HISTORIC CONSERVATION BOARD AGENDA

5th Floor Conference Room
805 Central Ave, II Centennial

Monday, December 19, 2016 at 3:00 pm

CALL TO ORDER

DISCUSSION ITEMS:

Item 1. 1420 PLEASANT ST — The applicant requests a Certificate of Appropriateness to construct a new fence in the side and rear yards, and Zoning Relief for the proposed fence height in the Over the Rhine Historic District.

Applicant: RICARDO KIRTLEY

Owner: RICARDO KIRTLEY

Staff Report: HENRY (TRE) SHELDON

Item 2. 1606 PLEASANT ST — The applicant requests a Certificate of Appropriateness to rehabilitate two existing structures, including the construction of a new exterior egress stairway and second-floor balconies; the modification of an existing roof line; and, to construct new rooftop decks in the Over the Rhine Historic District.

Applicant: TERRY BOLING

Owner: ELM STREET ACQUISITION LLC/ PATTY HORD

Staff Report: DOUGLAS OWEN

Item 3. 12 E 15TH ST — The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure; to construct a rear addition and roof deck; and, to remove an existing fire escape in the Over the Rhine Historic District.

Applicant: O'SAM MARDIN

Owner: O'SAM MARDIN

Staff Report: BETH JOHNSON

Item 4. 1710 ELM ST — The applicant requests a Certificate of Appropriateness for the rehabilitation of an existing structure and to construct a new rear addition, multiple rooftop decks, and to introduce new door and window openings in the Over the Rhine Historic District.

Applicant: WICHMAN GUNTHER

Owner: ELM STREET ACQUISITION LLC/ MARTIN WILZ

Staff Report: BETH JOHNSON

Item 5. 1408 VINE ST

The applicant requests a Certificate of Appropriateness for the demolition of an existing structure in the Over the Rhine Historic District.

Applicant: 3CDC DBA OTR HOLDINGS INC

Owner: OTR HOLDINGS INC

Staff Report: DOUGLAS OWEN

Item 6. 1310 SYCAMORE ST

The applicant requests a Certificate of Appropriateness for a ground sign, and Zoning Relief for the proposed sign's height, width, setback, sign face, and illumination in the Over the Rhine Historic District.

Applicant: CORE REDEVELOPMENT

Owner: PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY

Staff Report: DOUGLAS OWEN

Item 7. 1505 RACE ST

The applicant requests a Certificate of Appropriateness to construct a new structure, to rehabilitate an existing structure, and to integrate the two structures into a single mixed-used development in the Over the Rhine Historic District. Additionally, the applicant requests Zoning Relief related to parking and setback requirements.

Applicant: PWWG

Owner: 3CDC

Staff Report: BETH JOHNSON

Item 8. 116 W 15TH ST

The applicant requests a Certificate of Appropriateness to construct a new residential and commercial mixed-use structure in the Over-the-Rhine Historic District. Additionally, the applicant requests Zoning Relief related to building placement, setback, landscaping, and parking requirements.

Applicant: PWWG

Owner: OTR HOLDINGS INC

Staff Report: BETH JOHNSON

Item 9. 1508 PLEASANT ST — The applicant requests a Certificate of Appropriateness for the rehabilitation of an existing structure, including brick infill of existing window openings in the Over the Rhine Historic District.

Applicant: PWWG

Owner: 3CDC

Staff Report: BETH JOHNSON

Item 10. 1510 PLEASANT ST — The applicant requests a Certificate of Appropriateness to construct five new single-family townhomes on vacant property in the Over the Rhine Historic District. Additionally, the applicant requests Zoning Relief related to setback and landscaping requirements.

Applicant: PWWG

Owner: 3CDC

Staff Report: BETH JOHNSON

OTHER BUSINESS

ADJOURN

ITEM 1 December 19, 2016

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

APPLICATION #:	ZH20160186
APPLICANT:	Ricardo Kirtley
OWNER:	Ricardo Kirtley
ADDRESS:	**1420 Pleasant Street #1, Cincinnati OH 45202**
PARCEL(S):	081-0002-0401-00
ZONING:	RM-1.2
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over-the-Rhine
REPORT DATE:	December 13, 2016
HEARING DATE:	December 19, 2016
STAFF REVIEW:	Henry Sheldon, Zoning Plan Examiner

Nature of Request:
Applicant is requesting a Certificate of Appropriateness (COA) for a proposed privacy fence at 1420 Pleasant Street Unit #1 and Zoning Relief for a Dimensional Variance related to fence height.

Existing Conditions:
The subject property is a condominium unit with a rear outdoor area that fronts on the west side of Comer Alley. The area is owned by the condominium association and was allotted, through an amendment approved by 100% of all unit owners, to 1420 Pleasant Street Unit 1. An addition to Unit 1 is currently being built on the south side of the building. The original architectural plans approved by the Historic Conservation Board include covering much of the small outdoor area with a deck that will have a height of approximately 2 feet to accommodate a change in grade. The original, approved architectural plans also called for a 6-foot-high vertical plank, stained pressure-treated wood fence with a beveled top.

Proposed Conditions:
Applicant is still proposing to construct a patio area with a privacy fence, but there are some changes to the original plans.

Applicant seeks to increase the fence height to 8 feet such that it would have an inside height of 6 feet from the 2-foot-high deck. Applicant's primary argument in support of the requested relief is that because the deck must be at least two feet above the ground at its highest point to accommodate grade, a 6-foot fence at the rear would effectively be 4-feet above the deck and provide insufficient privacy screening.

Applicant also seeks to make some aesthetic changes to the fence, including horizontal

orientation of the planks and a simpler, more rectangular shape, with no beveled sides or edges.

Previous Reviews: ZH20150087

Applicable Zoning Code Sections:

Zoning District:	Section 1405-05-7	Residential Multi-family (RM-1.2)
Variance Request:	Section 1421-33	Fences & Walls
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:	Section 1435	Historic Preservation
Historic Dist./Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Details of Zoning Relief Required:

Applicant and/or owner(s) are requesting a **Dimensional Variance** to allow a privacy fence 8 feet in height.

- The project is in violation of the **Section 1421-33** of the Cincinnati Zoning Code.
- Per Section 1427-33, fences in rear and rear side yards are limited to 6 feet in height.
- A **Dimensional Variance of 2 feet** is sought to allow a fence 8 feet in height.

Zoning Analysis:

Below is analysis of the relevant 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. Fences in the rear yard in residential districts may be up to 6 feet in height and 100% opaque. The proposed fence is two-feet higher than allowed.

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 project substantially conforms to the guidelines for the district, with the exception of the additional 2 feet in fence height.

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 substantially 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.

The proposed fence will not impact traffic.

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 work will be generally compatible with the neighborhood. Applicant has provided several photographs of fences and walls in the immediate area that are comparable to the proposed project. Applicant also notes that the fence will have full planking on each side, such that post will be hidden, and that a columnar tree and other landscaping will partially obscure the fence and soften the appearance. Applicant also asserts that the fence will discourage illicit or nuisance activity.

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 apparent adverse impacts on public services. Access to light and air will not be significantly impacted beyond the impact of the previously approved addition and 6-foot fence. There are also no apparent adverse impacts upon neighboring land or buildings. The fence will only be visible from a portion of Comer Alley and will be partially obscured by landscaping. Applicant also asserts that an 8-foot-high fence will adequately mask patio equipment and will better prevent patio lights and interior lights from flooding out into the alley and neighbors' private spaces. The value of neighboring properties is not likely to be negatively impacted by the proposed fence, and the overall project will have a net-positive impact on home values.

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

The proposed project may benefit the Cincinnati economy by providing higher quality housing stock.

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

The owner has an economic benefit to the proposed project.

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 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;

The proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District based on the dimensional variance. The fence is substantially compliant with the Conservation Guidelines found in Site Improvements (B)(3) pertaining to Fences and Walls. The Guidelines indicate that plain board fences are appropriate at the rear and sides of properties, should be painted or stained, and that landscaping along fences or walls is encouraged. Applicant has met these guidelines, but requests zoning relief to allow adequate privacy screening for the previously approved deck and to prevent light and human activity from having any adverse effects on neighboring properties. Strict adherence to the Zoning Code would effectively leave Applicant with a 4-foot fence along the deck.

(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 requested variance would increase the economic viability of the project by ensuring that Applicant or future owners have adequate privacy screening.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the privacy fencing.

Comments on Applicable Guidelines

All aspects of the proposed project substantially conform to the Over-the-Rhine Historic Conservation Guidelines.

Applicable Guidelines

Site Improvements

B. SPECIFIC GUIDELINES

3. **Fences and Walls**: Plain board fences are appropriate at the rear and sides of properties. Wood fences should be painted or stained but not left to weather naturally. Landscaping in front of a fence is encouraged.

   The proposed fence is substantially compliant with the Conservation Guidelines. The only aesthetic deviation is the request for horizontal, rather than vertical, planking. Applicant has noted other examples of appropriate horizontally planked fences in the neighborhood. Applicant requests zoning relief to allow adequate

privacy screening for the previously approved deck because strict adherence to the Zoning Code would effectively leave Applicant with a 4-foot fence along the deck. Applicant also asserts that the proposed fence will prevent light and human activity from having any adverse effects on neighboring properties.

Other Considerations:

Previous Reviews: ZH20150087, approving addition, deck and 6 foot wood privacy fence.

Comments Provided to Staff: N/A

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

Other: The present COA request is only related to the proposed fencing discussed above.

Recommendation:

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

I. **ZONING VARIANCE**

A. **Dimensional Variance**
1. **APPROVE** the **Dimensional Variance** request of 2 feet to allow a rear privacy fence 8 feet in height.

B. **FINDING:** The Board makes this determination that per Section 1435-05-4:
1. 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
2. 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.

II. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 1420 Pleasant Street per plans submitted by Applicant, drawn by Schickel Design, and dated 5/11/2015 subject to the following condition:
1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

1420 Pleasant Street, Cincinnati, OH 45202
Ricardo A. Kirtley, Applicant

SUBMITTAL LIST

1. Certificate of Appropriateness Application and $103 Fee
2. Project Description
3. Application for Zoning Relief and $300 Fee
4. Summary of Reasons Why Zoning Relief Should Be Granted
5. Hamilton County Auditor's Record
6. Site Plan
7. Map showing the building and context
8. Elevation Drawing of the rear, or east, side of the building and fence with details notes for materials used in the design with dimensions and scale
9. Photos of the rear, or east, side of the building where fence is to be installed
10. Additional photo of the front, or west, side of the building for context
11. Photo of a sample fence
12. Examples of existing fences in the vicinity which provide precedence

APPLICATION

HCB
HISTORIC CONSERVATION BOARD

CERTIFICATE OF APPROPRIATENESS

HCB USE ONLY
DATE RECEIVED BY HCB: _____
PERMIT/APD NO: _____
APP. COMPLETION DATE: _____

APPLICATION
BUILDING ADDRESS: 1420 Pleasant St.

DISTRICT NAME: Over-the-Rhine
(if applicable)

OWNER NAME: Ricardo A. Kirtley
ADDRESS: 1420 Pleasant St. #1, 45202 PHONE NO: 859-797-6263
EMAIL: andreaskirtley@yahoo.com

CONTRACTOR NAME: Unlimited Contracting
ADDRESS: 6319 Springmeyer Dr., 45248 PHONE NO: 513-678-0205
EMAIL: unlimitedcontracting05@yahoo.com

ARCHITECT NAME: Schickel Design
ADDRESS: 124 W. 14th St., 45202 PHONE NO: 513-721-4000
EMAIL: bryan.peter@schickeldesign.com

IT IS YOUR RESPONSIBILITY TO NOTIFY THE URBAN CONSERVATOR IF ANY OF THIS INFORMATION CHANGES DURING THE PENDING REVIEW OF YOUR

WORK PROPOSED: (Describe type of work, existing conditions, and methods to be used, materials proposed)

HCB USE ONLY
- ☐ MINOR ALTERATION
- ☐ NEW CONSTRUCTION
- ☐ ADDITION
- ☐ DEMOLITION
- ☐ REHABILITATION
- ☐ OTHER_____

See Attached "Project Description"

IN ORDER TO EXPEDITE HCB ACTION, PLEASE ATTACH ADDITIONAL INFORMATION, IF AVAILABLE, AS MAY BE APPROPRIATE. LIST ANY INFORMATION ATTACHED: (Elevations, site plans, specifications, photos, material samples, additional drawings or written matter)

See Attached

Attach a letter explaining the justification for the issuance of the desired Certificate of Appropriateness. Be advised that the burden of proof is on the applicant.

November 3, 2016

Ms. Beth Johnson
Urban Conservator
City of Cincinnati
805 Central Avenue
Cincinnati, OH 45202

RE: 1420 Pleasant Street, Cincinnati, Ohio 45202

Dear Ms. Johnson:

The proposed work at 1420 Pleasant Street is an eight-feet tall, horizontal plank, stained pressure-treated wood fence located within the property lines on the rear, or east, side of the building along Comer Alley. The area where the fence is to be installed is an unused grassy plot owned by the condominium association and allotted, through an amendment approved by 100% of all unit owners, to 1420 Pleasant Street Unit 1. An addition to Unit 1 is currently being built on the south side of the building. The original architectural plans approved by the Historic Conservation Board include turning this small, grassy plot into a patio area for Unit 1.

The original, approved architectural plans show a vertical plank, stained pressure-treated wood fence with a bevel top. The proposed fence will consist of stained pressure-treated wood. However, the planks will be installed horizontally and will be rectangular in shape, with no beveled sides or edges. The proposed horizontal wood plank fence will be similar in character with other wood fences in the vicinity.

The original, approved architectural plans also show a six-feet tall fence. Because the change in grade from the patio doors to the ground is approximately two feet, the original, approved architectural plans also include the installation of a two-feet tall wood deck within the fenced area to correct the change in grade. Bringing the deck flush with the patio door ensures the patio is accessible and safe for all guests, especially children, elderly guests, and guests with disabilities. However, considering the deck is to be two-feet tall and the fence is to be six-feet tall, the total height of the interior side of the fence will only be four feet. This height will not provide the necessary security and privacy of a six-feet interior fence height. The proposed eight-feet tall fence will provide adequate separation between public and private space and will adequately mask patio equipment. The proposed eight-feet tall fence will also provide adequate and necessary security and discourage illicit activity to provide a safer atmosphere for the owner and neighbors along Comer Alley. Since the proposed eight-feet fence will provide security and privacy; proper screening of patio equipment from the alley; and a safer neighborhood atmosphere, I respectfully request your approval of a Certificate of Appropriateness.

Sincerely,

Ricardo Kirtley

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1420 Pleasant Street, Cincinnati, OH 45202
Ricardo A. Kirtley, Applicant

ATTACHMENT #2

Project Description

The proposed work at 1420 Pleasant Street is an eight-feet tall, horizontal plank, stained pressure-treated wood fence located within the property lines on the rear, or east, side of the building along Comer Alley. The area where the fence is to be installed is an unused grassy plot owned by the condominium association and allotted, through an amendment approved by 100% of all unit owners, to 1420 Pleasant Street Unit 1. An addition to Unit 1 is currently being built on the south side of the building. The original architectural plans approved by the Historic Conservation Board include turning this small, grassy plot into a patio area for Unit 1.

The original, approved architectural plans show a vertical plank, stained pressure-treated wood fence with a bevel top. The proposed fence will consist of stained pressure-treated wood. However, the planks will be installed horizontally and will be rectangular in shape, with no beveled sides or edges. The proposed horizontal wood plank fence will be similar in character with other wood fences in the vicinity.

The original, approved architectural plans also show a six-feet tall fence. Because the change in grade from the patio doors to the ground is approximately two feet, the original, approved architectural plans also include the installation of a two-feet tall wood deck within the fenced area to correct the change in grade. Bringing the deck flush with the patio door ensures the patio is accessible and safe for all guests, especially children, elderly guests, and guests with disabilities. However, considering the deck is to be two-feet tall and the fence is to be six-feet tall, the total height of the interior side of the fence will only be four feet. This height will not provide the necessary security and privacy of a six-feet interior fence height. The proposed eight-feet tall fence will provide adequate separation between public and private space and will adequately mask patio equipment. The proposed eight-feet tall fence will also provide adequate and necessary security and discourage illicit activity to provide a safer atmosphere for the owner and neighbors along Comer Alley.

city of CINCINNATI LAW

ZONING HEARING EXAMINER

Application for Zoning Relief

II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am- 4 pm
513-352-1559

Section 1. SUBJECT PROPERTY

ADDRESS 1420 Pleasant St #1, 45202 COMMUNITY Over-the-Rhine

PARCEL ID(S) 081-0002-0401-D

BASE ZONING CLASSIFICATION RM-1.2 ZONING OVERLAY (if applicable) _____

☐ **Non-Residential Project** ☑ **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

Section 2. APPLICANT

NAME Ricardo A. Kirtley CONTACT PERSON (if legal entity) _____

ADDRESS 1420 Pleasant St #1 CITY Cincinnati STATE OH ZIP 45202

EMAIL andreaskirtley@yahoo.com RELATIONSHIP TO OWNER (if not owner) _____

TELEPHONE 859-797-6263

Section 3. OWNER

NAME Same as Applicant CONTACT PERSON (if legal entity) _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____

TELEPHONE _____

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)

☑ Variance ☐ Use Variance ☐ Special Exception ☐ Conditional Use

☐ Expansion or Substitution of Non Conforming Use ☐ Hillside Overlay District Permission

☐ Urban Design Overlay District Permission ☐ DD District Phased Development Approval

Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT *(Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)*

The proposed work at 1420 Pleasant Street is an eight-feet tall, horizontal plank, stained pressure-treated wood fence located within the property lines on the rear, or east, side of the building along Comer Alley. (Continued on attachment.)

Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.

You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

Section 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 Ricardo A. Kirtley Signature _____ Date 11 / 3 / 16

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

Submit three copies and one digital copy of the following documentation. If you fail to complete the application or provide all information requested, your application may be denied.

☑	**Submit three copies and one digital copy of the documents listed below.**
☐	**Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.**
☑	Written statement required in Section 6 of application.
☒	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
☑	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
☑	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information fully depicting the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
☒	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
☒	Other documents or information you intend to introduce at the hearing on this application.
☒	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
☑	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: **Use Variances - $700; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - $300; Non-residential Projects (Non-RCO) - $400.**

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate the approval of your application.

APPLICATION FOR ZONING RELIEF

1420 Pleasant Street, Cincinnati, OH 45202
Ricardo A. Kirtley, Applicant

Brief Description of Proposed Project (continued)

...The area where the fence is to be installed is an unused grassy plot owned by the condominium association and allotted, through an amendment approved by 100% of all unit owners, to 1420 Pleasant Street Unit 1. An addition to Unit 1 is currently being built on the south side of the building. The original architectural plans approved by the Historic Conservation Board include turning this small, grassy plot into a patio area for Unit 1.

The original, approved architectural plans show a vertical plank, stained pressure-treated wood fence with a bevel top. The proposed fence will consist of stained pressure-treated wood. However, the planks will be installed horizontally and will be rectangular in shape, with no beveled sides or edges. The proposed horizontal wood plank fence will be similar in character with other wood fences in the vicinity.

The original, approved architectural plans also show a six-feet tall fence. Because the change in grade from the patio doors to the ground is approximately two feet, the original, approved architectural plans also include the installation of a two-feet tall wood deck within the fenced area to correct the change in grade. Bringing the deck flush with the patio door ensures our patio is accessible and safe for all guests, especially children, elderly guests, and guests with disabilities. However, considering the deck is to be two-feet tall and the fence is to be six-feet tall, the total height of the interior side of the fence will only be four feet. This height will not provide the necessary security and privacy of a six-feet interior fence height. The proposed eight-feet tall fence will provide adequate separation between public and private space and will adequately mask patio equipment. The proposed eight-feet tall fence will also provide adequate and necessary security and discourage illicit activity to provide a safer atmosphere for the owner and neighbors along Comer Alley.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1420 Pleasant Street, Cincinnati, OH 45202
Ricardo A. Kirtley, Applicant

ATTACHMENT #4

Summary of Reasons Why Zoning Relief Should Be Granted

1. The proposed horizontal plank fence will hide posts on the interior and exterior sides of the fence, thus creating a more aesthetically pleasing look for the owner and neighbors. In addition, on the north side of the fence, an approximately six-feet wide by 12-feet long grass plot and a Columnar Hornbeam tree, along with seasonal foliage or flowers, will be planted.
    - *This project promotes attractive development and preserves the appearance and character of the surrounding area through the use of landscaping. [Cincinnati Municipal Code 1423-01(a)]*
2. An eight-feet tall fence will adequately mask patio equipment and will better prevent patio lights and interior lights from flooding out into the alley and neighbors' private spaces.
    - *This project provides appropriate buffering to protect adjacent uses or properties from light, noise, and visual impacts. [Cincinnati Municipal Code 1445-13(e)]*
3. The proposed eight-feet tall horizontal wood plank fence will be similar in character and compatible with other wood fences in the vicinity.
    - *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. [Cincinnati Municipal Code 1445-13(5)]*
4. The proposed eight-feet tall horizontal wood plank fence will enhance the owner's patio space by providing adequate privacy and security while appearing more aesthetically pleasing than a traditional, builder-grade "dog-ear fence." An aesthetically pleasing patio space in a dense urban neighborhood will also attract future homebuyers.
    - *The proposed work will provide economic and other private benefits to the owner. [Cincinnati Municipal Code 1445-13(o)]*
5. The proposed eight-feet tall fence will also provide adequate and necessary security and discourage illicit activity to provide a safer atmosphere for the owner and neighbors along Comer Alley.
    - *The proposed project enhances public peace, safety, and general welfare. [Cincinnati Municipal Code 1445-13(p)]*
6. Because the grade from the patio door to the ground is two feet, it is necessary to install a wood deck that will be flush with the patio door. A deck that is flush with the patio door enhances the safety of guests, especially children, elderly guests, and guests with disabilities. However, a two-feet tall deck within a six-feet tall fence would create an uncomfortable outdoor space with very little privacy and very little security. Increasing the height of the fence by two feet compensates for the addition two feet added by the deck and creates a comfortable, private, and secure patio that is safe for all guests.
    - *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. [Cincinnati Municipal Code 1445-13(p)]*

Dusty Rhodes, Hamilton County Auditor

generated on 11/3/2016 10:34:08 PM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
081-0002-0401-00	1420 1 PLEASANT ST	Parcel Number	2015 Payable 2016

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

Appraisal Area
01830 - CITY HOME CONDO

Land Use
550 - CONDOMINIUM UNIT

Owner Name and Address
KIRTLEY RICARDO A
1420 PLEASANT ST
UNIT 1
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Mailing Name and Address
KIRTLEY RICARDO A
1420 PLEASANT ST
UNIT 1
CINCINNATI OH 45202
(call 946-4800 if incorrect)

Images/Sketches

Assessed Value
9,760

Effective Tax Rate
74.799317

Total Tax
$627.42

Property Description
UNIT 1420-1 13.2% CITY HOME CONDOMINIUM PHASE I TIF & CRA ABATEMENT

Appraisal/Sales Summary

Year Built	1880
Total Rooms	4
# Bedrooms	1
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	11/5/2009
Last Sale Amount	$159,600
Conveyance Number	30556
Deed Type	WD - Warranty Deed (Conv)
Deed Number	196599
# of Parcels Sold	1
Acreage	0.000
Front Footage	13.33

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	22,770
CAUV Value	0
Market Improvement Value	127,330
Market Total Value	150,100
TIF Value	17,170
Abated Value	122,240
Exempt Value	0
Taxes Paid	$627.42
Tax as % of Total Value	2.241%

Notes

1) 5-25-2010 NEW PARCEL CREATED F/4THRU6 FOR 2010 2) 6-8-2010 10 YEAR CRA ABATEMENT-RENOVATION-$283,300 MAX-BEGAN TAX YEAR 2010 THRU 2019 BACK TO TAXABLE 2020 PAYABLE 2021

Structure List

Structure Name	Finished Sq. Ft.	Year Built
Two Story	1,060	1880

Residential Appraisal Data

Attribute	Value
Style	Conventional
Grade	Average
Exterior Wall Type	Brick
Basement Type	Part Basement
Heating	Base
Air Conditioning	Central
Total Rooms	4
# of Bedrooms	1
# of Full Bathrooms	1
# of Half Bathrooms	1
# of Fireplaces	0
Basement Garage - Car Capacity	0.0

Attribute	Value
Stories	2.0
Year Built	1880
Finished Square Footage	1,060
First Floor Area (sq. ft.)	654
Upper Floor Area (sq. ft.)	406
Half Floor Area (sq. ft.)	0
Finished Basement (sq. ft.)	0

Proposed Levies

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal	2.77	$16.04	$16.04	D
Great Parks of Hamilton County - Park	Replacement	1.00	$7.28	$9.76	D
Cincinnati CSD - Emergency ($48,000,000)	Additional	7.93	$0.00	$77.40	D

No Passed Levies Found

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7,2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

Transfer History

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2009	30556	159,600	11/5/2009	OTRCH/EBER LLC	KIRTLEY RICARDO A
2009		0	8/5/2009	OTRCH/EBER LLC	OTRCH/EBER LLC OTRCH/EBER LLC

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2014	10/20/2014	22,770	127,330	150,100	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	22,770	127,330	150,100	0	120 Reappraisal, Update or Annual Equalization
2011	3/14/2011	23,000	128,620	151,620	0	120 Reappraisal, Update or Annual Equalization
2010	6/8/2010	23,000	136,600	159,600	0	30 New Construction - Full Value
2010	5/27/2010	23,000	4,870	27,870	0	130 Annual Maintenance on Splits & Combines
2010	5/26/2010	23,000	4,870	27,870	0	130 Annual Maintenance on Splits & Combines
2010	5/26/2010	0	0	0	0	70 All ReClassified Real Property
2010	8/17/2009	0	0	0	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved

*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.
**A counter-complaint may by filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of $50,000 or more in market value.
***Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information

ROBERT A. GOERING, TREASURER

Mail Payments to:	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202
Tax District:	001 - CINTI CORP-CINTI CSD

Current Owner(s)	KIRTLEY RICARDO A
Tax Bill Mail Address	KIRTLEY RICARDO A 1420 PLEASANT ST UNIT 1 CINCINNATI OH 45202

Taxable Value	
Land	7,970
Improvements	1,790
Total	9,760

Tax Overview

Tax Lien Pending	No
Tax Lien Sold	No
Full Rate	103.130000
Effective Rate	74.799317
Non Business Credit	0.100000
Owner Occupancy Credit	0.025000
Certified Delinquent Year	
Delinquent Payment Plan	No
TOP (Treasurer Optional Payment) Note: May represent multiple parcels	$0.00

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			$503.28		$503.28	
Credit			$138.26		$138.26	
Subtotal			$365.02		$365.02	
Non Business Credit			$36.50		$36.50	
Owner Occupancy Credit			$9.12		$9.12	
Homestead			$0.00		$0.00	
Sales CR			$7.00		$7.00	
Subtotal	**$0.00**	**$0.00**	**$312.40**	**$0.00**	**$312.40**	**$0.00**
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Real Estate Paid	$0.00		$312.40		$312.40	
Real Estate Owed	$0.00		$0.00		$0.00	
Special Assess Paid	$0.00		$2.62		$0.00	
Special Assess Owed	$0.00		$0.00		$0.00	
Total Due	$0.00		$315.02		$312.40	
Total Paid	$0.00		$315.02		$312.40	
Unpaid Delq Contract	$0.00		$0.00		$0.00	
Total Owed	**$0.00**		**$0.00**		**$0.00**	

Special Assessment Detail for 34-999 #34-999 URBAN FORESTRY CITY

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	$0.00	$0.00	$2.62	$0.00	$0.00	$0.00
Interest/Penalty	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Special Assessment Detail for 34-999 #34-999 URBAN FORESTRY CITY

Paid	$0.00		$2.62		$0.00	
Owed	$0.00		$0.00		$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
6/23/2016	2 - 2015	$0.00	$0.00	$312.40	$0.00
2/1/2016	1 - 2015	$0.00	$315.02	$0.00	$0.00
2/2/2015	1 - 2014	$0.00	$317.26	$314.65	$0.00
1/21/2014	1 - 2013	$0.00	$325.57	$323.09	$0.00

Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions

Tax Distribution Information

Market Value

Land	22,770
Building	5,090
Total	**27,860**

Assessed Value (35%)

Land	7,970
Building	1,790
Total	**9,760**

Tax Rate Information

Full Tax Rate (mills)	103.130000
Reduction Factor	0.274709
Effective Tax Rate (mills)	74.799317
Non Business Credit	0.100000
Owner Occupancy Credit	0.025000

Tax Calculations

Gross Real Estate Tax	$1,006.56
- Reduction Amount	$276.52
- Non Business Credit	$73.00
- Owner Occupancy Credit	$18.24
- Homestead	$0.00
Half Year Real Taxes	$319.40
- Sales Tax Credit	$7.00
+ Current Assessment	$2.62
+ Delinquent Assessment	$0.00
+ Delinquent Real Estate	$0.00
Semi Annual Net	$315.02

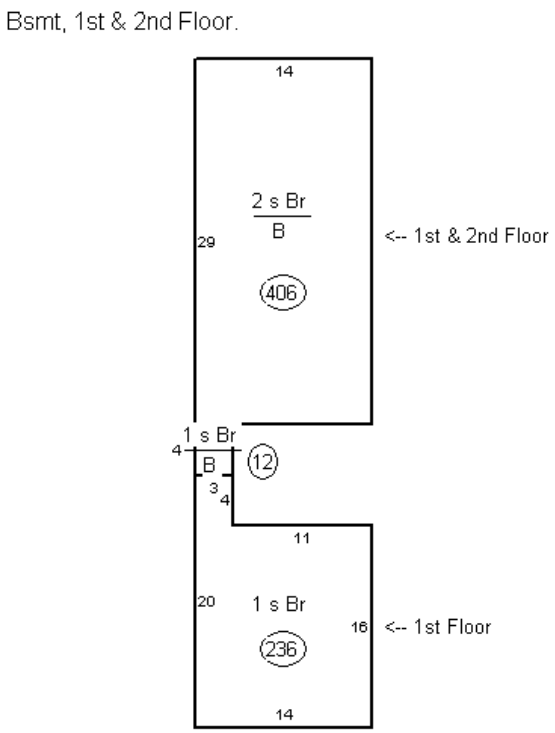
Half Year Tax Distributions

School District	$77.98
Township	$0.00
City/Village	$216.53
Joint Vocational School	$0.00
County General Fund	$3.69
Public Library	$1.64
Family Service/Treatment	$0.56
HLTH/Hospital Care-Indigent	$2.80
Mental Health Levy	$2.70
Developmental Disabilities	$6.47
Park District	$1.45
Crime Information Center	$0.28
Children Services	$3.08
Senior Services	$1.64
Zoological Park	$0.58

