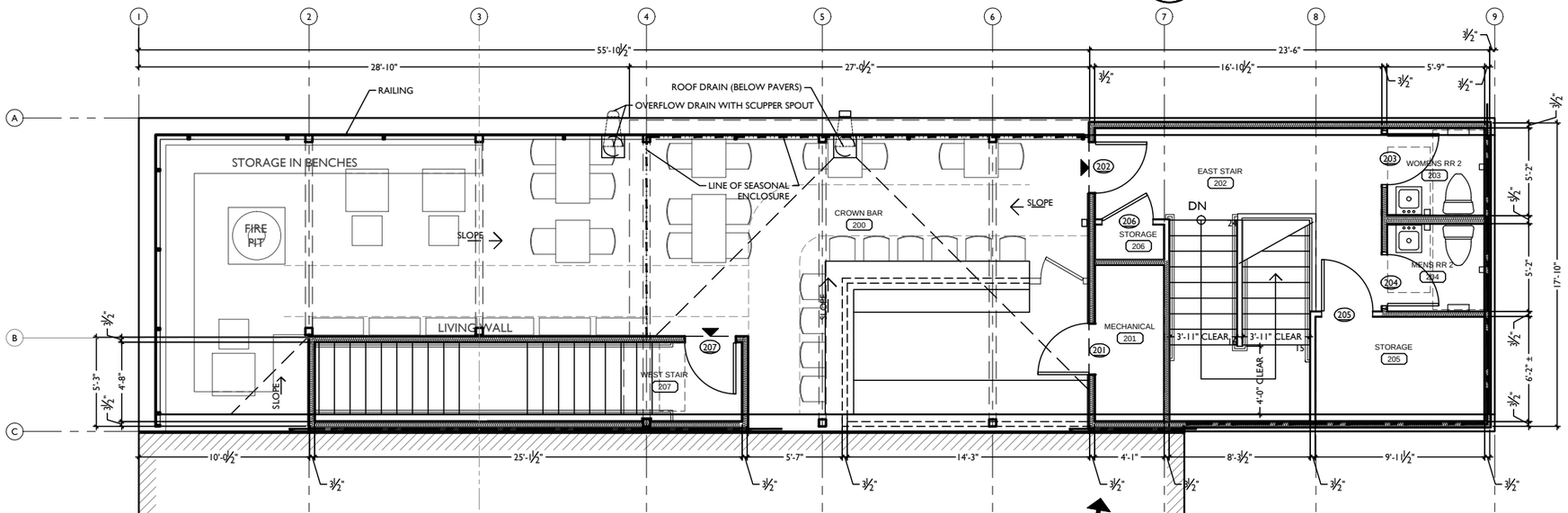
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R UPPER ROOF



N 2 2ND FLR/TERRACE

A1.02-R
PROPOSED PLANS
CROWN & KEY BAR

SCALE: 1/16" = 1'-0"

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A2.01-R
PROPOSED ELEVATIONS
CROWN & KEY BAR

SCALE: 3/32" = 1'-0"

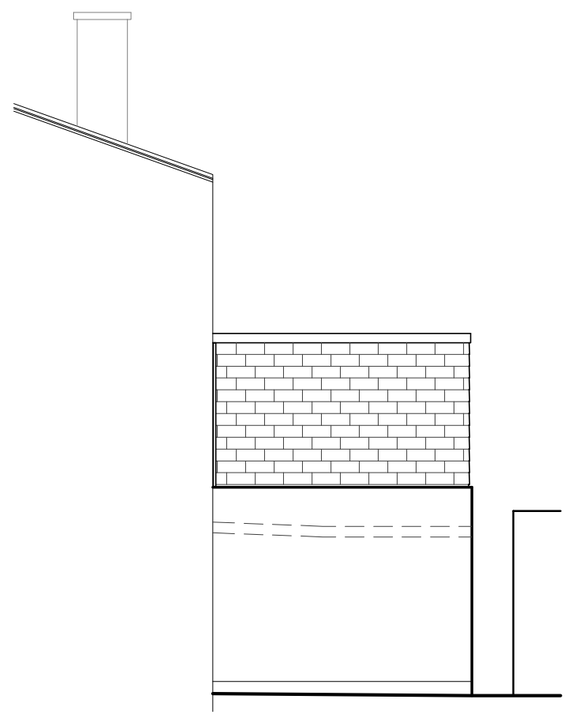
12.11.2015 - REVISED COA SUBMISSION

PROPOSED PROJECT:

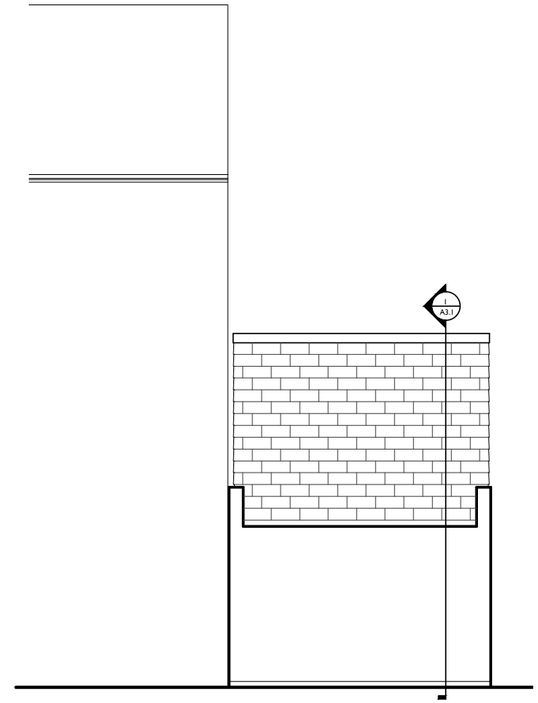
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S SOUTH



E EAST

A2.02
PROPOSED ELEVATIONS
CROWN & KEY BAR

SCALE: 3/32" = 1'-0"

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EXISTING VIEW FROM WEST ON FOURTEENTH



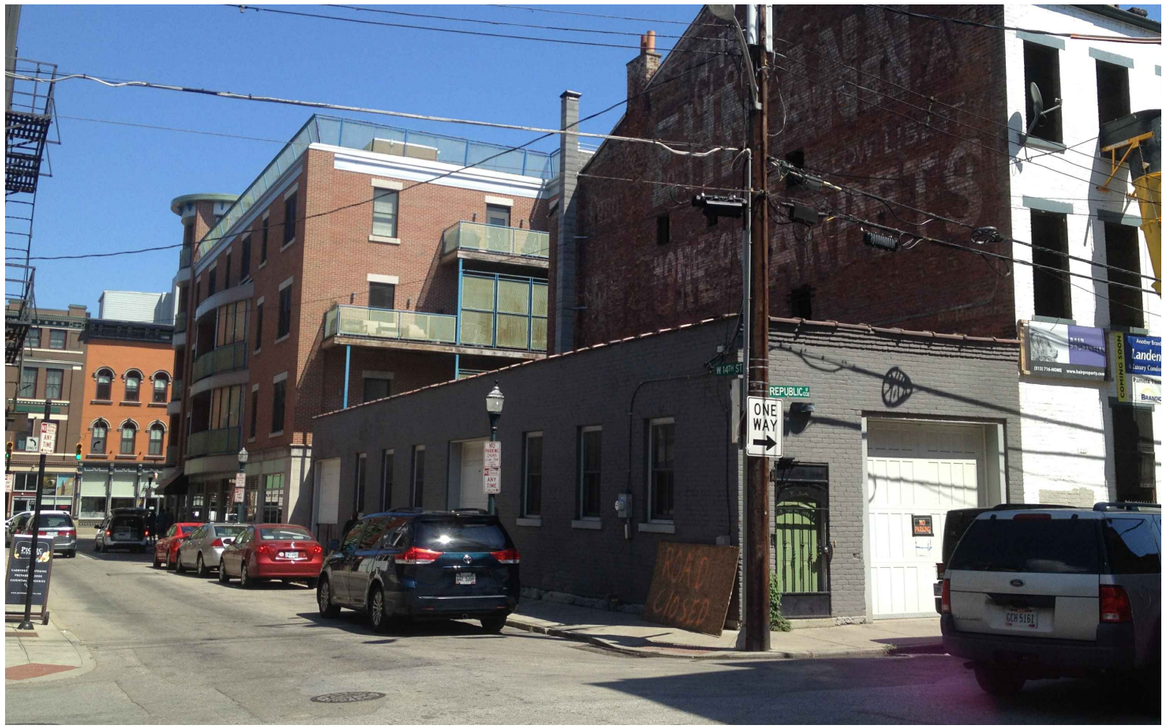
PROPOSED VIEW FROM WEST ON FOURTEENTH

A3.01
SITE LINE STUDIES
CROWN & KEY BAR

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EXISTING FROM NORTHWEST CORNER AT 14TH AND REPUBLIC



PROPOSED FROM NORTHWEST CORNER AT 14TH AND REPUBLIC

A3.02-R
SITE LINE STUDIES
CROWN & KEY BAR

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EXISTING/PROPOSED VIEWS FROM EAST ON FOURTEENTH





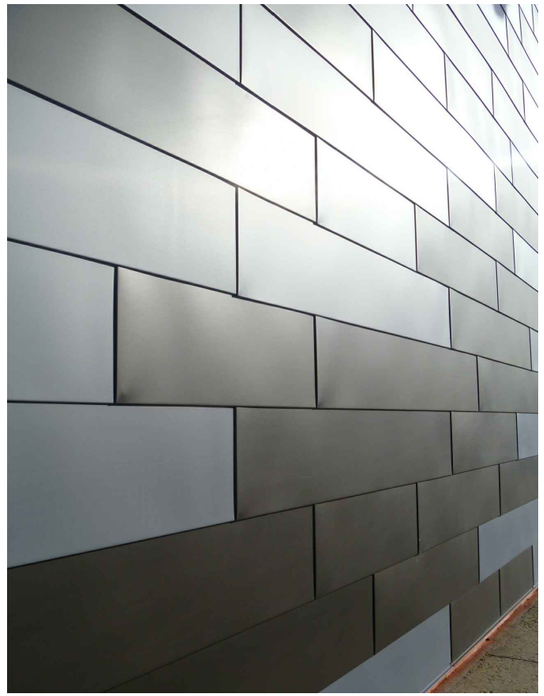
EXISTING/PROPOSED VIEWS FROM NORTH ON REPUBLIC

A3.03
SITE LINE STUDIES
CROWN & KEY BAR

12.11.2015 - REVISED COA SUBMISSION

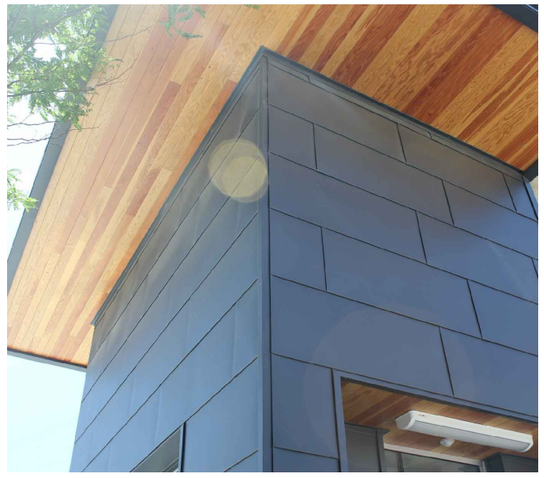
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EXAMPLES OF METAL PANEL CLADDING - METAL WALL TILE PANELS



CLADDING AT NEW ADDITION:
RECTANGULAR METAL WALL TILE PANELS (METAL SHINGLES)
HORIZONTAL INSTALLATION WITH FLAT LOCK SEAMS AND CONCEALED CLIPS

FINISH:
TITANIUM ZINC
MATTE GRAPHITE GRAY
(METAL TRIM AND COPINGS TO MATCH)

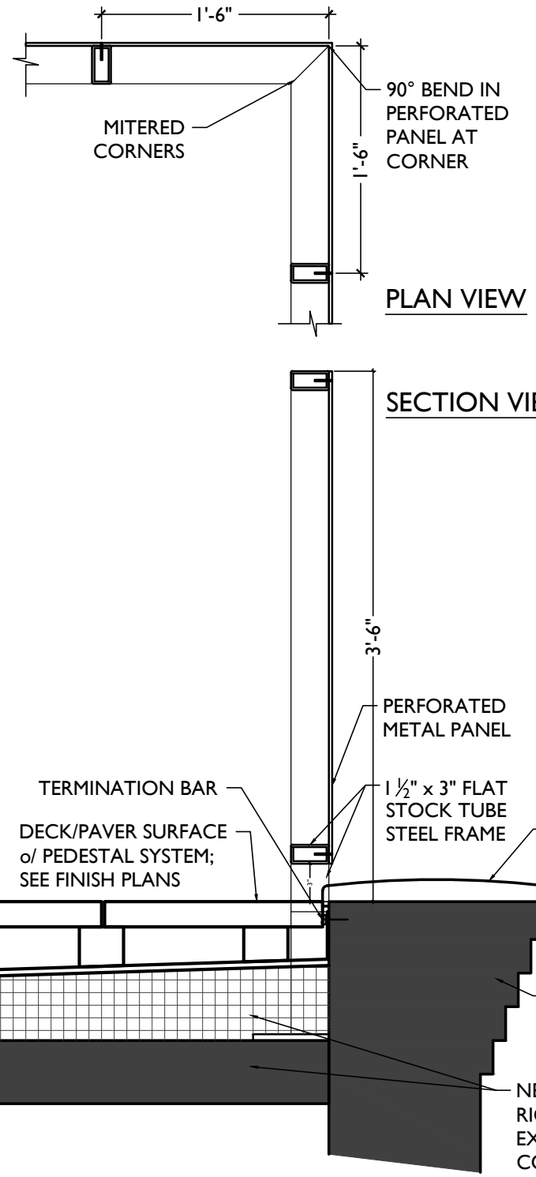
NEW LOW SLOPE ROOFS:
EPDM MEMBRANE
NOT VISIBLE TO STREET.

A4.02
MATERIALS - EXAMPLE IMAGES
CROWN & KEY BAR

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PROPOSED RAILING DETAIL

GUARDRAIL:
PERFORATED TITANIUM ZINC PANELS
MATTE GRAPHITE GRAY FINISH
OVER METAL FRAME



PERFORATED METAL ON OUTSIDE FACE OF GUARDRAIL FRAMING



GUARDRAIL FRAMING TO BE ON INSIDE FACE.

A4.03-R
MATERIALS - RAILING DETAILS
CROWN & KEY BAR

SCALE: 1" = 1'-0"

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Modern Aluminum Collection

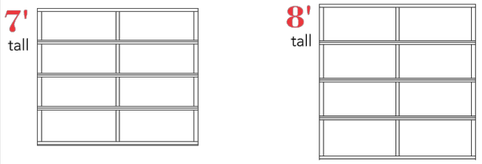
Sleek, sophisticated garage doors

The Modern Aluminum Collection combines glass and aluminum for unparalleled visual appeal, strength and light infiltration. It's a unique solution for your extraordinary home.

Frame option

The height and width of the door is fully customizable. Door sizes up to 26'. Section height varies dependent on door height.

Model 521
Heavy duty frame



Color

Anodized finishes

Clear anodized finish comes standard. Dark bronze anodized finish is also available. To add further distinction, solid aluminum panels are available.


Clear


Dark Bronze

Powder coat finishes

Select from 197 powder coat color options to best match your home.

Actual color may vary slightly from brochure due to fluctuations in printing process. Color samples are available by request through your local Overhead Door Distributor.



Glass type

Double Strength (DSB) glass comes standard. In addition we offer an array of choices to complement your home. Insulated glass available.