This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

Parcel Photo

Parcel Sketch

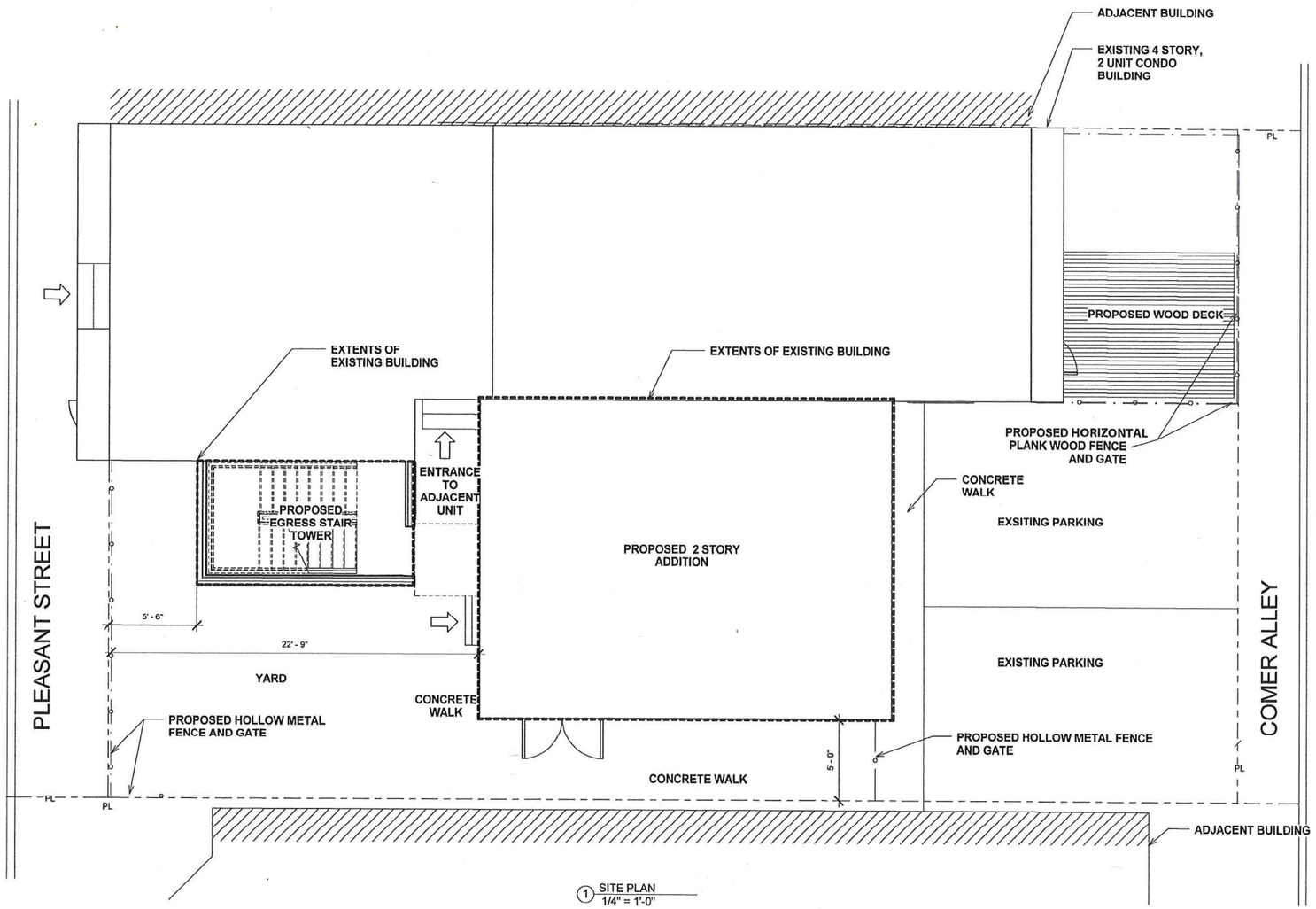


Special Assessments

Project	Description	End Year	Payoff Amount
34-999	#34-999 URBAN FORESTRY CITY	Indefinite	$0.00

Related Names

Name	Relationship	Status
KIRTLEY RICARDO A	Parcel Owner	Current



1 SITE PLAN
1/4" = 1'-0"

SCHICKEL DESIGN
124 W. Fourteenth St., Cincinnati, OH 45202 513.721.4000

1420 PLEASANT RENOVATION

1420 Pleasant St.
Cincinnati, OH 45202

OWNER CONTACT
Andreas Kirfley

NOT FOR CONSTRUCTION

KEY	DATE

DRAWN BY
Approver

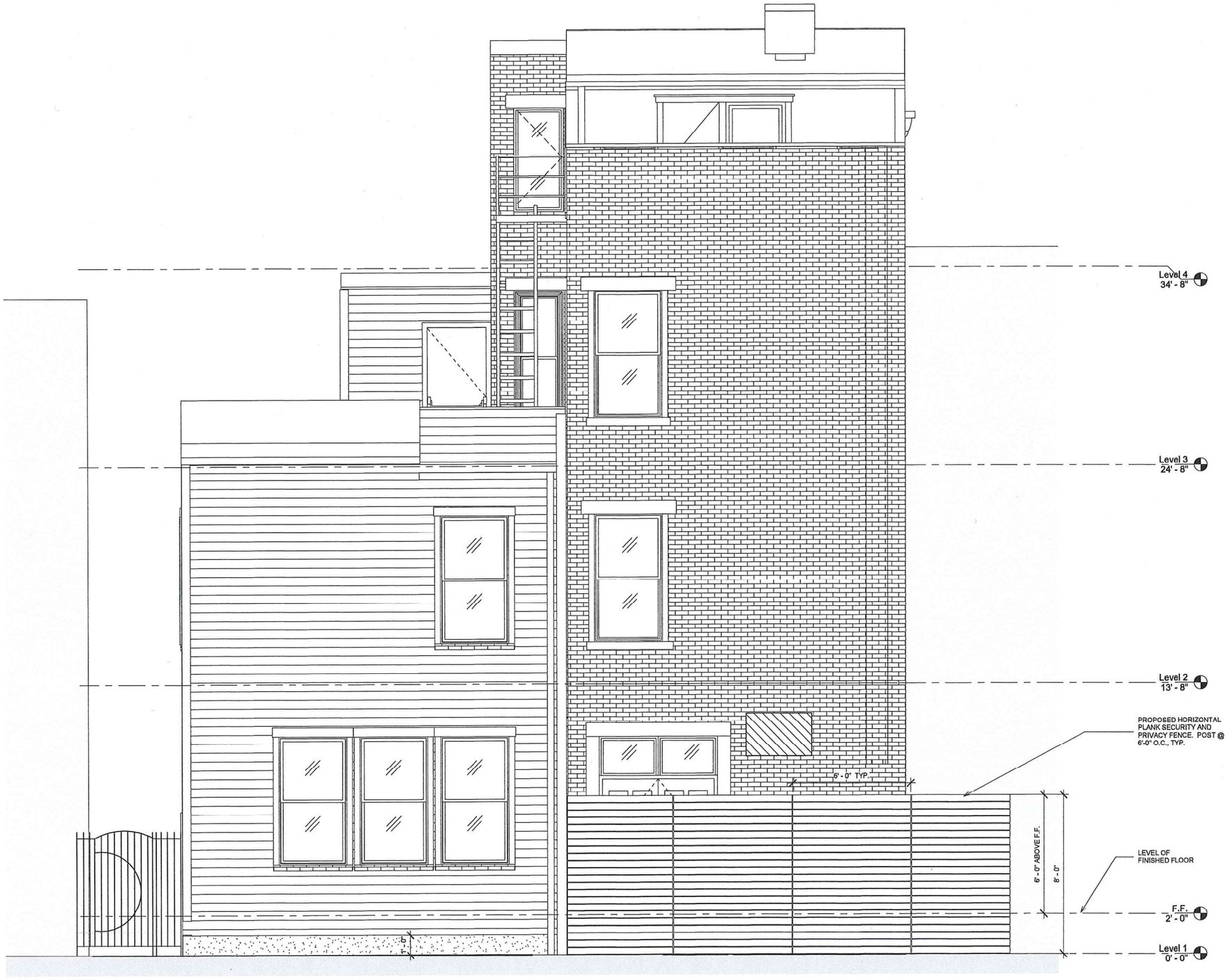
DRAWN BY
Author

DATE
5/11/2015 2:52:27 PM

SHEET NAME
SITE PLAN

SHEET NUMBER
A1.3

1420 Pleasant Street
Washington Park
Music Hall
W 15th St
Magnolia St
Adrian Alley
W 14th St
Elm St
Pleasant St
Corner Alley
Osborne Alley
Race St
Republic St
Vine St
Goose Alley
Parish Alley
City Gospel Mission
Wooden Nickel Antiques
Symphony Hotel
Jules Azzi Fine Violins
Anchor OTR
Sweet Petit Desserts
Fountain Square Management Group
Zula Restaurant & Wine Bar
Salazar New American
Jack Wood Gallery
Brandery
Pet Wants Kitchen
Graeter's Ice Cream
Brezel
Quan Hapa
Kaze
Cincinnati Opera
Hyde Park Community United Methodist Church
Traffic, Bicycling, Terrain, Directions
Sign in
Earth
Google



④ EAST EXTERIOR ELEVATION
3/8" = 1'-0"

Schickel
SCHICKEL DESIGN
124 W. Fourteenth St., Cincinnati, OH 45202 513.721.4009

MARTH DCRFF
LICENSE #00249870
EXPIRES 12/31/2015

1420 PLEASANT RENOVATION

1420 Pleasant St. Cincinnati,
OH 45202

OWNER CONTACT
Andreas Kirtley

FOR CONSTRUCTION

REV	DATE

DRAWN BY
BSP

REVIEWED BY
MSD

DATE
11/3/2016 1:50:59 PM

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.3

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

1420 Pleasant Street, Cincinnati, OH 45202
Ricardo A. Kirtley, Applicant

ATTACHMENT #9

Photos of the rear, or east, side of the building where fence is to be installed

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

1420 Pleasant Street, Cincinnati, OH 45202
Ricardo A. Kirtley, Applicant

ATTACHMENT #9 (cont.)

Photos of the rear, or east, side of the building where fence is to be installed

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

1420 Pleasant Street, Cincinnati, OH 45202
Ricardo A. Kirtley, Applicant

ATTACHMENT #10

Additional photo of the front, or west, side of the building for context

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

1420 Pleasant Street, Cincinnati, OH 45202
Ricardo A. Kirtley, Applicant

ATTACHMENT #11

Photos of sample fence, proposed fence to match this style

Corner of 1217 Elm Street and Emerson Alley, measures 8 feet high

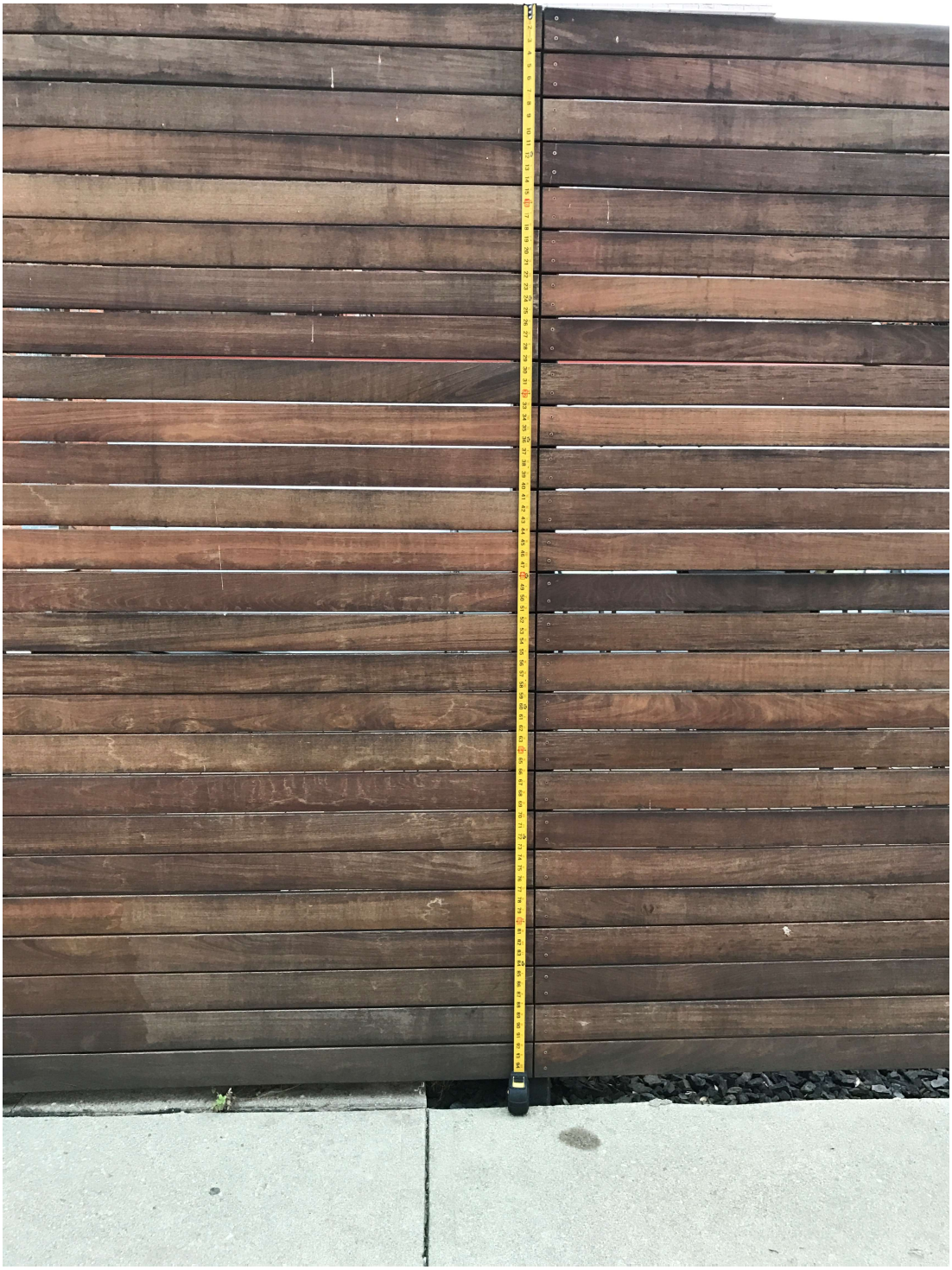
Corner of 1217 Elm Street and Emerson Alley, measures 8 feet high

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

1420 Pleasant Street, Cincinnati, OH 45202
Ricardo A. Kirtley, Applicant

ATTACHMENT #11 (cont.)

Photos of sample fence, proposed fence to match this style



Corner of 1217 Elm Street and Emerson Alley, measures 8 feet high

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

1420 Pleasant Street, Cincinnati, OH 45202
Ricardo A. Kirtley, Applicant

ATTACHMENT #12

Examples of existing fences in the vicinity which provide precedence

Corner of 124 14th Street and Osborne Alley, measures 8 feet high

Corner of 1401 Race and Comer Alley, measures 8 feet high

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

1420 Pleasant Street, Cincinnati, OH 45202
Ricardo A. Kirtley, Applicant

ATTACHMENT #12 (cont.)

Examples of existing fences in the vicinity which provide precedence

Rear of 1407 Race along Comer Alley, measures 8 feet high

ITEM 2 December 19, 2016

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

APPLICATION #: COA2016095
APPLICANT: Terry Boling
OWNER: Patty Hord
ADDRESS: **1604-1606 Pleasant Street**
PARCELS: 094-0008-0037 & 094-008-0038
ZONING: RM-1.2
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: December 2, 2016
HEARING DATE: December 19, 2016
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) for a stairwell within the interior courtyard, two rear balconies and rooftop deck additions on the properties at 1604 and 1606 Pleasant Street.

Existing Conditions
The existing properties consist of two connected three-story Italianate buildings dating to ca. 1880 with a stone foundation, brick bearing walls, and a gently-sloping roof. The building features decorative stone lintels and a cornice line with brackets. The existing window sash are vinyl replacements that are smaller than the window openings necessitating infill material within the upper portion of the opening. Decorative metal security grates cover the window openings on the first floor and similar gates fill the entry openings to the internal courtyard between the two buildings. The south wall of the southern building has an Artworks mural. The two lots to the south are currently vacant.

Proposed Conditions
The applicant is proposing to modify 1604-1606 Pleasant Street with the following:

- New 4-story external metal staircase within interior courtyard.
- New external rear balconies on the second floor
- New one-over-one windows
- New rooftop decks

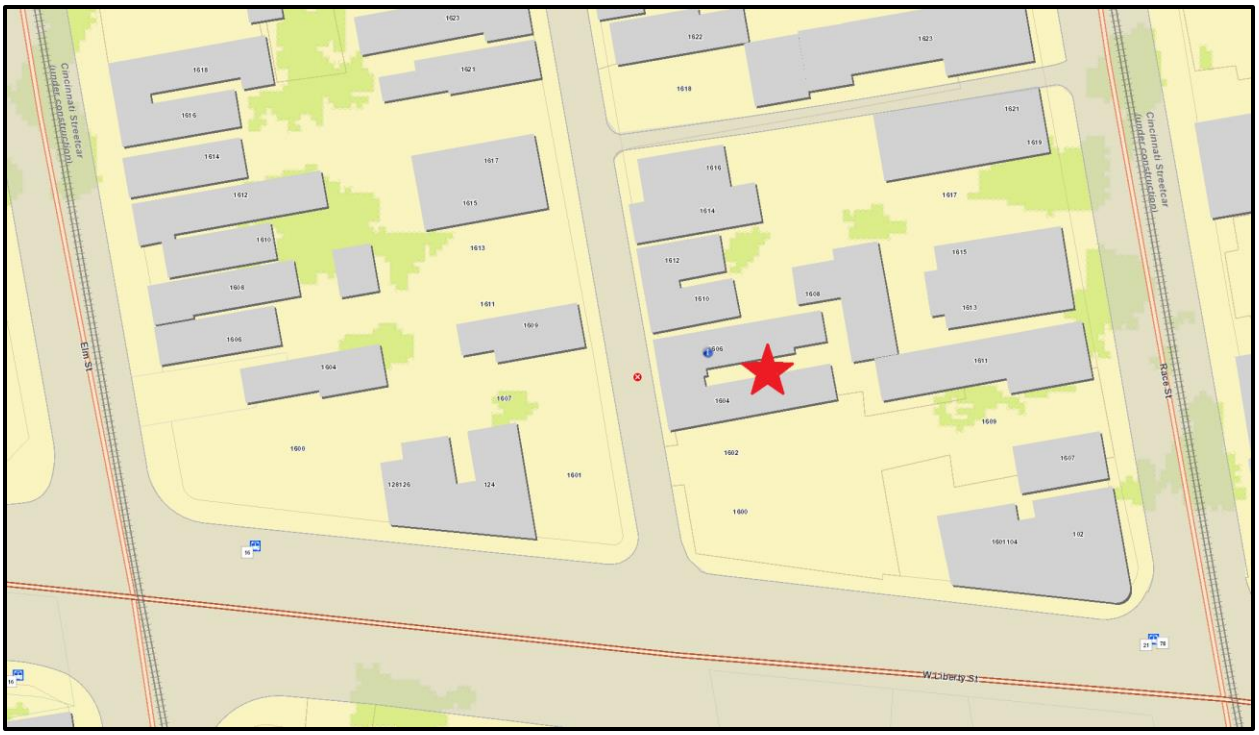


Figure 1: 1604-1606 Pleasant Street. Map from CAGIS Maps.

Figure 2: 1604-1606 Pleasant Street. Image courtesy of Google.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1405-07	RM-1.2
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Review

Each property currently contains six dwelling units (12 total). The RM-1.2 Zoning District allows one dwelling unit for every 1200 square feet of lot area. At approximately 1700 square feet of lot area, the properties are legally nonconforming. The proposed work would reduce the degree of nonconformity by reducing the 12 total units to 6 units between both buildings. Per Section 1447-05(a), a Nonconforming Structure may be repaired, maintained, altered or enlarged; provided that no such repair, maintenance, alteration or expansion shall either create any new nonconformity or increase the degree of the existing nonconformity of all or any part of such structure without having first obtained a variance. Because the proposed work will reduce the number of units, no new nonconformity will be created and the existing nonconforming use is permitted to be continued and maintained per Section 1447-03(a). No Zoning Relief is required.

Because a new structure is proposed that will cross the parcel boundary line (courtyard staircase), consolidation of the parcels 094-0008-0037 and 094-008-0038 is required before building permits may be issued.

Certificate of Appropriateness Review:

A COA is required for the stairway, rear balconies, rooftop deck additions and the changes to the windows.

Comments on Applicable Guidelines

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines.

Applicable Guidelines
REHABILITATION

Rehabilitation

3. Door and Window Sash: Repair original doors and window sashes rather than replace whenever possible. If replacement is necessary, the new door or window sash should match the original in material, size and style as closely as possible. Synthetic replacement windows are generally discouraged. Consult with the Historic Conservation Office about acceptable replacement windows.

There are currently no windows or non-historic windows in the openings. The one-over-one proposed aluminum clad wood windows filling the entire historic openings are appropriate treatments for this building and for the Historic Conservation District.

Additions

Intent and General Guidelines

1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.

2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.

3. Additions should not overpower the original building.

4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.

   The 4-story staircase addition is set back towards the center of the interior courtyard between the two buildings and will not be visible from any surrounding street. There is no alley behind the buildings. The addition is needed to provide access to the upper dwelling units as the existing interior staircase will be removed to provide for additional indoor living space. The staircase will be constructed of steel in order to provide a lighter structure that will allow the penetration of light to the interior courtyard windows. The existing fire escapes will be redundant with the addition of the staircase and will be removed.

   In order to provide access to the proposed roof deck, a small addition will be required on the roof of the northern building (1606 Pleasant). The addition will be located near the center of the building and will extend upwards approximately 3 feet to allow clearance for the doorway to enter the roof deck and provide usable space in the fourth floor attic level. The addition will be composed of salvaged historic brick toothed in to match the existing. The addition will not be visible from Pleasant Street when viewed from directly in front of the building.

Site Improvements

B. SPECIFIC GUIDELINES

4. DECKS: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be

discouraged.

The proposed rooftop deck is appropriate as it will not detract from the character of the building and will not be visible from street level. The existing building has a gently sloping roof with a parapet. The deck will be inset into the fourth floor space and will not be visible when viewed from directly in front of the building on Pleasant Street. The deck will be of a sufficient depth behind the parapet as to not require a railing. The rooftop decks will not be visible from Liberty Street due to the taller height of the southern building that will screen the small addition required for the northern building deck and the depth of the buildings from the Liberty Street ROW.

The proposed balconies will be placed on the rear (east) elevation at the level of the second floor to provide outdoor living space for residents at this level. The balconies will be primarily constructed of wood joists and supports with composite decking. A 42" metal guardrail will be provided and perforated metal paneling that is 30% open will be applied to the perimeter of the balconies. Similar metal paneling was approved for a previous project at 1824 Elm Street (Artichoke). The balconies will not be visible from Pleasant Street, but will be minimally visible from Liberty Street due to the vacant adjacent lots. Any future new construction on these vacant lots would likely screen the balconies from view from Liberty Street.

Other Considerations:

Prehearing Results: A prehearing was held on November 30, 2016.

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012)*:

- "Sustain" Initiative Area "Preserve our built history"
- "Live" Section of Plan Cincinnati, specifically the action step "Improve the quality and number of moderate to high-income rental and homeowner units" (p. 165).

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 1604-1606 Pleasant Street per plans submitted by Terry Boling, Architect and dated 11/3/2016 including any revisions submitted for permit subject to staff review and approval with the following condition:

1. Parcels 094-0008-0037 and 094-008-0038 shall be consolidated prior to issuance of building permits.
2. The existing nonconformity shall be reduced from 12 existing units to 6 proposed units.

3. The building permits shall be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

TERRY BOLING ARCHITECT LEED AP

695 Reynard Avenue Cincinnati, Ohio 45231
www.terryboling.com
terry.boling@uc.edu
513-375-0304

design architecture construction

11.03.2016

Beth Johnson
Urban Conservator
City of Cincinnati

Hi Beth-

Here is the application for the Certificate of Appropriateness for 1604-1606 Pleasant Street.
I am enclosing (3) sets of 12 x 18 drawings for your review. I will also send this information via email.

The project consists of the renovation of 2 abandoned and adjacent buildings and the addition of an exterior egress stair in the shared courtyard between them. 3CDC, the current property owner, has executed an option agreement and are negotiating a purchase agreement with my client, Patty Hord.

The buildings have undergone some structural remediation. The buildings were once multi-family residential, with up to 6 units in each building. Our proposal is to consolidate the properties and to create three units per building (six total for the entire project). The upper units in each building will be comprised of two floors, each having a roof deck to the east (rear) of the buildings. Because of the reduced attic height in the 1606 building, a new raised roof area is required for a portion of the footprint. The raised area is approximately 3' higher than the existing roof, and is set back and will not be visible from the street. The construction will match the existing construction of brick bearing walls. A covered, yet open exterior steel stair will be constructed in the courtyard passage between the buildings, as the small interior stairs in the buildings will be abandoned. The stair will not be visible from outside of the property. In addition, the second floor of each unit will have a small balcony on the East side of the building. While these balconies will be partially visible from Liberty Street presently, it is anticipated that a building on the vacant lot to the South will obscure this view in the near future. The stair and balcony guard surfaces are clad with 30% open perforated steel panels that will be powder coated.

The existing windows are ill-fitting anodized aluminum replacement windows, and will be removed and replaced with historically appropriate clad double-hung windows.

Thank you for your consideration,

Terry Boling, Architect

1604 & 1606 PLEASANT STREET

Cincinnati, Ohio, 45202

DRAWING INDEX

A0 DRAWING INDEX
A01 SITE MAP WITH PHOTOKEY
A02 SITE PHOTOS
A03 SITE PLAN EXISTING

A010 BASEMENT EXISTING
A011 LEVEL 1 EXISTING
A012 LEVEL 2 EXISTING
A013 LEVEL 3 EXISTING
A014 LEVEL 4 EXISTING
A015 ROOF EXISTING
A020 EAST & WEST ELEVATION EXISTING
A021 1604 NORTH ELEVATION EXISTING
A022 1604 SOUTH ELEVATION EXISTING
A023 1606 SOUTH ELEVATION EXISTING
A024 1606 NORTH ELEVATION EXISTING

A100 SITE PLAN
A101 BASEMENT PROPOSED
A102 LEVEL 1 PROPOSED
A103 LEVEL 2 PROPOSED
A104 LEVEL 3 PROPOSED
A105 LEVEL 4 PROPOSED
A106 ROOF PROPOSED

A200 EAST AND WEST ELEVATION PROPOSED
A201 1604 NORTH ELEVATION PROPOSED
A202 1604 SOUTH ELEVATION PROPOSED
A203 1606 NORTH ELEVATION PROPOSED
A204 1606 SOUTH ELEVATION PROPOSED

A300 TRANSVERSE SECTION PROPOSED
A301 1604 LONGITUDINAL SECTION PROPOSED
A302 1606 LONGITUDINAL SECTION PROPOSED

A501 ROOF DECK DETAILS
A502 EXTERIOR STAIR ENLARGED

A601 SIGHT LINES
A602 PRODUCT INFORMATION
A606 REFERENCE PICTURES PROPOSED BALCONY RAILING

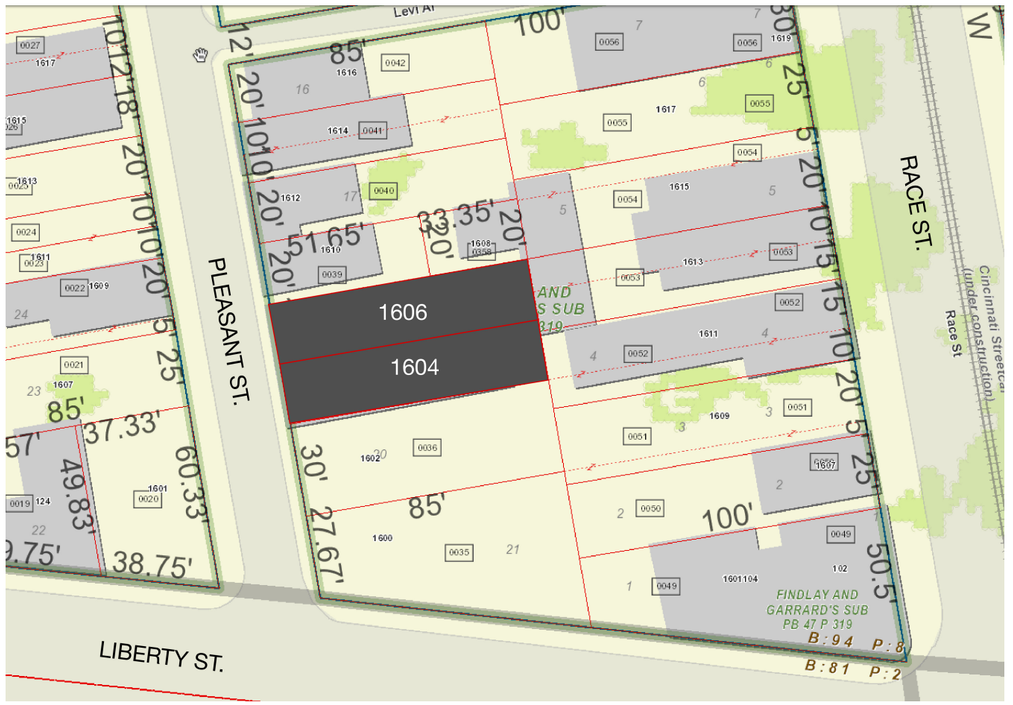
RENTABLE AREA

1604 Unit 1	952 SF
1604 Unit 2	1024 SF
1604 Unit 3 - Lower Level	1024 SF
1604 Unit 3 - Upper Level	366 SF
Grand total: 4	3365 SF

1606 Unit 1	914 SF
1606 Unit 2	988 SF
1606 Unit 3 - Lower Level	988 SF
1606 Unit 3 - Upper Level	356 SF
Grand total: 4	3246 SF

LOCATION MAP

ENLARGED MAP



TERRY BOLING ARCHITECT LEED AP
design architecture construction
695 Reynard Avenue Cincinnati, Ohio 45231
www.terryboling.com
terry.boling@uc.edu
513-375-0304

SEALS

Patty Hord
1604 Pleasant st.
Cincinnati, Ohio. 45237

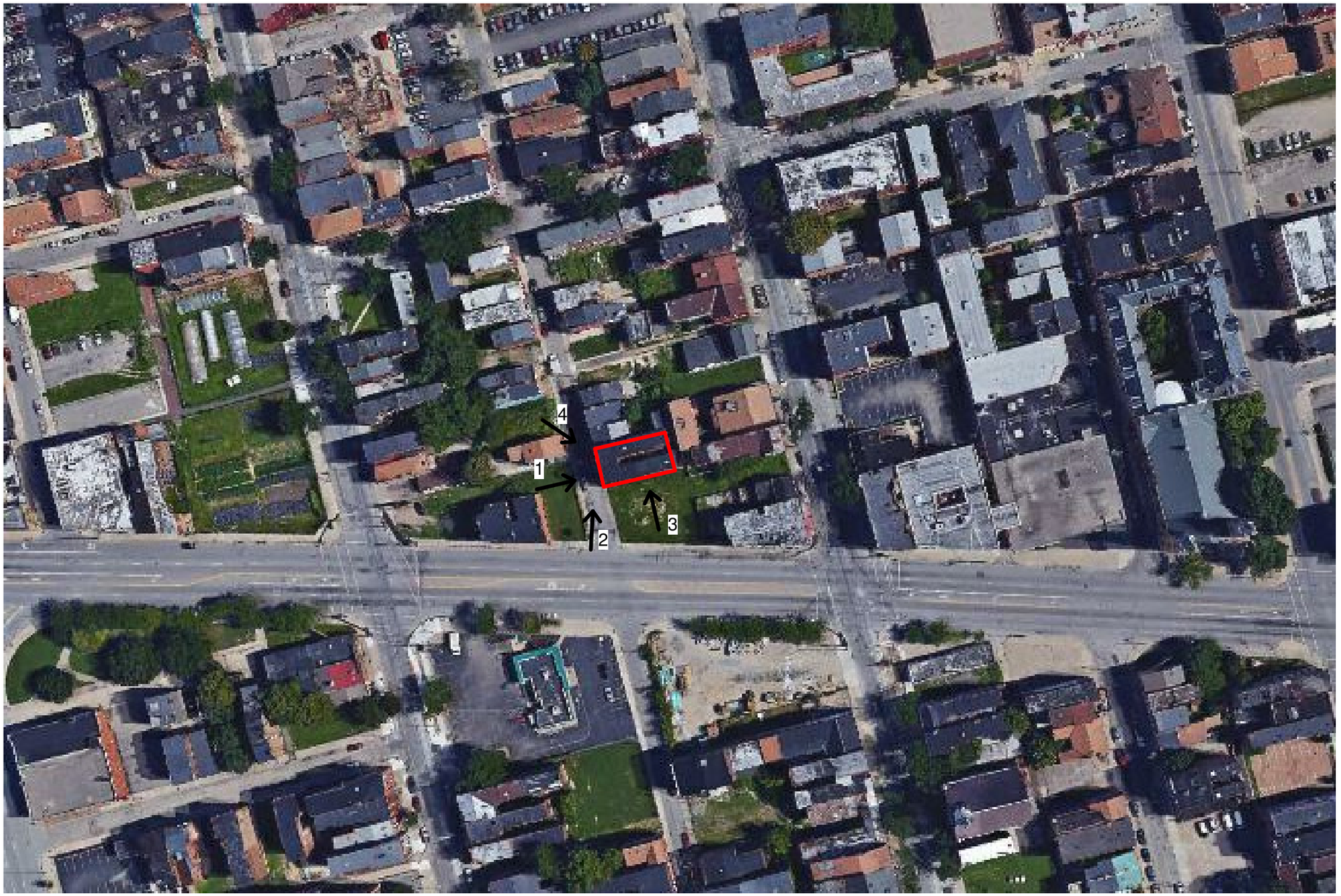
12/6/2016 16:10:00

A0

Drawing index

TERRY BOLING ARCHITECT LEED AP
design architecture construction
695 Reynard Avenue Cincinnati, Ohio 45231
www.terryboling.com
terry.boling@uc.edu
513-375-0304

SEALS



Site map with photo key

Patty Hord
1604 Pleasant st.
Cincinnati, Ohio. 45237

12/6/2016 16:10:00

A01
SITE MAP WITH PHOTO KEY

TERRY BOLING ARCHITECT LEED AP
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SEALS

View 1

View 2

View 3

View 4

View current windows

Patty Hord
1604 Pleasant st.
Cincinnati, Ohio. 45237

12/6/2016 16:10:00

A02
SITE PHOTOS

1 Site -Existing
1" = 10'-0"

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SEALS

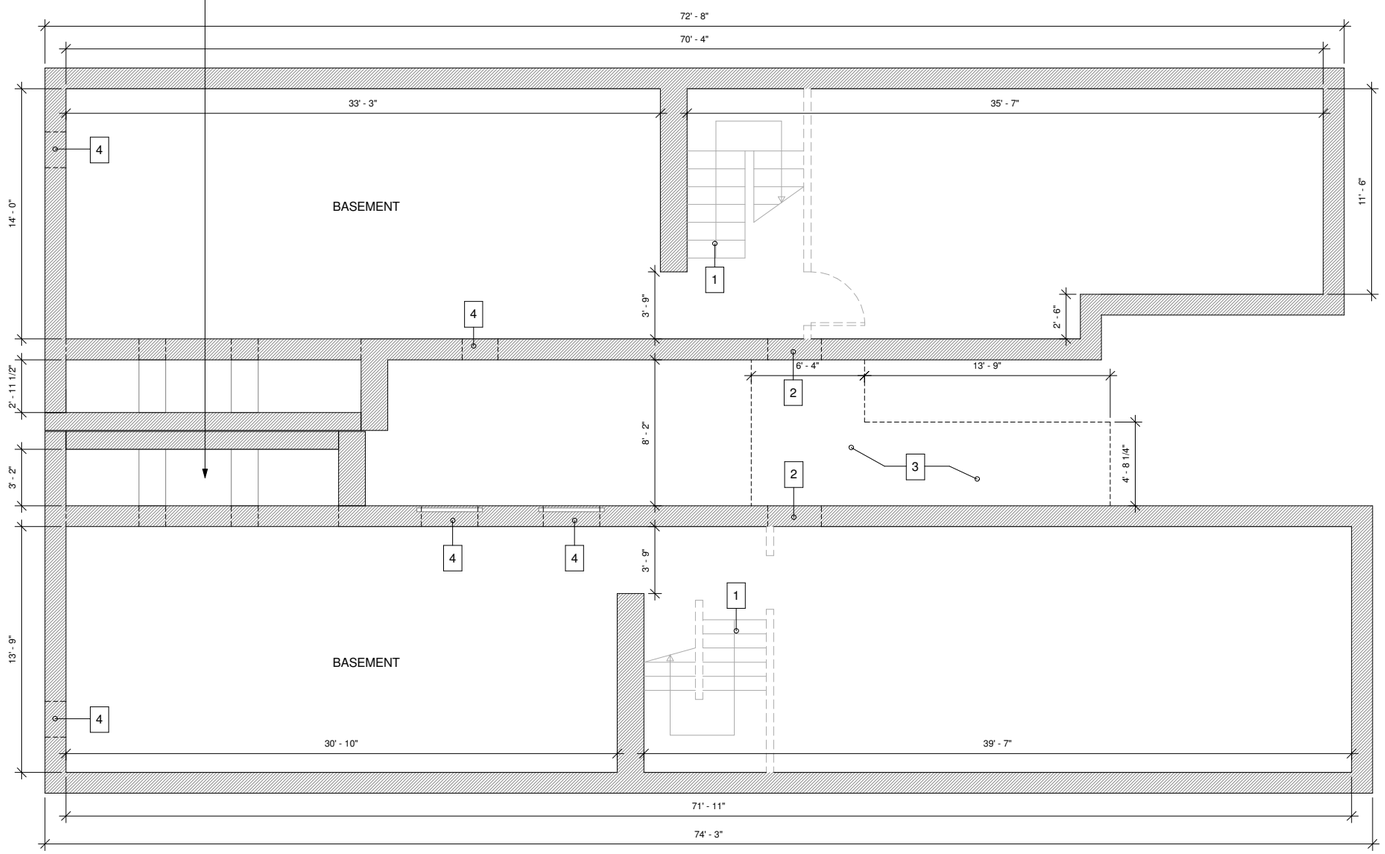
Patty Hord
1604 Pleasant st.
Cincinnati, Ohio. 45237

12/6/2016 16:10:01

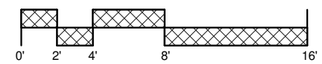
1" = 10'-0"

A03
SITE PLAN EXISTING

Existing basement details



1 Basement - EXISTING
1/4" = 1'-0"



General demolition notes:

Contractor to brace entire structure during demolition and construction to maintain stability until complete.

Contractor to inspect and assess all existing stone foundation walls and repair as necessary. Tuck point mortar and coat interior surfaces with a water resistant coating to be determined.

Contractor to inspect and assess all existing joists, lintels and beams and repair and/or replace as necessary. This assessment will be coordinated with Architect.

Contractor to inspect and assess all existing masonry and patch and repair as necessary. This assessment will be coordinated with architect.

Contractor to inspect and assess all existing subfloor and repair and replace as necessary. New 1/2" plywood subfloor to be glued and screwed to existing for smooth new level. Assessment to be made in coordination with Architect.
Not applicable in basement.

All existing interior walls (stud construction with gypsum), chimneys and furr-out walls to be removed unless noted.

All existing mechanical equipment, plumbing and electrical panels and wiring to be removed.

All existing windows and doors to be removed.

All lath and plaster to be removed

Demolition drawing notes:

1. Existing stair and remaining walls to be demolished. Opening in floor to be filled with new joists and subfloor to match existing.
2. Create opening in stone wall for 3'x7" new access doors to basement.
3. Excavate existing dirt and concrete pavement to create new access to basement.
4. Remove all existing lower level vents. Provide new painted steel and stainless mesh vents as required. Repair lintels as required. Lower vents facing inner courtyard to be filled in with salvaged brick.
5. Existing window opening to be altered for new door.
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8. Existing cast iron gate to be removed and salvaged.
9. Existing concrete pavement to be demolished.
10. Existing fire escapes to be removed and salvaged.
11. Columns to be removed.
12. Removal of structure and subfloor to accommodate open ceiling.
13. Remove existing joists to accommodate new stair opening. Head off joists with (3) 2x12's to match existing joist depth. Provide double joists at stair opening.
14. Modify and remove existing roof structure to create roof deck at 1604 and 1606 and new mezzanine roof at 1606.
15. Remove chimney up to ceiling line and provide 4"x4"x1/4" steel angle support for chimney above roof.

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12/6/2016 16:10:01

1/4" = 1'-0"

A010

BASEMENT EXISTING

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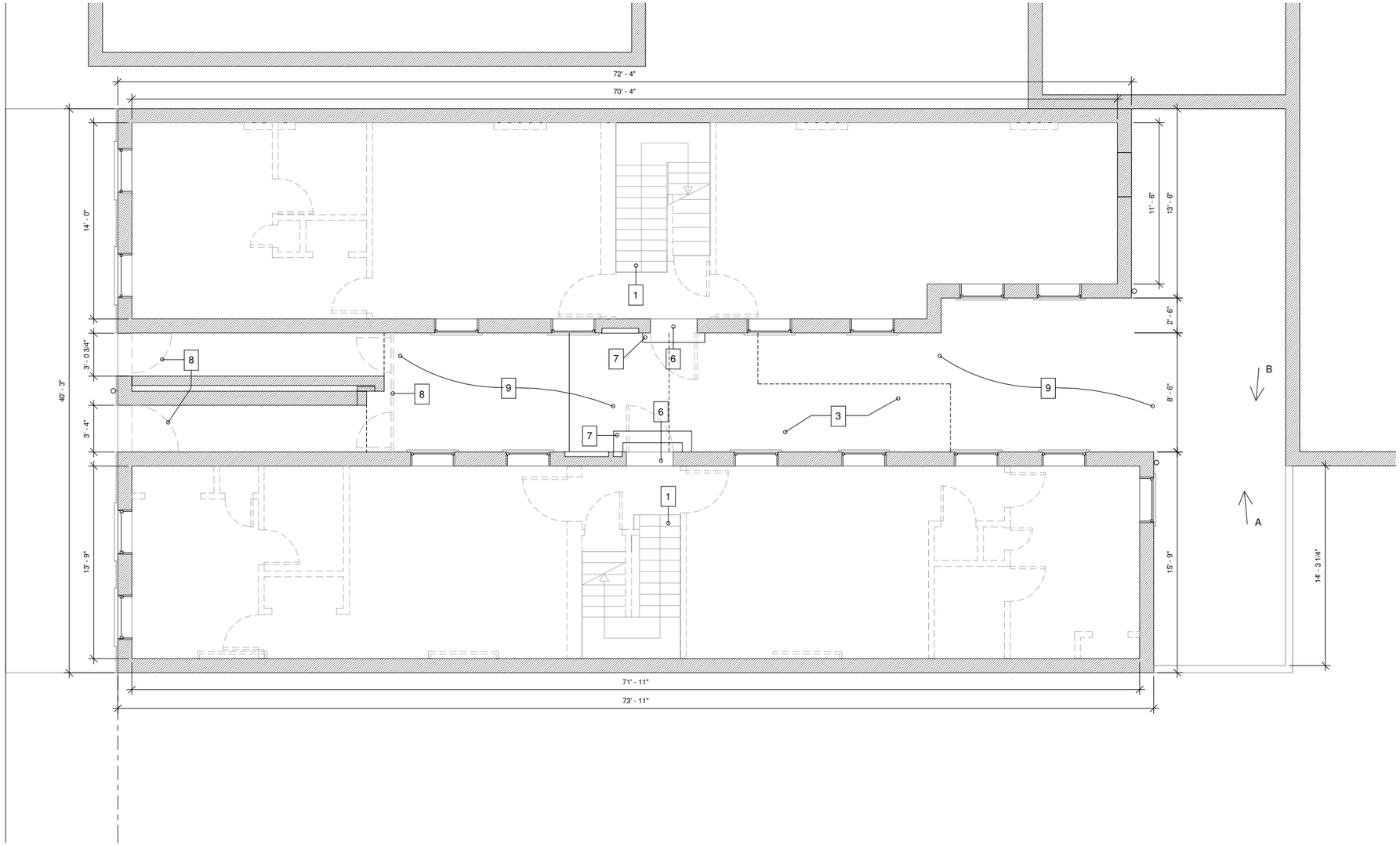
SEALS

View A

View B



1 Level 1 - EXISTING
1/4" = 1'-0"

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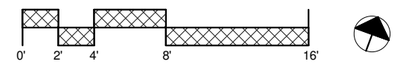
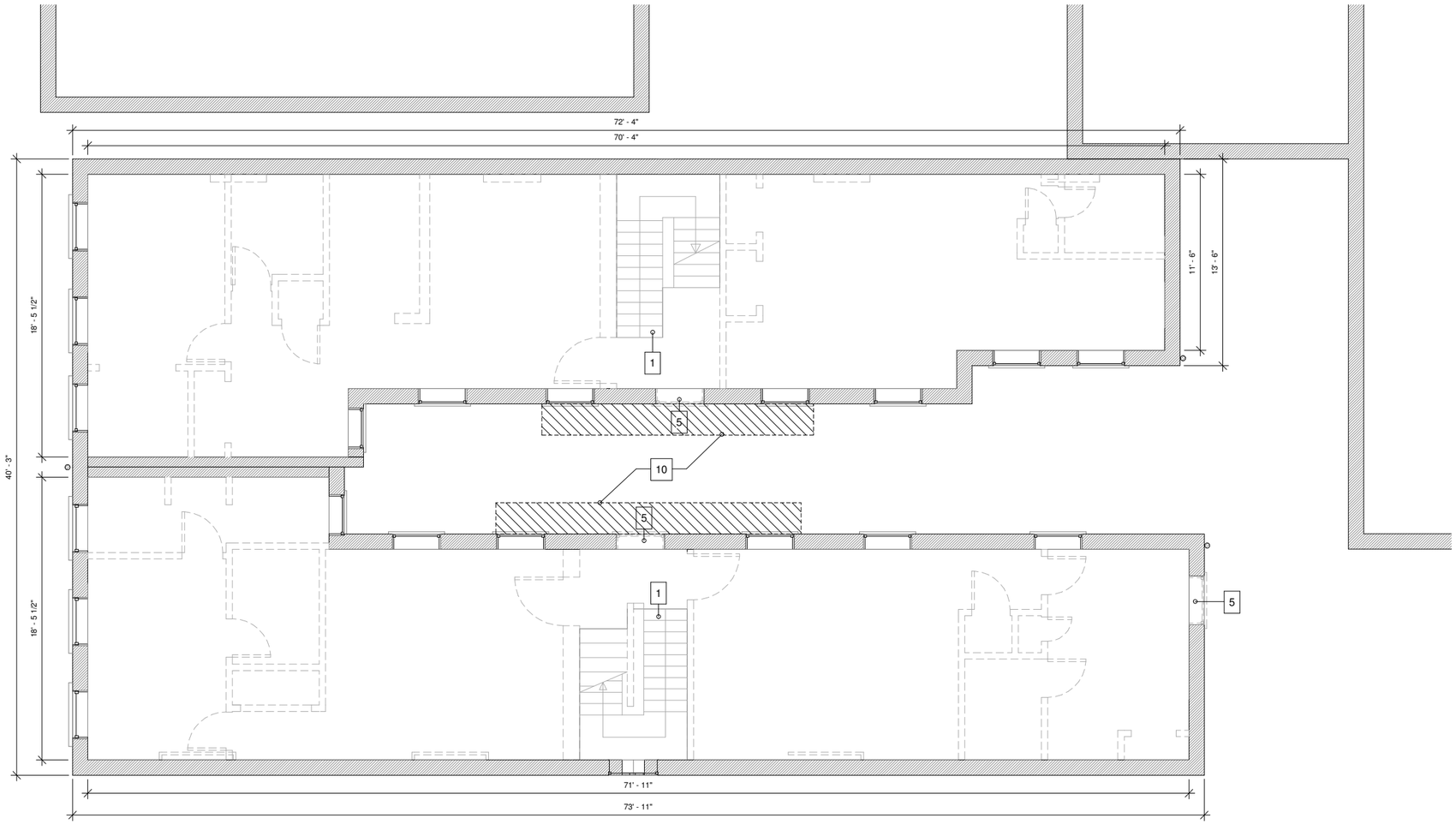


Patty Hord
1604 Pleasant st.
Cincinnati, Ohio. 45237

12/6/2016 16:10:02

1/4" = 1'-0"

A011
LEVEL 1 EXISTING



1 Level 2 - EXISTING
1/4" = 1'-0"

General demolition notes:

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SEALS

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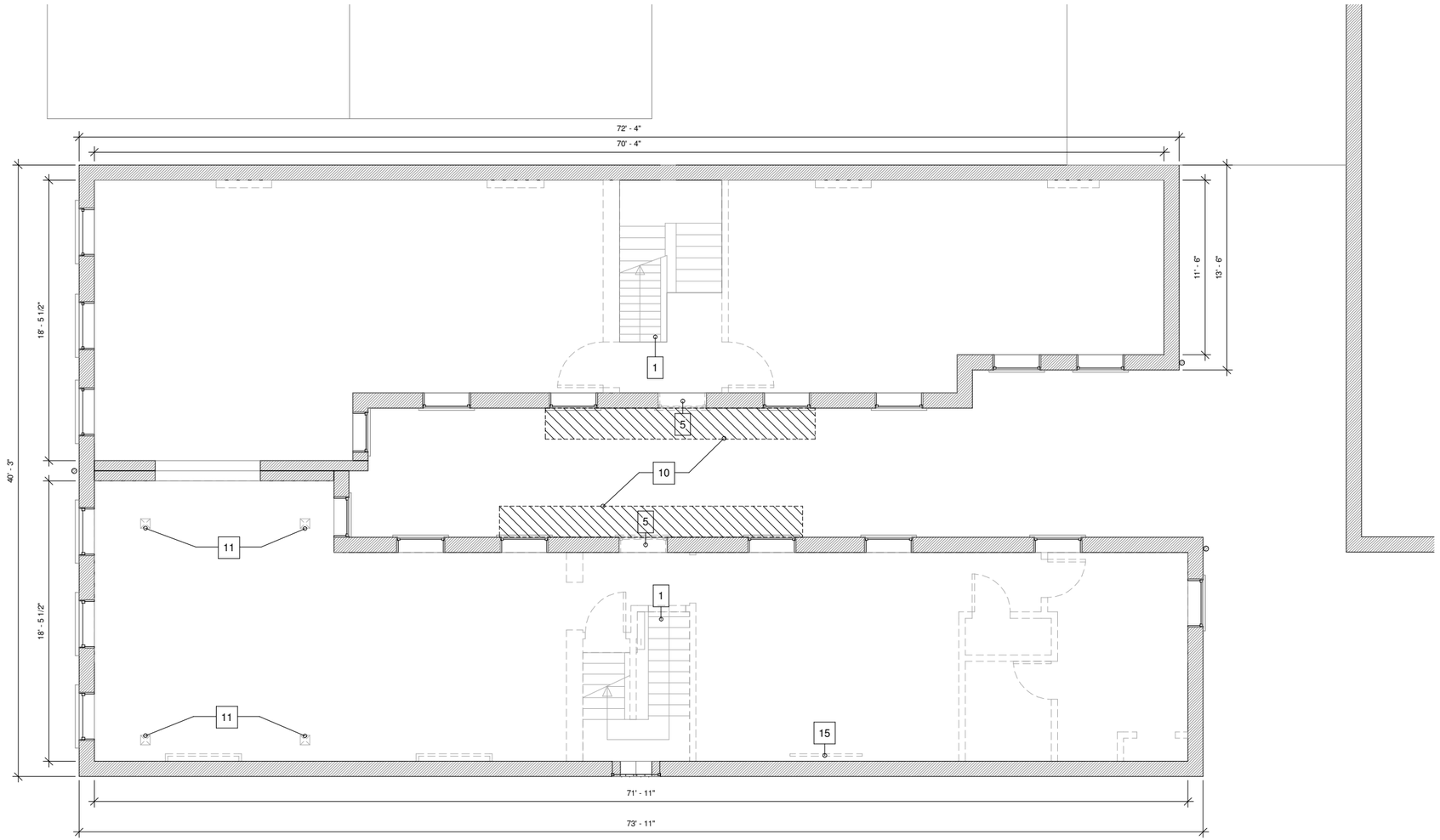
Cincinnati, Ohio. 45237

12/6/2016 16:10:03

1/4" = 1'-0"

A012
LEVEL 2 EXISTING

0' 2' 4' 8' 16'



1 Level 3 - EXISTING
1/4" = 1'-0"

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SEALS

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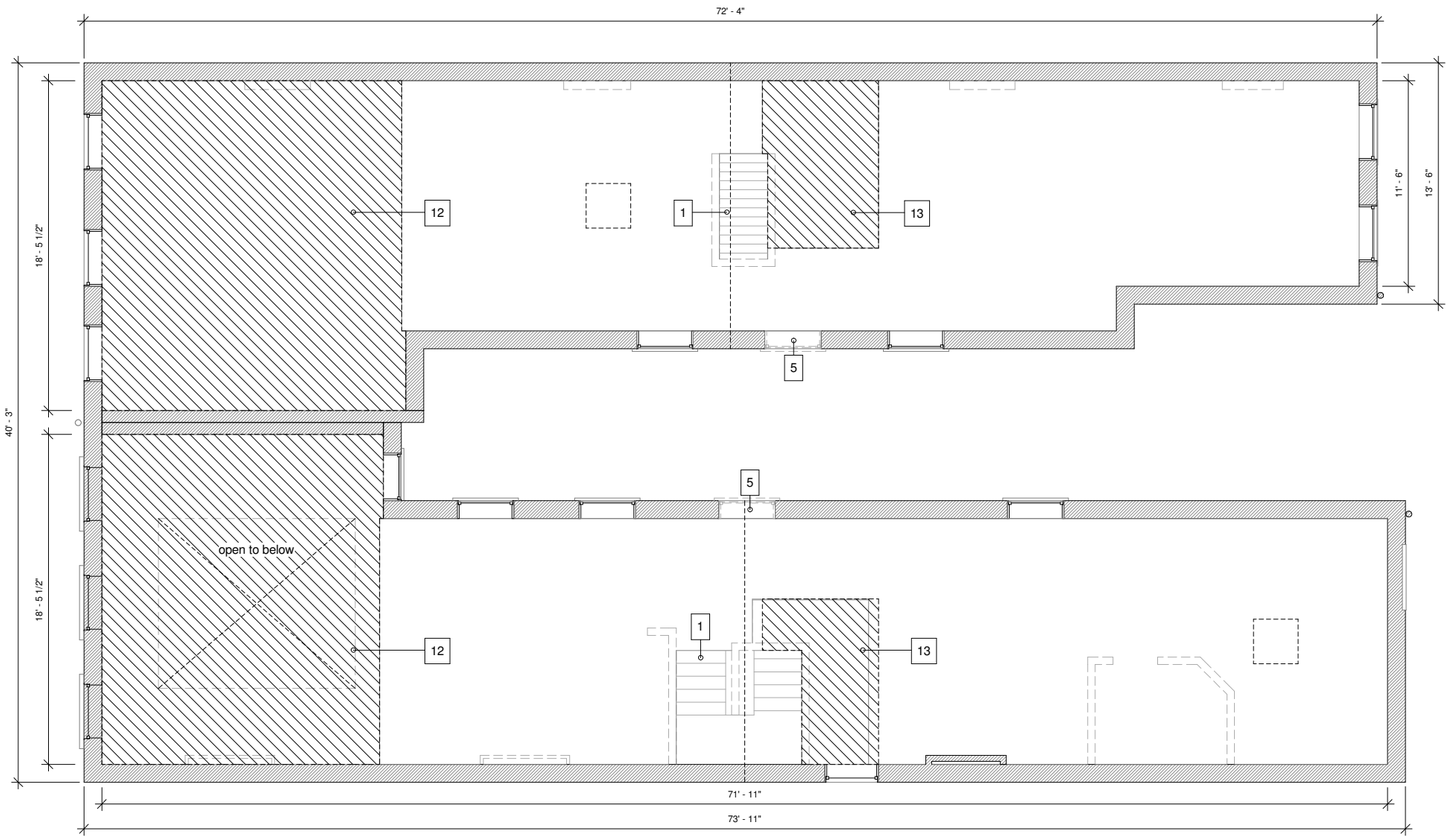
Cincinnati, Ohio. 45237

12/6/2016 16:10:03

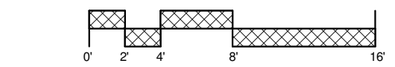
1/4" = 1'-0"

A013
LEVEL 3 EXISTING

0' 2' 4' 8' 16'



1 Level 4 - EXISTING
1/4" = 1'-0"



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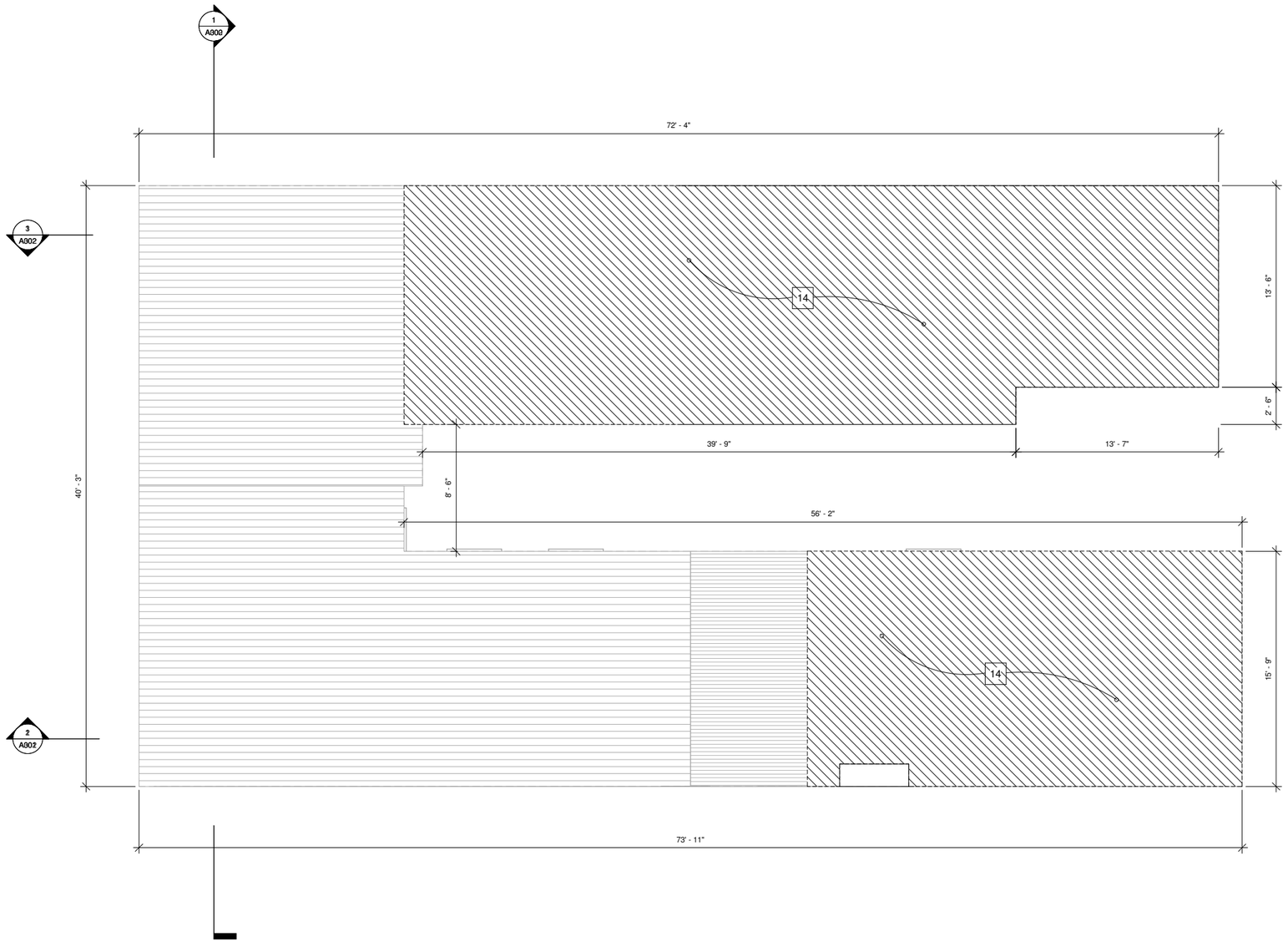
SEALS

Patty Hord
1604 Pleasant st.
Cincinnati, Ohio. 45237

12/6/2016 16:10:04

1/4" = 1'-0"

A014
LEVEL 4 EXISTING



1 Roof - EXISTING
1/4" = 1'-0"

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SEALS

Patty Hord
1604 Pleasant st.
Cincinnati, Ohio. 45237

12/6/2016 16:10:04

1/4" = 1'-0"

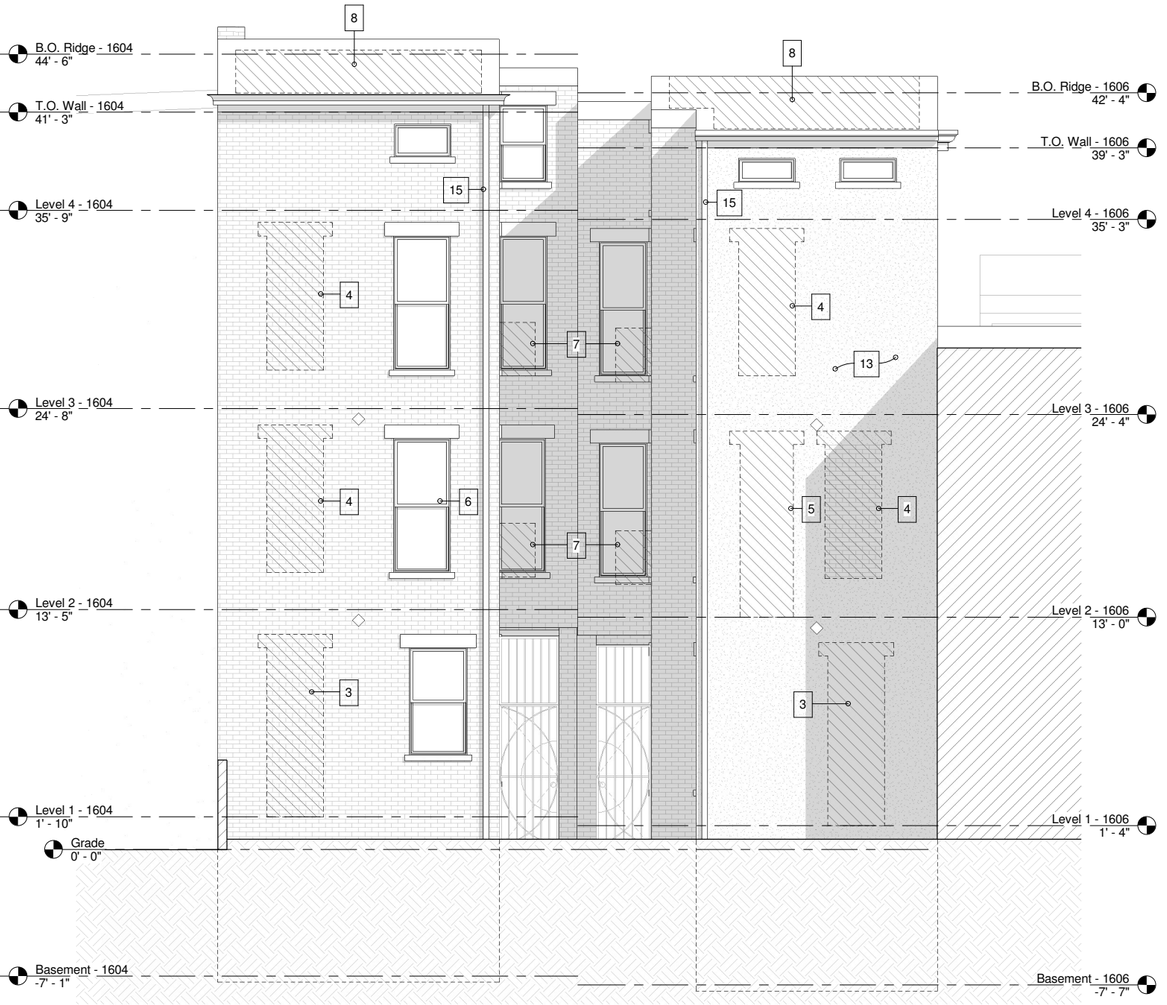
A015
ROOF EXISTING

0' 2' 4' 8' 16'

Demolition drawing notes:

1. Remove all existing lower level vents. Provide new painted steel and stainless mesh vents as required. Repair lintels as required.
2. Remove loose exterior grade cement plaster plinth and repair with matching material. Paint with 1 coat primer and 2 coats of exterior paint. Color determined by Architect.
3. Remove brick area for new 3'-2" x 10'-0" door. Install new lintel.
4. Remove brick area for new 3'-2" x 7'-6" window. Install new lintel.
5. Remove brick area for new 3' x 9'-8" door. Install new lintel.
6. Remove brick and sills down to floor level for new door opening. Salvage sills and bricks for reuse.
7. Remove existing fire escapes. Repair brick as required.
8. Modify and remove existing roof structure to create new roof deck.
9. Existing door opening to be altered for new door. Install new lintel
10. Existing concrete pavement to be demolished.
11. Remove existing concrete step.
12. Remove existing vent and fill opening with salvaged bricks.
13. Remove loose exterior grade cement plaster facade and replace with matching material. Paint with 1 coat primer and 2 coats of exterior paint. Color determined by Architect.
14. Existing cast iron gates and window bars to be removed and salvaged. Repair brick as required.
15. Existing downspouts to be checked. If replacement is needed replace by new painted steel downspouts. Color determined by Architect.