Clear Double Strength (DSB)


Obscure


Satin Etched

Specialty Glass

- Laminated White – privacy
- Low E Glass* – thermal efficiency
- Tempered Glass – enhanced safety
- Tinted Glass* – color options: Green, Grey, Bronze

* Insulated options available

Glass alternatives

- Clear polycarbonate* – shatter resistant
- Multi-wall polycarbonate – superior strength with UV protection; color options: Clear, White, Bronze
- Acrylic* – shatter resistant

Up to a limited 1-year warranty

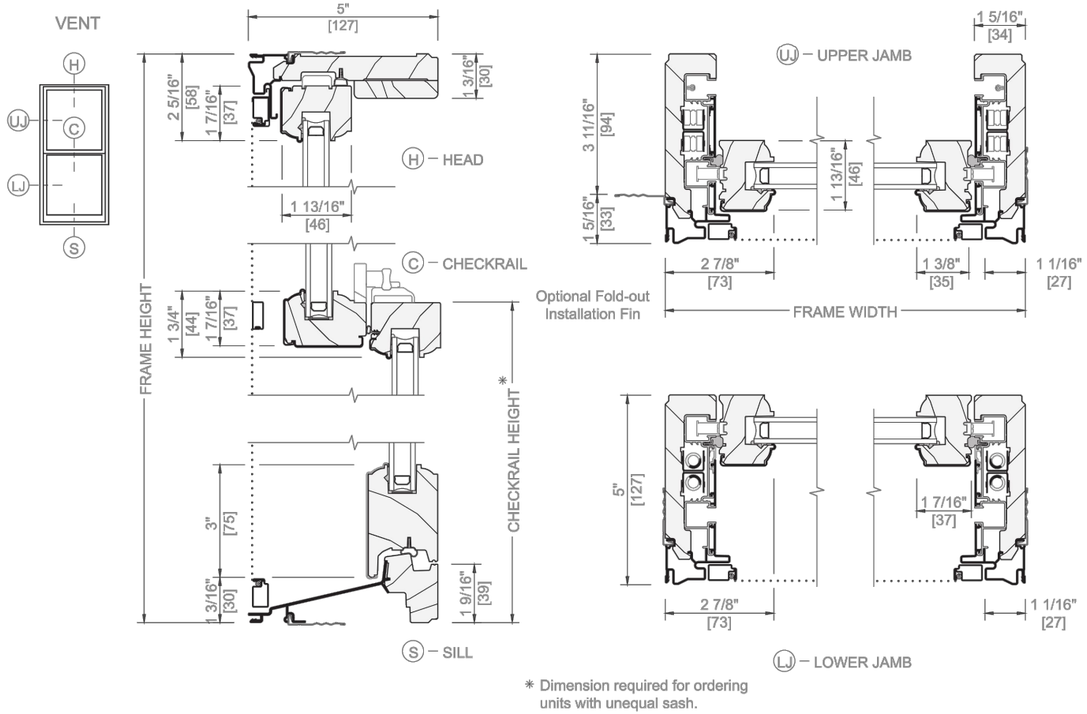
OVERHEAD DOOR - MODERN ALUMINUM SERIES - MODEL 521

Architect Series® | Designer Series® | Pella® ProLine 450


DOUBLE-HUNG

UNIT SECTIONS

Aluminum-Clad Wood
LX Single- and Double-Hung



* Dimension required for ordering units with unequal sash.

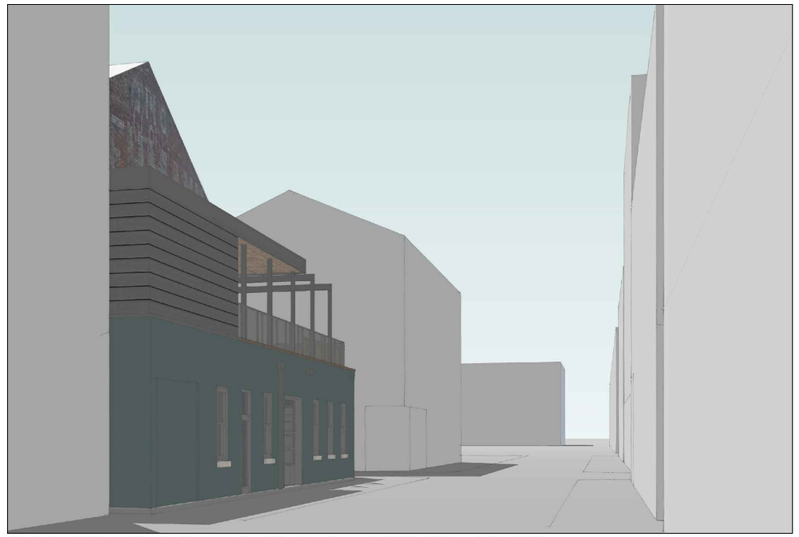
PELLA ARCHITECT SERIES ALUMINUM-CLAD WOOD WINDOWS

A5.01
BROCHURES - OVERHEAD DOORS AND DOUBLE-HUNG WINDOWS
CROWN & KEY BAR

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PROPOSED VIEWS FROM EAST ON FOURTEENTH - REVISED



PROPOSED VIEW FROM NORTH ON REPUBLIC - SHOWING SEASONAL AWNING - REVISED



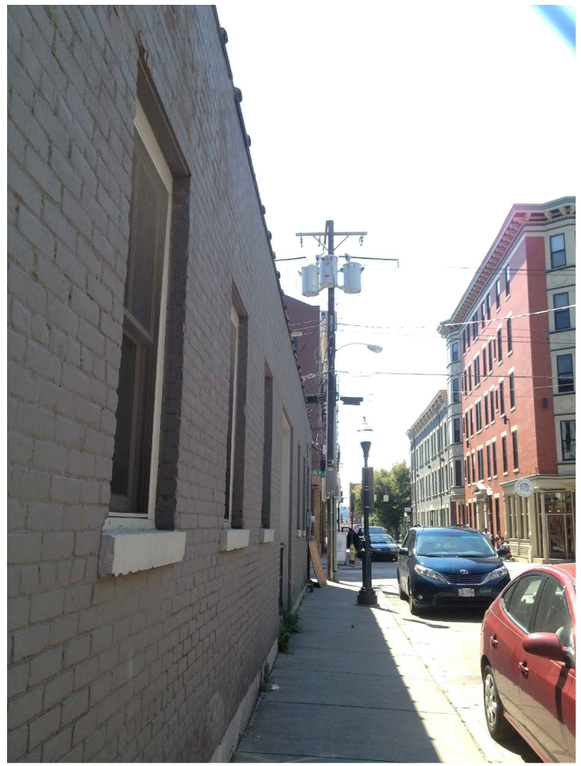
PROPOSED FROM NORTHWEST CORNER AT 14TH AND REPUBLIC - REVISED

A6.01-R
ADDITIONAL INFORMATION
CROWN & KEY BAR

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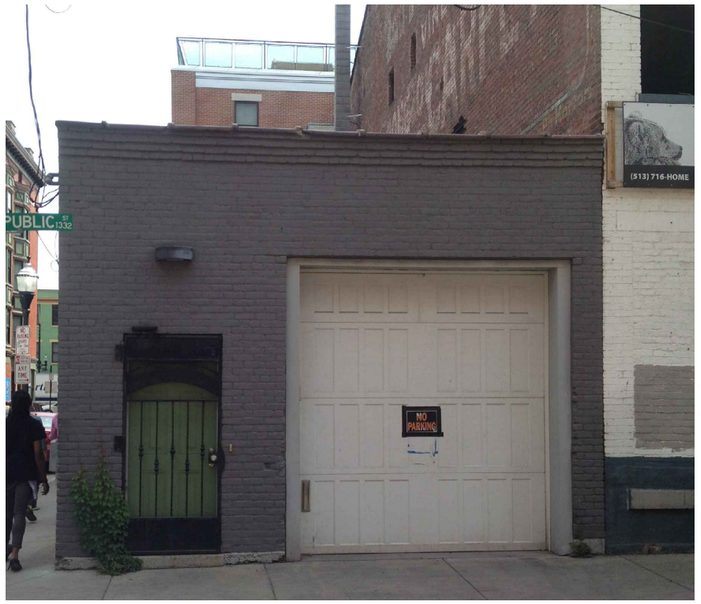
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CLOSEUP VIEW ALONG FOURTEENTH STREET



FACADE ALONG FOURTEENTH STREET



FACADE ON REPUBLIC

A6.02
ADDITIONAL INFORMATION
CROWN & KEY BAR

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THE CINCINNATI ZONING CODE FOR THE CC-P ZONE PROHIBITS AMPLIFIED SOUND IN OUTDOOR BAR SPACES. THE NOISE GENERATED ON THE ROOFTOP BAR WILL BE HUMAN CONVERSATION, NOT MUSIC ON SPEAKERS. HERE ARE SOME EXAMPLES OF THE DECIBEL LEVEL OF VARIOUS SOUNDS FOR COMPARISON:

HEAVY METAL, HARD ROCK BAND MUSIC:	110 dBA
BLARING RADIO:	110 dBA
LOUD STREET NOISE:	100 dBA
HEAVY CITY TRAFFIC:	90 dBA
DISHWASHER:	80 dBA
BUSY RESTAURANT OR CANTEEN:	**60 dBA**
ROOM WITH WINDOW AIR CONDITIONER:	50 dBA
AVERAGE HOME:	50 dBA
QUIET STREET:	50 dBA
VOICE, LOW	40 dBA
REFRIGERATOR:	40 dBA
ROOM IN A QUIET DWELLING AT MIDNIGHT:	30 dBA
QUIET CONVERSATION:	30 dBA

THE AVERAGE DAY-NIGHT SOUND LEVEL IN AN OLD URBAN RESIDENTIAL AREA CAN BE MEASURED AT 59 dBA. THE AVERAGE OUTDOOR DECIBEL LEVELS FOR VARIOUS CONDITIONS ARE SHOWN IN THE TABLE BELOW:

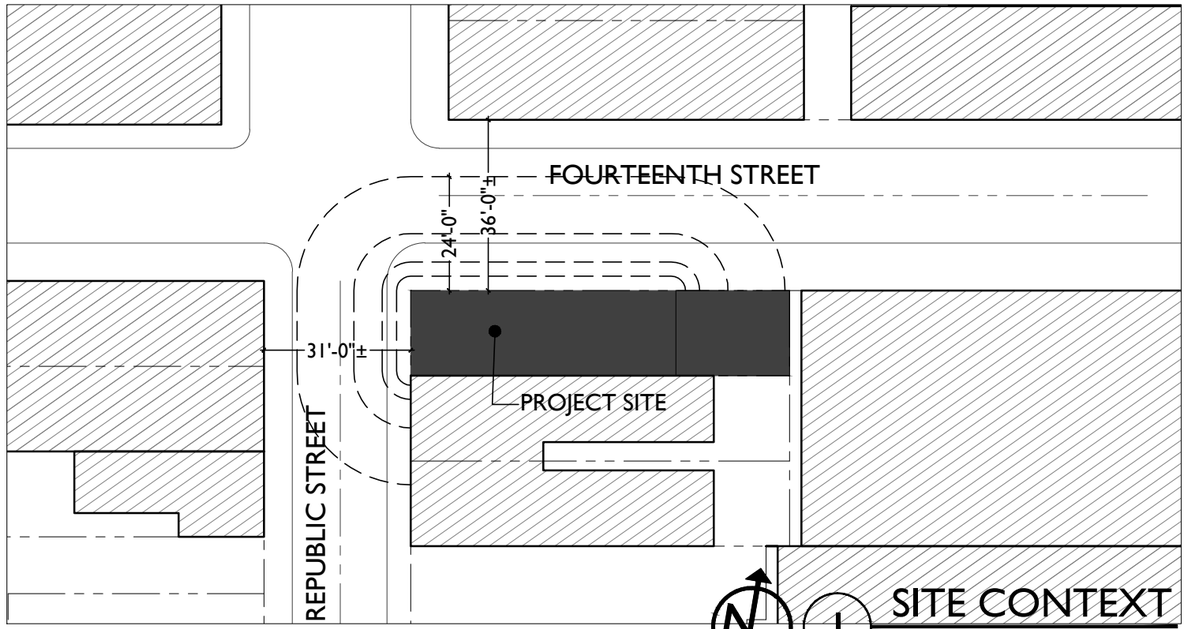
OUTDOOR SOUND PRESSURE *(DB)*									
CONDITIONS		OCTAVE BAND CENTER FREQUENCY *(HZ)*							
		63	125	250	500	1000	2000	4000	8000
NIGHT TIME	RURAL, NO NEARBY TRAFFIC OF CONCERN	42	37	32	27	22	18	14	12
	SUBURBAN, NO NEARBY TRAFFIC OF CONCERN	47	42	37	32	27	23	19	17
	URBAN, NO NEARBY TRAFFIC OF CONCERN	52	47	42	37	32	28	24	22
	BUSINESS OR COMMERCIAL AREA	57	52	47	42	37	33	29	27
DAYTIME	BUSINESS OR COMMERCIAL AREA	62	57	52	47	42	38	34	32
	INDUSTRIAL OR MANUFACTURING AREA	67	62	57	52	47	43	39	37
	WITHIN 300 FT OF CONTINUOUS HEAVY TRAFFIC	72	67	62	57	52	48	44	42

IN SOCIAL SITUATIONS, PEOPLE OFTEN TALK WITH NORMAL VOICE LEVELS AT DISTANCES OF 3-12 FEET. IN THIS CASE, THE NOISE LEVEL SHOULD NOT EXCEED 55 TO 60 DBA.

FOR EVERY DOUBLING OF DISTANCE FROM A NOISE SOURCE, THE SOUND PRESSURE LEVELS WILL BE REDUCED BY SIX DECIBELS.

DISTANCE (FT)	VOICE LEVEL (dB)	
	NORMAL	RAISED
1	70	76
3	60	66
6	54	60
12	48	54
24	42	48

WITH THESE ASSUMPTIONS, THE VOICE LEVEL FROM THE ROOFTOP BAR WILL REDUCE TO LEVELS AT OR BELOW THE AMBIENT NEIGHBORHOOD SOUND LEVEL WITHIN THE DISTANCE BETWEEN BUILDINGS.



1 SITE CONTEXT

INFORMATION GATHERED FROM WWW.ENGINEERINGTOOLBOX.COM

A7.01-*
OUTDOOR SOUND STUDY
CROWN & KEY BAR

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SOUNDS STRATEGY 1:
UTILIZE AN ACOUSTICALLY ABSORPTIVE PRODUCT AT THE ROOF OVERHANG TO REDUCE THE REFLECTION OF NOISE.

A SYSTEM SUCH AS ARMSTRONG"S METALWORKS *VECTOR EXTERIOR* CAN PROVIDE A NOISE REDUCTION COEFFICIENT (NRC) OF UP TO 0 .70.



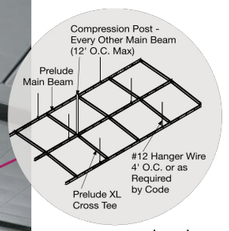
METALWORKS™

Vector® & Vector Exterior

smooth texture



MetalWorks™ faceted panels with Serpentina® trim in Silver Grey with a 1/4" reveal and Prelude® XL® 15/16" suspension system



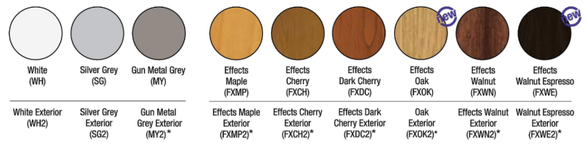


KEY SELECTION ATTRIBUTES

- Exclusive Vector-edge profile ceiling installs with new or existing 15/16" exposed tee suspension system resulting in a thin 1/4" reveal
- Outstanding NRC with acoustical fleece or infill panel (0.65 – 0.90)
- Durable – Washable, Scrubbable, Impact-resistant, Soil-resistant
- Exterior system available, tested to meet wind uplift Classes 30, 60, and 90; less expensive than stucco for exteriors
- BioAcoustic™ infill panels can enhance acoustics and contribute to LEED® credits
- Installs with minimal plenum clearance
- Standard edge caps for cut panels available in White, Silver Grey, Gun Metal Grey, and Black (for use with Effects™ colors)
- 100% downward accessible, plenum access per panel without the need of special tools
- For unique solutions, contact the You Inspire™ Solutions Center at solutionscenter@armstrong.com

COLOR SELECTION

Due to printing limitations, shade may vary from actual product.



Panels are also available in Custom colors upon request. NOTE: Effects colors are only available for Items 6466M1 and 6466M3.

* Minimum order quantity and extended lead times may apply



Custom colors available

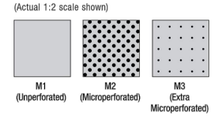
DETAIL

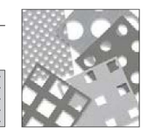


1. MetalWorks Vector Microperforated
2. MetalWorks Vector Extra Microperforated
3. MetalWorks Vector Unperforated with Prelude 15/16" Exposed Tee suspension system

PERFORATION OPTIONS

(Actual 1:2 scale shown)





Custom perforations available

TechLine℠ 877 ARMSTRONG
armstrong.com/metalworks

Armstrong®

A7.02-*
ACOUSTIC STRATEGY
CROWN & KEY BAR

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SOUNDS STRATEGY 2:
INSTALL SEASONAL RETRACTABLE FABRIC CANOPIES TO REDUCE SOUND TRANSMISSION UPWARDS WHERE THE ROOF OVERHANG DOES NOT PROVIDE COVER.







A7.03-*
ACOUSTIC STRATEGY
CROWN & KEY BAR

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SOUNDS STRATEGY 3:
INSTALL SEASONAL CLEAR VINYL ENCLOSURE AROUND BAR AREA TO REDUCE SOUND TRANSMISSION







A7.04-*
ACOUSTIC STRATEGY
CROWN & KEY BAR

12.11.2015 - REVISED COA SUBMISSION

PROPOSED PROJECT:
1332 REPUBLIC ST.
CINCINNATI, OHIO

PLATTE
architecture + design
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December 11, 2015

Urban Conservator
Cincinnati Historic Conservation Board
805 Central Avenue, Suite 720
Two Centennial Plaza
Cincinnati, OH 45202

To Whom It May Concern:

Please find attached a revised submission for a Certificate of Appropriateness for renovations to the property at 1332 Republic Street. The supporting drawing set has been revised as follows:

A0.00-R	Sheet index has been updated to show revised and added pages.
A1.02-R	Plans have been revised to accommodate seasonal enclosure and awnings, and furniture layout has been adjusted.
A2.01-R	Elevations have been revised to show the seasonal awnings.
A4.03-R	The railing around the roof terrace has been detailed to set behind the existing parapet, allowing the existing terra-cotta coping to remain.
A6.01-R	The 3-D renderings on this sheet have been updated to show an additional steel frame to support the seasonal awnings.
A7.01	Noise has been an important concern voiced by the community, and this Outdoor Sound Study sheet has been added to convey the nature of the expected noise. It is important to note the rooftop bar with generate noise from human voices and not amplified music.
A7.02-A7.04	These sheets show strategies to help mitigate noise levels.

In addition, I have attached a letter from the owner addressing potential use regulations relating to the operation of the rooftop bar.

Sincerely,

Melissa Reddy

Architect, Platte Architecture + Design

ITEM 9 December 21, 2015

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

APPLICATION #:
APPLICANT: Richard Tranter, attorney for the owner
OWNER: 1349 East McMillan LLC
ADDRESS: **1349 East McMillan Street, Cincinnati OH 45206**
PARCELS: 063-0002-0033-00, 0034-00, 0042-00, 0043-00
ZONING: Office Limited (OL)
OVERLAYS: Uplands Historic District
COMMUNITY: East Walnut Hills
REPORT DATE: December 10, 2015
PRE HEARING: Prehearing December 15, 2015 at 11:30 AM
STAFF REVIEW: Angie Strunc, Interim Urban Conservator

Nature of Request:

On November 9, 2015, the Board voted to conditionally approve a Certificate of Appropriateness concerning the demolition of a contributing structure in the Uplands Historic District , so that St. Ursula could be relieved of the burden of maintaining the building not in keeping with their master plan but to control the property for future school use. Since the applicant wished to maintain an existing asphalt parking lot on the north end of the property and a freestanding HVAC unit, accessory uses without a required principle use, the Board conditional approval required the submission of a landscaping/parking plan to City staff within 60 days of the hearing date, and subject to subsequent Board approval of said plan. The applicant has submitted a plan for consideration.

Existing Conditions:

The property is situated on the south side of E. McMillan Street and the lot stretches through to Fleming Street. The adjacent neighbor to the west is St. Ursula Academy on separately owned parcels. To the east is New Thought Unity Center, single family home and apartment building. To the south are two single family homes that abut the property.

Proposed Conditions and Zoning Analysis:

The current proposal includes the following work:

1. Meet the Cincinnati Municipal Code Chapter 1423 – Landscaping and Buffer Yard by the following:
    a. Buffer Type A Required due to OL District of subject property adjacent to RM-2.0 District. Buffer Type A includes:
        i. 10 feet wide

The applicant is not proposing any new structure and therefore the buffer is greater than 10 feet wide. Such buffer should be delineated on the plan as required and permanent.

ii. 6 feet high screen wall or fence.
The applicant is proposing a 6 feet high wood privacy fence at the abutting property with the exception of a portion where an existing 6 feet high wood privacy fence currently exists. Applicant is required to provide the fence and such fence should be uniform in design. Fences greater than 4 feet tall are not permitted in the required front yard setback areas. The accessory structure should also be screened from McMillan Street because of its visibility.

iii. No berms or landscaping is required in Buffer Type A.
The applicant is proposing 4 new trees in the footprint of the demolished structure as well as 5 new trees surrounding the mechanical units to remain at the rear of the site. Staff recommends adding three trees around to the accessory structure.

2. Meet the CMC Section 1425-29 – Parking Lot Landscaping
    a. One tree, two inches or more in caliper, must be planted for every ten parking spaces.
        i. *The applicant is proposing 4 new trees to meet the requirement for the existing 40 parking spaces.*
    b. *Perimeter Landscaping.* Parking lots must provide a perimeter landscape area of at least three feet in width.
        i. *The existing lot has a low wall and landscaping with trees along the street frontage. Existing trees are also present sporadically around the lot on both the east and west sides.*
    c. *Ground Cover.* Ground cover must be installed appropriate to the surface conditions of the area. Grass is the default landscaping material.
        i. *The entire demolition area will be regraded and seeded for grass.*
    d. *Lighting and Walkways.* Lighting fixtures and walkways are permitted within all islands and perimeter areas.
        i. *Not applicable at this time.*
    e. *Maintenance.* All required planting must be permanently maintained in good growing condition and replaced with new plant materials when necessary to ensure continued compliance with applicable landscaping requirements.
        i. *Maintenance has been and still will be part of the plan for St. Ursula grounds.*

3. Plan should conform to the Uplands Historic District Guidelines, specific items below:
    a. MATERIALS: The proposed wood fence is appropriate material in the district.
    b. WALLS AND FENCES: Privacy fences are not characteristic of the district

although privacy fences are sometimes used in rear or side yards such as in this case. Privacy fences should not encroach in the front yard.

c. PARKING AND PAVING: The demolition of the structure will increase green space which is desired. No new driveways or parking than what exists currently is being sought. Parking lots should be sufficiently screened to minimize the view of parked cars and this lot's existing screening is not changing. The additional trees and fence will aid in screening and soften the visual impact of the existing lot from side and rear adjacent parcels. The fencing should be compatible with the surrounding buildings.
d. LANDSCAPING: Landscaping is encouraged as part of rehabilitation or new construction projects. The design should be simple and contemporary. Mature trees and significant features like retaining walls should be retained. The proposed plan retains existing landscaping and adds additional trees for parking lot requirements and to shield the existing mechanical equipment remaining at the rear of the lot.

4. Submit for review to staff and Board review prior to 60 days (1/8/2016) from the date of the meeting (11/9/2015) the parking and landscape plan for the demolished property. The applicant met this schedule.

5. The existing parking lot will become a parking facility not permitted by right as a stand along use in the OL Zoning District once the structure is demolished. The applicant chooses to comply with CMC Section 1425-15 in the following manner using Section 1425-15 (C) (3) (bb):
    a. (3) A written instrument shall be recorded in title to both the lot containing the principal structure of principal use and the off-site parking lot as follows:
        i. (bb) If the lot containing the principal structure of principal use and the off-site parking lot are owned by different owners, then a reciprocal easement shall be recorded.

Applicable Zoning Code Sections:

Zoning District: Office Limited (OL)
Variance Request: N/A
Overlays: N/A

Historic District/Reg: Uplands Historic District
COA Standard: Section 1435-09-2 Certificate of Appropriateness; Standard of Review

Use Variance: N/A

Other Considerations:

Prehearing Results: December 15, 2015 – One community member was in attendance. There was discussion about the extent of new landscaping and concern for the protection of existing trees and landscaping during demolition.

McMillan Two Way Plan/Campus Parking and Circulation:
Staff reviewed with DOTE many of the efforts regarding proposals for Two Way Traffic on McMillan and discussions with St. Ursula about connectivity of these parking lots to improve on-campus traffic circulation, increase student safety and minimize disruption of traffic along E. McMillan. Particularly appropriate was the interconnection of the campus parking and this parking facility and the consideration of making a one way traffic pattern from the campus and through this parcel, exiting at Woodburn and McMillan. Though St. Ursula has chosen not to consider enhancing their onsite vehicular circulation and parking at this time, Staff and DOTE will continue to encourage that St. Ursula review and ultimately implement some of the solutions previously sought so as to enhance the above goals.

Comments Provided to Staff: A letter was transmitted from the East Walnut Hills Assembly requested certain parameters be met with the proposed plan (see attached).

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

Recommendation:

Staff recommends the Historic Conservation Board take the following action:

1. a) **APPROVE** the parking and landscape plan prepared by Bayer Becker on December 3, 2015 as satisfying the Board's November 9, 2015 action to approve a Certificate of Appropriateness for demolition conditioned upon Applicant's submission of a landscaping/ parking plan to staff within 60 days of the Hearing date and subject to the following conditions:
    1. The owner and Bayer Becker, shall modify the parking and landscaping plan as follows:
        a. Delineate the required buffer yard along the eastern and southern perimeters of the property. Said buffer yard shall remain a permanent no build area if future development is proposed.
        b. Discontinue the proposed 6 foot fence at a location that it is no closer than the minimum front yard setback requirements of McMillan Street or Fleming Street. The fence is all wood construction.
        c. Add three additional evergreens adjacent to the HVAC unit of similar size to proposed, to screen view from E. McMillan Street.
        d. Construct the fence along the entirety of the buffer line, and either abut or replace existing fences of adjacent property owners where necessary.
        e. Prepare a tree conservation plan, per industry standards, for approval of the Zoning Administrator prior to issuance of a Demolition Permit. Delineate the caliper of all existing trees to remain.
        f. All proposed trees shall be no less than 3 inch caliper.
    2. Any future development or enlargement of the parking lot shall require review of the Historic Conservation Board and meet all requirements of the Municipal Code.

3. If the property is not to be consolidated, to allow the proposed parking facility to remain and to conform to Zoning Code requirements, the owner shall submit for approval and record a reciprocal easement meeting all the requirements of Section 1425-15(c)(3)(i-ii), inclusive, prior to the issuance of the Demolition Permit.
4. The Owner shall protect from damage all existing landscaping, including mature trees and shrubs and hardscaping such as the stone wall on E. McMillan Street during the building demolition. Should damage occur, replacement in kind shall be required immediately for the Demolition Permit to be finalized.
5. All damaged groundcover shall be replanted immediately after demolition.
6. Mature trees intended to remain but removed as a result of the demolition shall be replaced at an equivalency in caliper inches in new trees at 3 inch caliper increments upon the site.

2. **FINDING:** The Board makes this determination per Section 1435-09-2:
   (a) That the property owner has demonstrated by credible evidence as meeting all required by the Cincinnati Municipal Code and the Historic Conservation Board.
   (b) That the landscaping and parking plan as conditioned, substantially conforms with the Uplands Historic District Historic Guidelines,
   (c) That the landscaping and parking plan, as conditioned, substantially conforms to the landscaping and buffering regulations found within CZC Chapter 1423.

Saint Ursula Academy

1339 E McMillan Street, Cincinnati, OH

former building site | 12.03.2015

existing vehicular access & parking *to remain*

former building site

a/c

fleming street

e mcmillan street

Saint Ursula Academy

existing vehicular access & parking *to remain*

existing vehicular access & parking *to remain*

Basis of Bearing:
State Plane NAD83 GPS Observations

0 20 30

SCALE: 1" = 20'

legend

- Existing Tree - to remain -
- Relocated HVAC Chiller
- Proposed - 6' Height Vandewolf's Libmber Pine
- Proposed 6' Wood Screen Fence
- Existing 6' Wood Screen Fence
- Proposed - 2" Caliper Happidaze Sweetgum
- Proposed - 6' Height Hoopsii Blue Spruce

1349 McMillan
Existing Wood Fence to Remain


E McMILLAN
1401
1349 McMillan
1349 E M

To whom it may concern;

I am writing in support of the razing of the property at 1349 East McMillan Avenue that is currently owned by St Ursula Academy.

I write this letter in support of demolition from two perspectives. First, and foremost, I write as the property owner on Fleming Street who for the last 18 years has had to look directly at the rear of the building in question. I have had the unfortunate view of the deteriorating building for virtually the entirety of my time in East Walnut Hills. And while St Ursula has not restored the building in the time they have owned it, the building was in poor repair long before their purchase.

Secondly, as the past president of the East Walnut Hills Assembly, I have been very focused on the neighborhood as a whole, not just my area. During past regimes St Ursula had not always been a good neighbor from a transparency standpoint. They were very tight lipped about expansion plans and not really willing to share information with the neighborhood group. Since Lelia Kramer has become president this has all changed. She has demonstrated an openness not previously seen. Additionally, they have become good neighbors to the Fleming Street residents by properly maintaining the grounds on the back side of the school.

For these reasons and more I support the demolition of the building in question.

Sincerely,

Joseph Balbo

Joseph Balbo
Neighbor & past president of East Walnut Hills

Dinsmore

Legal Counsel.

DINSMORE & SHOHL LLP
255 East Fifth Street ^ Suite 1900 ^ Cincinnati, OH 45202
www.dinsmore.com

Richard B. Tranter
(513) 977-8684 (direct) ^ (513) 977-8141 (fax)
richard.tranter@dinsmore.com

October 12, 2015

Via Hand Delivery

Ms. Caroline Kellam
City Planning Department
City of Cincinnati
805 Central Avenue
7th Floor, Centennial Two
Cincinnati, Ohio 45202

Re: *1349 East McMillan Street, Cincinnati, Ohio / Demolition Application / Application for Certificate of Appropriateness*

Dear Ms. Kellam:

Per your request last week, please find enclosed ten (10) copy sets of the following documents:

- Application for Certificate of Appropriateness received by the City Planning Department on June 1,2015;
- HGC White Box Proposal as to the subject property dated October 22, 2012;
- Nine (9) photographs of the subject property and street views; and
- Post-Demolition site plan.

Also, please find enclosed a CD containing the aforementioned documents. Finally, it is our intention to attend the pre-hearing meeting scheduled for this Thursday at 10:00 a.m. and the meeting of the Historic Conservation Board scheduled for Monday, October 26th at 3:00 p.m.

Very truly yours,

Richard B. Tranter
Attorney for St. Ursula Academy

HISTORIC CONSERVATION BOARD
DEPARTMENT OF CITY PLANNING AND BUILDINGS
CITY OF CINCINNATI, OHIO

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

ATTACHMENT

Owner: 1349 East McMillan LLC
c/o Richard B. Tranter, Esq.
255 East Fifth Street
Suite 1900
Cincinnati, Ohio 45202
(513) 977-8684
richard.tranter@dinsmore.com

Contractor: O'Rourke Wrecking Co.
Attn: Steve Sheridan
660 Lunken Park Drive
Cincinnati, Ohio 45226
(513) 871-1400

Work Proposed
The owner proposes to demolish the existing building and re-grade the property.

Additional Information
The owner may supplement this Application with additional documentation.

Dinsmore

Legal Counsel.

DINSMORE & SHOHL LLP
255 East Fifth Street ^ Suite 1900 ^ Cincinnati, OH 45202
www.dinsmore.com

Richard B. Tranter
(513) 977-8684 (direct) ^ (513) 977-8141 (fax)
richard.tranter@dinsmore.com

June 1, 2015

HAND DELIVERED

Historic Conservation Board
Department of City Planning and Buildings
City of Cincinnati, Ohio
Two Centennial Plaza
805 Central Avenue
Suite 700
Cincinnati, OH 45202

RE: Application for Certificate of Appropriateness
1349 East McMillan Street, East Walnut Hills

Dear Members of the Board:

1349 East McMillan LLC ("SUA")[1] respectfully submits this Application for Certificate of Appropriateness (this "Application") for your consideration. As set forth in this Application, SUA, as owner of the property located at 1349 East McMillan Street in East Walnut Hills (the "Property")[2], seeks approval from the Historic Conservation Board (the "Board") to demolish the building (the "Building") located on the Property. This Application comes before the Board because the Property is situated within the Uplands Historic District.

SUA acquired the Property in 2004 following foreclosure and sale pursuant to court order. At the time of the acquisition, SUA hoped to convert the Building to beneficial use for the Academy, as the location of the Property adjacent to the SUA campus promised the opportunity for expansion.

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[1] 1349 East McMillan LLC is an Ohio limited liability company of which St. Ursula Academy is the sole member.

[2] 1349 East McMillan LLC is the title owner of the Property. As the sole member of 1349 East McMillan LLC, SUA is the beneficial owner of the property, and is referred to as such in this Letter.