1 West - EXISTING
1/4" = 1'-0"



2 East - EXISTING
1/4" = 1'-0"

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SEALS

Patty Hord
1604 Pleasant st.
Cincinnati, Ohio. 45237

12/6/2016 16:10:06

1/4" = 1'-0"

A020

EAST AND WEST
ELEVATION EXISTING

Demolition drawing notes:

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1 1604 - North - EXISTING
1/4" = 1'-0"

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SEALS

Patty Hord
1604 Pleasant st.
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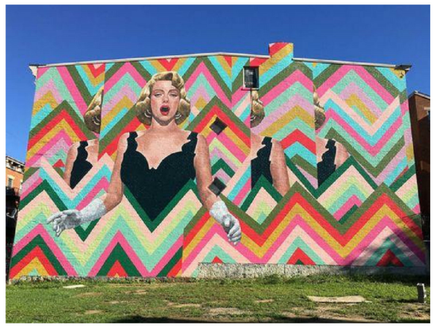
12/6/2016 16:10:08

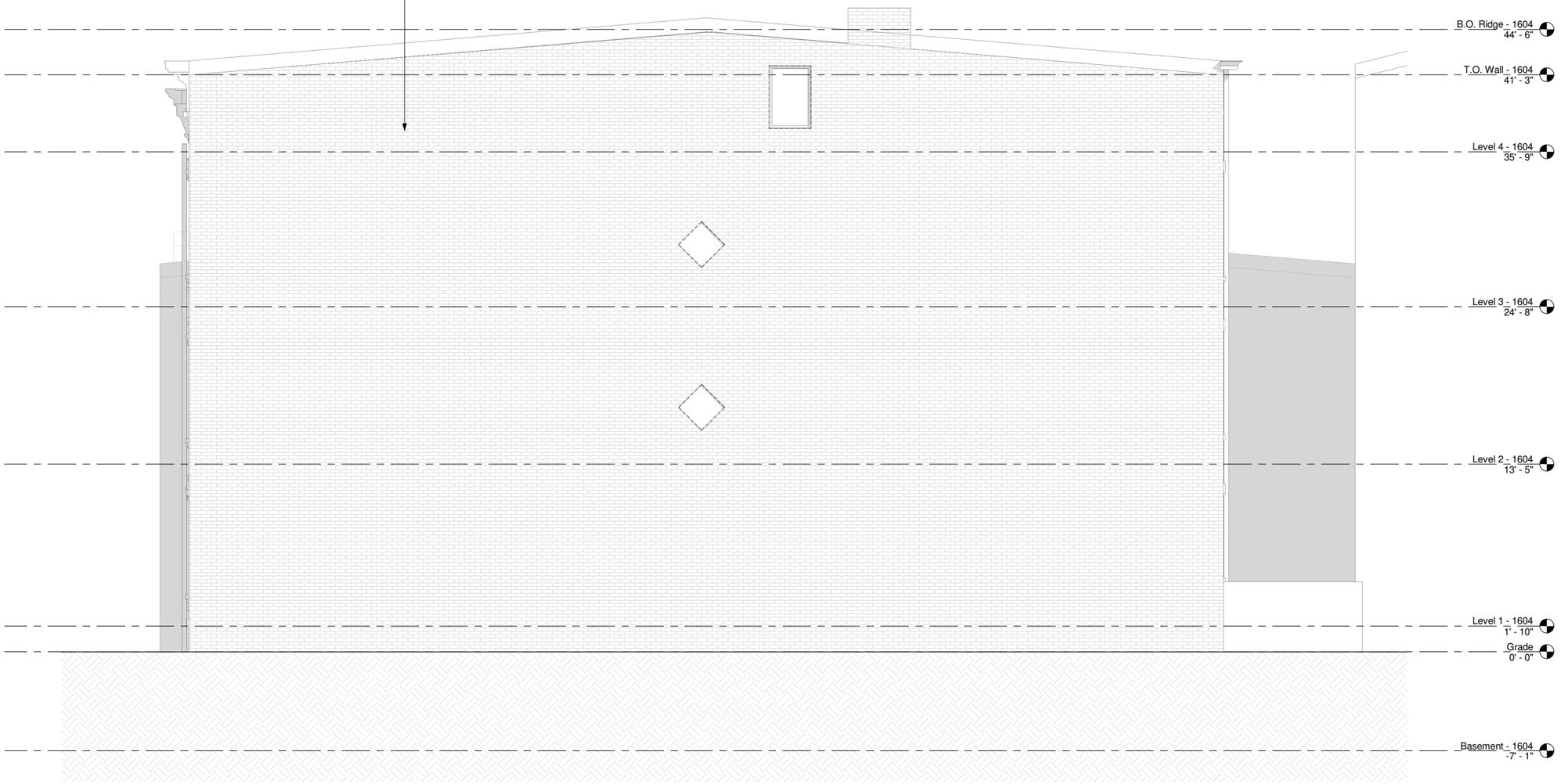
1/4" = 1'-0"

A021

1604 NORTH ELEVATION EXISTING



Existing art mural



1 South - EXISTING
1/4" = 1'-0"

Demolition drawing notes:

1. Remove all existing lower level vents. Provide new painted steel and stainless mesh vents as required. Repair lintels as required.
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6. Remove brick and sills down to floor level for new door opening. Salvage sills and bricks for reuse.
7. Remove existing fire escapes. Repair brick as required.
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SEALS

Patty Hord
1604 Pleasant st.
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12/6/2016 16:10:09

1/4" = 1'-0"

A022

1604 SOUTH ELEVATION EXISTING

Demolition drawing notes:

1. Remove all existing lower level vents. Provide new painted steel and stainless mesh vents as required. Repair lintels as required.
2. Remove loose exterior grade cement plaster plinth and repair with matching material. Paint with 1 coat primer and 2 coats of exterior paint. Color determined by Architect.
3. Remove brick area for new 3'-2" x 10'-0" door. Install new lintel.
4. Remove brick area for new 3'-2" x 7'-6" window. Install new lintel.
5. Remove brick area for new 3' x 9'-8" door. Install new lintel.
6. Remove brick and sills down to floor level for new door opening. Salvage sills and bricks for reuse.
7. Remove existing fire escapes. Repair brick as required.
8. Modify and remove existing roof structure to create new roof deck.
9. Existing door opening to be altered for new door. Install new lintel
10. Existing concrete pavement to be demolished.
11. Remove existing concrete step.
12. Remove existing vent and fill opening with salvaged bricks.
13. Remove loose exterior grade cement plaster facade and replace with matching material. Paint with 1 coat primer and 2 coats of exterior paint. Color determined by Architect.
14. Existing cast iron gates and window bars to be removed and salvaged. Repair brick as required.
15. Existing downspouts to be checked. If replacement is needed replace by new painted steel downspouts. Color determined by Architect.

1 1606 - South - EXISTING
1/4" = 1'-0"

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SEALS

Patty Hord
1604 Pleasant st.
Cincinnati, Ohio. 45237

12/6/2016 16:10:10

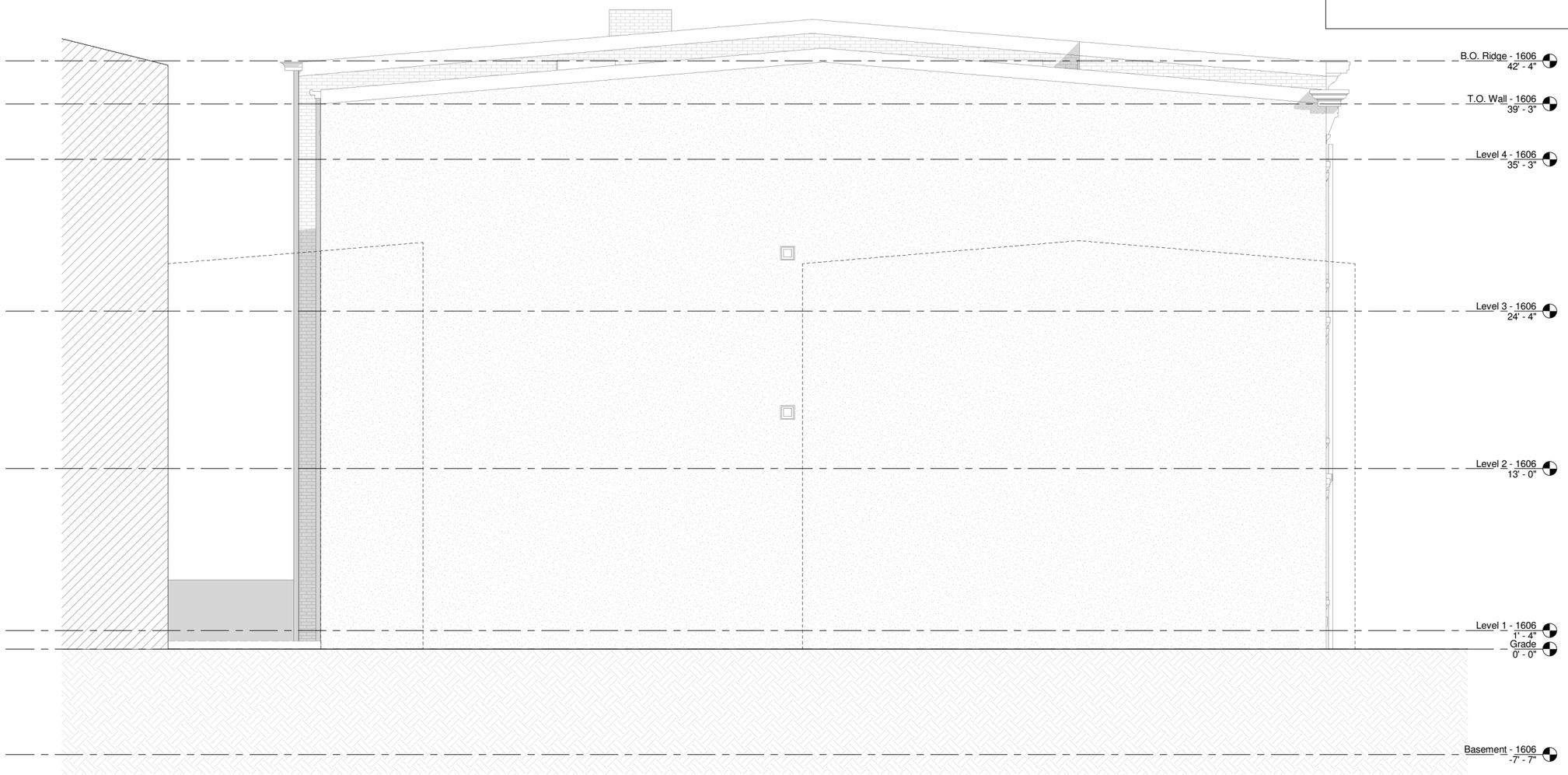
1/4" = 1'-0"

A023

1606 SOUTH ELEVATION EXISTING

Demolition drawing notes:

1. Remove all existing lower level vents. Provide new painted steel and stainless mesh vents as required. Repair lintels as required.
2. Remove loose exterior grade cement plaster plinth and repair with matching material. Paint with 1 coat primer and 2 coats of exterior paint. Color determined by Architect.
3. Remove brick area for new 3'-2" x 10'-0" door. Install new lintel.
4. Remove brick area for new 3'-2" x 7'-6" window. Install new lintel.
5. Remove brick area for new 3' x 9'-8" door. Install new lintel.
6. Remove brick and sills down to floor level for new door opening. Salvage sills and bricks for reuse.
7. Remove existing fire escapes. Repair brick as required.
8. Modify and remove existing roof structure to create new roof deck.
9. Existing door opening to be altered for new door. Install new lintel
10. Existing concrete pavement to be demolished.
11. Remove existing concrete step.
12. Remove existing vent and fill opening with salvaged bricks.
13. Remove loose exterior grade cement plaster facade and replace with matching material. Paint with 1 coat primer and 2 coats of exterior paint. Color determined by Architect.
14. Existing cast iron gates and window bars to be removed and salvaged. Repair brick as required.
15. Existing downspouts to be checked. If replacement is needed replace by new painted steel downspouts. Color determined by Architect.



1 North - EXISTING
1/4" = 1'-0"

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SEALS

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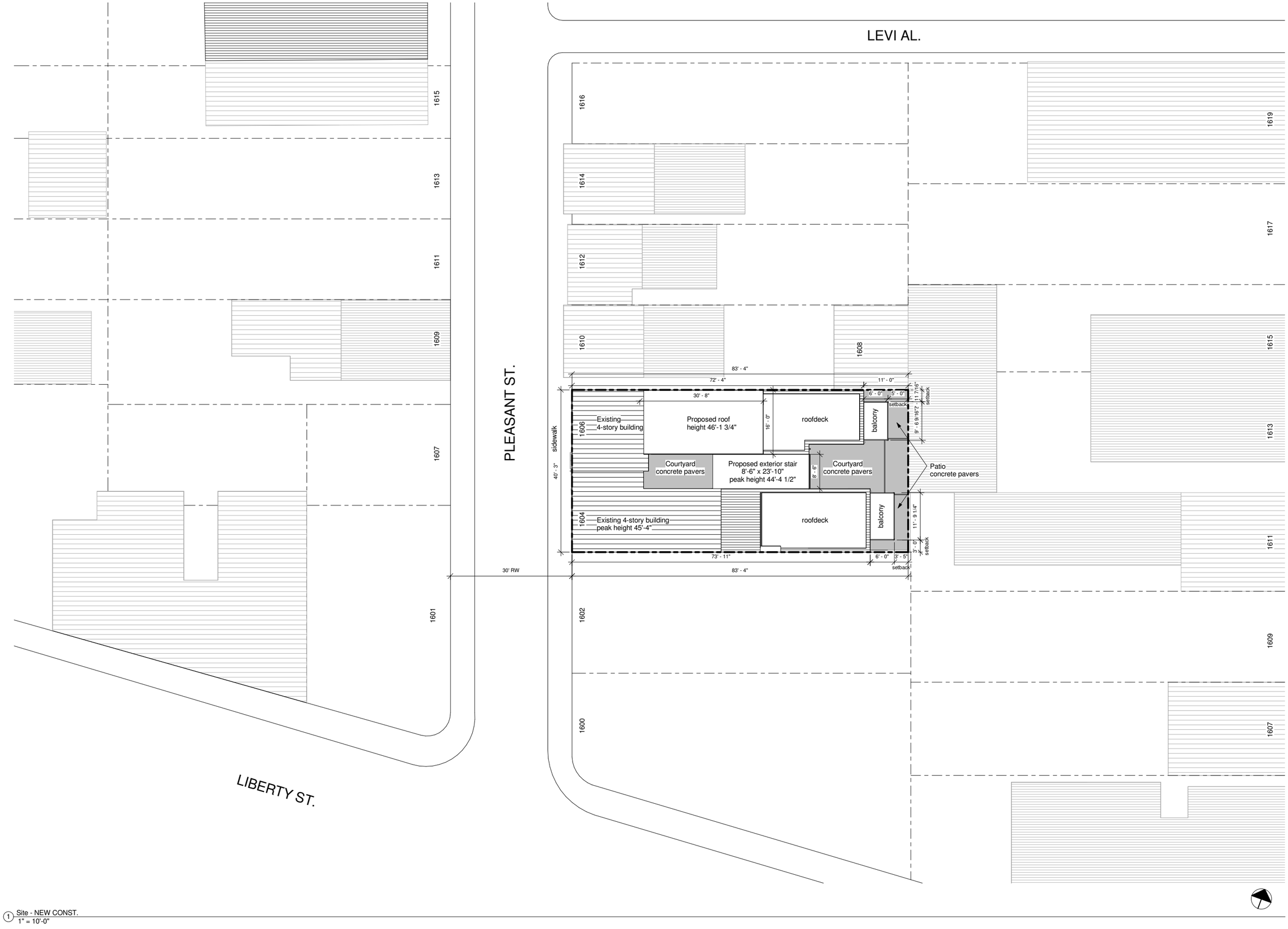
12/6/2016 16:10:12

1/4" = 1'-0"

A024

1606 NORTH ELEVATION EXISTING



1 Site - NEW CONST.
1" = 10'-0"

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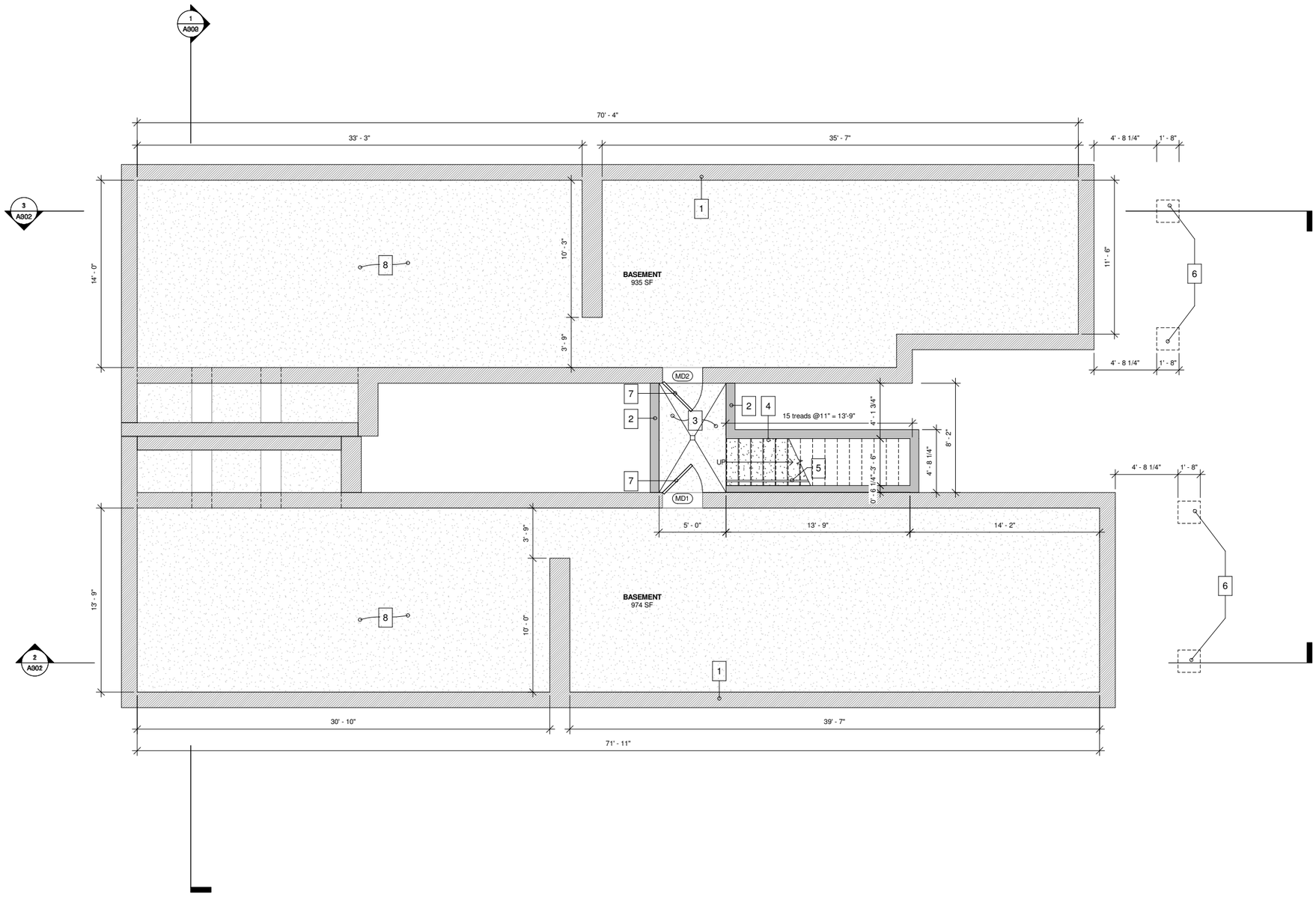
1" = 10'-0"

A100
SITE PLAN



1 Basement - NEW CONST.
1/4" = 1'-0"

Drawing notes lower level:

1. Tuck point mortar and coat interior surfaces with a water resistant coating, to be determined by Architect.
2. New 8" concrete walls - reinforce with #4 bars @ 12" O.C. each way. Locate bars 1-1/2" clear of each face of wall. Provide new 20"x8" concrete footings with (2)#4 bars continuous and #4 dowels @ 12" O.C.
3. New 6" concrete slab with #4 bars @ 12" O.C. each way. Dowel 6" into existing stone wall with #4 bars and epoxy. Tie into rebar grid. Provide floor drain.
4. New concrete stair.
5. Provide 1 1/4" diameter handrails as required. Handrails to be 36" above line of stairs.
6. 12"x12" concrete pier with (4) #4 vertical bars and #3 ties @ 12" O.C. Embed vertical bars into 20"x20"x10" concrete footings 30" deep(frost depth).
7. New 36"x84" painted steel exterior door.
8. Seal existing concrete floor.

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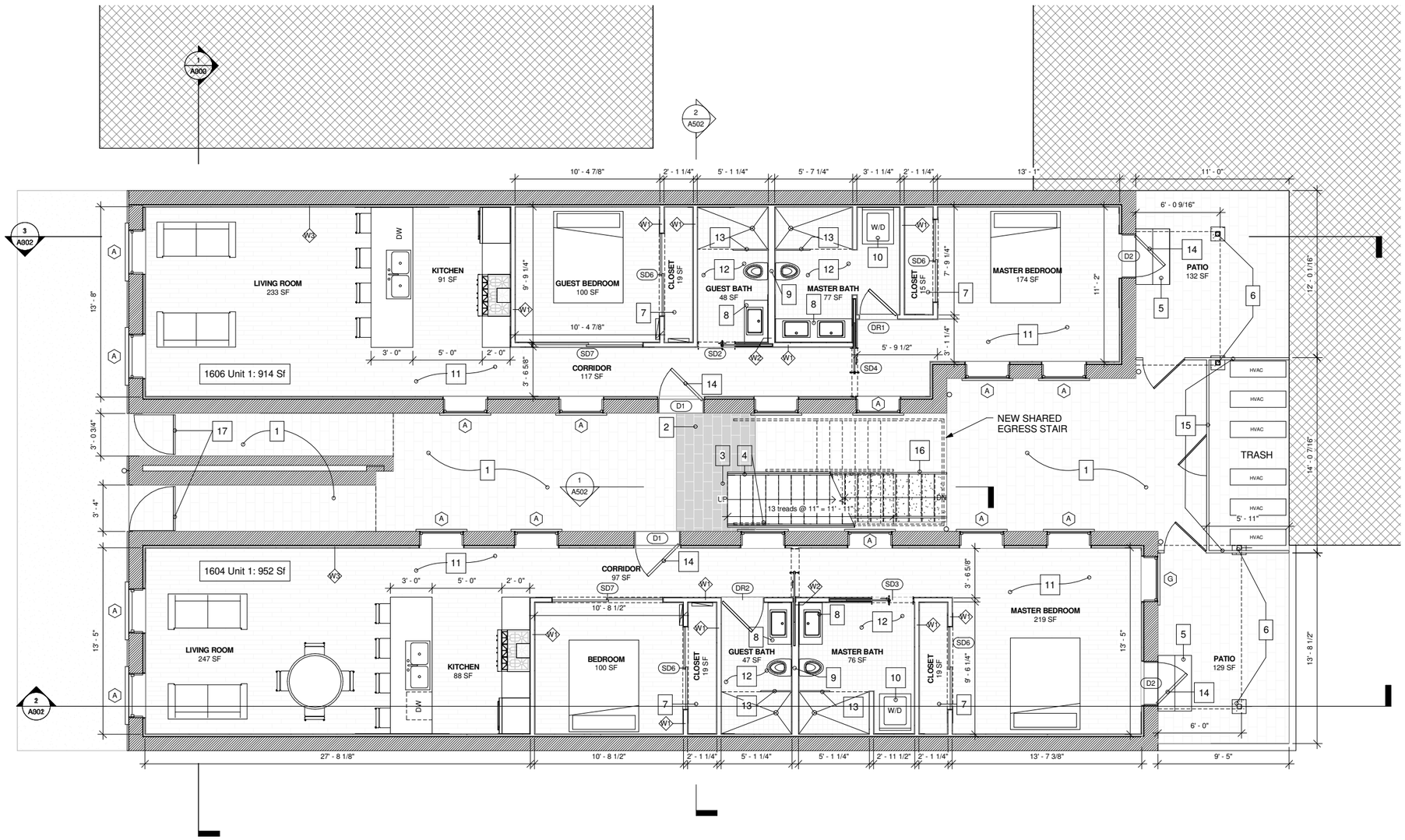
1/4" = 1'-0"

A101
BASEMENT - PROPOSED

0' 2' 4' 8' 16'



1 Level 1 Proposed
1/4" = 1'-0"

Drawing notes level 1:

1. Concrete pavers with 4" compacted paver base (411) and 2" of setting sand.
2. Concrete pavers with 4" compacted paver base (411) and 2" of setting sand. 6" new poured in place concrete slab. Apply liquid water proofing on top of slab.
3. 3/16" steel diamond plate treads and risers with 2" x 2" x 1/8" steel clip angles welded to MC12x10.6 stringers.
4. Provide 42" high guardrails and guard structure Provide 1 1/4" diameter handrails as required. Hand rails shall be 36" above stair tread.
5. Provide new concrete step.
6. Provide 4"x4"x1/4" steel columns with 10"x10"x3/8" base plate with (4) 1/2" diameter epoxied anchor bolts into concrete piers, minimum 6" embedment into concrete. Anchor holes at spacing of at spacing of 7" O.C. Encapsulate base plate with concrete to protect plate.
   12"x12"concrete piers and 20"x20"x10" concrete footings 30" deep (frost depth) @ each post.
7. Shelves and hanging rod (typical)
8. Sink with cabinets below (typical)
9. Geberit duo fix carrier model no. 111.335.00.5
10. Stacked W & D
11. White Oak Hardwood floor over new wood subfloor.
12. 12"x24" porcelain tile with thinset mortar over cement fiber board backing. In shower provide Schlueter waterproofing membrane.
13. Glass
14. New 40"x120" Windsor Pinnacle series clad patio door.
15. New 6' high fence with powder coated 30% open metal perforated panels. Color determined by Architect
16. New fence with powder coated 30% open metal perforated panels. Color determined by Architect.
17. New entry gates with powder coated 30% open metal perforated panels (3' x 7' - 3 1/2" and 3' - 4" x 7' - 3 1/2"). Design and color by Architect.

Note: Replace existing windows with new Windsor Pinnacle series clad double hung windows. Typical size of first floor windows is 38"x90".

* Provide flush mount sprinklers throughout the building.

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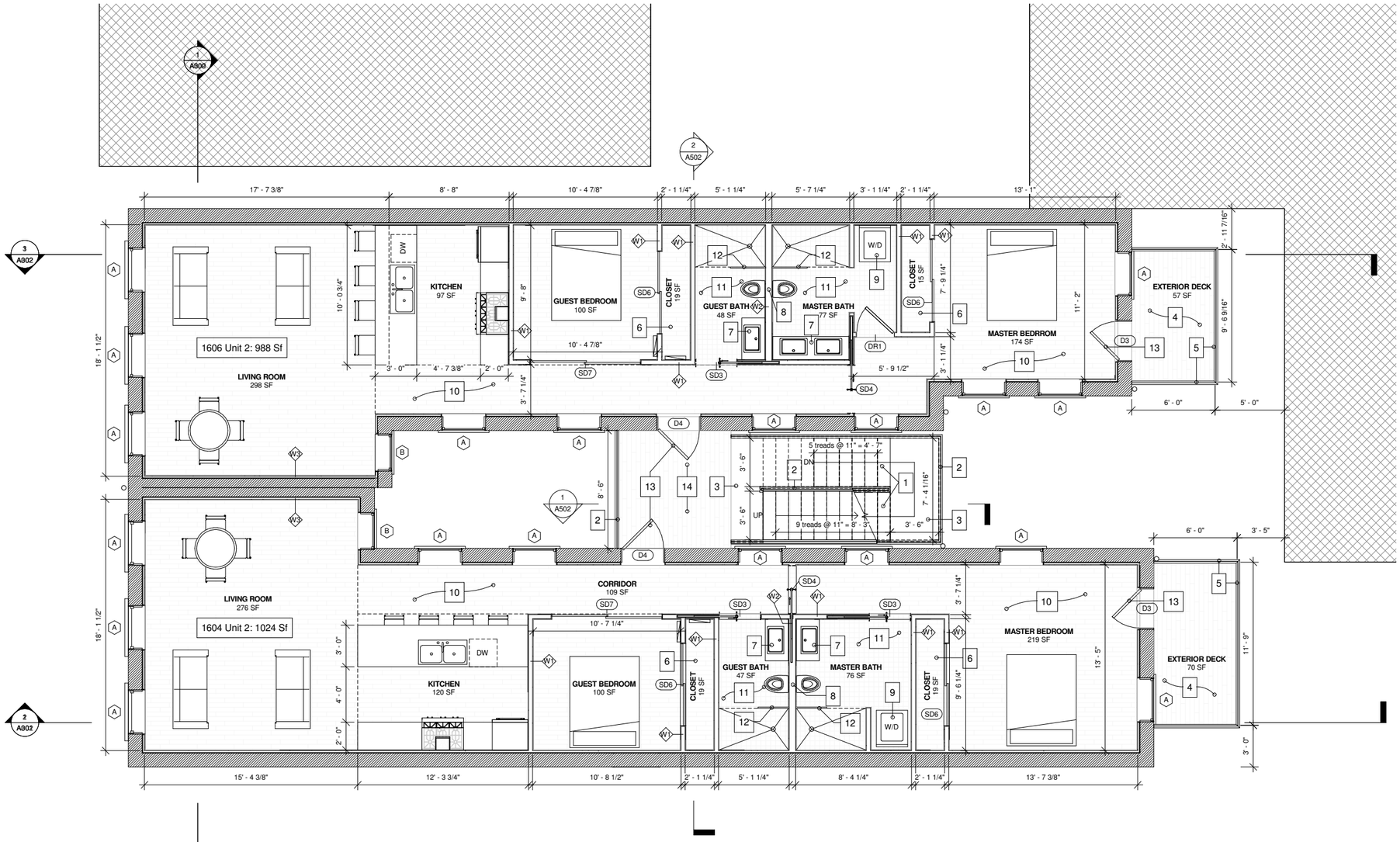
1/4" = 1'-0"

A102
LEVEL 1 - PROPOSED

Option 1

0' 2' 4' 8' 16'



1 Level 2 Proposed
1/4" = 1'-0"

Drawing notes level 2:

1. 3/16" steel diamond plate treads and risers with 2" x 2" x 1/8" steel clip angles welded to MC12x10.6 stringers.
2. Provide 42" high guardrails and guard structure with powder coated 30% open metal panels Provide 1 1/4" diameter handrails as required. Hand rails shall be 36" above stair tread.
3. 3/16" steel diamond plate with 3"x3"x3/16" steel angles @ 16" O.C. below landing. MC12x10.6 around perimeter of landing.
4. 1 1/4" Cumaru wood decking on 1 1/2" pressure treated nailers. 3"x3"x3/16" steel angles @16" O.C. below deck. C8x11.5 around perimeter of landing.
5. Provide 42" high guardrails and guard structure with powder coated 30% open metal panels
6. Shelves and hanging rod (typical)
7. Sink with cabinets below (typical)
8. Geberit duo fix carrier model no. 111.335.00.5
9. Stacked W & D
10. White Oak Hardwood floor over new wood subfloor.
11. 12"x24" porcelain tile with thinset mortar over cement fiber board backing. In shower provide Schlueter waterproofing membrane.
12. Glass
13. New 38"x114.75" Windsor Pinnacle series clad patio door - outswing.
14. 1 1/4" Cumaru wood decking, 1 1/2" pressure treated nailers. 3"x3"x3/16" steel angle @16" O.C. below landing. C8x11.5 around perimeter of landing.

Note: Replace existing windows with new Windsor Pinnacle series clad double hung windows. Typical size of second floor windows is 38"x90".

*Provide flush mount sprinklers throughout the building.