As SUA began investigating alternative plans for the Property, it realized that the scope of the work necessary to rehabilitate the Building would be cost prohibitive. Specifically, the estimate to rehabilitate the Building exceeds $3.4 million.

Alternatively, SUA considered selling the Property in as-is condition. Ultimately, however, SUA became aware that, if a willing buyer could be found at all, the price it could obtain would result in SUA forfeiting a sizeable portion of its initial investment.

Finally, taking no action would be similarly unpalatable. Every year, SUA incurs thousands of dollars in operating costs for the Property. For this continual outlay of funds—funds that could be better spent on Academy activities—SUA receives no benefit whatsoever. Equally as troubling, the risk of injuries to and damage caused by trespassers exists as long as the Building is vacant.

Certainly, SUA recognizes that historic preservation, in appropriate cases, is a laudable goal. However, the rights of land owners may not be unreasonably and unnecessarily burdened in the pursuit of historic preservation. When, due to constraints imposed by the City in the interest of preserving property located in an historic district, an owner is forced into a position of economic hardship or required to single-handedly shoulder the financial burden of a public interest, such constraints must give way to the rights of the owner.

The foregoing precisely describes the dilemma SUA would face if this Application were denied. In such event, SUA would be made to elect one of three courses of action: (1) sell the Property and forfeit most or all of its initial investment; (2) repair the Building without hope of any return on a much larger investment; or (3) do nothing and continue to absorb annual operating deficits *ad infinitum*. All of the aforementioned choices would diminish resources needed by SUA to fulfill its educational mission. A decision of this Board allowing SUA to demolish the Building would be consistent with the Board's guidelines and would avoid economic hardship for SUA.

Finally, it should be noted that SUA is a unique property owner. SUA is a non-profit institution whose mission is to educate and nurture young women. SUA has earned a reputation as one of the most respected high schools in the area. SUA is also an essential and welcome member of the East Walnut Hills community. Indeed, SUA's presence in the community is so highly regarded that City Council—due in large part to the outcry by community residents—expressly excluded certain portions of the SUA campus from the Uplands Historic District. In so doing, City Council responded to the wishes of community residents by signaling its view that the community would best be served by allowing SUA to focus on its critical mission where there was no justification for complying with the historical preservation guidelines. Given this, there is no compelling justification for burdening SUA in its ownership of the Property.

In sum, the Board should approve this Application. As required, SUA's responses to the economic hardship questionnaire are attached hereto for the Board's consideration.

Respectfully submitted,

Richard B. Tranter, Esq.

Legal Counsel to St. Ursula Academy

Enclosures

Economic Hardship Questionnaire Responses

St. Ursula Academy
1349 E. McMillan Street

1. The amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased.

The subject property was purchased by 1349 East McMillan LLC, an Ohio limited liability company, from BLC Real Estate, LLC, a Delaware limited liability company, on February 10, 2004. Title to the subject property was conveyed by General Warranty Deed recorded on March 16, 2004 at O.R. Vol. 9563, Pg. 1915, Hamilton County, Ohio Recorder's Office. The purchase price paid for the subject property was $699,000.00.

2. The condition of the property when purchased.

At the time of purchase by the current owner in February 2004, the subject property was in poor condition. For example, the building showed the following signs of deterioration:

(a) Visible evidence of moisture intrusion and mold;
(b) Painted and other finished surfaces in disrepair;
(c) Damaged windows with inefficient single-pane glazing;
(d) Exposed asbestos and other toxic substances (i.e., paint) and unmarked containers; and
(e) Collapsing ceiling structures.

3. The value of significant interior and exterior improvements made after purchase.

No significant improvements have been made since purchase.

4. The assessed value of the land and improvements thereon according to the two (2) most recent assessments.

	Land	Improvements	Total
2014	$145,860	$641,150	$787,010
2011	$145,860	$641,150	$787,010

5. **Real estate taxes for the previous two (2) years.**

	Real Estate Taxes
2014	$35.78
2011	$35.78

6. **Annual debt service, if any, for the previous two (2) years.**

There is no annual debt service owed on the subject property.

7. **All appraisals obtained within the previous two (2) years by the owner or applicant in connection with his purchase, financing or ownership of the property.**

No appraisals of the subject property have been obtained in the past two years.

8. **Any listing of the property for sale or rent, price asked and offers received if any.**

The subject property has not been listed for sale, although the owner has investigated selling the property.

9. **Any consideration by the owner as to profitable adaptive uses for the property.**

The owner has considered complete and partial renovations of the building for Academy uses, including for a theater, dining hall, and student center, as well as for speculative leasing to office tenants. However, the substantial costs necessary to return the building to a habitable condition would far exceed the anticipated rental income.

Additionally, the owner has considered selling the subject property in an as-is condition, but doing so would result in a significant loss to the owner.

10. **An itemized statement of the annual costs of all insurance on the property.**

During its period of ownership from February 2004 through to the present, total insurance costs for the subject property (including projected 2015 costs) amounted to $53,120, and an average annual cost of $4,829.

11. A statement of potential return on investment based on existing or new uses, including costs of rehabilitation of existing supplementary new construction, and using fair market value for the property, a "reasonable" rate of return on investment, and prevailing rehabilitation and rental rates in the area. (Including floor area per floor and total).

Because of the significant rehabilitation costs, there is no use of the property from which a return on investment would be realized.

12. All available reports, if any, on the structural condition of the property.

There are no structural reports for the subject property. However, a substantial portion of the estimated $3.4 million required to rehabilitate the building would be used to address structural issues (e.g., new slab on grade, replace floor framing, roof framing repair and new room, etc.).

13. Annual gross (pre-tax minus maintenance and other costs) income from the property for the previous two (2) years.

The subject property has not generated any income since it was purchased by the current owner in 2004. In fact, it has generated significant losses during that time frame.

14. Whether or not the property was occupied when purchased, and any income from the property at the time it was purchased immediately or prior thereto.

The subject property was vacant prior to and at the time of purchase by the current owner.

15. Itemized operating and maintenance expenses for the previous two (2) years.

	2014	2013
Water	$1,157	$1,168
Real Estate Taxes	$38	$36
Insurance	$5,399	$5,509
Landscaping/Clean Up	$300	$300
Maintenance Inspections	$30	$30
Parking Lot Maintenance	$0	$400
Snow Removal	$550	$550
Total	**$7,474**	**$7,993**

16. Annual cash flow, if any, for the previous two (2) years.

The subject property has not generated any cash flow since it was acquired by the current owner in 2004.

17. For vacant, semi-vacant and under-utilized buildings, or buildings in need of rehabilitation, owner is required to submit a statement of potential return on investment based on existing or new uses, including costs of rehabilitation, and supplementary new construction, and using fair market value for the property, a "reasonable' rate of return on investment, and prevailing rehabilitation and rental rates in the area.

As stated in No. 11 above, there is no use of the property from which a return on investment would be realized due to the significant rehabilitation costs.

18. Owner required statement of anticipated income from the property after the demolition of the structure or structures.

The owner does not anticipate earning any income from the property following its demolition.

SAINT URSULA
ACADEMY

October 22, 2012

	Discription	Quantity	Unit	Unit Cost	Total Cost
		21,150	gsf		
	A10 Foundations				
	New Slab On Grade	10,250	sf	4.00	41,000
	Vapor Barrier @ new SOG	10,250	sf	1.00	10,250
	Radon Vent	1	ls	1,200.00	1,200
	Excavate for Gravel of SOG	190	cy	65.00	12,338
	Excavate & BF Perimeter	1,218	cy	40.00	48,735
	Foundation Drainage	514	lf	25.00	12,850
	Waterproof exterior of existing stone foundation	5,140	sf	5.00	25,700
	Excavate for new elevator pit	1	ls	5,000.00	5,000
	Pour pad for new elevator pit	100	sf	100.00	10,000
	Form & pour elevator pit walls	200	sf	125.00	25,000
	A10 Foundations Total			9.08	192,073
	B10 Superstructure				
	Replace all Floor Framing	10,900	sf	25.00	272,500
	Patch Joist Pockets	1	ls	5,000.00	5,000
	Steel Perimeter Angle	1,683	lf	25.00	42,075
	Roof Framing Repair	10,250	sf	5.00	51,250
	Load Bearing CMU for Elevator Shaft	1,400	sf	25.00	35,000
	B10 Superstructure Total			19.19	405,825
	B20 Exterior Enclosure				
	Masonry Repair	14,515	sf	5.00	72,573
f	Exterior Wood Trim	1,000	hrs	55.00	55,000
f	Equipment for Exterior Wood & Masonry	1	ls	20,000.00	20,000
f	Materials for Exterior Wood & Masonry	1	ls	15,000.00	15,000
	HM Doors, Frames & Hardware	6	ea	1,500.00	9,000
	Front Doors	9	ea	5,000.00	45,000
	Replace "Engineering" Door Entrance	1	ea	7,500.00	7,500
f	Exterior caulking @ windows	92	ea	75.00	6,900
	Windows	92	ea	1,250.00	115,000
f	Paint Exterior Window Frames	92	ea	150.00	13,800
	Studs & Insulation at Perimeter	14,515	sf	5.25	76,201
f	Repair & Paint Fire Escape	1	ea	2,000.00	2,000
	B20 Exterior Enclosure Total			20.71	437,974
	B30 Roofing				
	Replace All Roofs	10,250	sf	15.00	153,750
f	Gutters	296	lf	27.50	8,140
f	Downspouts	264	lf	15.00	3,960
f	Rebuild Scuppers	7	ea	350.00	2,450
	B30 Roofing Total			7.96	168,300

HGC CONSTRUCTION

SAINT URSULA
ACADEMY

October 22, 2012

Discription	Quantity	Unit	Unit Cost	Total Cost
C10 Interior Construction				
Misc. steel	21,150	sf	0.50	10,575
Rough Carpentry	21,150	sf	0.25	5,288
Rated Drywall Ceiling	21,150	sf	5.00	105,750
Partitions	21,150	sf	2.00	42,300
5'x5' HVAC Shaft	800	sf	7.00	5,600
Mechanical Rooms	4	ea	2,500.00	10,000
Main Electric/Comm Closet	1	ea	2,500.00	2,500
Electric/Comm Closet	3	ea	1,000.00	3,000
HM Doors, Frames & Hardware Rooms	8	ea	1,000.00	8,000
C10 Interior Construction Total			9.13	193,013
C20 Stairs				
Rebuild Original Wood Staircase 1 to M	1	ls	10,000.00	10,000
Build New Stairs	6	ea	7,500.00	45,000
Handrails	7	ea	1,500.00	10,500
C20 Stairs Total			3.10	65,500
C30 Interior Finishes				
NO Work				0
C30 Interior Finishes Total			0.00	0
D10 Conveying Systems				
Elevator	1	ls	70,000.00	70,000
D10 Conveying Systems Total			3.31	70,000
D20 Plumbing				
Plumbing	1	ls	20,000.00	20,000
D20 Plumbing Total			0.95	20,000
D30 HVAC				
HVAC	21,150	sf	10.00	211,500
D30 HVAC Total			10.00	211,500
D40 Fire Protection				
Fire Protection	21,150	sf	2.75	58,163
D40 Fire Protection Total			2.75	58,163
D50 Electrical				
Electrical	21,150	sf	6.50	137,475
D50 Electrical Total			6.50	137,475

HGC CONSTRUCTION

SAINT URSULA
ACADEMY

October 22, 2012

Discription	Quantity	Unit	Unit Cost	Total Cost
F20 Demolition				
Interior Demolition & Abatement	1	ls	225,000.00	225,000
Demo Stairs	1	ls	15,000.00	15,000
F20 Demolition Total			11.35	240,000
G20 Site Improvements				
Underground Fire Water Line	1	ls	15,000.00	15,000
New Gas Line	1	ls	15,000.00	15,000
Water Tap Fee	1	ls	9,000.00	9,000
1.5" Water Meter	1	ls	1,500.00	1,500
1.5" MSD Fee		Existing		0
Concrete Repair	1	ls	25,000.00	25,000
Site Lighting Allowance	1	ls	15,000.00	15,000
Exterior Signage Allowance	1	ls	5,000.00	5,000
Landscaping	1	ls	25,000.00	25,000
G20 Site Improvements Total			5.22	110,500
Z10 Misc General Requirements				
Safety	21,150	gsf	0.75	15,863
Building Permit	1	ls	10,000.00	10,000
Site Construction Fence	700	lf	12.50	8,750
Small Tools	6	mo	500.00	3,000
Temp Toilets 2 for 6 mns	12	mo	125.00	1,500
Electrical Utility Charges	6	mo	750.00	4,500
Water Utility Charges	6	mo	75.00	450
Temp Heat	1	ls	4,000.00	4,000
Dumpsters	20	Pulls	350.00	7,000
Z10 Misc General Requirements Total			2.60	55,063
Total Direct Cost			$ 111.84	$ 2,365,384
Z30 General Conditions Total				236,538
Contingency			25.00%	650,481
Fee (Includes 0.25% CAT)			5.25%	170,751
			$ 161.84	$ 3,423,000

HGC CONSTRUCTION

Dinsmore

Legal Counsel.

DINSMORE & SHOHL LLP
255 East Fifth Street ^ Suite 1900 ^ Cincinnati, OH 45202
www.dinsmore.com

Richard B. Tranter
(513) 977-8684 (direct) ^ (513) 977-8141 (fax)
richard.tranter@dinsmore.com

November 2, 2015

Via Hand Delivery

Ms. Caroline Kellam
City Planning Department
City of Cincinnati
805 Central Avenue
7th Floor, Centennial Two
Cincinnati, Ohio 45202

Re: *1349 East McMillan Street, Cincinnati, Ohio / Demolition Application / Application for Certificate of Appropriateness ("Supplemental Filing")*

Dear Ms. Kellam:

Per our conversation, after the issuance of your staff report received October 23, 2015, I wish to correct certain mischaracterizations and erroneous conclusions contained within your staff report and to supplement the above application.

With respect to your staff report and by implication the pre-hearing conference conducted on October 15, 2015, I note the following:

a) *"...[W]ith full knowledge of the historic status of the building."* Pg. 4, S.R.

The staff report makes the above statement and further adds that the building falls within a period of significance and it is significant for its architecture. The applicant completely refutes these conclusions due to the fact that the controlling Uplands Historic District Guidelines makes no reference, historic or otherwise, to the subject property. In fact, nothing contained in the prior Kemper Heirs Historic District Guidelines or the Uplands Historic District Guidelines makes any reference by address, by architectural style or other historical event to the subject property. Instead the only apparent basis for the property being included in the Uplands District is the alleged age of the building being constructed in 1915. However, a significant portion of the building is a mixture of later additions and wings. Apart from the recently alleged descriptions in the staff report, the Guidelines make no mention of contributory factors relating to the subject property. Accordingly, the applicant's knowledge was limited only to the

boundaries of the historic district at the time of its purchase by St. Ursula Academy ("SUA").

b) Conclusions drawn from the pre-hearing conference. Pgs. 5-6, S.R.

Despite the admonition "**[n]o decision on the application will be made at the pre-hearing conference,**" contained in the notice of public hearing, the staff report contains numerous prejudicial statements that, in effect, decide the case prior to the hearing being conducted. Specifically, the staff report contains the following statements:

1. *"The owner has not documented to date that no one was interested in the property for any of the permitted zoning uses nor demonstrated that there was no ability to make a reasonable return on the property."* Pg. 5, S.R.

2. *"During the pre-hearing applicant's representatives stated that the recent SUA Strategic Plan was implemented. It also stated that the campus would not be increasing the enrollment of the school and that the current enrollment maximums were their future goal."* Pg. 5, S.R.

3. *"The building is contributing within the district."* Pg. 5, S.R.

4. *"**FINDING**: That the property owner has not demonstrated by credible evidence that the property owner will suffer economic hardship if the Certificate of Appropriateness is not approved."* Pg. 6, S.R.

Initially, I dispute the aforementioned conclusions and the Finding prior to any hearing on this matter. Also, staff has taken statements out of context or worse, mischaracterized them in order to make incorrect legal and factual conclusions (e.g., that no taking has occurred, that SUA has no strategic plan for this parcel, that a reasonable rate of return is possible, etc.). All of these matters will be addressed at the hearing by testimonial and documentary evidence.

To that end, I re-submit (10 copies of each) the HGC 2012 bid to white box the subject property and a certification from Craig Preston on behalf of HGC as to the bid amount and updated estimate, assuming commencement of construction during the fourth quarter of 2016. Also, attached is a Leasing Feasibility study prepared by Cushman & Wakefield and corresponding HGC floor plans from which Wayne Hach, who is a office leasing expert, will testify. Finally, enclosed are four letters in support from certain adjacent property owners, which had been submitted prior to the issuance of your staff report, but neither referenced nor attached to the public record packets. Conversely, your staff report made reference to certain communications in opposition to SUA's demolition application. Normally, I would expect that these matters would not be

addressed until the hearing; however, the prior course of events and statements made by staff compel this additional filing.

I trust that each of the Historic Conservation Board members will receive a complete packet of SUA's application documents, including any supplemental information, to ensure that SUA will have a fair and full hearing on this matter.

Very truly yours,

Richard B. Tranter
Attorney for St. Ursula Academy

cc: Angie Strunc, Interim Urban Conservator (w/encl.; via e-mail)

HGC CONSTRUCTION

Commercial
Industrial
Institutional

October 26, 2015

Richard B. Tranter
Dinsmore & Shohl LLP
255 East Fifth Street
Suite 1900
Cincinnati, OH 45202

Richard,

I, Craig Preston, employed by HCG Construction certify that I am a civil engineer, have been a senior estimator for construction projects over the last 30 years, and prepared the construction estimate, dated October 22, 2012, a copy of which is attached hereto as **Exhibit A**, for the restoration (i.e., white boxing) of the building located at 1349 East McMillan Street, Cincinnati, Ohio. Further, I certify that the estimate of $3,423,000 would need to be increased to $4,022,000, assuming construction commencement during the 4th quarter of 2016.

Craig Preston
Senior Estimator

Exhibit A

SAINT URSULA
ACADEMY

October 22, 2012

	Discription	Quantity	Unit	Unit Cost	Total Cost
		21,150	gsf		
	A10 Foundations				
	New Slab On Grade	10,250	sf	4.00	41,000
	Vapor Barrier @ new SOG	10,250	sf	1.00	10,250
	Radon Vent	1	ls	1,200.00	1,200
	Excavate for Gravel of SOG	190	cy	65.00	12,338
	Excavate & BF Perimeter	1,218	cy	40.00	48,735
	Foundation Drainage	514	lf	25.00	12,850
	Waterproof exterior of existing stone foundation	5,140	sf	5.00	25,700
	Excavate for new elevator pit	1	ls	5,000.00	5,000
	Pour pad for new elevator pit	100	sf	100.00	10,000
	Form & pour elevator pit walls	200	sf	125.00	25,000
	A10 Foundations Total			9.08	192,073
	B10 Superstructure				
	Replace all Floor Framing	10,900	sf	25.00	272,500
	Patch Joist Pockets	1	ls	5,000.00	5,000
	Steel Perimeter Angle	1,683	lf	25.00	42,075
	Roof Framing Repair	10,250	sf	5.00	51,250
	Load Bearing CMU for Elevator Shaft	1,400	sf	25.00	35,000
	B10 Superstructure Total			19.19	405,825
	B20 Exterior Enclosure				
	Masonry Repair	14,515	sf	5.00	72,573
f	Exterior Wood Trim	1,000	hrs	55.00	55,000
f	Equipment for Exterior Wood & Masonry	1	ls	20,000.00	20,000
f	Materials for Exterior Wood & Masonry	1	ls	15,000.00	15,000
	HM Doors, Frames & Hardware	6	ea	1,500.00	9,000
	Front Doors	9	ea	5,000.00	45,000
	Replace "Engineering" Door Entrance	1	ea	7,500.00	7,500
f	Exterior caulking @ windows	92	ea	75.00	6,900
	Windows	92	ea	1,250.00	115,000
f	Paint Exterior Window Frames	92	ea	150.00	13,800
	Studs & Insulation at Perimeter	14,515	sf	5.25	76,201
f	Repair & Paint Fire Escape	1	ea	2,000.00	2,000
	B20 Exterior Enclosure Total			20.71	437,974
	B30 Roofing				
	Replace All Roofs	10,250	sf	15.00	153,750
f	Gutters	296	lf	27.50	8,140
f	Downspouts	264	lf	15.00	3,960
f	Rebuild Scuppers	7	ea	350.00	2,450
	B30 Roofing Total			7.96	168,300

HGC CONSTRUCTION

SAINT URSULA
ACADEMY

October 22, 2012

Discription	Quantity	Unit	Unit Cost	Total Cost
C10 Interior Construction				
Misc. steel	21,150	sf	0.50	10,575
Rough Carpentry	21,150	sf	0.25	5,288
Rated Drywall Ceiling	21,150	sf	5.00	105,750
Partitions	21,150	sf	2.00	42,300
5'x5' HVAC Shaft	800	sf	7.00	5,600
Mechanical Rooms	4	ea	2,500.00	10,000
Main Electric/Comm Closet	1	ea	2,500.00	2,500
Electric/Comm Closet	3	ea	1,000.00	3,000
HM Doors, Frames & Hardware Rooms	8	ea	1,000.00	8,000
C10 Interior Construction Total			9.13	193,013
C20 Stairs				
Rebuild Original Wood Staircase 1 to M	1	ls	10,000.00	10,000
Build New Stairs	6	ea	7,500.00	45,000
Handrails	7	ea	1,500.00	10,500
C20 Stairs Total			3.10	65,500
C30 Interior Finishes				
NO Work				0
C30 Interior Finishes Total			0.00	0
D10 Conveying Systems				
Elevator	1	ls	70,000.00	70,000
D10 Conveying Systems Total			3.31	70,000
D20 Plumbing				
Plumbing	1	ls	20,000.00	20,000
D20 Plumbing Total			0.95	20,000
D30 HVAC				
HVAC	21,150	sf	10.00	211,500
D30 HVAC Total			10.00	211,500
D40 Fire Protection				
Fire Protection	21,150	sf	2.75	58,163
D40 Fire Protection Total			2.75	58,163
D50 Electrical				
Electrical	21,150	sf	6.50	137,475
D50 Electrical Total			6.50	137,475

HGC CONSTRUCTION

SAINT URSULA
ACADEMY

October 22, 2012

Discription	Quantity	Unit	Unit Cost	Total Cost
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1.5" Water Meter	1	ls	1,500.00	1,500
1.5" MSD Fee		Existing		0
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Site Lighting Allowance	1	ls	15,000.00	15,000
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Fee (Includes 0.25% CAT)			5.25%	170,751
			$ 161.84	$ 3,423,000

HGC CONSTRUCTION

1349 East McMillan Street
Cincinnati, Ohio 45206
LEASING FEASIBILITY STUDY

CUSHMAN & WAKEFIELD® | CCR CINCINNATI COMMERCIAL REALTORS® INDEPENDENTLY OWNED AND OPERATED

OCTOBER 26, 2015

TOPIC

BUILDING/SPACE

1349 East McMillan Street is a functionally obsolete, inefficient building, with a myriad of spaces on numerous levels. Although a recent analysis prepared by HGC Construction indicates a total area of 16,427 square feet, this includes a rear garage of 2,264 square feet, resulting in a maximum square footage of 14,163 square feet that can be rented. Much of this space is less desirable interior space, with limited or no windows. The building is set up as a single-tenant building. With only one main entrance, no common corridors, no elevator, various internal stairwells, and a limited number of restrooms, it would be virtually impossible to convert the building from a single-tenant to a multi-tenant office building. It would be difficult to provide proper ingress/egress to each individual space and have each of them meet building codes.

The building has only 33 on-site parking spaces, while a building of this size would typically have 50-60 spaces.

SUB-MARKET

The East Walnut Hills office market is a small market, with limited demand. The tenant base consists of smaller tenants in the 1,000 to 3,000 square foot range. These tenants are comprised of primarily non-profit-related companies, community-based organizations, and small businesses with 1 to 5 employees seeking steeply discounted rental rates. These tenants also value flexibility, preferring short-term leases of 1 to 3 years, or even month-to-month, making it difficult for landlords to secure financing or justify making any capital improvements to the building or space. The area has no appeal to corporate users, which prefer the Central Business District (CBD) and the immediately surrounding area.

Lease rates in East Walnut Hills are typically quoted on a gross basis, with the landlord paying for real estate taxes, utilities, maintenance and insurance. Gross rental rates range from $10.00 to $14.00 per square foot, with operating expenses ranging from $5.00 to $7.00 per square foot. Thus, a landlord would net $5.00 to $7.00 per square foot from lease payments.

TOPIC

LEASING FEASIBILITY ANALYSIS

As previously mentioned, it will be difficult, if not impossible, to convert this property to a multi-tenant office building. Therefore, in order to maximize rent for the property, the owner will need to find a tenant that is willing to lease the entire building or find 2 or more tenants willing to co-exist and share the building. The probability of either of these is extremely low. More likely, the owner will have to accept a tenant willing to lease just a portion of the building. Of course, this tenant will want the prime space in the building on the First Level, resulting in the situation that it will be highly unlikely that the landlord will ever be able to lease the balance of the building to any other tenant(s).

It is our opinion that a prospective landlord will not be able to lease 100% of the available space and, more likely, may achieve 50% to 75% occupancy. Also, in order to prepare the space for a tenant, a landlord will be required to invest $30.00 per square foot for interior tenant improvements.

A breakdown of the spaces and the projected achievable gross rental rates is as follows:

Floor	Square Footage	Gross Rental Rate $/SF	Real Estate Taxes + Operating Expenses $/SF (2)	Net Rent Received by Landlord	
				$/SF	Annually
Lower Level (1)	6,002	$10.00	$6.00	$4.00	$24,008
First Level	6,171	$12.00	$6.00	$6.00	$37,026
Second Level	1,990	$10.00	$6.00	$4.00	$7,960
Total	14,163	$10.87	$6.00	$4.87	$68,994

(1) Square Footage for the Lower Level excludes 2,264 square feet of garage space.

(2) Paid by Landlord.

INVESTMENT ANALYSIS

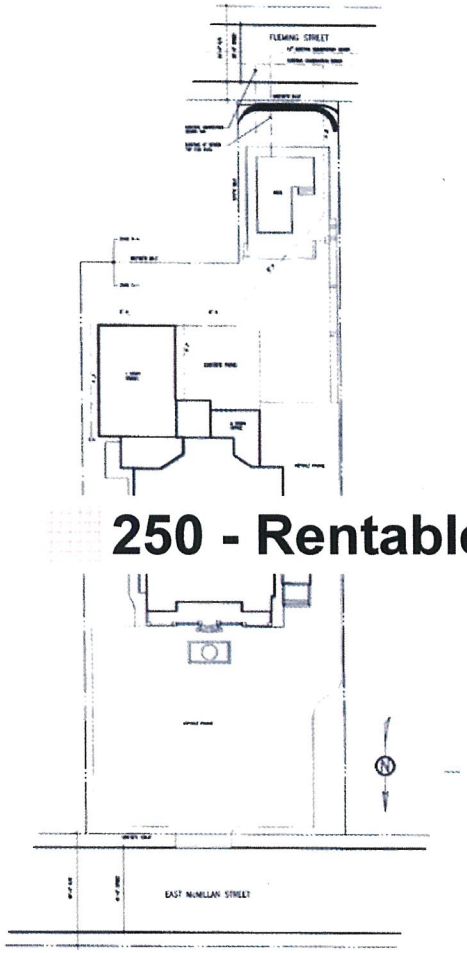
Even if a landlord was able to lease 100% of the space (which his highly unlikely, given the design of the building code issues and base of prospective tenants), an additional investment of $4.5 million is not justified, given the leasing fundamentals that are achievable, length of lease terms, etc. In addition, a landlord would not be able to obtain typical real estate financing for most of this investment, requiring the investor to invest its own cash.

Since the value of the investment, assuming 100% lease-up would be $574,950 (based on an optimistic 12% cap rate of the pro forma rental income of $68,994), no rational person would make such an investment.

CONCLUSION

1349 East McMillan Street is an inefficient building that will be difficult to lease and virtually impossible to lease as a multi-tenant building. It will not be possible to achieve 100% occupancy, with a more realistic expectation of only 50% to 75% occupancy, at best. Based on the required investment and the rents that can be achieved, it is economically unfeasible to rent the building out as office space.