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SEALS

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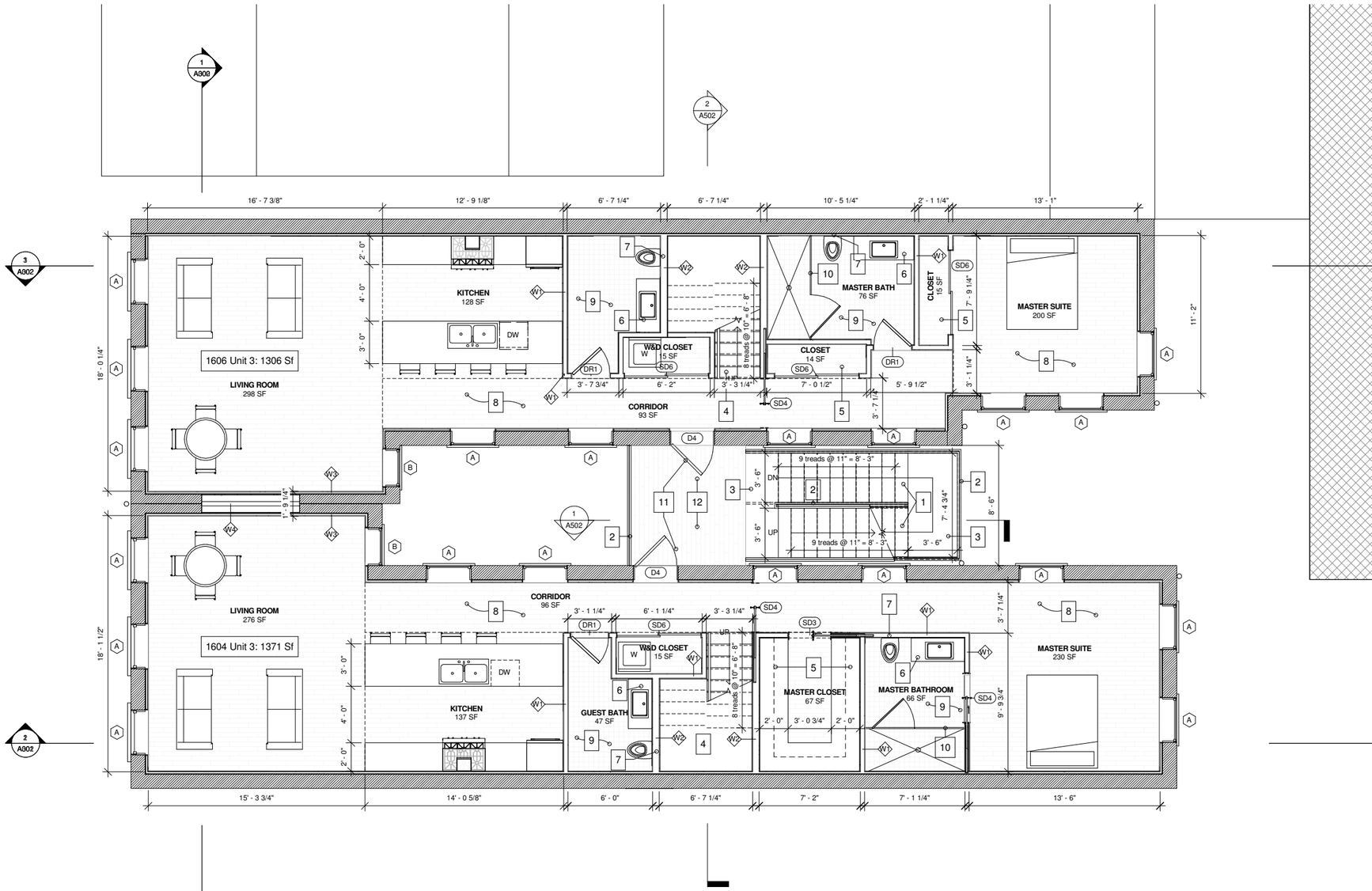
1/4" = 1'-0"

A103
LEVEL 2 - PROPOSED

0' 2' 4' 8' 16'



1 Level 3 Proposed
1/4" = 1'-0"

Drawing notes level 3:

1. 3/16" steel diamond plate treads and risers with 2" x 2" x 1/8" steel clip angles welded to MC12x10.6 stringers.
2. Provide 42" high guardrails and guard structure with powder coated 30% open metal panels. Provide 1 1/4" diameter handrails as required. Hand rails shall be 36" above stair tread.
3. 3/16" steel diamond plate with 3"x3"x 3/16" steel angles @ 16" O.C. below landing. MC12x10.6 around perimeter of landing.
4. New wooden stair, with white oak treads and risers. Provide handrails as required. Handrails to be 36" above stair tread.
5. Shelves and hanging rod (typical)
6. Sink with cabinets below (typical)
7. Geberit duo fix carrier model no. 111.335.00.5
8. White Oak Hardwood floor over new wood subfloor.
9. 12"x24" porcelain tile with thinset mortar over cement fiber board backing. In shower provide Schlueter waterproofing membrane.
10. Glass
11. New 38"x114.75" Windsor Pinnacle series clad patio door - outswing.
12. 1 1/4" Cumaru wood decking, 1 1/2" pressure treated nailers. 3"x3"x3/16" steel angle @16" O.C. below landing. C8x11.5 around perimeter of landing.

Note: Replace existing windows with new Windsor Pinnacle series clad double hung windows. Typical size of third floor windows is 38"x90".

*Provide flush mount sprinklers throughout the building.

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SEALS

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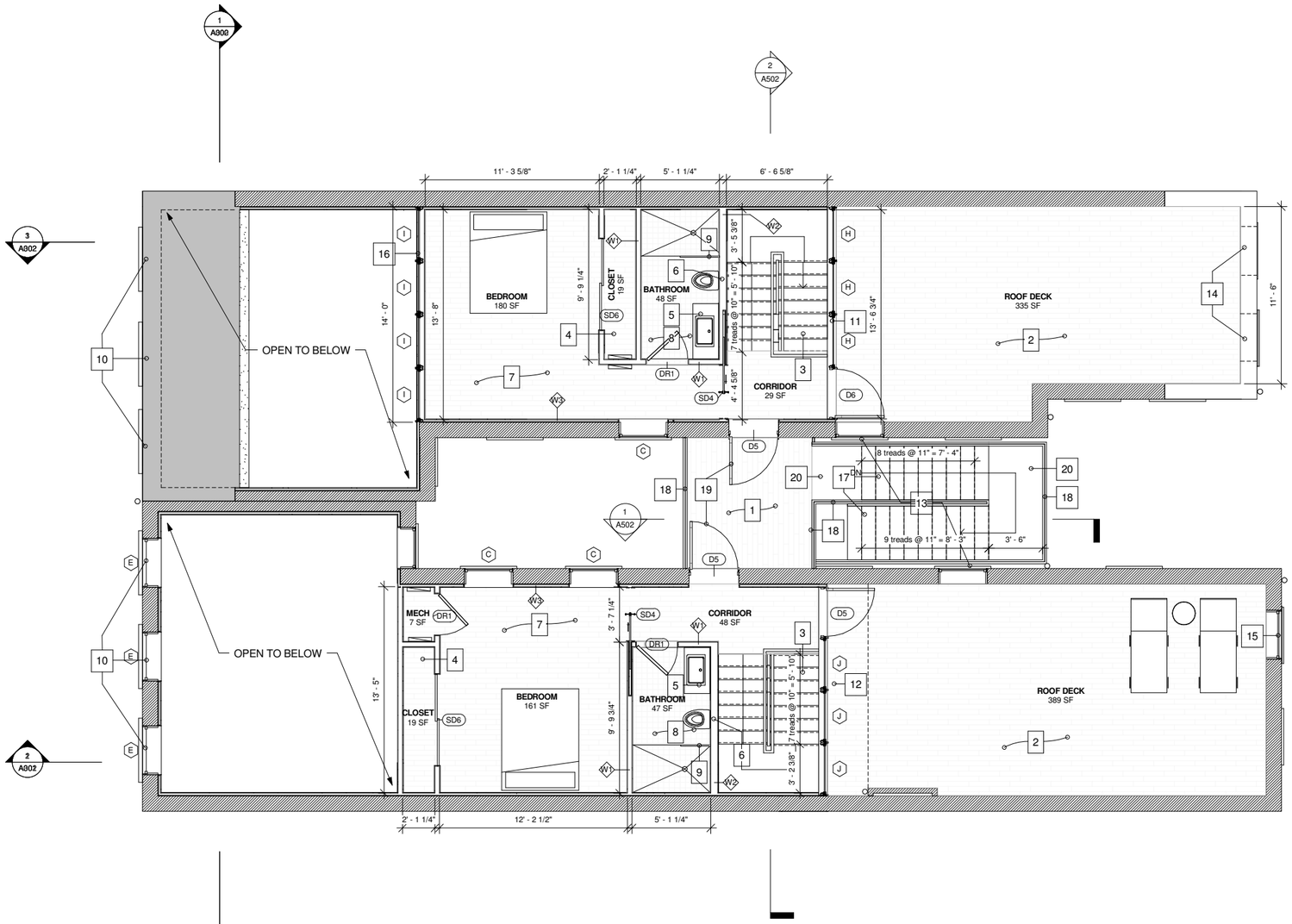
1/4" = 1'-0"

0' 2' 4' 8' 16'

A104
LEVEL 3 - PROPOSED



1 Level 4 Proposed
1/4" = 1'-0"

Drawing notes level 3:

1. 1 1/4" Cumaru wood decking, 1 1/2" pressure treated nailers. 3"x3"x3/16" steel angle @16" O.C. below landing. C8x11.5 around perimeter of landing.
2. 1 1/4" Cumaru wood decking on min 1 1/2" pressure treated ripped joists. New white EPDM roofing over exterior grade 3/4" sheathing, slope to drain @ 1/4" per foot.
3. New wooden stair, with white oak treads and risers. Provide handrails as required. Handrails to be 36" above stair tread.
4. Shelves and hanging rod (typical)
5. Sink with cabinets below (typical)
6. Geberit duo fix carrier model no. 111.335.00.5
7. White Oak Hardwood floor over new wood subfloor.
8. 12"x24" porcelain tile with thinset mortar over cement fiber board backing. In shower provide Schlueter waterproofing membrane.
9. Glass
10. New 38"x16" Windsor Pinnacle series clad low profile direct set window.
11. New 127"x108" Windsor Pinnacle series clad low profile direct set window with 41"x108" Pinnacle series clad patio door-outswing.
12. New 123"x96" Windsor Pinnacle series clad low profile direct set window with 42"x96" Pinnacle series clad patio door-outswing.
13. New 38"x52" 30% open perforated steel panels with 1/4" painted steel frame in existing window opening.
14. New 38"x16" 30% open perforated steel panels with 1/4" painted steel frame in existing window opening.
15. New 38"x22" 30% open perforated steel panels with 1/4" painted steel frame in existing window opening.
16. New 168"x30" Windsor Pinnacle series clad low profile direct set window.
17. 3/16" steel diamond plate treads and risers with 2" x 2" x 1/8" steel clip angles welded to MC12x10.6 stringers.
18. Provide 42" high guardrails and guard structure with powder coated 30% open metal panels. Provide 1 1/4" diameter handrails as required. Hand rails shall be 36" above stair tread.
19. New 38"x84" Windsor Pinnacle series clad patio door - outswing.
20. 3/16" steel diamond plate with 3"x3"x3/16" steel angles @16" below landing. MC12x10.6 around perimeter of landing.

Note: Replace existing windows with new Windsor Pinnacle series clad double hung windows. General size of fourth floor windows is 38"x52".

*Provide flush mount sprinklers throughout the building.

0' 2' 4' 8' 16'

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12/6/2016 16:10:16

1/4" = 1'-0"

A105
LEVEL 4 - PROPOSED

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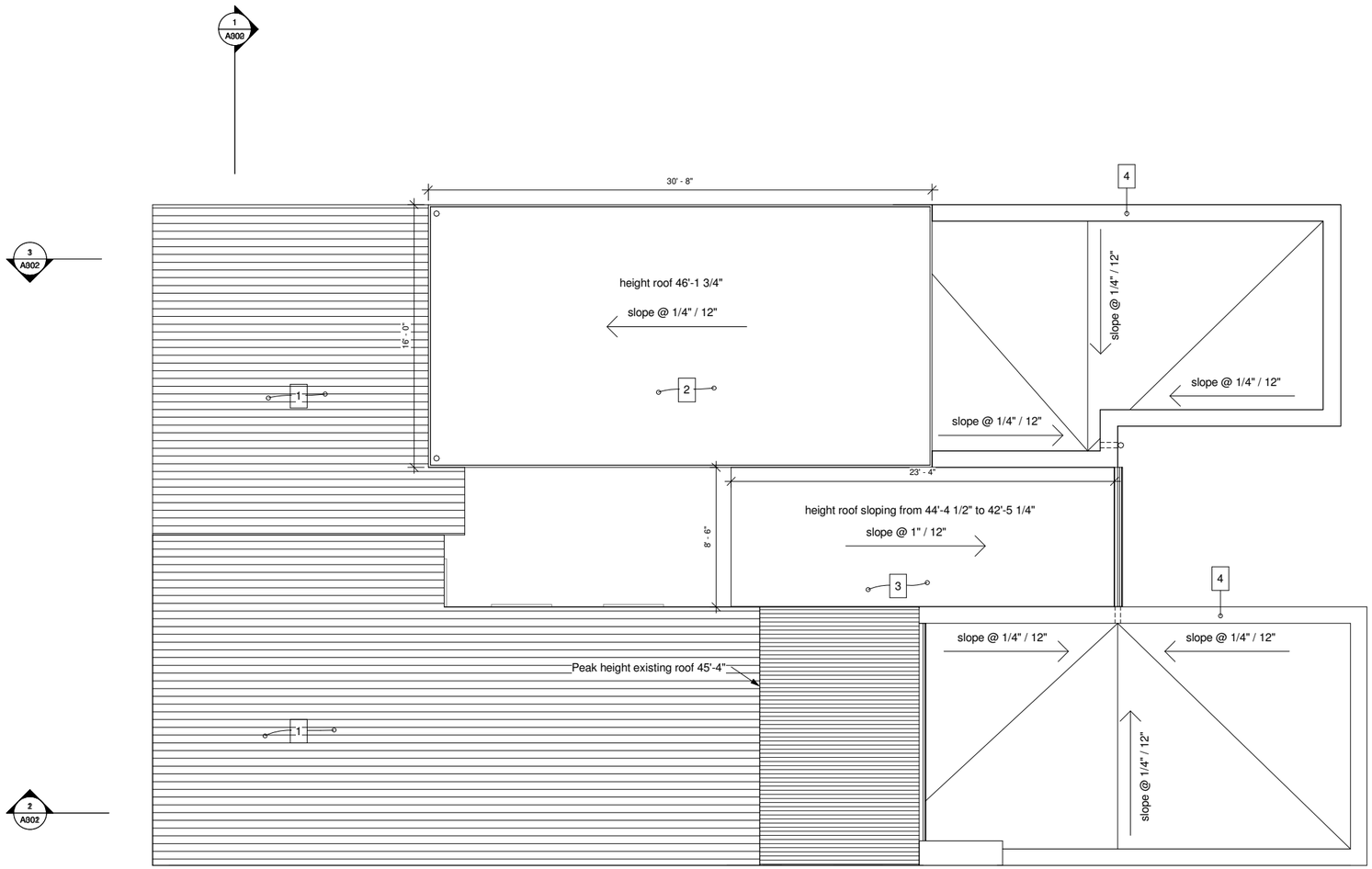
SEALS

Drawing notes roof:

1. New 50 year warranty white roof coating on top of existing membrane roof. Provide 18 gauge Kynar coated steel drip edge - color by Architect.
2. White EPDM roofing over exterior grade 3/4" sheathing, slope to drain @ 1/4" per foot over new pressure treated 2x12 joists @ 12" O.C. Provide 18 gauge Kynar coated steel coping - color by Architect.
3. New white EPDM over exterior grade 1/2" sheathing, slope to drain @ 1/4" per foot, over 1 1/2" corrugated metal decking. New 4" wide and 6" high steel gutter with sloped inserts to downspout. 18 gauge Kynar coated steel drip edge - color by Architect.
4. 18 gauge Kynar coated steel coping - color by Architect.



1 Roof - NEW CONST.
1/4" = 1'-0"

0' 2' 4' 8' 16'

Patty Hord
1604 Pleasant st.
Cincinnati, Ohio. 45237

12/6/2016 16:10:16

1/4" = 1'-0"

A106
ROOF PROPOSED

New elevation drawing notes:

1. New entry gates (3' x 7'-3 1/2" and 3'- 4"x 7' - 3 1/2") with powder coated 30% open metal panels. Design and color by Architect.
2. Install 3/4" diameter tierods with decorative star plates. Extend rod through 6 joist spaces. Install 2x10 blocking between joists adjacent to tierod
3. 3/4" diameter tierods with decorative star plates through new wood perimeter girt.
4. New steel gutter and downspout if replacement needed. Tie into existing stormline.
5. New white EPDM over exterior grade 1/2" sheathing, slope to drain @ 1/4" per foot, over 1 1/2" corrugated metal decking.
   New 4" wide and 6" high steel gutter with sloped inserts to downspout.
6. Form 12"x12" concrete piers with 20"x20"x10" concrete footings 30" deep (frost depth).
7. Provide 42" high guard rails and guard structure with powder coated 30% open metal panels
8. New 168"x30" Windsor Pinnacle series clad low profile direct set window.
9. New 38"x22" 30% open perforated steel panels with 1/4" painted steel frame in existing window opening.
10. New 38"x16" 30% open perforated steel panels with 1/4" painted steel frame in existing window opening.
11. Kynar coated steel panels to match Charcoal gray Windsor window color.

Note:
All brick to be cleaned and tuck pointing as necessary. All surfaces that were previously painted to be painted with one coat primer and 2 final coats of exterior paint. Color by Architect.

All decorative stone and metal pieces on Pleasant St facade to be restored to match existing.
All surfaces previously painted to be painted with one coat primer and 2 final coats of exterior paint. Color by Architect.

1 West NEW CONST.
1/4" = 1'-0"

2 East NEW CONST.
1/4" = 1'-0"

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12/6/2016 16:10:26

1/4" = 1'-0"

A200

EAST AND WEST
ELEVATION PROPOSED

New elevation drawing notes:

1. New 8" concrete walls - reinforce with #4 bars @ 12" O.C. each way.
   Locate bars 1-1/2" clear of each face of wall. Provide new 20"x8" concrete footings with (2)#4 bars continuous and #4 dowels @ 12" O.C.
2. Provide 42" high guardrails and guard structure
   Provide 1 1/4" diameter handrails as required. Hand rails shall be 36" above stair tread.
3. Provide 42" high guardrails and guard structure.
4. 3/16" steel diamond plate with 3" x 3" x 3/16" steel angles @ 16" O.C. below landing.
   MC12x10.6 around perimeter of landing.
5. New white EPDM over exterior grade 1/2" sheathing, slope to drain @ 1/4" per foot, over 1 1/2" corrugated metal decking.
   New 4" wide and 6" high steel gutter with sloped inserts to downspout.
   18 gauge Kynar coated steel drip edge - color by Architect.
6. Provide flash and counterflash into existing brick.
7. New 18 gauge Kynar coated steel coping - color by Architect.
8. New 18 gauge Kynar coated steel drip edge - color by Architect.
9. New 38"x52" 30% open perforated steel panels with 1/4" painted steel frame in existing window opening.
10. New fence with powder coated 30% open metal perforated panels. Color determined by Architect.
11. 1 1/4" Cumaru wood decking, 1 1/2" pressure treated nailers.
    3"x3"x3/16" steel angles @16" below landing. C8x11.5 around perimeter of landing.

Note:
All brick to be cleaned and tuck pointing as necessary.
All surfaces that were previously painted to be painted with one coat primer and 2 final coats of exterior paint. Color by Architect.

1 1604 - North NEW CONST.
1/4" = 1'-0"

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SEALS

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12/6/2016 16:10:27

1/4" = 1'-0"

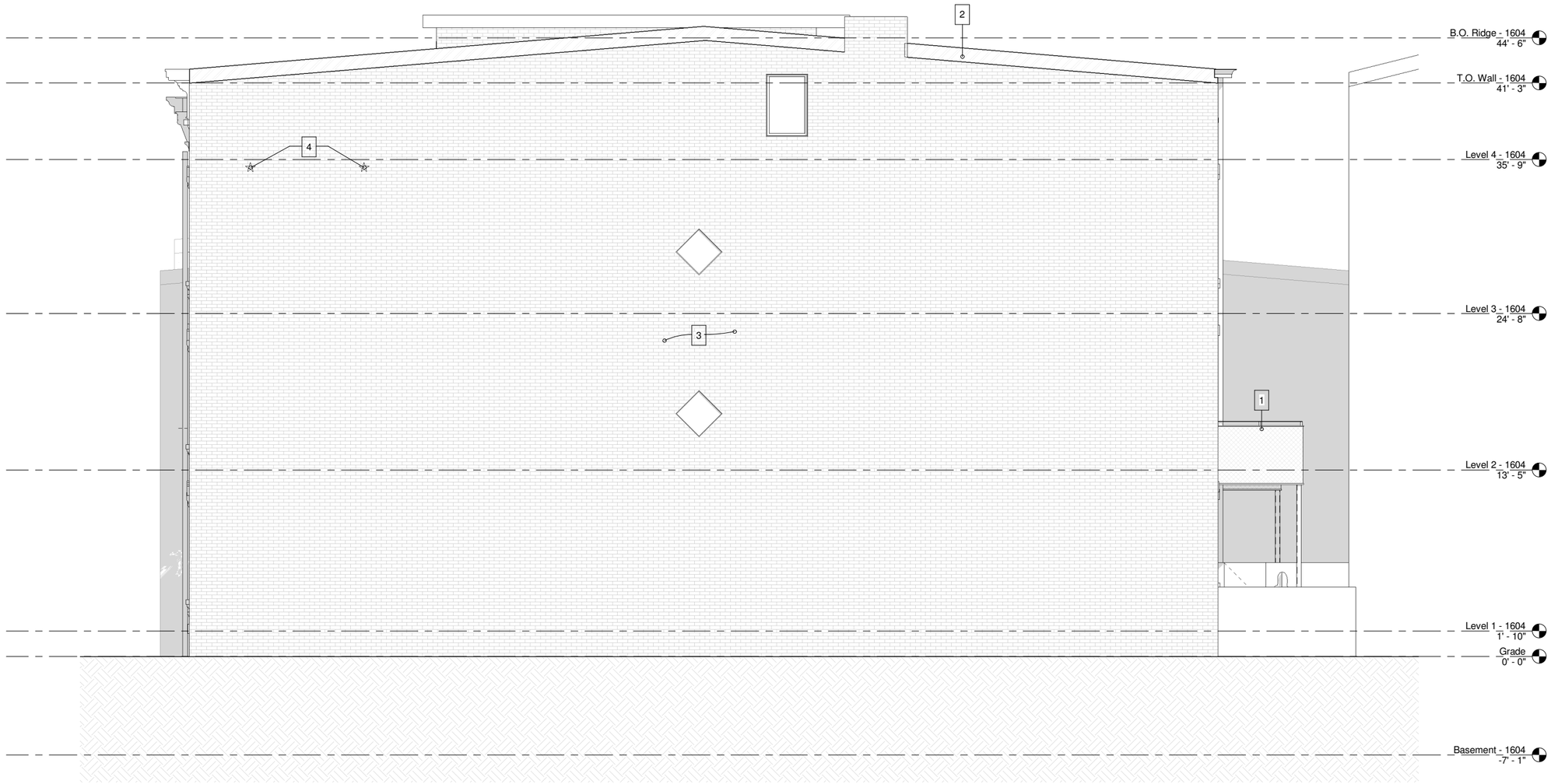
A201

1604 NORTH ELEVATION
PROPOSED

New elevation drawing notes:

1. Provide 42" high guardrails and guard structure with powder coated 30% open metal panels.
2. New 18 gauge Kynar coated steel drip edge - color by Architect.
3. Maintain existing mural
4. 3/4" diameter tierods with decorative star plates through new wood perimeter girt.

Note:
All brick to be cleaned and tuck pointing as necessary. All surfaces that were previously painted to be painted with one coat primer and 2 final coats of exterior paint. Color by Architect.



1 South NEW CONST.
1/4" = 1'-0"

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SEALS

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12/6/2016 16:10:32

1/4" = 1'-0"

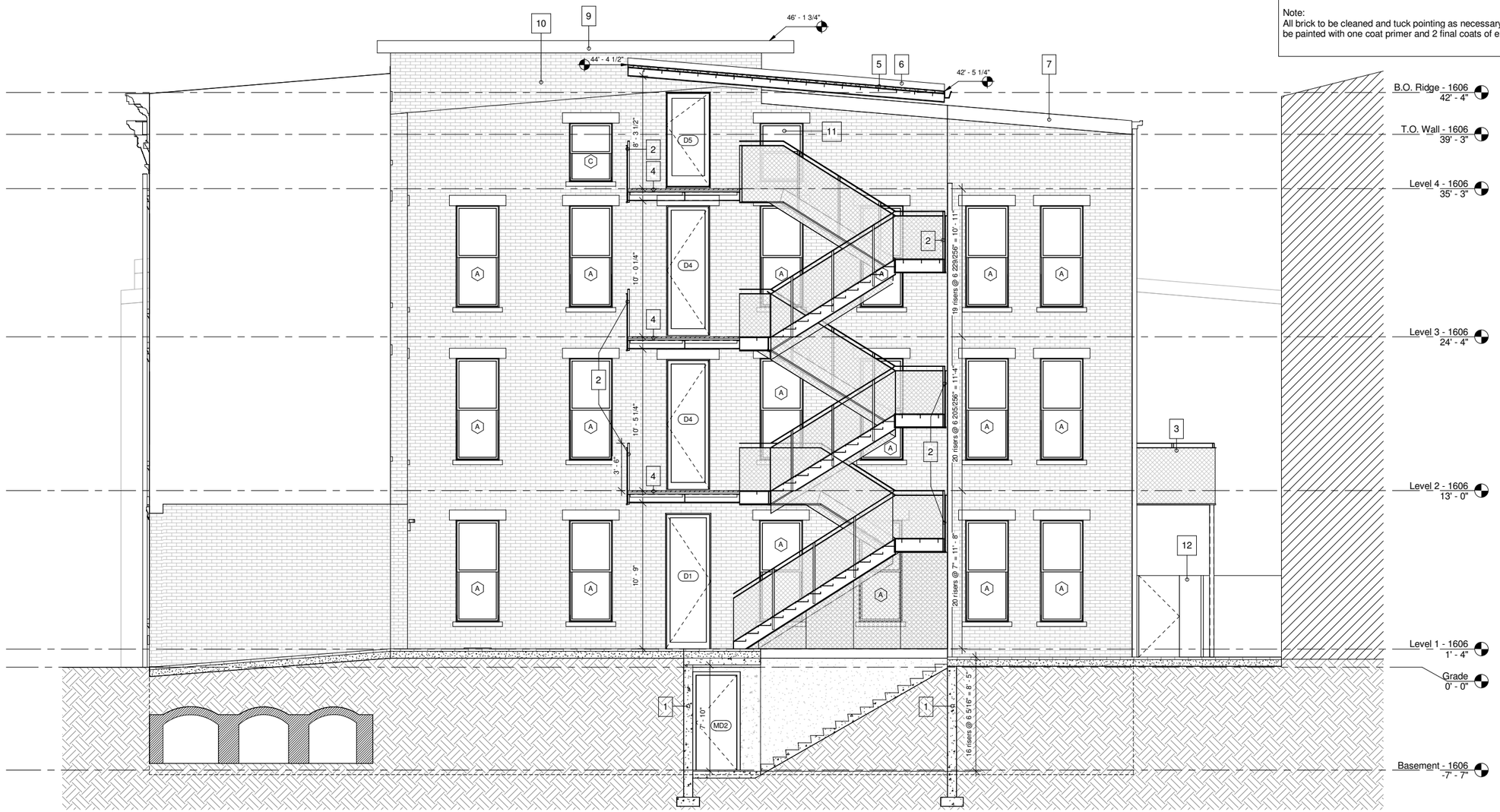
A202

1604 SOUTH ELEVATION
PROPOSED

New elevation drawing notes:

1. New 8" concrete walls - reinforce with #4 bars @ 12" O.C. each way. Locate bars 1-1/2" clear of each face of wall. Provide new 20"x8" concrete footings with (2)#4 bars continuous and #4 dowels @ 12" O.C.
2. Provide 42" high guardrails and guard structure with powder coated 30% open metal panels.
   Provide 1 1/4" diameter handrails as required. Hand rails shall be 36" above stair tread.
3. Provide 42" high guardrails and guard structure with powder coated 30% open metal panels.
4. 1 1/4" Cumaru wood decking on 1 1/2" pressure treated nailers. 3"x3"x3/16" steel angles @ 16" O.C. below landing. C8x11.5 around perimeter of landing.
5. New white EPDM over exterior grade 1/2" sheathing, slope to drain @ 1/4" per foot, over 1 1/2" corrugated metal decking.
   New 4" wide and 6" high steel gutter with sloped inserts to downspout.
6. Provide flash and counterflash into existing brick.
7. New 18 gauge Kynar coated steel coping - color by Architect.
8. New 18 gauge Kynar coated steel drip edge - color by Architect.
9. White EPDM roofing over exterior grade 3/4" sheathing, slope to drain @ 1/4" per foot over new pressure treated 2x12 joists @ 12" O.C.
   Provide 18 gauge Kynar coated steel coping - color by Architect.
   Sides clad in Kynar coated steel panels to match charcoal grey color Windsor windows.
10. New insulated 2x6 stud wall with 4" brick veneer (98 SF). Tooth in brick to match existing.
11. New 38"x52" 30% open perforated steel panels with 1/4" painted steel frame in existing window opening.
12. New fence with powder coated 30% open metal perforated panels. Color determined by Architect.

Note:
All brick to be cleaned and tuck pointing as necessary. All surfaces that were previously painted to be painted with one coat primer and 2 final coats of exterior paint. Color by Architect.



1 1606 - South NEW CONST.
1/4" = 1'-0"

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SEALS

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Cincinnati, Ohio. 45237

12/6/2016 16:10:34

1/4" = 1'-0"

A203

1606 SOUTH ELEVATION PROPOSED

TERRY BOLING ARCHITECT LEED AP
design architecture construction
695 Reynard Avenue Cincinnati, Ohio 45231
www.terryboling.com
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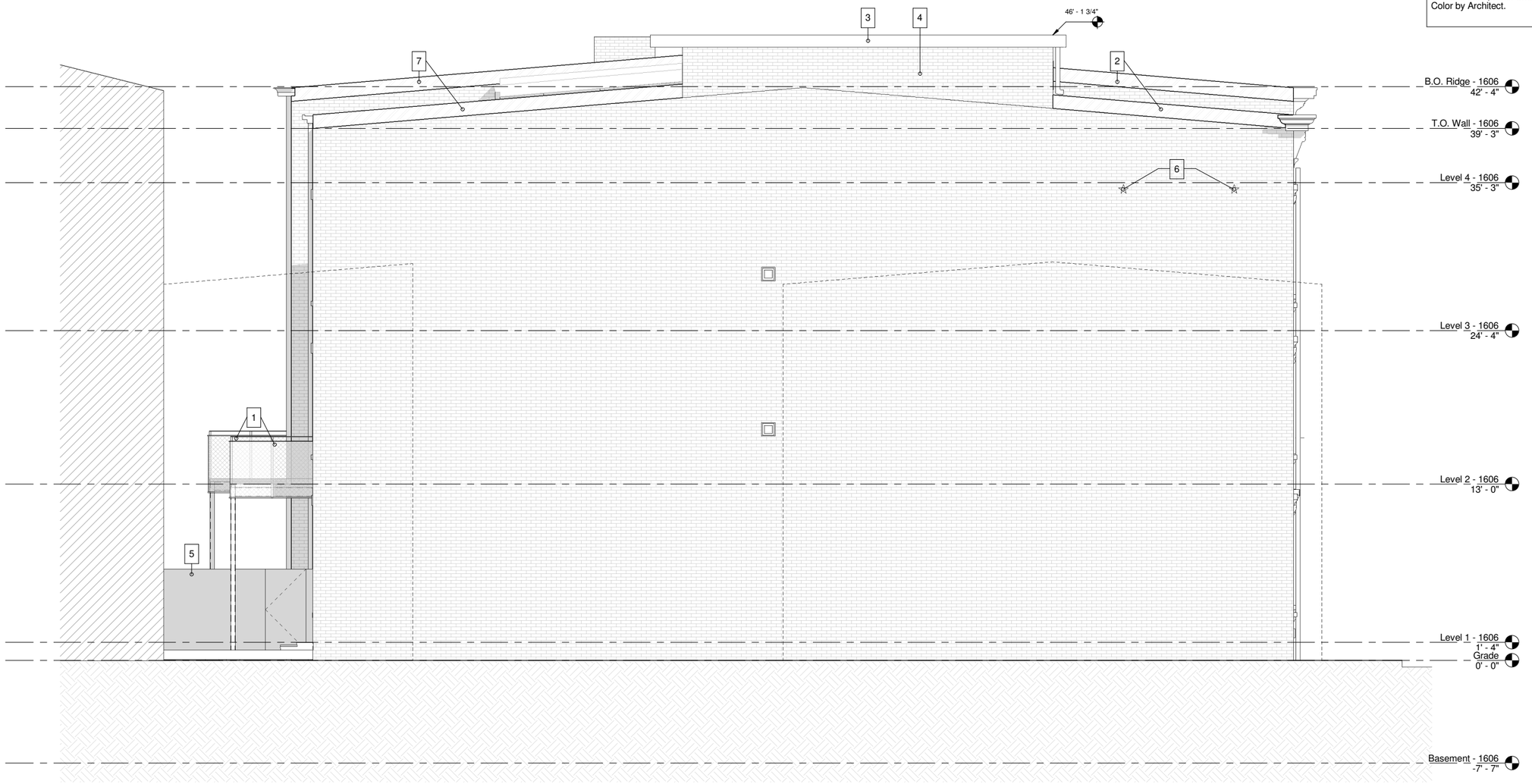
513-375-0304

SEALS

New elevation drawing notes:

1. Provide 42" high guardrails and guard structure with powder coated 30% open metal panels.
2. New 18 gauge Kynar coated steel drip edge - color by Architect.
3. White EPDM roofing over exterior grade 3/4" sheathing, slope to drain @ 1/4" per foot over new pressure treated 2x12 joists @ 12" O.C. Provide 18 gauge Kynar coated steel coping - color by Architect.
   Sides clad in Kynar coated steel panels to match charcoal grey color Windsor windows.
4. New insulated 2x6 stud wall with 4" brick veneer (70.8 SF). Tooth in brick to match existing. Match existing exterior grade cement plaster facade.
5. New fence with powder coated 30% open metal perforated panels. Color determined by Architect.
6. 3/4" diameter tierods with decorative star plates through new wood perimeter girt.
7. New 18 gauge Kynar coated steel coping - color by Architect.