10/16/15



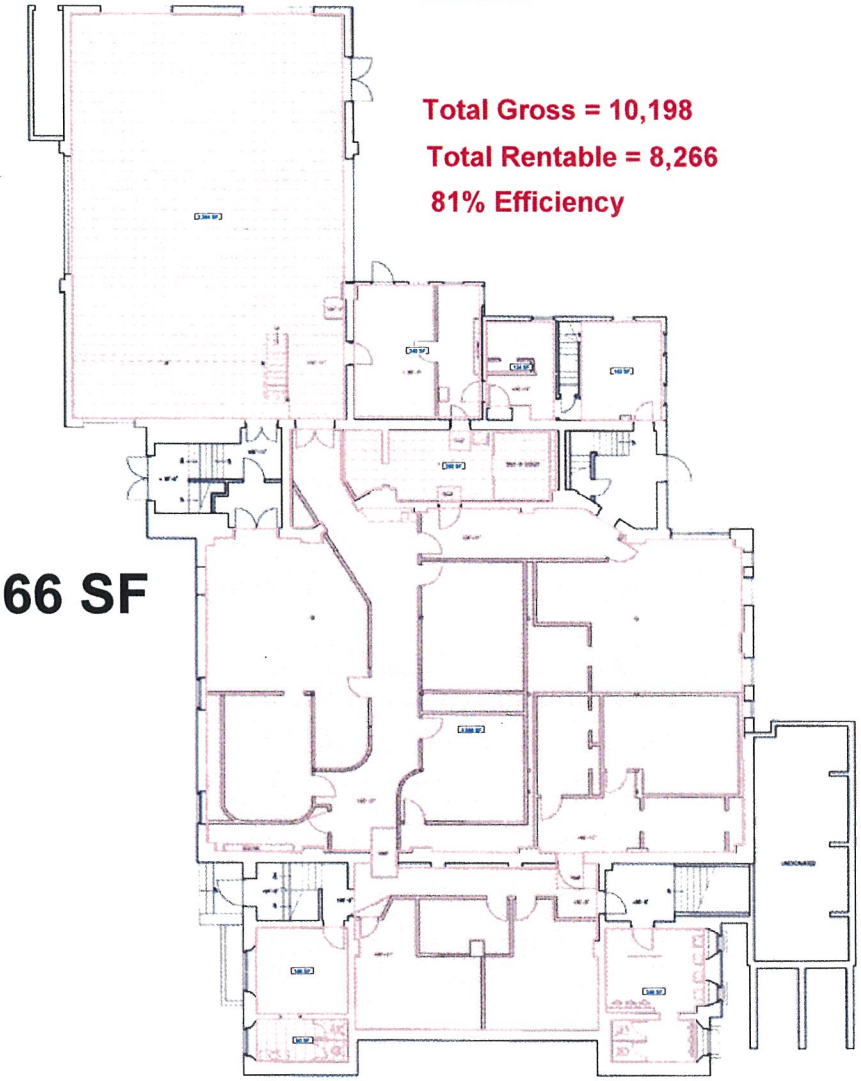
2 EXISTING SITE LAYOUT

250 - Rentable - 8,266 SF

Total Gross = 10,198

Total Rentable = 8,266

81% Efficiency



1 EXISTING LOWER LEVEL

HGC CONSTRUCTION

A-1

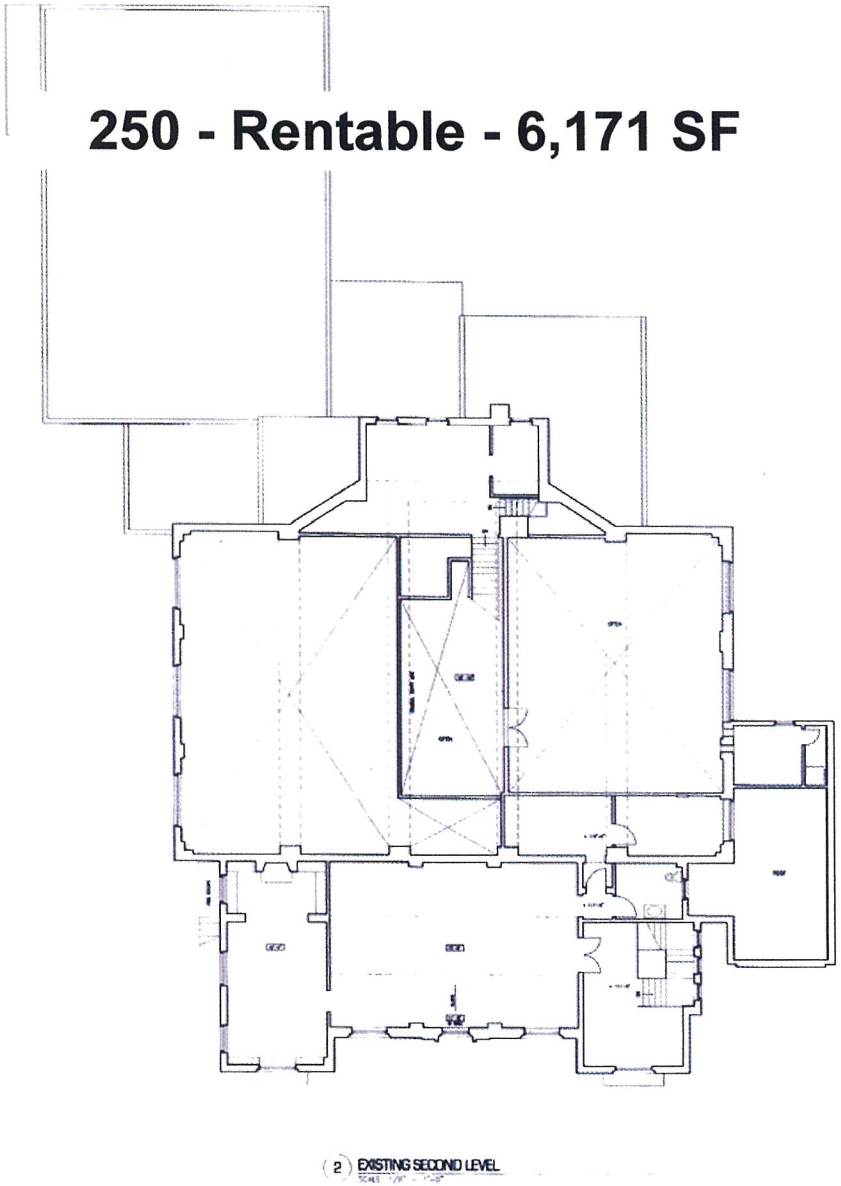
250 - Rentable - 6,171 SF

10/16/15

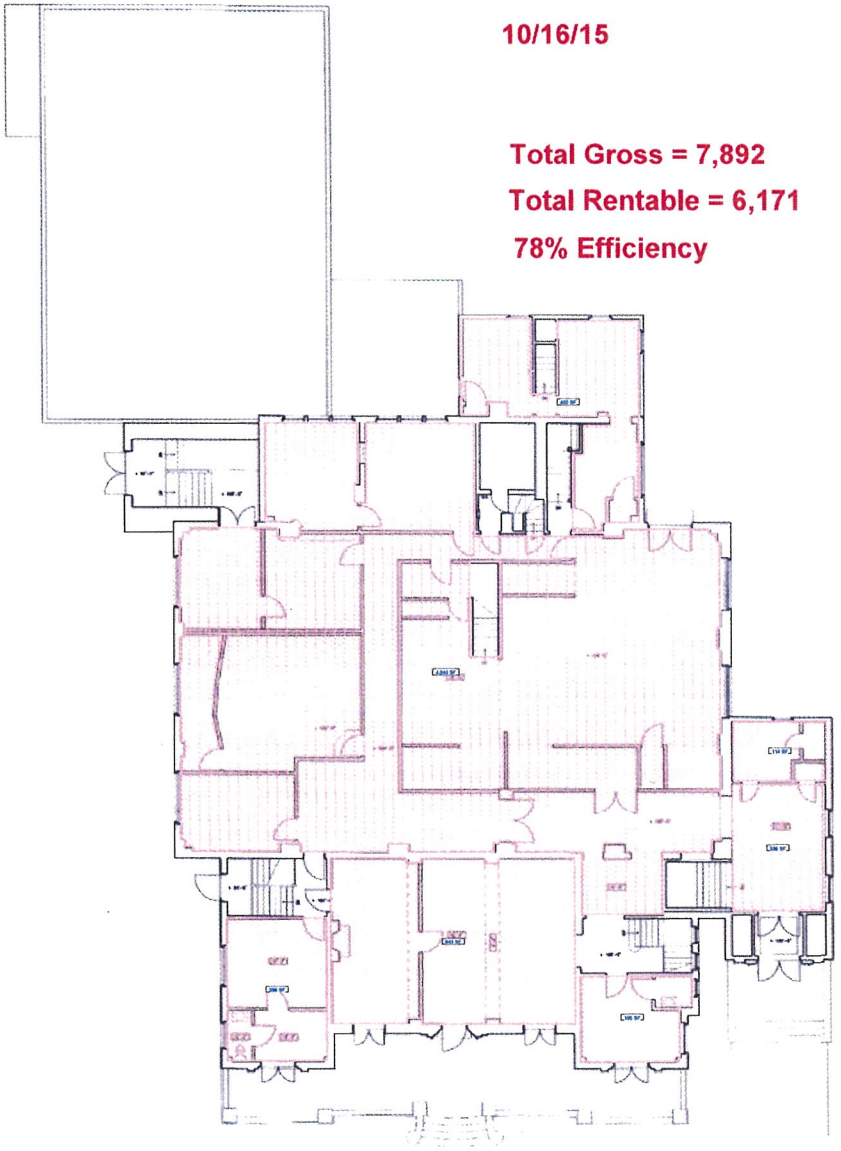
Total Gross = 7,892

Total Rentable = 6,171

78% Efficiency



2 EXISTING SECOND LEVEL



1 EXISTING FIRST LEVEL

HGC CONSTRUCTION

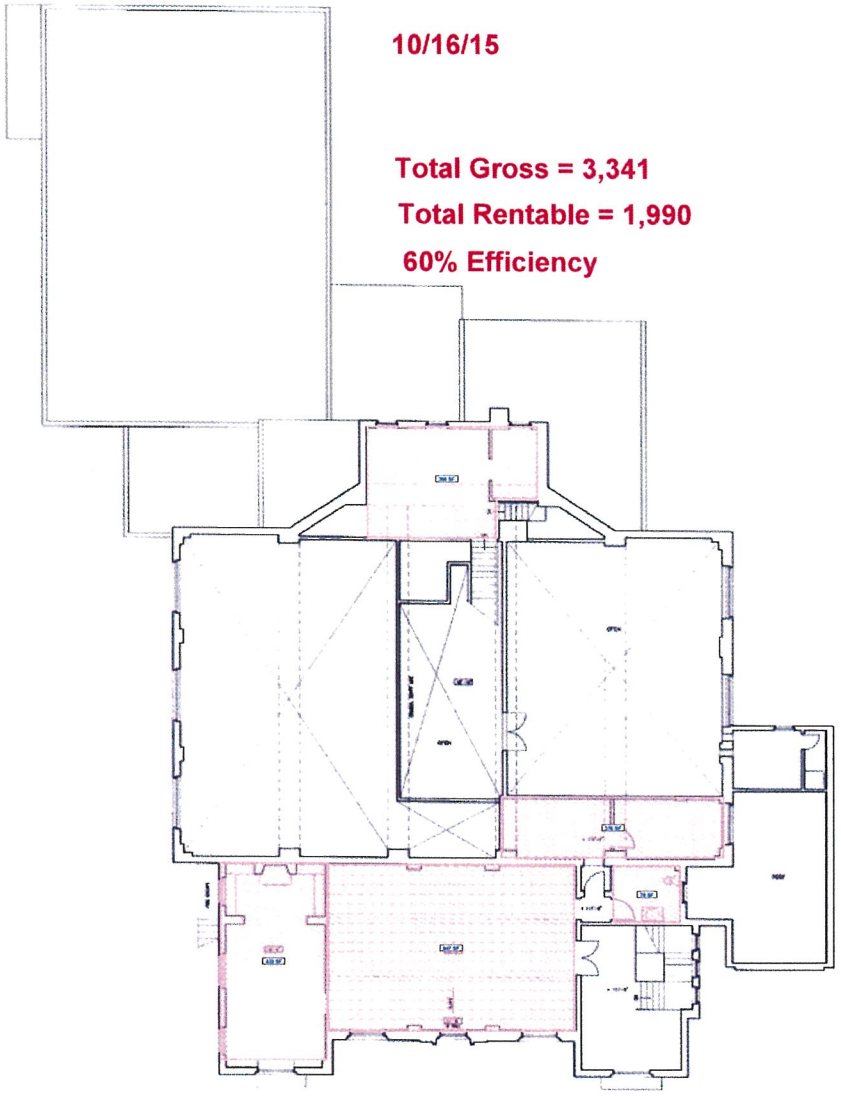
A-2

10/16/15

Total Gross = 3,341

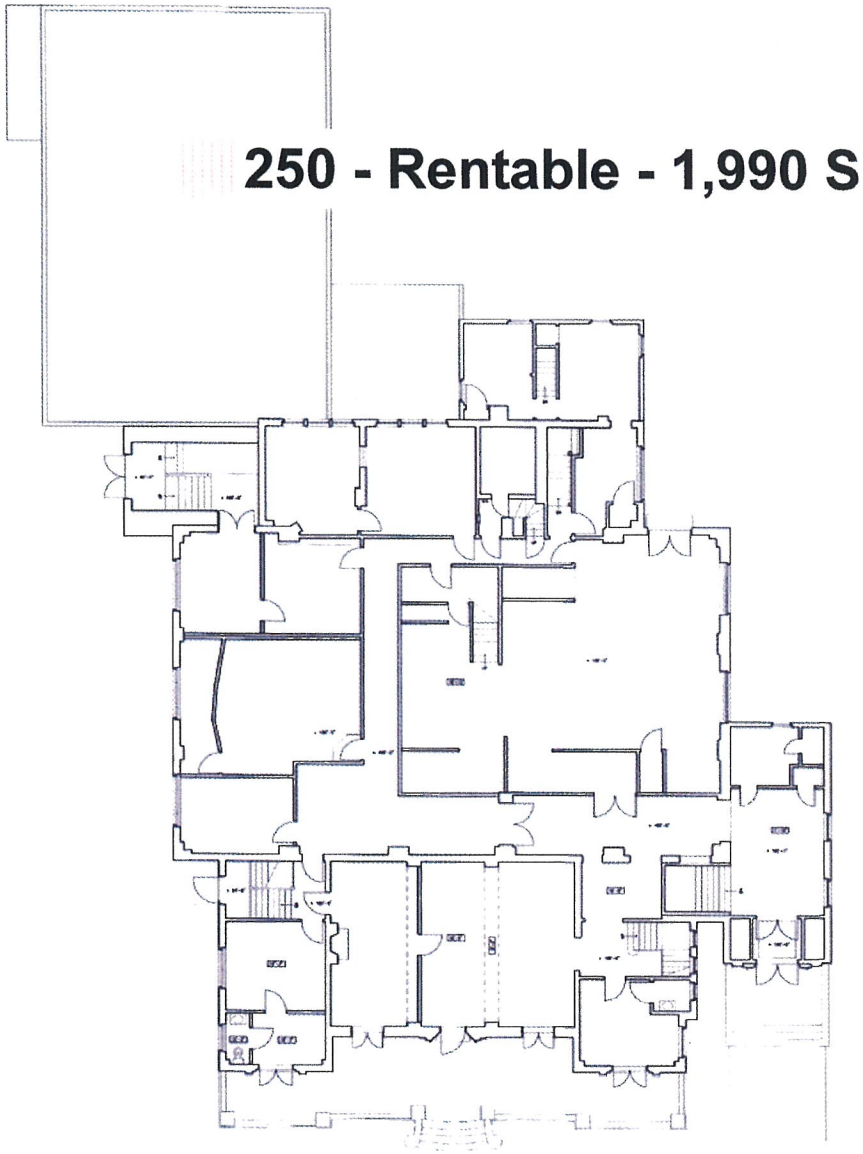
Total Rentable = 1,990

60% Efficiency



2 EXISTING SECOND LEVEL

250 - Rentable - 1,990 SF



1 EXISTING FIRST LEVEL

HGC CONSTRUCTION

A-2

10/19/2015

Ms. Caroline Kellam
City Planning Department
City of Cincinnati
805 Central Avenue
7th Floor, Centennial Two
Cincinnati, Ohio 45202

Re: 1349 East McMillan Avenue, Cincinnati, Ohio / Demolition Application / Application for Certificate of Appropriateness

Dear Ms. Kellam:

I am the minister at New Thought Unity Center located adjacent to 1349 E. McMillan the property in discussion. I am writing in support of the application of St. Ursula Academy to demolish this building with the understanding that not only is this structure beyond repair it is also a safety hazard in my opinion.

I have witnessed the efforts by the Academy to maintain their buildings, however this particular building appears unsalvageable. St.Ursula, by my observations, wants to make all of their campus buildings and grounds more beautiful, I encourage you to allow this demolition. This action will improve the look and appeal of all the properties that surround it.

The Academy is a good neighbor and I encourage them to devote time and finances toward more useful endeavors.

Respectfully,

Rev. Michael Brooks

Rev. Michael Brooks
New Thought Unity Center
1401 East McMillan Avenue
Cincinnati, Ohio
cc: Kathleen Armstrong

October 20, 2015

Ms. Caroline Kellam
City Planning Department
City of Cincinnati
805 Central Avenue
7th Floor, Centennial Two
Cincinnati, Ohio 45202

Re: *1349 East McMillan Avenue, Cincinnati, Ohio / Demolition Application / Application for Certificate of Appropriateness*

Dear Ms. Kellam:

I wish to support the application by St. Ursula Academy for a certification of appropriateness to demolish the building at 1349 East McMillan Avenue. I own the properties at 1340 and 1344 Fleming Avenue which are next to and behind the subject property. The views from my residential properties look directly into the back of the building which is a hodge-podge of building additions and wings. The demolition of the building and restoration of the property to grass would protect my property values and make for a more pleasing view from the back of my buildings. Please ensure that my communication is referenced at the hearing before the Historic Conservation Board.

Sincerely,

Dan Mouch

cc: Kathleen Armstrong

Jeffery P. Hopkins
221 E. 4th Street, Suite 800
Cincinnati, OH 45202

email: 2401 grandview@fuse.net
(513) 684-2852 (Business)
(513) 733-3880 (Home)

October 20, 2015

Ms. Caroline Kellam
City Planning Department
City of Cincinnati
805 Central Avenue
7th Floor, Centennial Two
Cincinnati, Ohio 45202

RE: 1349 East McMillan Avenue, Cincinnati, Ohio
("Subject Property" / Demolition Application /
Application for Certificate of Appropriateness

Dear Ms. Kellam:

As the owner of the apartment building, diagonally adjacent to the rear corner of the Subject Property, I support the application by St. Ursula Academy ("SUA") for a certificate of appropriateness to demolish the building at 1349 East McMillan Avenue. SUA has been a good steward of its facilities, and I understand their need to demolish a structure that cannot be utilized for school or offices uses. Also, the views from the back of my apartments will be enhanced in comparison to the current view. Finally, the demolition of the building and restoration of the property to grass would protect my property values.
Accordingly, I support SUA's application.

Sincerely,

Jeffrey Hopkins
Managing Member
2401 Grandview LLC

cc: Kathleen Armstrong

To whom it may concern;

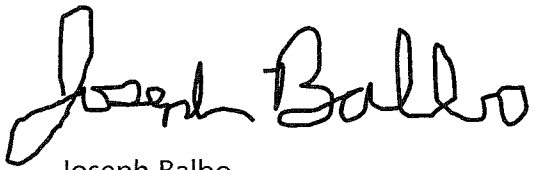
I am writing in support of the razing of the property at 1349 East McMillan Avenue that is currently owned by St Ursula Academy.

I write this letter in support of demolition from two perspectives. First, and foremost, I write as the property owner on Fleming Street who for the last 18 years has had to look directly at the rear of the building in question. I have had the unfortunate view of the deteriorating building for virtually the entirety of my time in East Walnut Hills. And while St Ursula has not restored the building in the time they have owned it, the building was in poor repair long before their purchase.

Secondly, as the past president of the East Walnut Hills Assembly, I have been very focused on the neighborhood as a whole, not just my area. During past regimes St Ursula had not always been a good neighbor from a transparency standpoint. They were very tight lipped about expansion plans and not really willing to share information with the neighborhood group. Since Lelia Kramer has become president this has all changed. She has demonstrated an openness not previously seen. Additionally, they have become good neighbors to the Fleming Street residents by properly maintaining the grounds on the back side of the school.

For these reasons and more I support the demolition of the building in question.

Sincerely,



Joseph Balbo
Neighbor & past president of East Walnut Hills


WEST

NORTH


EAST
WOODE
NO
PARKING
DURING
SNOW
EMERGENCY
TWO
WAY
THE CLERMONT

FRONT

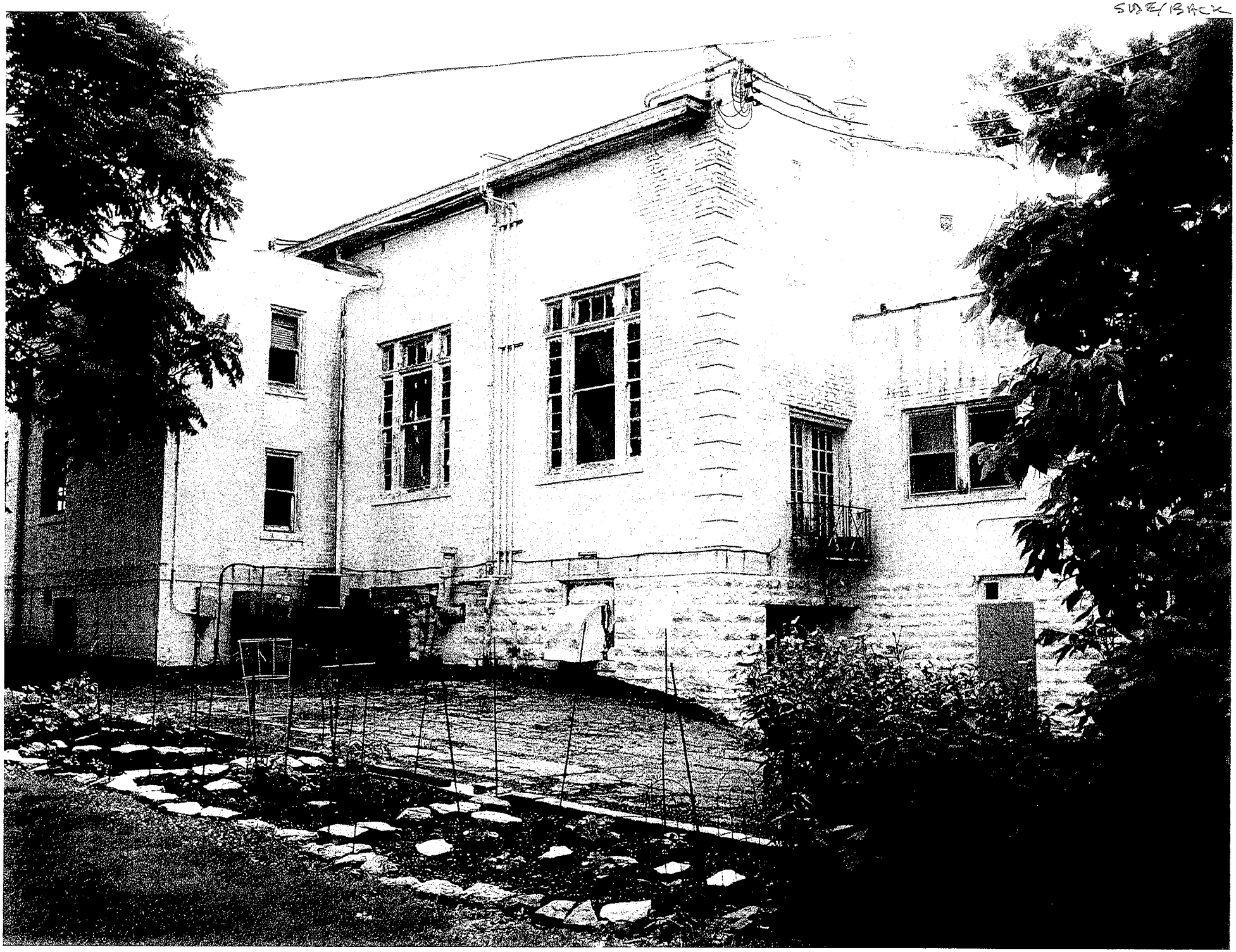




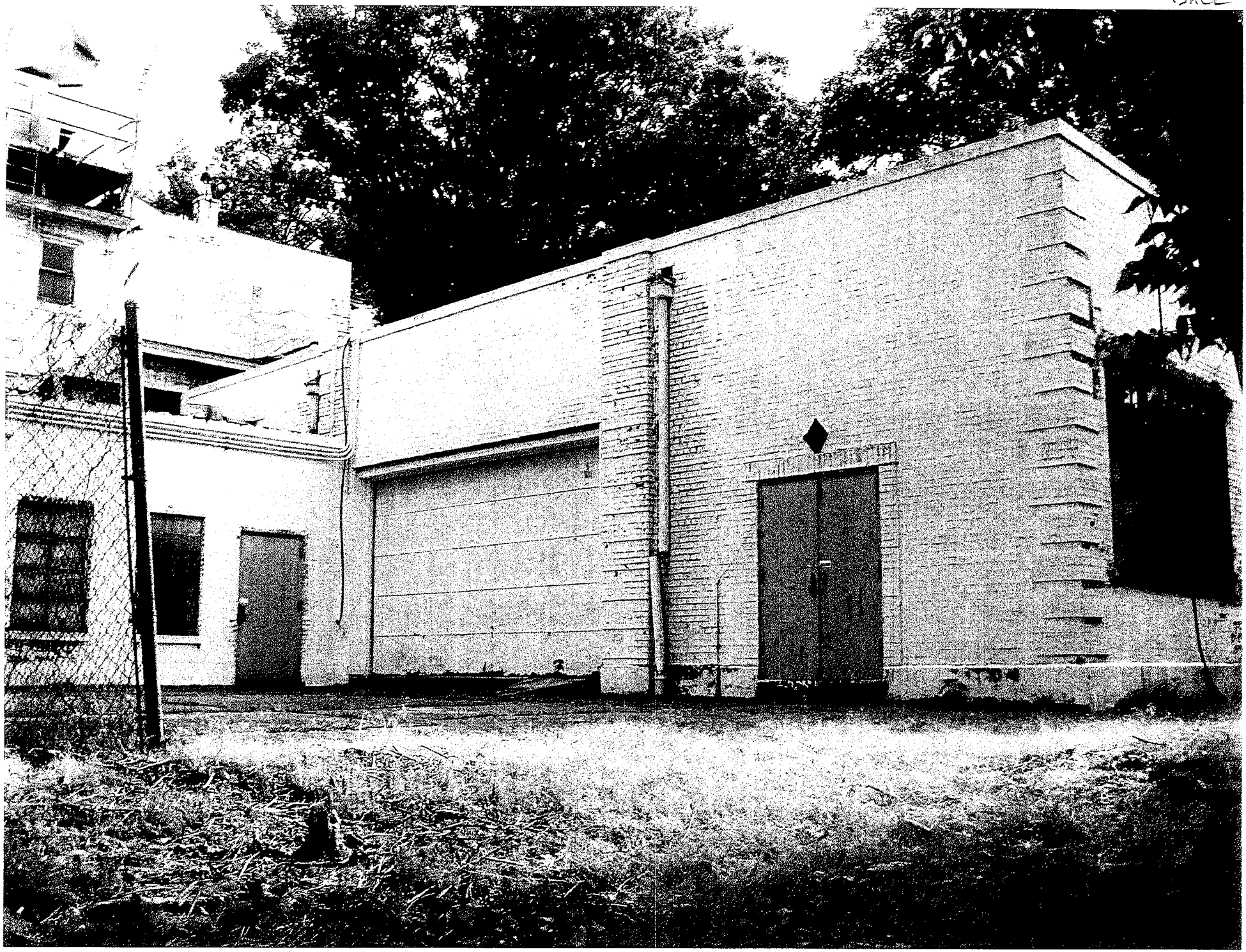
SIDE



SIDE/BACK



BACK

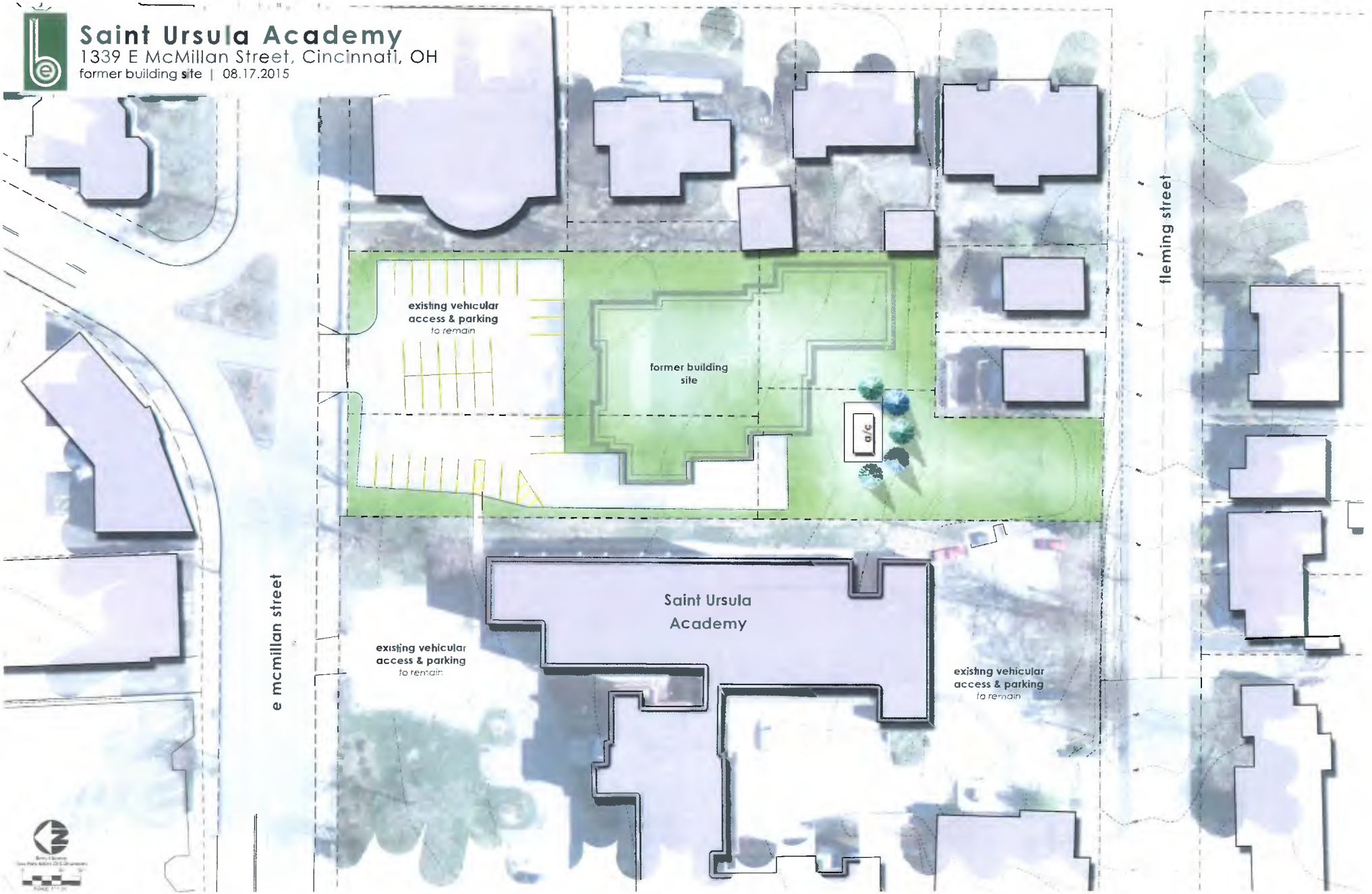



BACK

Saint Ursula Academy

1339 E McMillan Street, Cincinnati, OH

former building site | 08.17.2015



O'ROURKE
Wrecking Company Cincinnati

SENT VIA EMAIL
karmstrong@saintursula.org

January 6, 2014

Saint Ursula Academy
Attn.: Kathleen Armstrong
1339 E. Mcmillan St.
Cincinnati, OH 45206
Phone: (513) 961-3410 x 180

RE: Demolition and Site Restoration of former Schneider Building located at 1401 E. Mcmillan Avenue next to St. Ursula Academy in Cincinnati, OH.

Dear Mrs. Armstrong:

Thank you for the opportunity to provide pricing for your demolition project. OWC boasts two proud SUA Alumnae, Kim O'Rourke '85 & Michelle Telinda '88. We would appreciate every opportunity to perform this work and be a part of assisting SUA in the improvement of its campus so that it can continue to contribute to the lives of its students, just as it has to our family members. We will provide all labor, material, equipment and supervision necessary to complete the demolition work identified below.

Demolition of 1401 E. Mcmillan Schneider Building Complex.....$94,850.00
Scope of Work: Demolish the former Schneider complex completely, removing the existing multi-story structure, basement and below grade foundations. Upon completion of the basement removal of the main structure, OWC will import and place structural fill material in multiple lifts at a standard compaction specification. The fill material that is imported will be suitable for future grass growth. The asphalt parking lot and north driveway will be removed to the city sidewalk limits. The rock walls along the E. Mcmillan Street sidewalk will remain in place. Final site restoration will include seeding of the disturbed areas. Debris generated from the demolition work will be properly disposed of off-site at a legal recycling or C&D landfill facility.

O'Rourke Wrecking Company
660 Lunken Park Drive
Cincinnati, Ohio 45226-1800
Phone (513) 871-1400 • Fax (513) 871-1313
www.orourkewrecking.com

In addition, the above defined scope and following clarifications represent O'Rourke Wrecking Company's understanding of the desired demolition scope reasonably anticipated at the time of bid. However, we welcome the opportunity to meet to further refine the scope listed herein.

St. Ursula Academy will be responsible for the following items:

- Verify final layout / location of removals.
- Ensure / verify an 'asbestos free' work area, to include required survey / abatement work (as applicable).
- Remove / protect any items to be salvaged and / or re-incorporated into future construction / returned to the Owner.
- Any / all follow-up new construction / re-work to include all follow-up patch / prep / leveling / repair work to existing construction scheduled to remain, to include any roof / building closure and / or structural re-support issues.
- Any / all follow-up new construction / re-work (i.e. modifications to existing structure to remain; follow-up building closure, etc).

This proposal specifically INCLUDES the following items:

- One (1) mobilization to the Project site based on work commencing spring 2014.
- Staffing the project with full-time supervisory personnel.
- Obtaining necessary (local) demolition permits and filing appropriated EPA notifications. ***Note:*** Owner to provide requisite pre-demolition NESHAP asbestos inspection survey to be used in filing the EPA 10-day demolition notification.
- Coordinate / provide all MEP disconnects / make safe / re-routes as to facilitate O'Rourke Wrecking's planned demolition work. This would include preparatory notification to the utility providers to disconnect and clear gap of existing electrical, water, gas, communication, and other like items servicing the demolition work area / attached to construction scheduled for removal.
- Capping of the sanitary sewer drain line per code.
- Provisions for erosion control measures (i.e. silt fence, straw bales, dandy bags, erosion matting, etc) and / or site restoration (i.e. application of grass seed / straw mulch).
- Work to be coordinated such that planned new-construction / renovation work will have little or no impact on demolition operations, to include unimpeded, ready access to the demolition work areas based on a continuous / uninterrupted progression of work.
- Import and Placement of structural fill material in lifts at a 95% compaction standard to match existing sub grade at the site.
- Proper off-site disposal of all demolition debris generated from the demolition work in a legal recycling or C&D landfill facility, to include payment of all associated transportation and tipping fees.

This proposal specifically INCLUDES the following items (continued):

- Any items the Owner wishes to salvage have been identified prior to pricing and will be removed by the Owner/General Contractor prior to O'Rourke Wrecking Company proceeding with the work.
- All salvageable material (i.e. ferrous and non-ferrous metals) present in the building(s) / located on-site at the time of bid / generated by ongoing demolition work is to become the property of O'Rourke Wrecking Company.

This proposal specifically EXCLUDES the following items:

- Removal of perimeter fencing on the south, west and north sides.
- Removal of trees located on the property
- Payment of prevailing wage rates / submission of certified payrolls. ***Note:*** O'Rourke Wrecking Company is a non-union specialty demolition contractor and intends on using non-union labor and operators to complete this work. Organized labor union affiliation/inclusion is **excluded**.
- Final preparation(s) / modifications as required for new connections (i.e. creation of any new beam pockets / future MEP openings / etc).
- Extensive site grading, import/export of excess or unsuitable fill materials, construction of new building pad(s), site restoration activities, repairs to existing construction scheduled to remain and / or other preparations for new construction activities.
- Removal or disposal of unusable or unsuitable soils generated during excavation activities.
- Salvage / storage / repair / refurbishment of any item scheduled to remain for re-use / incorporation into the follow-up re-build work (if any).
- Temporary / permanent shoring / sheeting / bracing at structures and adjacent site infrastructure scheduled to remain (if any).
- Removal, handling, and / or disposal of *excessive* loose building contents (i.e. paper records, waste, loose debris, surplus supplies, surplus stock, boxes, loose fixtures, desks, chairs, appliances, furniture, abandoned vehicles, etc).
- Environmental remediation (i.e. asbestos / hazardous materials survey / abatement, UST removal, contaminated soil excavation / disposal, grease interceptor pumping / cleaning / removal, etc.) other than as specifically noted and included herein without prior approval / change order.
- Additional watering of seeded materials after then initial application.
- Provision of dumpsters to be used by the general contractor / other trade contractors.
- Architectural, geo-technical, civil, structural and environmental engineering.