Note:
All brick to be cleaned and tuck pointing as necessary. All surfaces that were previously painted to be painted with one coat primer and 2 final coats of exterior paint. Color by Architect.



1 North NEW CONST.
1/4" = 1'-0"

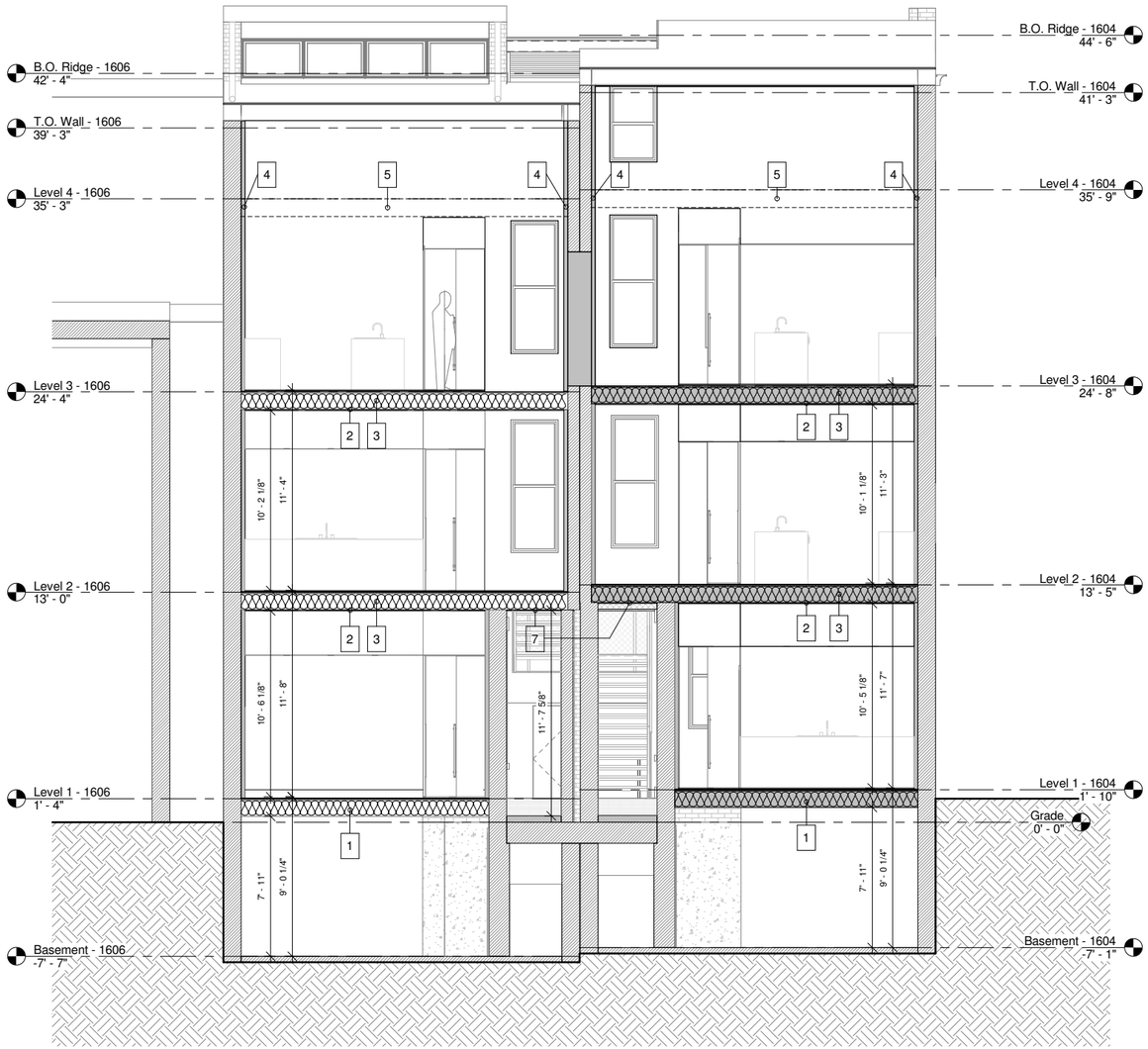
Patty Hord
1604 Pleasant st.
Cincinnati, Ohio. 45237

12/6/2016 16:10:40

1/4" = 1'-0"

A204

1606 NORTH ELEVATION PROPOSED



1 Section 1 1604 & 1606 NEW CONST.
1/4" = 1'-0"

Drawing notes transverse section:

1. R19 closed cell insulation in basement ceiling.
2. New 1h fire rated gypsum ceiling.
3. Sound attenuation batt insulation.
4. (3) pressure treated 2x12's bolted to existing brick wall with epoxy anchors to provide stability at walls where existing flooring is removed.
5. Provide (3) pressure treated 2x10's
6. 2lb 6 1/2" closed cell spray-in insulation (R40 minimum)
7. Repair existing plaster ceiling as necessary and skim coat plaster to match existing. Paint with one coat of primer and 2 coats of exterior paint. Color by Architect.

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SEALS

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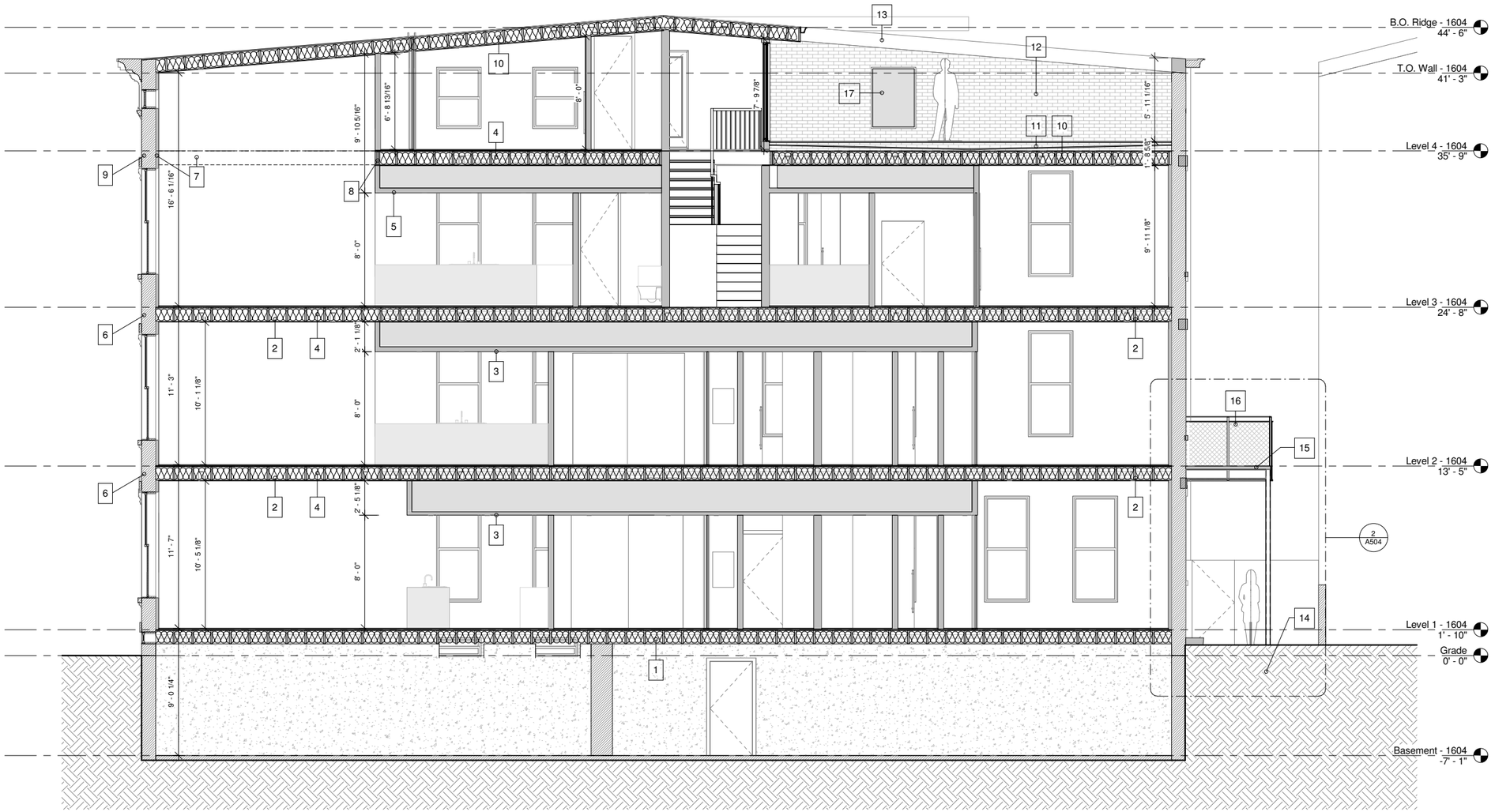
Cincinnati, Ohio. 45237

12/6/2016 16:10:41

1/4" = 1'-0"

A300

TRANSVERSE SECTION
PROPOSED



1 Section 2 1604 NEW CONST.
1/4" = 1'-0"

Drawing notes longitudinal section 1604:

1. R19 closed cell insulation in basement ceiling.
2. New 1h fire rated gypsum ceiling.
3. New 1h fire rated gypsum drop ceiling. Provide resilient clips at joist to ceiling connection.
4. Sound attenuation batt insulation.
5. New dropped gypsum ceiling.
6. Install 3/4" diameter tierods with decorative star plates. Extend rod through 6 joist spaces. Install 2x10 blocking between joists adjacent to tierod.
7. (3) pressure treated 2x12's bolted to existing brick wall with epoxy anchors to provide stability at walls where existing flooring is removed.
8. Provide (3) pressure treated 2x10's
9. (2) 3/4" diameter tierods with decorative star plates through new wood perimeter girt.
10. 2lb 6 1/2" closed cell spray-in insulation (R40 minimum)
11. 1 1/4" Cumaru wood decking on min 1 1/2" pressure treated ripped joists. New white EPDM roofing over exterior grade 3/4" sheathing, slope to drain @ 1/4" per foot.
12. Paint exposed brick with 1 coat primer and 2 coats of exterior paint. Color by Architect.
13. 18 gauge Kynar coated steel coping. Color by Architect.
14. 12"x12" concrete pier with (4) #4 vertical bars and #3 ties @ 12" O.C. Embed vertical bars into 20"x20"x10" concrete footings 30" deep (frost depth).
15. 1 1/4" Cumaru wood decking on 1 1/2" pressure treated nailers. 3"x3"x3/16" steel angles @16" O.C. below deck. C8x11.5 around perimeter of landing.
16. Provide 42" high guardrails and guard structure with powder coated 30% open metal panels.
17. New 38"x52" 30% open perforated steel panels with 1/4" painted steel frame in existing window opening.

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SEALS

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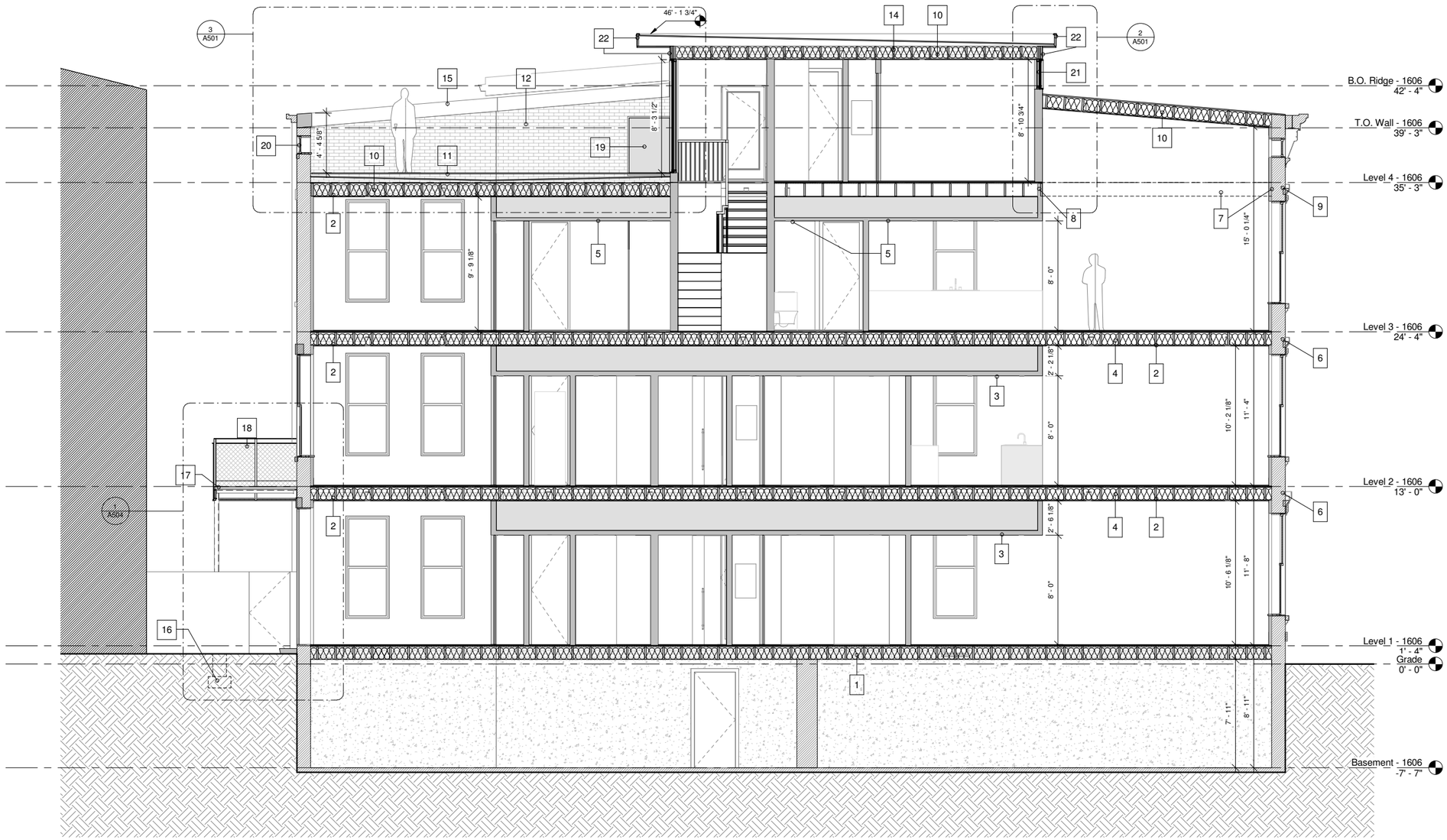
Cincinnati, Ohio. 45237

12/6/2016 16:10:42

1/4" = 1'-0"

A301

1604 LONGITUDINAL SECTION PROPOSED



1 Section 3 1606 NEW CONST.
1/4" = 1'-0"

Drawing notes longitudinal section 1606:

1. R19 closed cell insulation in basement ceiling.
2. New 1h fire rated gypsum ceiling.
3. New 1h fire rated gypsum drop ceiling. Provide resilient clips at joist to ceiling connection.
4. Sound attenuation batt insulation.
5. New dropped gypsum ceiling.
6. Install 3/4" diameter tierods with decorative star plates. Extend rod through 6 joist spaces. Install 2x10 blocking between joists adjacent to tierod.
7. (3) pressure treated 2x12's bolted to existing brick wall with epoxy anchors to provide stability at walls where existing flooring is removed.
8. Provide (3) pressure treated 2x10's
9. (2) 3/4" diameter tierods with decorative star plates through new wood perimeter girt.
10. 2lb 6 1/2" closed cell spray-in insulation (R40 minimum)
11. 1 1/4" Cumaru wood decking on min 1 1/2" pressure treated ripped joists. New white EPDM roofing over exterior grade 3/4" sheathing, slope to drain @ 1/4" per foot.
12. Paint exposed brick with 1 coat primer and 2 coats of exterior paint. Color by Architect.
13. New gypsum ceiling
14. New pressure treated 2x12 joists @12" O.C.
15. New 18 gauge Kynar coated steel coping - color by Architect.
16. 12"x12" concrete pier with (4) #4 vertical bars and #3 ties @ 12" O.C. Embed vertical bars into 20"x20"x10" concrete footings 30" deep (frost depth).
17. 1 1/4" Cumaru wood decking on 1 1/2" pressure treated nailers. 3"x3"x3/16" steel angles @16" O.C. below deck. C8x11.5 around perimeter of landing.
18. Provide 42" high guardrails and guard structure with powder coated 30% open metal panels.
19. New 38"x52" 30% open perforated steel panels with 1/4" painted steel frame in existing window opening.
20. New 38"x16" 30% open perforated steel panels with 1/4" painted steel frame in existing window opening.
21. New 168"x30" Windsor Pinnacle series clad low profile direct set window.
22. Kynar coated steel panel to match charcoal grey color Windsor windows.

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SEALS

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Cincinnati, Ohio. 45237

12/6/2016 16:10:44

1/4" = 1'-0"

A302
1606 LONGITUDINAL SECTION PROPOSED

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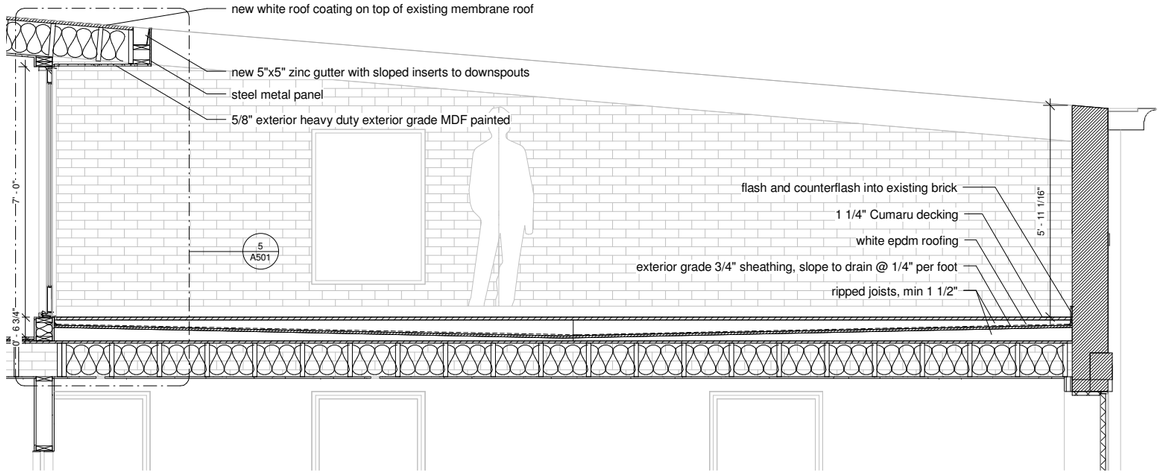
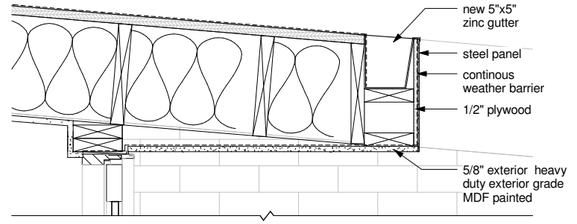
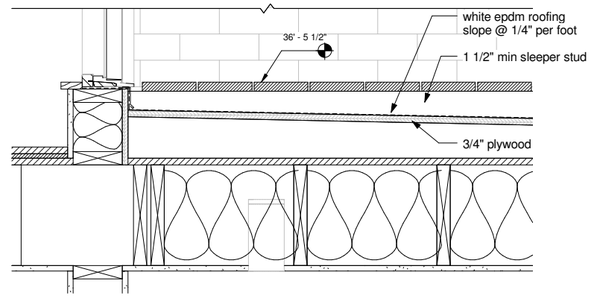
SEALS



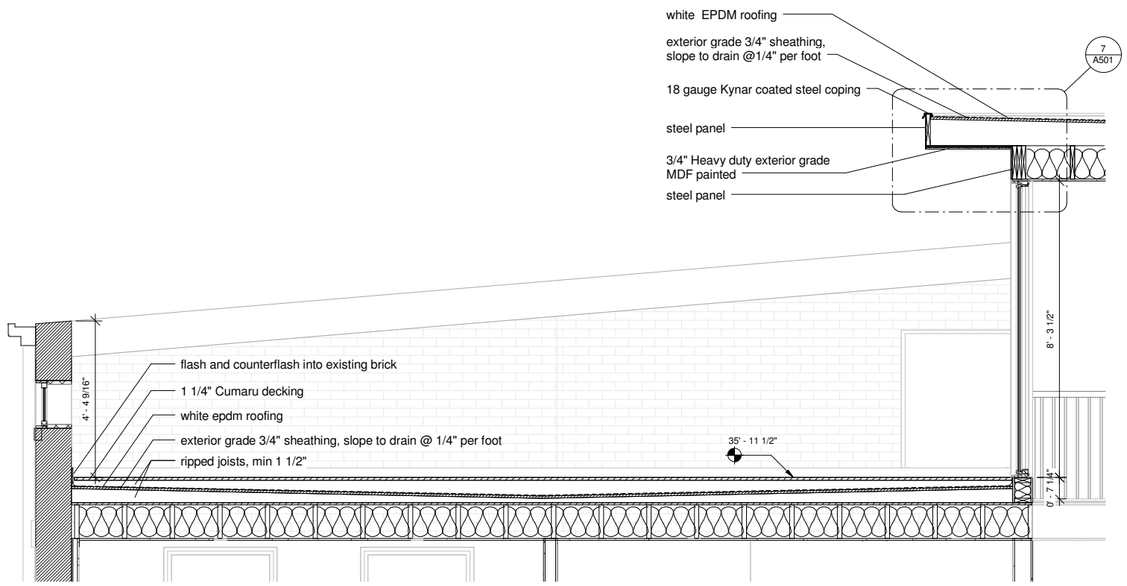
1 Section Roof deck 1604
1/2" = 1'-0"



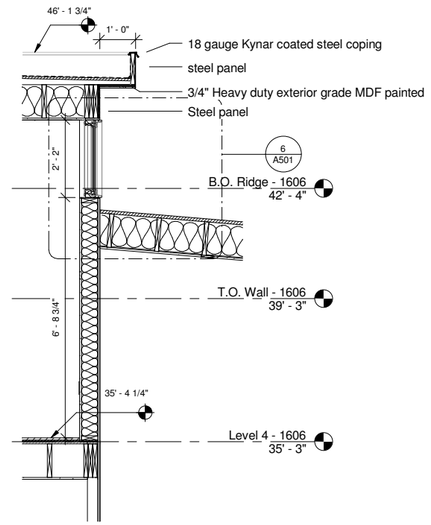


5 Roof deck door section 1604
1 1/2" = 1'-0"

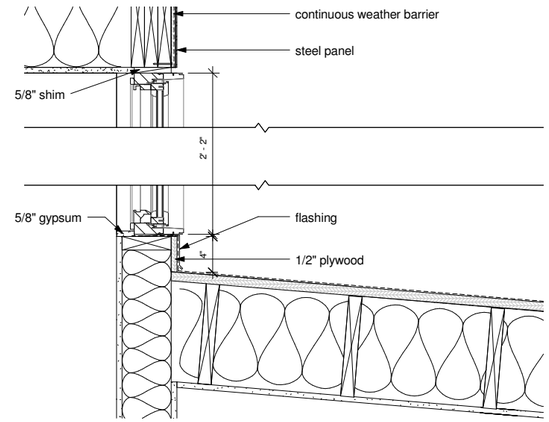
7 Roof deck Roof overhang 1606
1 1/2" = 1'-0"



3 Section Roof deck 1606
1/2" = 1'-0"



2 Section 3 1606 NEW CONST. - Callout 1
1/2" = 1'-0"



6 Roof deck section 1606
1 1/2" = 1'-0"

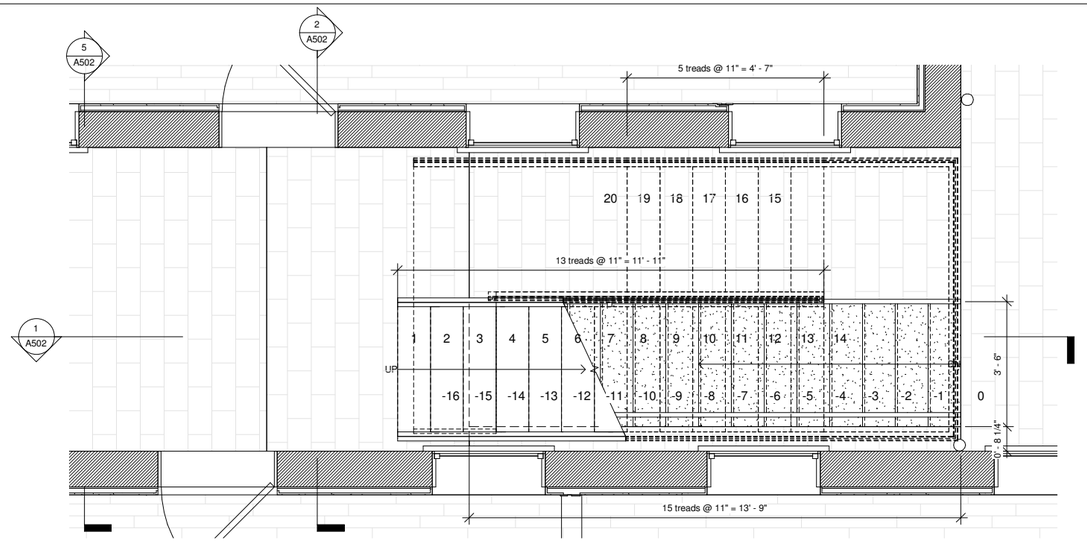
Patty Hord
1604 Pleasant st.
Cincinnati, Ohio. 45237

12/6/2016 16:10:44

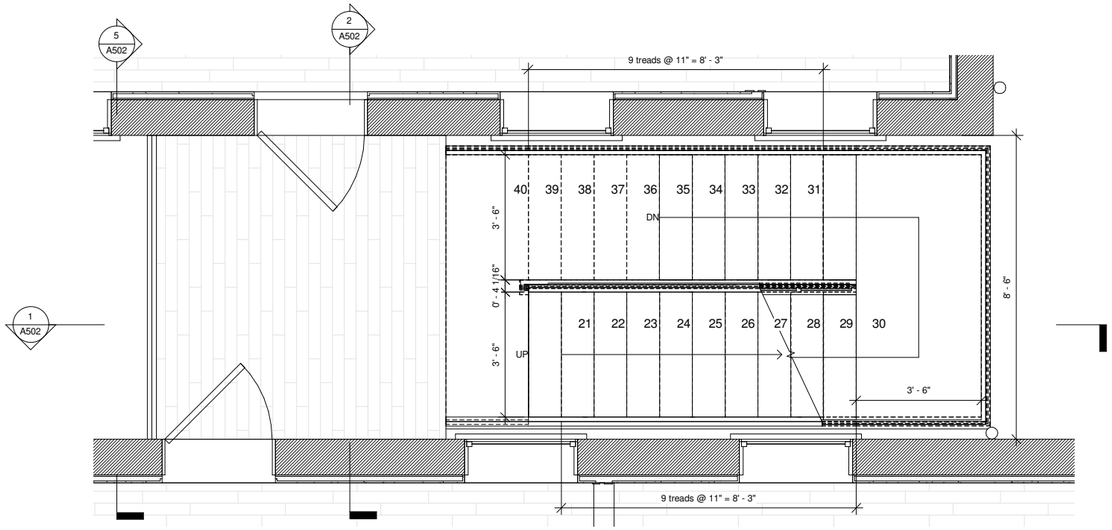
As indicated

A501

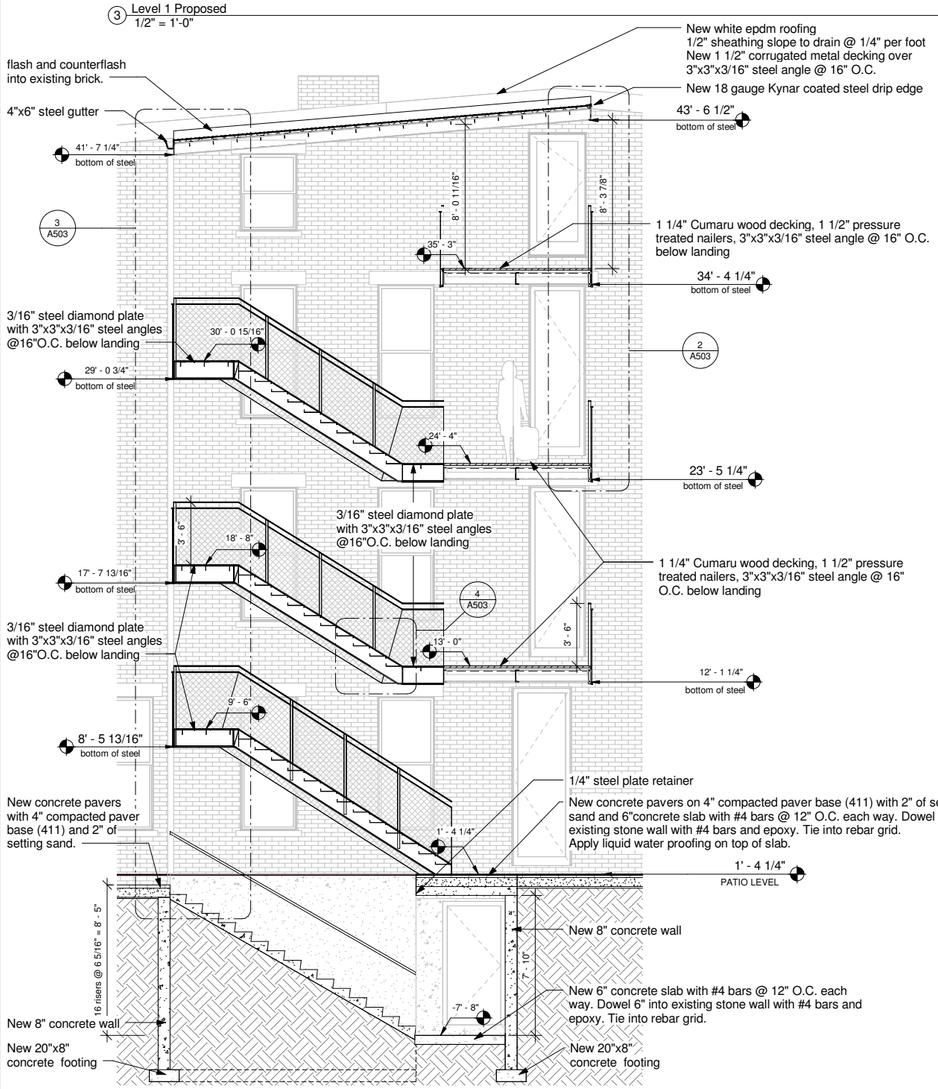
ROOF DECK DETAILS



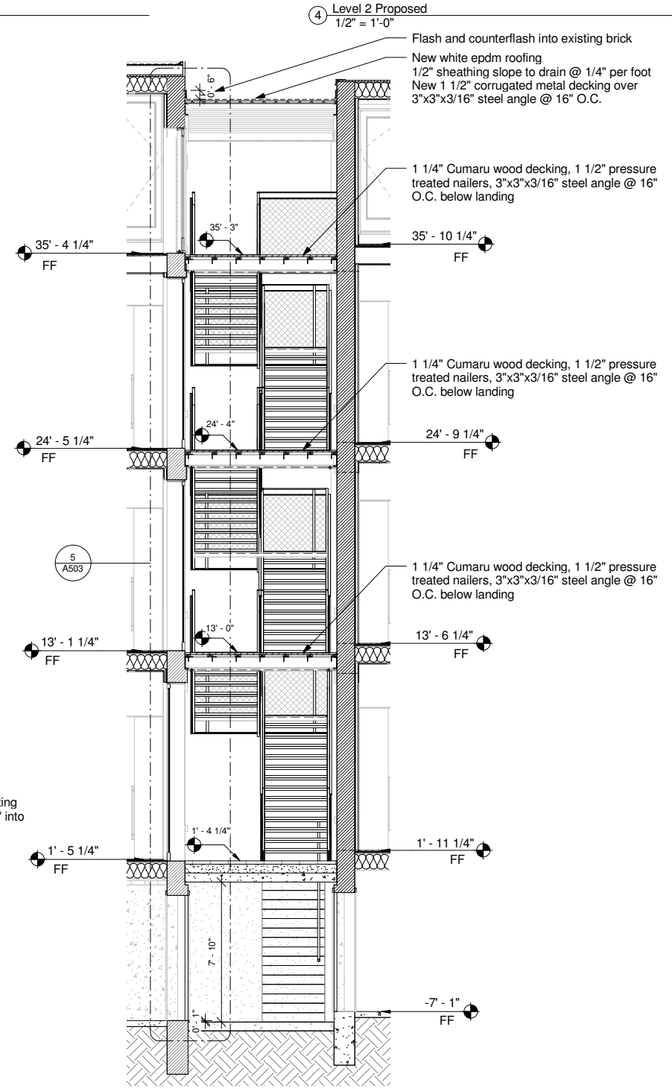
3 Level 1 Proposed
1/2" = 1'-0"