O'Rourke Wrecking Company will retain title to all scrap and other salvage proceeds derived from the demolition work. Standard insurance coverage provided by O'Rourke ($20M General / Excess Liability, $5M Pollution Liability, and Workers Compensation) is *included* in the above pricing. **It should be noted that our insurance specifically includes coverage for demolition operations of this size and scope, while many other firms proposing to perform demolition work do not have coverage specifically as a demolition specialty contractor.**

O'Rourke Wrecking Company would welcome an opportunity to discuss the complete scope of this proposal, the mutual responsibilities of each of our companies and overall coordination with the planned field operations. This quotation is valid for **FORTY FIVE (45) DAYS ONLY** and shall be subject to termination thereafter.

Please do not hesitate to call on me should you have any questions or concerns. I can be reached in the office at (513) 871-1400 or on via cell at (513) 313-6566.

We appreciate the opportunity to quote this work, and look forward to hearing from you soon.

Sincerely,

O'ROURKE WRECKING COMPANY

Steve Sheridan

Steve Sheridan
Estimator

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10/19/2015

Ms. Caroline Kellam
City Planning Department
City of Cincinnati
805 Central Avenue
7th Floor, Centennial Two
Cincinnati, Ohio 45202

Re: 1349 East McMillan Avenue, Cincinnati, Ohio / Demolition Application / Application for Certificate of Appropriateness

Dear Ms. Kellam:

I am the minister at New Thought Unity Center located adjacent to 1349 E. McMillan the property in discussion. I am writing in support of the application of St. Ursula Academy to demolish this building with the understanding that not only is this structure beyond repair it is also a safety hazard in my opinion.

I have witnessed the efforts by the Academy to maintain their buildings, however this particular building appears unsalvageable. St.Ursula, by my observations, wants to make all of their campus buildings and grounds more beautiful, I encourage you to allow this demolition. This action will improve the look and appeal of all the properties that surround it.

The Academy is a good neighbor and I encourage them to devote time and finances toward more useful endeavors.

Respectfully,

Rev. Michael Brooks

Rev. Michael Brooks
New Thought Unity Center
1401 East McMillan Avenue
Cincinnati, Ohio
cc: Kathleen Armstrong

Jeffery P. Hopkins
221 E. 4th Street, Suite 800
Cincinnati, OH 45202

email: 2401 grandview@fuse.net
(513) 684-2852 (Business)
(513) 733-3880 (Home)

October 20, 2015

Ms. Caroline Kellam
City Planning Department
City of Cincinnati
805 Central Avenue
7th Floor, Centennial Two
Cincinnati, Ohio 45202

RE: 1349 East McMillan Avenue, Cincinnati, Ohio
("Subject Property" / Demolition Application /
Application for Certificate of Appropriateness

Dear Ms. Kellam:

As the owner of the apartment building, diagonally adjacent to the rear corner of the Subject Property, I support the application by St. Ursula Academy ("SUA") for a certificate of appropriateness to demolish the building at 1349 East McMillan Avenue. SUA has been a good steward of its facilities, and I understand their need to demolish a structure that cannot be utilized for school or offices uses. Also, the views from the back of my apartments will be enhanced in comparison to the current view. Finally, the demolition of the building and restoration of the property to grass would protect my property values.
Accordingly, I support SUA's application.

Sincerely,

Jeffrey Hopkins
Managing Member
2401 Grandview LLC

cc: Kathleen Armstrong

October 20, 2015

Ms. Caroline Kellam
City Planning Department
City of Cincinnati
805 Central Avenue
7th Floor, Centennial Two
Cincinnati, Ohio 45202

Re: *1349 East McMillan Avenue, Cincinnati, Ohio / Demolition Application / Application for Certificate of Appropriateness*

Dear Ms. Kellam:

I wish to support the application by St. Ursula Academy for a certification of appropriateness to demolish the building at 1349 East McMillan Avenue. I own the properties at 1340 and 1344 Fleming Avenue which are next to and behind the subject property. The views from my residential properties look directly into the back of the building which is a hodge-podge of building additions and wings. The demolition of the building and restoration of the property to grass would protect my property values and make for a more pleasing view from the back of my buildings. Please ensure that my communication is referenced at the hearing before the Historic Conservation Board.

Sincerely,

Dan Mouch

cc: Kathleen Armstrong

DeSales Corner Development Corporation
C/O Mr. Freeman Durham
2725 Johnstone Place
Cincinnati, OH 45206

Historic Conservation Board
C/O Ms. Caroline Kellam
City Planning Department
805 Central Avenue, Suite 700
Cincinnati, OH 45202

October 19, 2015

RE: 1349 East McMillan

Dear Board Members:

DeSales Corner Development Corporation (DCDC) is a 501(c)(3) organization formed to promote development and economic growth in the historic business district of East Walnut Hills. DCDC is concerned with preserving the past and incorporating it into the future. DCDC fully supports appropriate development within the four historic districts in East Walnut Hills. These beautiful districts, and the area that surrounds them, are an integral part of the character of our neighborhood.

The Schneider building at 1349 East McMillan is within the Uplands Historic District. It is located prominently at the corner of McMillan and Woodburn Avenue. It is an imposing structure; unique in style and scale, and its facade is a key architectural presence on the street. It can be seen from several blocks down Woodburn. If this building is torn down and replaced with green space or a parking lot, we see the demolition as creating yet another "missing tooth" that degrades the historic character of the neighborhood. While we agree that the rear wings of the structure are of no value and may be razed, we feel that the front facade and roof make a significant contribution to the historic district.

DCDC acknowledges that St. Ursula Academy (SUA) is an important member of our community, and has been a good steward of its own historic school building and the W. Mack Johnson (fine arts) building. We are grateful for all the vitality that they continue to bring to East Walnut Hills.

It should be noted, however, that SUA has opposed the application of historic conservation regulations to it in the past. In1999, SUA worked to exclude the SUA property from the Uplands Historic District despite the significant architectural value of its buildings. SUA then razed two houses it owned at the east corner of Upland and Fleming.

SUA asserts that it needs to demolish the Schneider building because the building is in poor shape and creates possible liabilities. We agree that the Schneider building needs significant work. It is important to note, however, that SUA purchased the building in 2004. By SUA's own admission, SUA knew that the building was in poor shape when SUA bought it. By SUA's own admission, SUA has made no improvements to the interior or exterior of the building for the past 11 years that SUA has owned it, and so its deterioration has continued. Operating and maintenance expenses are minimal. It seems disingenuous to argue that economic hardship now justifies the demolition of the building because it is in bad shape. It would appear to an outside observer that SUA purchased the building with the intent to demolish it from the start, and have simply been waiting for time and the elements to make a stronger case. No one should be allowed to acquire a historic property that needs work, and then claim that economic hardship justifies the demolition of the acquired property.

At the request of the East Walnut Hills Assembly, SUA agreed to meet with the professional staff of the Walnut Hills Redevelopment Foundation (WHRF) to discuss alternatives to demolition. The WHRF staff left that meeting with the impression that SUA had no real interest in alternatives that would preserve the building, but that SUA wanted to have full control over the property and to have the building gone. While SUA states that they will replace the building with green space, the lack of any landscaping plan or permanent commitment suggests that soon the green space will be replaced with additional parking.

DCDC views our historic architecture as a major asset in the effort to revitalize East Walnut Hills. DCDC does not feel SUA's claim of economic hardship truly justifies the demolition of this well-identified and significant building. Instead, DCDC suggests a continued dialogue between SUA and the community about alternatives that would preserve the historic presence of the Schneider building as an anchor at the end of Woodburn Avenue.

Respectfully submitted,

Dianne Marcus

Dianne Marcus, Vice President

East Walnut Hills Assembly, Inc.
P. O. Box 68050
Cincinnati, OH 45206

Caroline H. Kellam--Senior Planning Analyst
Dept. of Community Dev. & Plng.
Two Centennial Plaza, Suite 700
805 Central Avenue
Cincinnati, Ohio 45202-1947

Re: 1349 E. McMillan St., St. Ursula Academy, Cert. of Appropriateness of Demolition

Dear Ms. Kellam,

Thank you and the Historic Conservation Board for the opportunity to address this issue. The East Walnut Hills Assembly ("EWHA") is unable to support 1349 East McMillan LLC's (the "LLC") request for Certificate for Appropriateness to demolish the Schneider Building at 1349 East McMillan St. In its application for the Certificate, the LLC has argued economic hardship as justification for its request to demolish the Building. The EWHA believes that, at this time, the LLC has been unable to prove economic hardship necessary to require the demolition of the Schneider Building. The Schneider Building is a stately and unique structure that adds to the historical texture of the neighborhood. Furthermore, the Schneider building is a contributing structure (within the period of significance) in the Uplands Historic District.

Section 1435 of the Municipal Code of Cincinnati controls the demolition of buildings in the Uplands Historic District. The EWHA believes that, under the terms of Section 1435-09-2(b), the LLC has been unable to establish, as required, the "credible evidence" that the LLC "will suffer economic hardship" if a Certificate of Appropriateness to demolish the Schneider Building (the "Building") is not approved.

Section1435-09-2(b) states that the Historic Conservation Board "shall" consider multiple factors to determine "economic hardship" when considering a Certificate of Appropriateness to demolish a building. The Board shall consider the following:

1. Section 1435-09-2(b) (i): "Will all economically viable use of the property be deprived without the approval of a Certificate of Appropriateness" – The LLC has argued that there is no economically viable use of the Building. The LLC's representatives have argued that, from the time of purchase until the present day, there has been no viable use for the property. However, the LLC has not shown that it drew up and bid out any plans for use of the Building, during the first eight years of ownership (2004-2012). In 2012, after years of neglecting the property, the LLC solicited and received a single plan from a contractor (HGC) to upgrade the Building. One bid from one contractor does not definitively determine a lack of economic viability - whether in 2012 or during the eleven years of LLC's ownership. Nor does it show a desire from the LLC to actively pursue creative reuse of the Building for school related purposes. Furthermore, the LLC has made only half-hearted attempts to market the building to prospective tenants or buyers and

has not actively placed the building for lease or sale on the open market. So, at this time, the LLC still has further options to pursue before it can claim that "all economically viable use of the property" is deprived unless the demolition occurs.

2. Section 1435-09-2(b) (ii): "Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness" – The LLC is arguing that (1) it should not be expected to sell the property and forfeit much of its investment; (2) it should not have to continue to absorb annual operating deficits; and (3) it should not be required to repair the Building without hope of return on its original investment. In response the EWHA states the following. (1)The LLC is a sophisticated entity participating in the real estate market. While it is unfortunate that LLC may have paid too much for the property at a foreclosure sale ($699,000), it is surely not the role of the Historic Conservation Board to ensure that entities engaging in the real estate market be shielded from risks of making a bad real estate investment. If the LLC puts the property on the market, it will be able to re-coup some of its investment. Furthermore, the LLC is now planning to spend more than $100,000 to demolish and mitigate asbestos and lead. How will those costs be re-couped in the future? (2) The LLC has stated the annual expenses on the property have averaged out to $4829 a year. If the Building were demolished, the LLC would still have water, real estate taxes, insurance, maintenance, snow removal and landscaping costs in annual expenses ($2400 approximately plus reduced insurance costs). This $2400+ annual expense is not significant when looking at the entire budget of Saint Ursula Academy. Furthermore, if projected demolition costs of greater than $100,000 were applied instead to annual expenses, the LLC could afford to pay those expenses for many years to come. (3) As discussed in 1. above, the LLC has not exhausted the viable alternative uses for the property; it is premature for the LLC to argue that there is "no hope" for return on its investment.

3. Section 1435-09-2(b) (iii): "Whether the economic hardship was created or exacerbated by the property owner. In evaluating the above factors for economic hardship, the Historic Conservation Board may consider any or all of the following factors:"

(aa) "A property's current level of economic return" - The LLC should be required to exhaust all its options for economic return before being granted a Certificate.

(bb) "Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;" – The LLC has made no attempt to actively sell or rent the property on the open market during the entire eleven years it has owned the property.

(cc) "The feasibility of alternative uses for the property that could earn a reasonable economic return;' – In 2012, the LLC solicited a non-competitive bid from one contractor for an amorphous plan to produce what the LLC representative has termed a "white box". Furthermore, the LLC has not worked with the community development corporations in the area (WHRF and DCDC) to explore non-traditional ways to use the property. There may be feasible uses for the property; however, the LLC has not made attempts to avail themselves of these uses.

(dd) "Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;" The LLC has not provided any evidence to indicate that it

has taken any steps or invested any monies in the eleven years that it has owned the Building to maintain or repair the Building. Clearly the Building has been neglected during this time. The LLC provides scant evidence to show that SUA actively examined alternate uses for the use of the property. The LLC made ineffectual attempts (at best) to market the property to possible tenants and made no attempts to prepare the property for sale. The LLC instead ignored the Building, allowing it to fall into further disrepair.
(ee) "Knowledge of landmark designation or potential designation at time of acquisition:" – The LLC was aware, at the time of purchase, that the Building was in the Uplands Historic District and is a contributing structure in the District.
(ff) "Economic incentive and/or funding available to the applicant through federal, state, city or private programs." The LLC has not shown that it has availed itself of any incentives or funding that may be available from governmental or private programs.

While the EWHA can not support the LLC's request for a Certificate of Appropriateness at this time, the EWHA may be willing to support a similar request in the future. However, the EWHA believes, that at this time, the LLC has not established its contention that there is no economic viability in the property. The EWHA recommends that the LLC and Saint Ursula Academy actively pursue all alternatives available to enhance the economic viability of the property. A sale of the property may be possible and certainly should be considered – the representatives of the LLC and Saint Ursula Academy have stated that the school is the right size currently and there are no expansion plans anticipated. WHRF and similar institutions may have creative ways to enhance economic viability through non-traditional financing and development.

In the alternative, if the Historic Conservation Board agrees to the demolition of the Building, the EWHA respectfully requests that any Certificate of Appropriateness requires the LLC to submit a fully developed landscape plan that mitigates the impact of the loss of the Building. The Building is a commanding structure that holds the corner of Woodburn and McMillan and creates an ending focal point along the view down Woodburn. The LLC's representative has stated that it plans to do no more than retain the existing parking and plant grass until it decides in some distant future to submit a reuse for the property for consideration. Furthermore, the EWHA questions whether any parking should be allowed on this property in a historic district when there is no building that the parking supports. The EWHA is strongly opposed to the property being used solely as a parking lot. Too many residential and historic buildings in East Walnut Hills have met the wrecking ball to produce parking lots.

East Walnut Hills is a wonderful community comprised of concerned residents, striving merchants and commercial concerns anchored by its many thriving long-lived institutions amidst stunning architecture. Thank you for your guidance and support in preserving its unique character.

John McHugh
President
East Walnut Hills Assembly

Walnut Hills
Redevelopment
Foundation

915 McMillan Street
Cincinnati, Ohio
46206

Office: 513. 593. 9473

Dear Historic Conservation Board Members:

The Walnut Hills Redevelopment Foundation (WHRF) is concerned with the demolition of 1349 E. McMillan (The Schneider Building). While we are not against all demolition in Walnut Hills and East Walnut Hills, we do believe that if a building is significant historically and architecturally then all efforts should be undertaken to save said building.

The Schneider building, located in the Upland Historic District, is indeed historically and architecturally significant. It is located prominently at the corner of McMillan and Woodburn Avenue, is unique in style and scale, and its facade is key architectural presence on the street. If this building is torn down and replaced with green space or a parking lot, we see the demolition as creating yet another "missing tooth" that degrades the historic character of the neighborhood. While we agree that the rear wings of the structure are of no value and may be raised, we feel that the front facade and roof make a significant contribution to the historic district.

The WHRF acknowledges that St. Ursula Academy (SUA) is an important member of our community, and has been a good steward of its own historic school building and the W. Mack Johnson (fine arts) building. We are grateful for all the vitality that they continue to bring to East Walnut Hills, but regretfully we cannot support the demolition of The Schneider Building.

\

Sincerely,

Kevin Wright, Executive Director