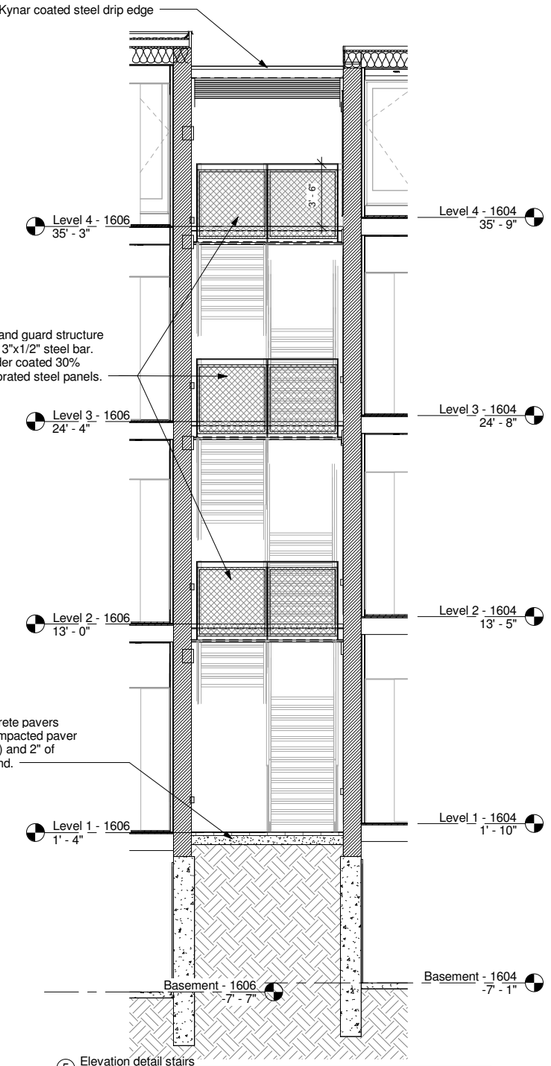
4 Level 2 Proposed
1/2" = 1'-0"



1 Detailed section staircase 1
1/4" = 1'-0"



2 Detailed section staircase 2
1/4" = 1'-0"



5 Elevation detail stairs
1/4" = 1'-0"

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SEALS

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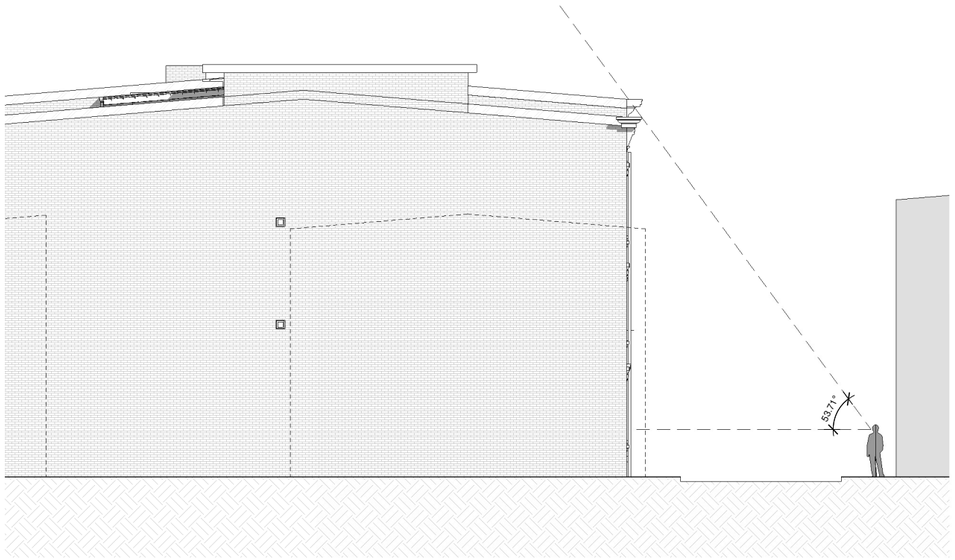
1604 Pleasant st.
Cincinnati, Ohio. 45237

12/6/2016 16:10:47

As indicated

A502

EXTERIOR STAIR
ENLARGED



Elevation sight lines

East view (front)

South East view

TERRY BOLING ARCHITECT LEED AP
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SEALS

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1604 Pleasant st.
Cincinnati, Ohio. 45237

12/6/2016 16:10:51

1/8" = 1'-0"

A601

SIGHT LINES

GenFlex Roofing Systems

250 West 96th Street, Suite 150, Indianapolis, IN 46260

800-443-4272 • www.genflex.com

PRODUCT DATA SHEET

GenFlex II EPDM Membrane

DESCRIPTION

GenFlex II EPDM is a Non-Reinforced membrane that meets or exceeds all of the requirements for ASTM D 4637-04, Type I vulcanized rubber membrane.

PHYSICAL PROPERTIES

PROPERTY	ASTM TEST METHOD	MINIMUM	TYPICAL VALUES
Thickness-min. inches (mm) 45 mil (1.14 mm) 60 mil (1.52 mm)	D 412	 0.040 (1.02) 0.054 (1.37)	 0.045 (1.14) 0.060 (1.52)
Tensile Strength – min. psi (MPa)	D 412	1305 (9.0)	1425 (9.8)
Dynamic Puncture Resistance	D 5635	Pass	Pass
Static Puncture Resistance	D 5602	Pass	Pass
Elongation, ultimate, min. - %	D 412	300	450
Tensile Set, max %	D 412	10	10
Tear Resistance – min. lbf/in (kN/m)	D 624	150 (26.27)	200 (35)
Brittleness Temperature – max ºF (ºC)	D 2137	-49 (-45)	-63 (-53)
Ozone Resistance – No Cracks	D 1149	Pass	Pass
Heat Aging – 240ºF (116ºC) 28 days			
Tensile Strength – min. psi (MPa)	D 412	1205 (8.3)	1415 (9.7)
Elongation – Ultimate min. %	D 412	200	290
Tear Resistance – min. lbf/in (kN/m)	D 624	125 (21.9)	181 (31.5)
Linear dimensional change, max, %	D 1204	±1.0	-0.7
Water Absorption – max mass % 150ºF (62.6ºC) 7 days	D 471	+8 (-2)	+1.8
Factory Seam Strength – min. lbf/in (kN/m)	D 816	50/sheet failure	Sheet failure
Weathering Resistance			
Visual inspection PRFSE, min,%	D 518	Pass 30	Pass 30
Elongation, ultimate, min, %		200	200

INSTALLATION

EPDM may be installed as a mechanically attached, a fully adhered, or a ballasted system. Please consult current GenFlex EPDM specifications for specific application needs.

PREPARATION OF SUBSTRATES

Substrates must be clean, dry, smooth, and free of sharp edges, fins, loose or foreign materials, oil, grease, or other materials which may damage the membrane.

All rough surfaces, which could damage the membrane, shall be repaired as specified to offer a smooth substrate.

All surface voids greater than 1/4" (6.35 mm) wide shall be properly filled with an acceptable material.

PRODUCT DATA

THICKNESS	WIDTH	LENGTH	WEIGHT
45 mil (1.14 mm)	7.5' (2.3 m) 9' (2.7 m) 10' (3 m) 15' (4.6 m) 20' (6.2 m) 30' (9.1 m) 40' (12.2 m) 50' (15.2 m)	25' (50' (15.2 m) 100' (30.5 m) 200' (61.0 m)	0.29 lb/ft² (1.4 kg/m²)
60 mil (1.52 mm)	7.5' (2.3 m) 9' (2.7 m) 10' (3 m) 20' (6.2 m)	50' (15.2 m) 100' (30.5 m)	0.40 lb/ft² (1.8 kg/m²)

LEED INFORMATION

Reflectivity, % (ASTM C 1549)	6
Emissivity (ASTM C 1371)	0.87 (Black)
Solar Reflectance Index (ASTM D 1980)	0
Recycled Content Post Consumer Post Industrial	 0% 0%
Manufacturing Locations	Prescott, AR Kingstree, SC

STORAGE

Store in original, unopened packaging and away from sources of punctures and physical damage.

Assure that structural decking will support the loads incurred by the material stored on roof top. The deck load limitations should be specified by the project designer.

SHELF LIFE

Not applicable

PRECAUTIONARY DATA

To avoid sources of punctures and physical damage, take care when moving, transporting, or handling.

Waste products such as petroleum products, greases, animal fats, and oils (mineral and vegetable) should be isolated from the membrane.

Refer to Material Safety Data Sheet for additional information.

CCMC 12912-L

10/2009

Single Ply Solutions for Over a Quarter Century™

Page 1 of 1

ROOFING CUTSHEET

Product Data Sheet

FLEXWHITE™ EPDM MEMBRANE

GENFLEX Roofing Systems

Description

GenFlex FlexWhite™ EPDM is a 0.060" (1.52 mm) or 0.090" (2.2 mm) non-reinforced, bi-laminate, white-on-black, cured single-ply roofing membrane that can be used in fully adhered GenFlex roofing systems.

Installation

Substrates must be clean, dry, smooth, and free of sharp edges, fins, loose or foreign materials, oil, grease, or other materials which may damage the membrane.

All rough surfaces, which could damage the membrane, shall be repaired as specified to offer a smooth substrate.

All surface voids greater than 1/4" (6.35 mm) wide shall be properly filled with an acceptable material.

FlexWhite EPDM must be installed in accordance with current FlexWhite EPDM specifications and details.

Product Data

THICKNESS	WIDTH	LENGTH	WIDTH
60 mil (1.52 mm)	10' (3.0 m) 16' 8" (5.8 m) 20' (6.1 m) 25' (7.6 m)	100' (30.5 m)	0.43 lb/ft² (2.1 kg/m²)
90 mil (2.286 mm)	10' (3.0 m) 10' (3.0 m)	50' (15.24m) 100' (30.5m)	0.61 lb/ft² (2.9 kg/m²)

Compliance

Solar Reflectance**	ASTM E 903	0.83
Thermal Emittance**	ASTM E 408	0.92
Solar Reflectance Index (SRI) ***	ASTM E 1980	105

LEED® Information

Recycled Content

Post Consumer	0%
Pre Consumer	0%
Manufacturing Location	Prescott, AR

Storage

Store in original, unopened packaging and away from sources of punctures and physical damage.

Assure that structural decking will support the loads incurred by the material stored on roof top. The deck load limitations should be specified by the project designer.

Precautionary Data

To avoid sources of punctures and physical damage, take care when moving, transporting, or handling.

Waste products such as petroleum products, greases, animal fats, and oils (mineral and vegetable) should be isolated from the membrane.

Refer to Material Safety Data Sheet for additional information.

COOL ROOF RATING COUNCIL (CRRC)	WHITE
Solar Reflectance Initial*	0.80
Solar Reflectance Aged*	0.72
Thermal Emittance Initial*	0.84
Thermal Emittance Aged*	0.86
Solar Reflectance Index (SRI) Initial*	99
Solar Reflectance Index (SRI) Aged*	88

* Values were obtained from independent testing by CRCC.

** Values were obtained from independent testing by Atlas Material Testing DSET Laboratories.

*** SRI was calculated using the SRI calculator from the USGBC.

CRRC CHARTER MEMBER

ENERGY STAR is only valid in the United States

250 West 96th Street, Indianapolis, IN 46260
800-443-4272 | GenFlex.com

Product Data Sheet

FLEXWHITE™ EPDM MEMBRANE

GENFLEX Roofing Systems

PROPERTY	ASTM TEST METHOD	MINIMUM	TYPICAL VALUES	MINIMUM	TYPICAL VALUES
Thickness	D 412	0.054" (1.37 mm)	0.056" (1.5 mm)	0.081 in (2.057mm)	0.086" (2.184 mm)
Tensile Strength, min	D 412	1305 psi (9.0 MPa)	1360 psi (9.4 MPa)	1305 psi (9.0 MPa)	1361 psi (9.4 MPa)
Dynamic Puncture Resistance	D 5635	Pass	Pass	---	---
Static Puncture Resistance	D 5602, 44.1 lb (20 kg)	Pass	Pass	---	---
Elongation, ultimate, min	D 412	300%	468%	300%	427%%
Tensile set, max	D 412 Method A (Die C)	10%	2.1%	10%	2.4%
Tear Resistance, min	D 624	150 lb/in (26.27 kN/m)	234 lb/in (41.0 kN/m)	150 lb/in (26.27 kN/m)	198 lb/in (34.6 kN/m)
Brittleness Temperature, max	D 2137	-49 ºF (-45 ºC)	-69 ºF (-56 ºC)	-49 ºF (-45 ºC)	-69 ºF (-56 ºC)
Ozone Resistance – No Cracks	D 1149	Pass	Pass	Pass	Pass
Heat Aging – 240 ºF (116 ºC) 28 days	D 412	1205 psi (8.3 MPa)	1317 psi (9.7 MPa)	1205 psi (8.3 MPa)	1466 psi (10.1 MPa)
Tensile Strength, min	D 412	200%	325%	200%	206%
Elongation , Ultimate min				125 lb/in (21.9 kN/m)	153 lb/in (34.6kN/m)
Tear Resistance, min	D 624	125 lb/in (21.9 kN/m)	181 lb/in (31.5 kN/m)		
Linear Dimensional Change, max	D 1204	±1.0%	-0.50%	±1.0%	-0.21%
Water Absorption – max, mass 150 ºF (62.6 ºC) 7 days	D 471	+8 (-2)%	2.50%	+8 (-2)%	2.4%
Factory Seam Strength, min	D 816, Method B 50 lb/in (Modified)	8.8 kN/m or sheet failure	Sheet failure	---	---
Weathering Resistance:					
Visual inspection, 7X	D 4637	Pass	Pass	Pass	Pass
PRFSE, min	D 4637	30%	51%	30%	38%
Elongation, ultimate, min	D 412 (Die C)	200%	277%	200%	350%
Ultraviolet weather resistance (Xenon-Arc Weathering	G 155	Pass (1000 hrs)	Pass (4000 hrs)	Pass (1000 hrs)	Pass (4000 hrs)

FM APPROVED

CLASSIFIED UL

MIAMIDADE COUNTY APPROVED

250 West 96th Street, Indianapolis, IN 46260
800-443-4272 | GenFlex.com

TERRY BOLING ARCHITECT LEED AP

design architecture construction

695 Reynard Avenue Cincinnati, Ohio 45231

www.terryboling.com

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513-375-0304

SEALS

WINDSOR WINDOWS & DOORS
A Woodgrain Millwork Company

Pinnacle Double Hung & Glide-by

Features and Benefits

[1] The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained

[2] Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance of decorative trim

[3] Glass is replaceable in case of damage

[4] Both tape and silicone glazed, with interior wood stops for superior strength and seal

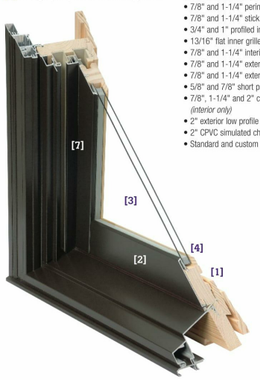
[5] EZ Tilt operation available for easy removal and replacement of sash

[6] Recessed lock and keeper for a sleek appearance

[7] Block and tackle balance system for ease of operation

[8] Both sashes tilt in with compression or concealed jamliner for easy cleaning

[9] No-finger pull option for hardware application



Sizes

Available in hundreds of standard and custom sizes

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

Exterior Trim

- Clad windows available with WM 180 brickmould or Williamsburg casing; primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; double hung sill nose, 2" bull nose sill nose or belly sill nose

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" perimeter grille
- 7/8" and 1-1/4" stick grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 7/8" and 1-1/4" exterior CPVC WDL *(primed)*
- 5/8" and 7/8" short putty WDL
- 7/8", 1-1/4" and 2" contemporary WDL *(interior only)*
- 2" exterior low profile simulated check rail
- 2" CPVC simulated check rail *(primed)*
- Standard and custom grille patterns available

Finishes

- Interior – Clad windows available in Clear Select Pine, Douglas Fir, Natural Alder, primed or painted white interior finishes; primed windows available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows offer an assortment of traditional trim options

Clad Colors*

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 22 standard colors
- 20 feature colors; custom colors available
- 8 anodized finishes

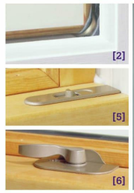
**Glide-by products only available in white, ivory, tan, bronze, cinnamon, hunter green and black*

Hardware

Double hung lock available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



www.windsorwindows.com

8/2015

WINDOW CUTSHEET

ROOF X TENDER®

Distributed Exclusively by TRI-BUILT® Materials Group

Roof X Tender® 985 Super Silicone: Superior performance and durability for all types of roof restoration. Providing the protection your roof needs to withstand wind, rain and harmful UV rays. **Roof X Tender® 985 Super Silicone** is a moisture cure, high solids, silicone coating ideal for prolonging roof life and reducing heat load on your building.

BUR & ModBit

Metal

Single Ply

Pond-Proof® Technology
Best Protection for Ponding Water Situations to Helps Prevent Premature Adhesion Failure.

Outperforms and outlasts asphaltic, acrylic and thermoplastic coatings.

Creates a shield of protection with Pond-Proof™ Technology.

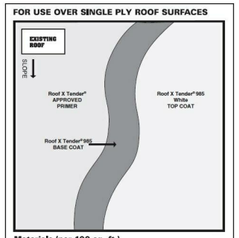
Engineered with solvent free polymers.

Minimal impact on the applicator.

www.tribuiltmaterialsgroup.com

SEALANT CUTSHEET

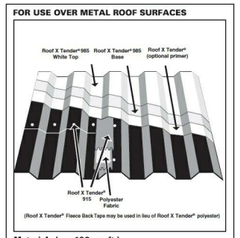
FOR USE OVER SINGLE PLY ROOF SURFACES



Materials (per 100 sq. ft.)

ITEM/DESCRIPTION	WEIGHT
Primer / Base coat:	
Roof X Tender® 998 A & B (throughout) @ 1/4 gallon	3 lbs.
Coating:	
Roof X Tender® 985 Super Silicone @ 1 gallon	10.25 lbs.
Roof X Tender® 985 Super Silicone @ 1 gallon	10.25 lbs.
Approximate Dry Weight	23.5 lbs.

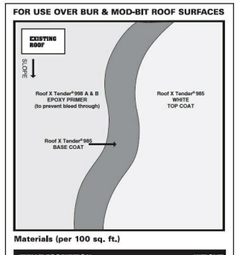
FOR USE OVER METAL ROOF SURFACES



Materials (per 100 sq. ft.)

ITEM/DESCRIPTION	WEIGHT
Primer / Base coat:	
Roof X Tender® 998 A & B (optional) @ 1/4 gallon	3 lbs.
Coating:	
Roof X Tender® 985 Super Silicone @ 1 gallon	10.25 lbs.
Roof X Tender® 985 Super Silicone @ 1 gallon	10.25 lbs.
Approximate Dry Weight	23.5 lbs.

FOR USE OVER BUR & MOD-BIT ROOF SURFACES



Materials (per 100 sq. ft.)

ITEM/DESCRIPTION	WEIGHT
Primer / Base coat:	
Roof X Tender® 998 A & B Epoxy Primer @ 1/4 gallon	3 lbs.
Coating:	
Roof X Tender® 985 Super Silicone @ 1 gallon	10.25 lbs.
Roof X Tender® 985 Super Silicone @ 1 gallon	10.25 lbs.
Approximate Dry Weight	23.5 lbs.

KEYS TO SUCCESSFUL ROOF RESTORATION

- Always check adhesion with a peel test before pricing project.
- Use combination of detergent wash, scrubbing and power wash to remove all dirt and grime from roof surface (just like washing your car).
- When possible, use like products for recoating; for example, silicone over silicone, aluminum over aluminum and acrylic over acrylic.
- Repair leaks first with mastics and polyester reinforcement or Roof X Tender® Fleece Back Tape and Fluid Flash Detail Sealant before applying coating.
- Prime asphalt surfaces with RX 998 Epoxy Primer Part A & B to prevent asphalt bleed through and ensure proper adhesion.

ROOF X TENDER®

15 East Union Ave.
East Rutherford, NJ 07073
www.tribuiltmaterialsgroup.com
(800) 516-1485

Patty Hord
1604 Pleasant st.
Cincinnati, Ohio. 45237

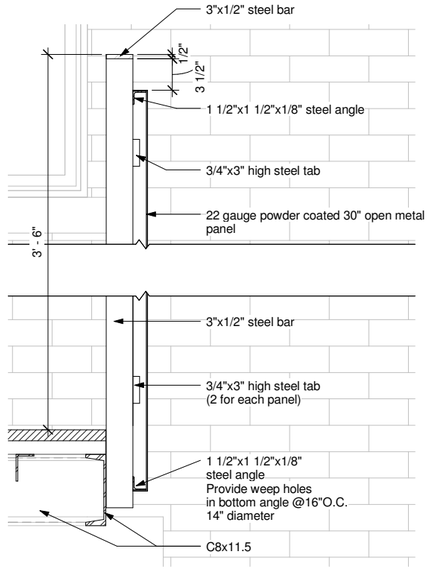
12/6/2016 16:10:51

A602

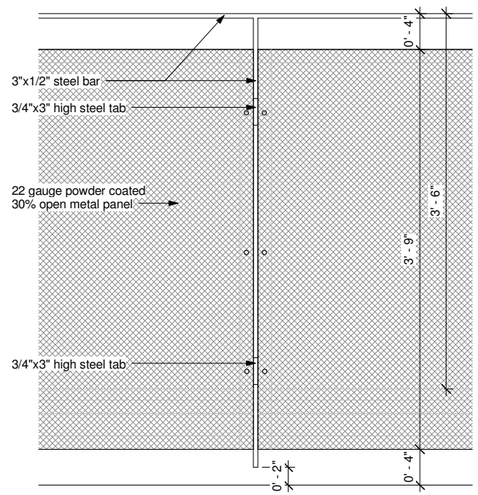
PRODUCT INFORMATION

View Exterior

View from balcony



1 BALCONY RAILING - SECTION
1 1/2" = 1'-0"



2 BALCONY RAILING ELEVATION
1 1/2" = 1'-0"

TERRY BOLLING ARCHITECT LEED AP
design architecture construction
695 Reynard Avenue Cincinnati, Ohio 45231
www.terrybolling.com
terry.bolling@uc.edu
513-375-0304

SEALS

Patty Hord
1604 Pleasant st.
Cincinnati, Ohio. 45237

12/6/2016 16:10:52

1 1/2" = 1'-0"

A606

REFERENCE PICTURES
PROPOSED BALCONY
RAILING

ITEM 3 December 19, 2016

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

APPLICATION #:	COA2016091
APPLICANT:	O'Sam Mardin
OWNER:	O'Sam Mardin
ADDRESS:	**12-14 E 15th Street, Cincinnati OH 45202**
PARCELS:	080-0001-0034 080-0001-0035
ZONING:	CC-P
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over-the-Rhine
REPORT DATE:	December 7, 2016
HEARING DATE:	December 19, 2016
STAFF REVIEW:	Beth Johnson, Urban Conservator

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) for a 4 story rear elevator and stair addition and addition between the two buildings for balcony's access from the tower.

Existing Conditions:
The subject property at 12-14 E 15th Street is located on the north side of E 15th Street mid-block. They are matching 4-story brick Italianate mixed use brick buildings built circa 1873. The front façades have decorative window lintels and a bracketed cornice. The rear of the properties are visible from Liberty Street due to a parking lot that fronts onto Liberty Street.

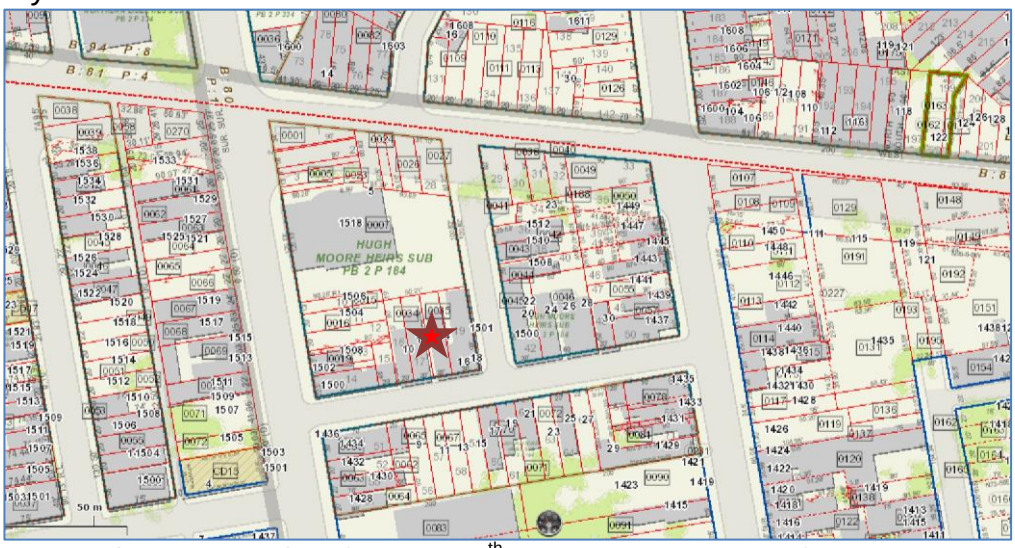


Figure 1: Location of 12-14 E 15th Street. Image courtesy of CAGIS.

Figure 2. Existing condition of 12-14 E 15th Street. Image courtesy of Google Street views.

Proposed Conditions:
The applicant is proposing the following to

- Construct a 5 story rear addition to house an elevator and stair tower
  - The tower will be clad is craft board form cast concrete planks.
  - Between each floor will be an accent color to denote hatch.
  - The towner will lead to access to each residential unit and will have black metal steel railing
  - Brick in 4 rear windows on 12 E 15th street and 3 side windows on both 12 and 14 E 15th street. To be set recessed 1".
  - Convert window to doors for access from the elevator.
- Roof deck on rear portion of roof
  - A black 42 inch high black horizontal oriented railing.
- Front Façade will be rehabilitated
  - New aluminum clad wood windows,
  - New half light front door.
  - 6foot black metal front gate
  - New cast cornice to match the historic cornice on 12 E 15th Street.
- Horizontal oriented stained wood fence at the rear to be 6 fett tall.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Community Commercial
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
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:

No zoning relief is sought or required for the proposed use of residential. There are currently 8 units over the two buildings, 4 units in each building. The project is proposing 4 units in each building. The project is not increasing the existing number of units and therefore does not have to provide parking. There is no required rear yard for the CC-P district. This is non-conformity as the parcels are each 1800sf and in CC-P you are permitted to have a 1 residential unit per which would permit 3 units per parcel. This use will continue to be a legal-non-conforming use. The parcel will be required to be consolidated before permits can be issued.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the rear addition, roof top deck, and façade changes on the front and rear. The changes being proposed are substantially compatible with the Over-the-Rhine Historic Conservation Guidelines. The rear addition is not visible from the E 15th Street however it is visible from Liberty Street.

Applicable Guidelines

Additions

Intent and General Guidelines

1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.

2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.

3. Additions should not overpower the original building.

4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.

   The addition is a 5 story tall addition. It will not be visible from the primary street elevation of E 15th Street except for potentially a small view through the build courtyard, however this view will be obstructed by both the courtyard decks and the existing fire escape.

   The addition will be visible from Liberty Street due to a parking lot next to the Crossroad Health Center.

   In looking at the new construction guidelines, as this is an addition many of the

guidelines are not applicable, however the main concerns of staff were the guidelines regarding rhythm, emphasis, height and material.

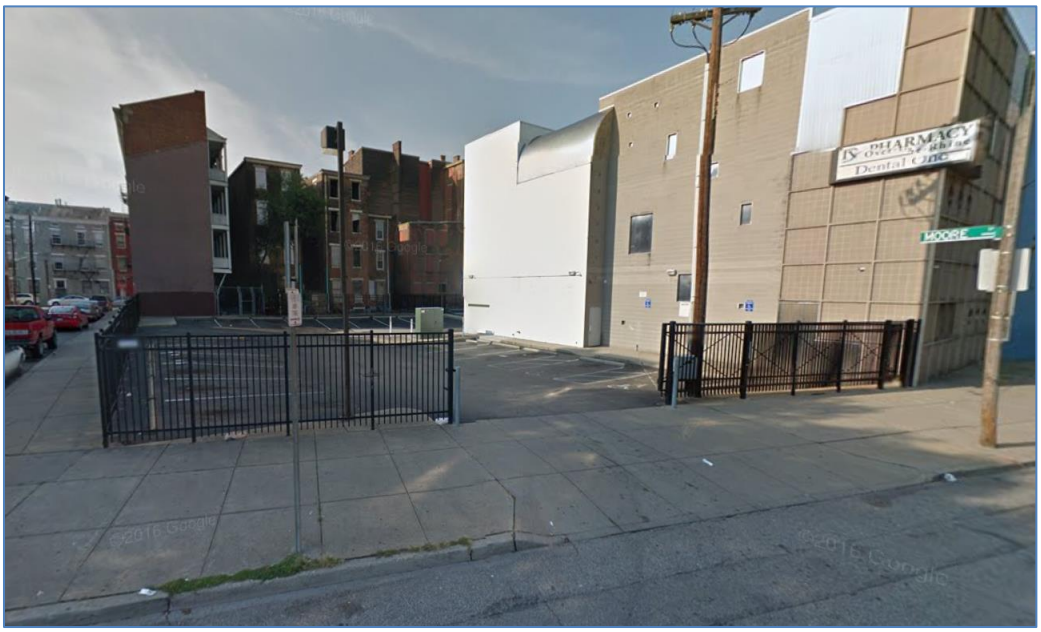


Figure 3. View of building from Liberty Street. . Image courtesy of Google Street views.

6. **Rhythm**: New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

   While the rear addition is not visible from Elm Street and does not affect the established historic rhythm for the primary structure, it is visible from Liberty Street and Vine Street and staff was concerned about a 5 story massive blank wall. This view will not be hidden soon given the nature of the site development of the medical office on the southeast corner of Liberty and Vine. While no openings were proposed due to the use and location of the structure, the applicant introduced horizontal accents at the floor line to break up the large façade. Because of the widening of Liberty Street in 1958 the fabric that fronted Liberty Street on the south of the street was demolished. While the North side of the street retains much of its fabric, the context along the south side of the street are many blank masonry walks of buildings that front the North-South running streets. A large wall is not out of context for the

south side of the street, but staff feels that the added accent on the horizontal plans helps to break up the wall at a minimum.

The building will also be visible from Vine Street also do to previous demolitions that took the street fronting fabric and the addition will be visible due to the parking lot that currently fronts on Vine Street. The addition is set back from fronting on Vine Street and while visible, it is set far enough back from the street that it will not detract from the views down the street and will not affect the architectural integrity of the street frontage.

7. **Emphasis**: New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings

   The wall is very vertical in nature due to its height versus its width. The accent bars that only go a portion of the width leave a large vertical emphasis on the wall. Also the addition does not cover the rear of 14 E 15th Street which retains a vertical emphasis through the alignment of the windows.

   While having a vertical emphasis the addition of an accent color at the top will also give the top of the addition a subtle top and ending point.

8. **Height**: The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.

   The addition is 5 stories high to be able to allow access to the roof deck. While the building is only 4 stories, the 5th story will not be visible from E 15th Street. Further at the rear of this lot there are two bordering buildings that are 5 stories high. These buildings front on to the north-south streets of Moore and Vine Street which will block the view of the addition from the vistas at the intersections and down the street.

9. **Materials**: New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

   The materials that are being used on the addition include metal railings, decking, and a horizontal oriented craft board form concrete planks. The material proposed has a 50 year warranty, which is similar in comparison to other approved contemporary and alternate materials. While staff was at first spectacle of the material due to the claim of capturing texture and potentially looking like a shiplap treatment, upon viewing the material and looking at

pictures of the application, staff feels that the material actually comes across as a masonry unit rather than a "siding" material. The variation in color is reminiscent of a stone and the horizontal lines created are slight enough that it doesn't create strong horizontal emphasis.

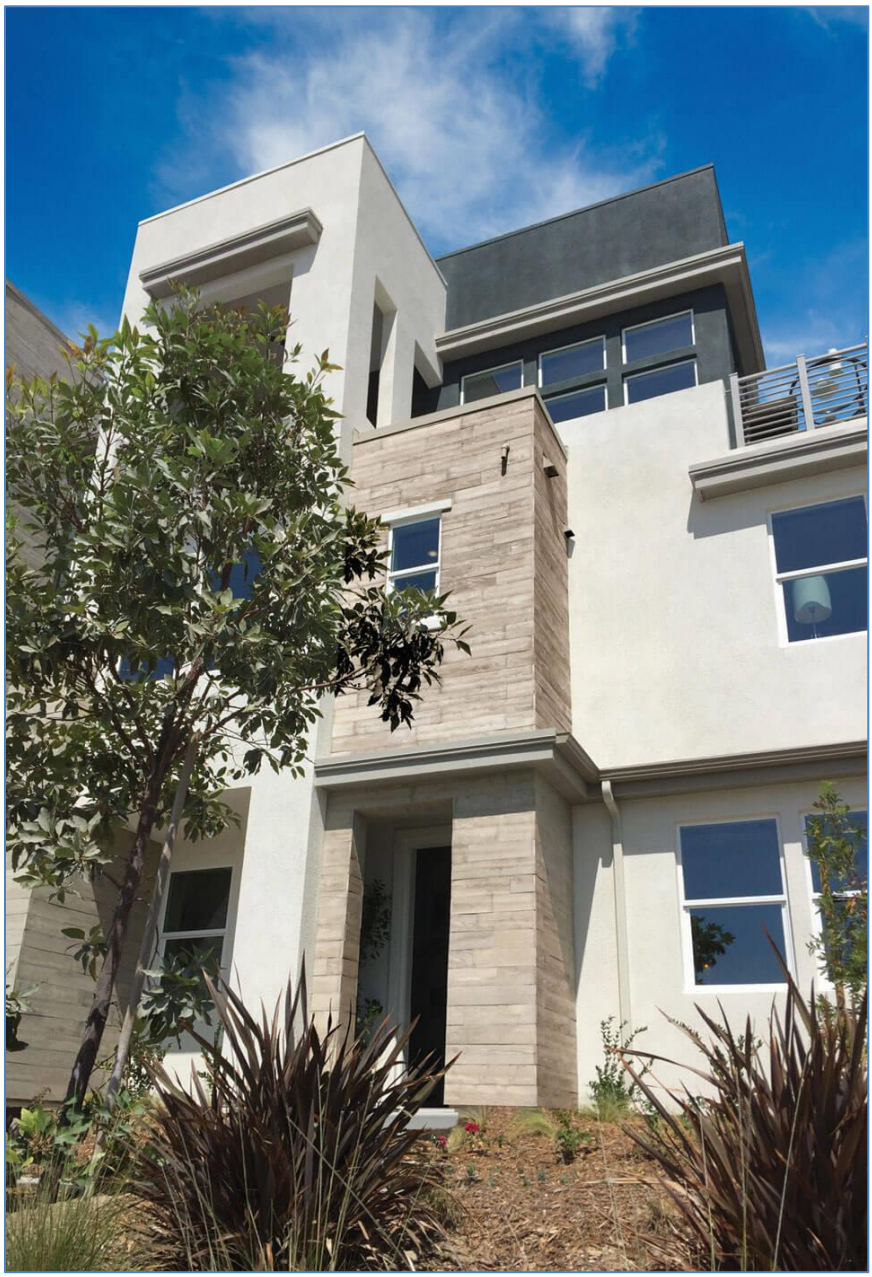


Figure 4. Image of the Craft Board form application. Image from Creative Mines website.

Rehabilitation

2. Door and Window Openings: Among the most important features of any building are its openings — its windows and doors. The size and location of openings are an

essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

Most of the widows on the front façade and throughout the building are either missing or severely deteriorated. The proposed windows are a Two over Two simulated divided light aluminum clad wood window and they are an appropriate treatment. The windows that are being proposed to be bricked in are not visible from the street and due to building code would need to be bricked in as it is on the balcony.

Site Improvements

5. Decks: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

The roof deck is not visible from the principal façade as is shown by the sight line drawing. The deck is set back from the front façade and only the railing will be slightly visible from Liberty Street and Elm Street.

Other Considerations:

Prehearing Results: A prehearing was held on December 7, 2016. Members of the OTR Infill committee were present.

Comments Provided to Staff: 1 letter in opposition due to the visibility. If the addition is permitted, they have concerns about the cladding material.

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

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

I. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 12-14 E 15th Street submitted by O'Sam Mardin Design dated 11/03/2016 including any revisions submitted for permit subject to staff review and approval with the following conditions:

1. The lots must be consolidated prior to applying for building permits.
2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
3. The roof deck will need to be reduced in size so that one exit is permitted per OBC.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:

2. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

APPLICATION

HCB
HISTORIC CONSERVATION BOARD

CERTIFICATE OF APPROPRIATENESS

HCB USE ONLY
DATE RECEIVED BY HCB: _____
PERMIT/APD NO: _____
APP. COMPLETION DATE: _____

APPLICATION
BUILDING ADDRESS: 12 & 14 Fifteenth St.

DISTRICT NAME: Over-the-Rhine
(if applicable)

OWNER NAME: O'Sam Mardin

ADDRESS: 1303 Herlin Place

PHONE NO: 513-544-4925

EMAIL: Mardinor@gmail.com

CONTRACTOR NAME: not assigned

ADDRESS: _____

PHONE NO: _____

EMAIL: _____

ARCHITECT NAME: O'Sam Mardin

PHONE NO: 513-544-4925

ADDRESS: 1303 Herlin Place

EMAIL: Mardinor@gmail.com

IT IS YOUR RESPONSIBILITY TO NOTIFY THE URBAN CONSERVATOR IF ANY OF THIS INFORMATION CHANGES DURING THE PENDING REVIEW OF YOUR

WORK PROPOSED: (Describe type of work, existing conditions, and methods to be used, materials proposed)

HCB USE ONLY
- ☐ MINOR ALTERATION
- ☐ NEW CONSTRUCTION
- ☐ ADDITION
- ☐ DEMOLITION
- ☐ REHABILITATION
- ☐ OTHER_____

THE PROJECT IS TO CONVERT 2 VACANT RESIDENTIAL BUILDINGS INTO 8, 2 BEDROOM (1,000 SF) RESIDENTIAL UNITS. EXISTING FLOOR STRUCTURE WILL BE RESTORED AS REQUIRED; EXISTING STAIRS IN EACH BUILDING WILL BE REMOVED AND NEW FLOOR PLATES WILL BE BUILT TO MAKE CONTINUOUS RESIDENTIAL UNITS PER FLOOR PER BUILDING; EXISTING REAR FIRE ESCAPE SHALL BE REMOVED, ALL EXTERIOR FINISHES SHALL BE RESTORED; NEW WINDOWS AND A SECURITY GATE WILL BE INSTALLED; A NEW STAIR AND ELEVATOR TOWER WILL BE CONSTRUCTED AT THE REAR WITH NEW ACCESS CORRIDORS SPANNING BETWEEN THE BUILDINGS; A NEW ROOF DECK WILL BE INSTALLED; THE EXISTING BASEMENT WILL BE TENANT STORAGE.

IN ORDER TO EXPEDITE HCB ACTION, PLEASE ATTACH ADDITIONAL INFORMATION, IF AVAILABLE, AS MAY BE APPROPRIATE. LIST ANY INFORMATION ATTACHED: (Elevations, site plans, specifications, photos, material samples, additional drawings or written matter)

SITE PLAN, SITE CONTEXT PHOTOS, DEMO PLANS, PROPOSED FLOOR PLANS, PROPOSED ELEVATIONS, MATERIALS BOARD,PLANK SAMPLE, EMAIL CORRESPONDENCE WITH BETH JOHNSON

Attach a letter explaining the justification for the issuance of the desired Certificate of Appropriateness. Be advised that the burden of proof is on the applicant.

November 04, 2016

Re: 12-14 E. Fifteenth St. Proposed Residential Development

To whom it may concern;

I am writing this letter to request a Certificate of Appropriateness for the proposed residential development at 12-14 E. Fifteenth St. This project will increase the tax base for the city, and prolong the life of these badly damaged historic buildings.

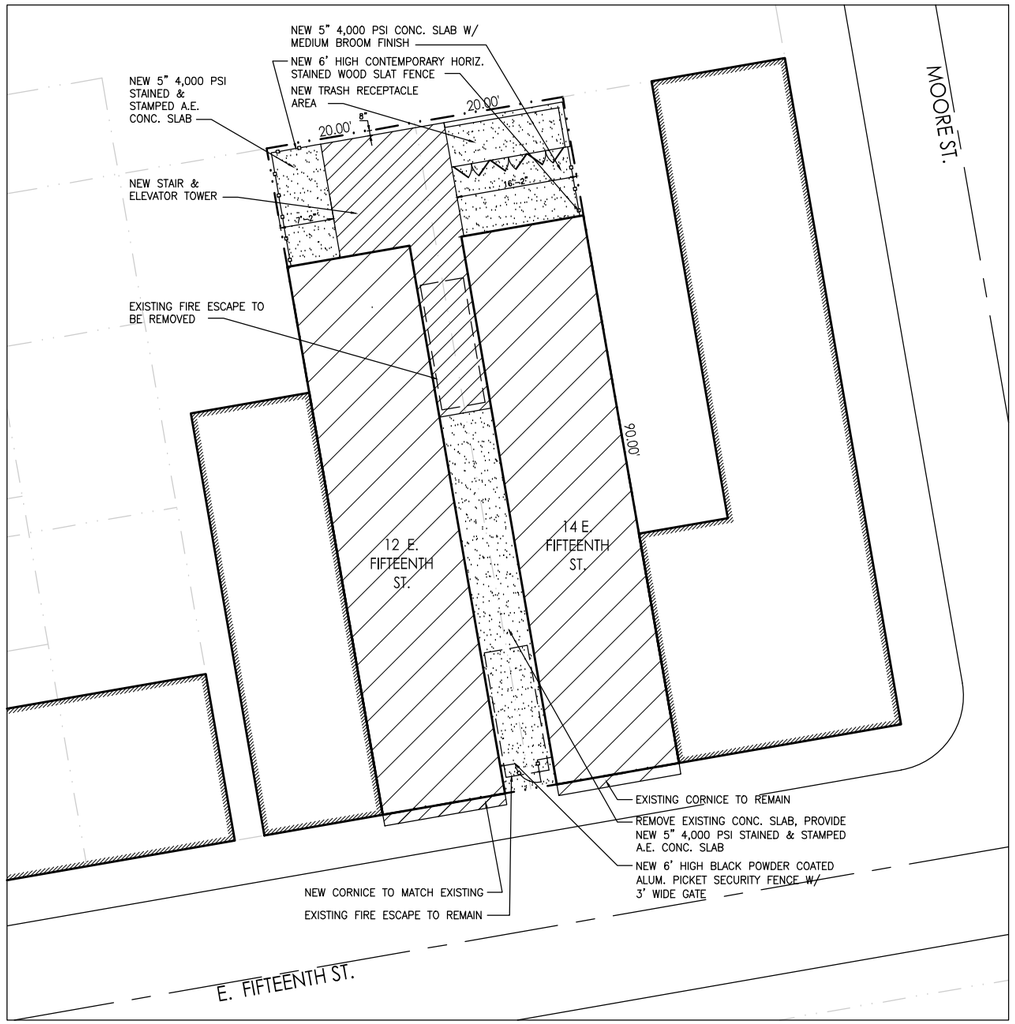
The proposed project is to convert 2 vacant residential buildings into 8, 2 bedroom (1,000 sf) residential units. Existing floor structure for severely weathered and fire damaged buildings will be restored as required. Existing stairs in each building will be removed, with new floor plates built to make continuous residential units per floor per building. The existing rear fire escape shall be removed, but all other exterior finishes shall be restored. New windows and a security gate will be installed, and a new stair and elevator tower will be constructed at the rear with new access corridors spanning between the buildings. Also, a new roof deck will be installed, and the existing basement will serve as tenant storage.

The project represents a significant financial investment into the community, and dozens of construction jobs will be created. It will be an asset for the city and the community, converting 2 existing vacant, blighted, and badly damaged structures into spacious and modernized residential buildings. The development is on E. Fifteenth Street which extends the momentum begun by 3CDC further north towards Liberty Street. The new development will be more accessible with the new elevator tower, which broadens its appeal to a wider variety of occupants.

It is my sincerest belief that this development adheres to the guidelines set forth for the Historic District, and is appropriate for the neighborhood. If you have any questions or concerns, please do not hesitate to contact me.

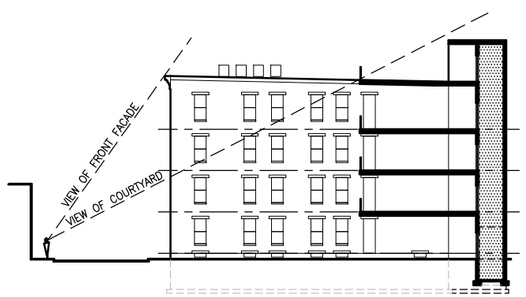
Thank you,

O'Sam Mardin, R.A.
MardinOR@gmail.com



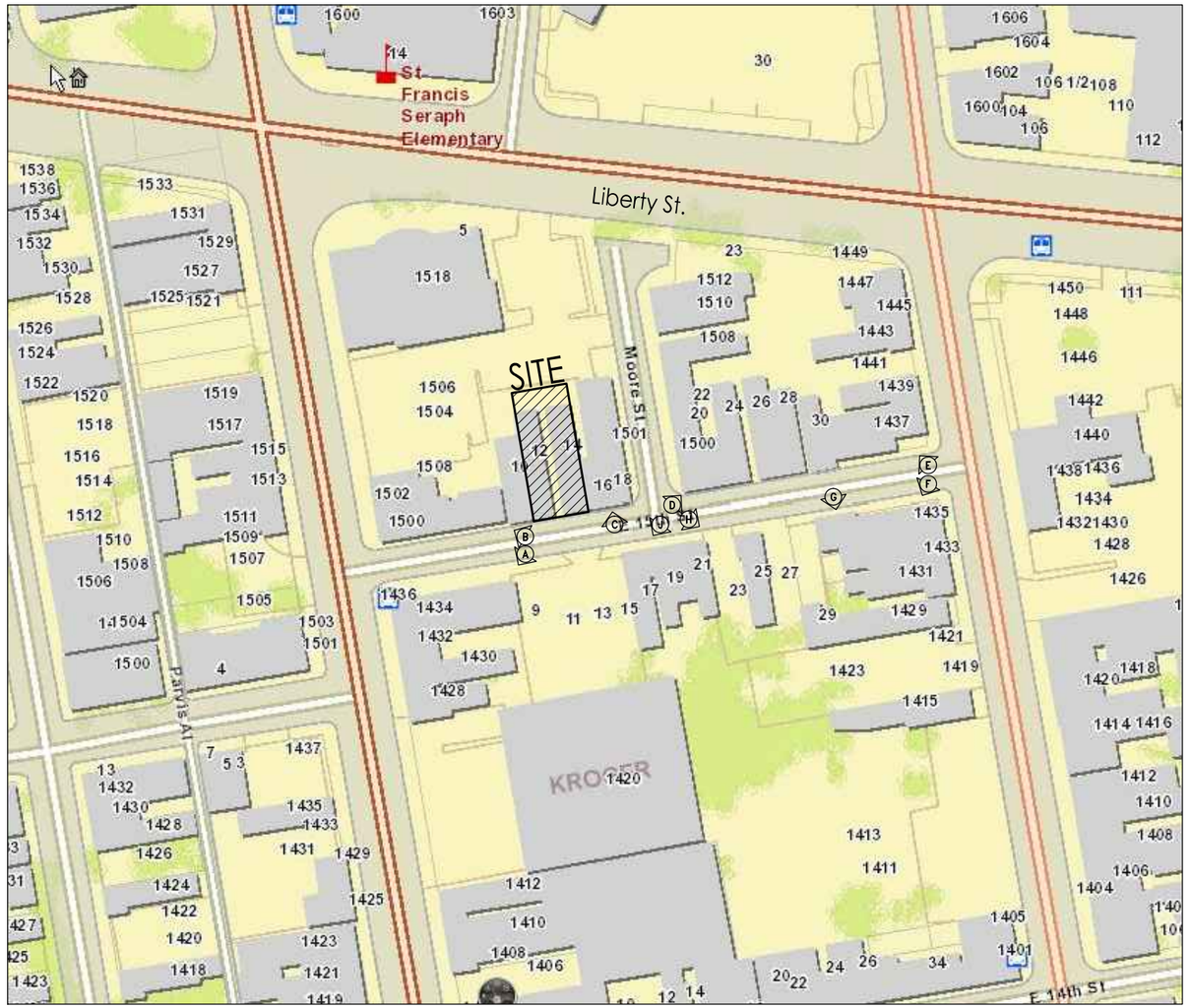
SITE PLAN

SCALE 1" = 20'– 0"



SITE SECTION

SCALE 1" = 40'– 0"



VICINITY MAP / PHOTO KEY

12 E. 15TH STREET

14 E. 15TH STREET

CODE ANALYSIS (OBC 2011)

EXISTING USE GROUP:	"R–2" 2, 4 UNIT APARTMENT BUILDINGS
PROPOSED USE GROUP:	"R–2" 2, 4 UNIT CONDO BUILDINGS
CONSTRUCTION TYPE:	III–B – BUILDING WILL BE FULLY SPRINKLERED PER NFPA 13R
ALLOWABLE AREA:	16,000 SF
PROPOSED AREA:	2,000 SF (1,000 SF EACH BLDG.)
ALLOWABLE HEIGHT:	4 STORY
PROPOSED HEIGHT:	4 STORY + ROOF DECK
OCCUPANCY:	1,000 SF / 200 SF PER OCC. = 5 OCC. PER UNIT 5 OCC. x 8 UNITS = 40 TOTAL OCC.

2 MEANS OF EGRESS PROVIDED FOR EACH APARTMENT ABOVE GRADE VIA FIRE ESCAPE AND STAIR TOWER

BASEMENT WITH 1 MEANS OF EGRESS < 75 FT

REQUIRED INTERIOR FINISH RATINGS:	WALL	CLNG.	FLOOR
EXIT STAIRS & PASSAGES–	CLASS C	CLASS C	CLASS II
EXIT ACCESS CORRIDORS–	CLASS C	CLASS C	CLASS II
ROOMS & ENCLOSED SPACES–	CLASS C	CLASS C	CLASS II

DRAWING INDEX

A–1	SITE DESIGN
A–2	SITE CONTEXT IMAGES
A–3	DEMO PLANS
A–4	PROPOSED FLOOR PLANS
A–5	PROPOSED BUILDING ELEVATIONS
A–6	MATERIAL BOARD

PROJECT DESCRIPTION

THE PROJECT IS TO CONVERT 2 VACANT RESIDENTIAL BUILDINGS INTO 8, 2 BEDROOM (1,000 SF) RESIDENTIAL UNITS. EXISTING FLOOR STRUCTURE WILL BE RESTORED AS REQUIRED; EXISTING STAIRS IN EACH BUILDING WILL BE REMOVED AND NEW FLOOR PLATES WILL BE BUILT TO MAKE CONTINUOUS RESIDENTIAL UNITS PER FLOOR PER BUILDING; EXISTING REAR FIRE ESCAPE SHALL BE REMOVED, ALL EXTERIOR FINISHES SHALL BE RESTORED; NEW WINDOWS AND A SECURITY GATE WILL BE INSTALLED; A NEW STAIR AND ELEVATOR TOWER WILL BE CONSTRUCTED AT THE REAR WITH NEW ACCESS CORRIDORS SPANNING BETWEEN THE BUILDINGS; A NEW ROOF DECK WILL BE INSTALLED; THE EXISTING BASEMENT WILL BE TENANT STORAGE.

ALTERATIONS TO EXISTING RESIDENTIAL BUILDINGS

12-14 E. FIFTEENTH STREET
CINCINNATI, OH 45202

client

1214FIFTEEN, LLC.

1303 HERLIN PL.
CINCINNATI, OH
45208

seal

STATE OF OHIO
O'SAM RAMZI MARDINI
1315922
REGISTERED ARCHITECT

O'SAM R. MARDIN, LICENSE #1315922
EXPIRATION DATE: 12/31/2017

revisions

date

03 NOV 2016

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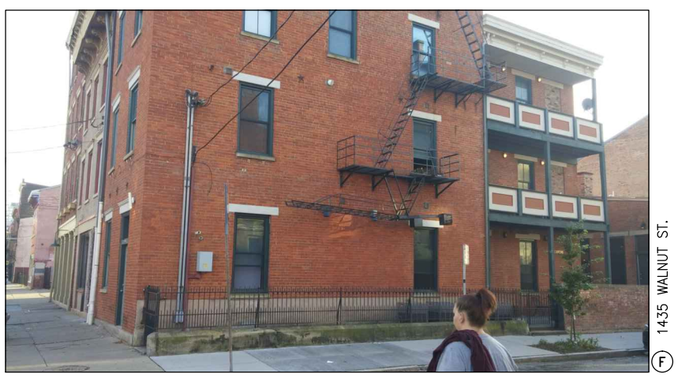
1434 VINE ST. (A)

1500 VINE ST., 10 E. FIFTEENTH ST. (B)

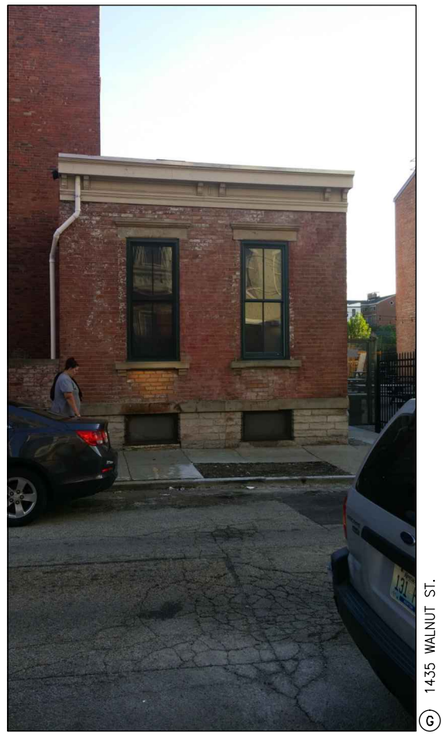
1501 MOORE ST. (C)

1500 MOORE ST., 24–30 E. FIFTEENTH ST. (D)

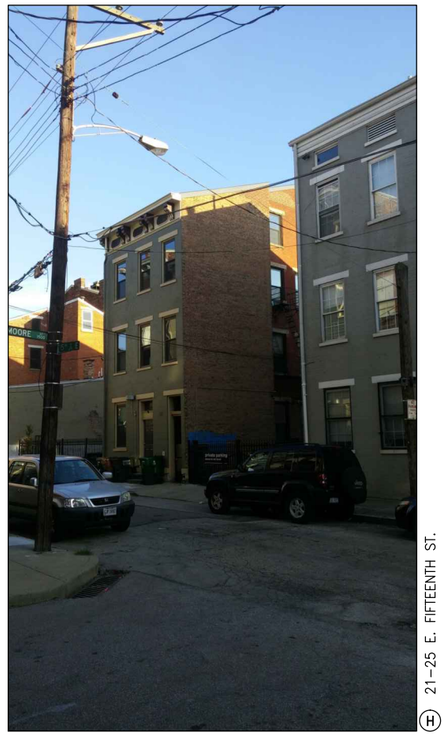
1437 WALNUT ST. (E)



1435 WALNUT ST. (F)



1435 WALNUT ST. (G)



21–25 E. FIFTEENTH ST. (H)

15–19 E. FIFTEENTH ST. (J)

ALTERATIONS TO EXISTING RESIDENTIAL BUILDINGS

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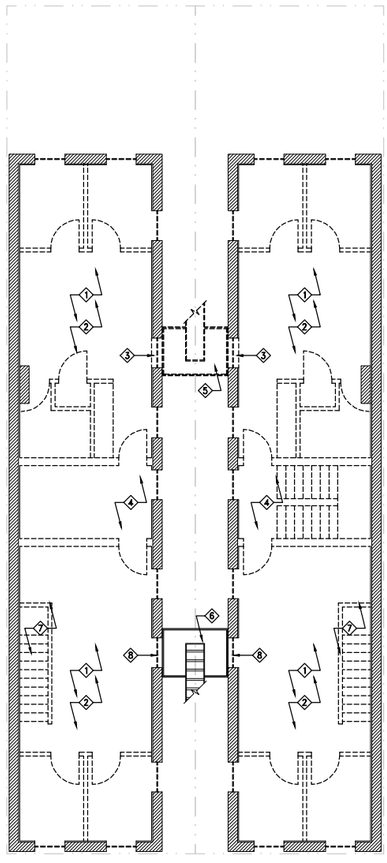
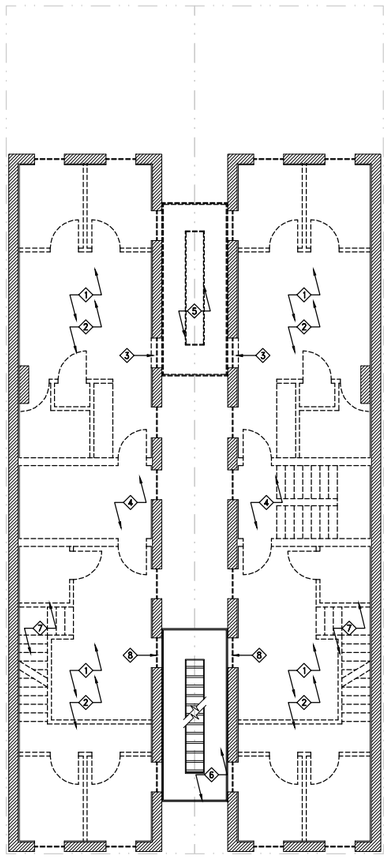


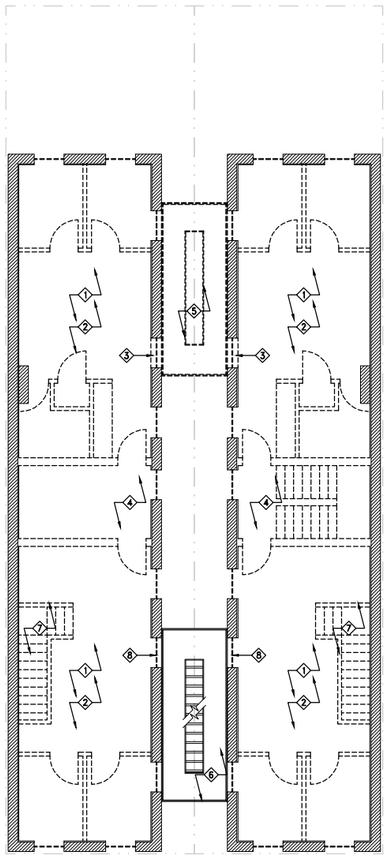
4th FLOOR
DEMOLITION PLAN

SCALE 1/16" = 1'- 0"



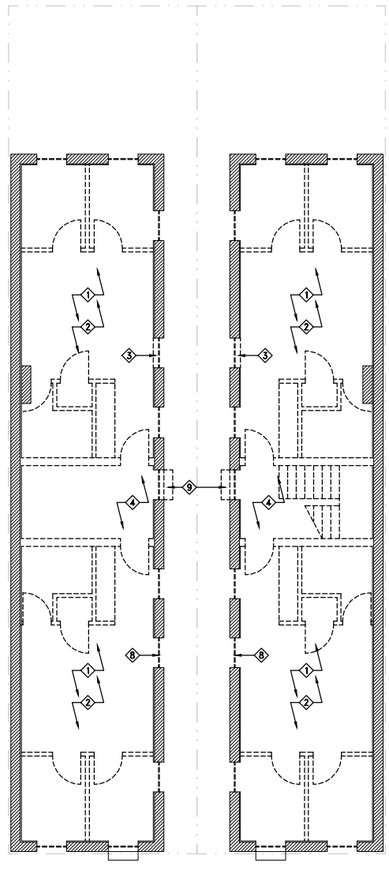
3rd FLOOR
DEMOLITION PLAN

SCALE 1/16" = 1'- 0"



2nd FLOOR
DEMOLITION PLAN

SCALE 1/16" = 1'- 0"



1st FLOOR
DEMOLITION PLAN

SCALE 1/16" = 1'- 0"

DEMO NOTES

1. REMOVE ALL EXISTING NON-BEARING INTERIOR PARTITIONS, DOORS & FRAMES
2. REMOVE ALL CEILINGS, REMOVE EXISTING SUB FLOOR, REPLACE ALL DAMAGED EXISTING FLOOR JOISTS, PREPARE FOR NEW PLYWOOD SUBFLOOR
3. CAREFULLY REMOVE EXISTING LINTEL AND BRICK BELOW, PREPARE OPENING FOR NEW DOOR
4. REMOVE EXISTING STAIR AND BRICK SEPARATION WALLS
5. REMOVE EXISTING FIRE ESCAPE, US TO RESTORE EXISTING FIRE ESCAPE TO REMAIN AS REQUIRED
6. EXISTING FIRE ESCAPE TO REMAIN, RESTORE AS REQUIRED
7. REMOVE EXISTING TENANT STAIRS, CAREFULLY REMOVE PLASTER ON ADJACENT WALLS TO ALLOW ENGINEER TO VERIFY BEARING CONDITIONS BEFORE REMOVE ADJACENT WALLS.
8. PREPARE OPENINGS FOR NEW WINDOWS, TYP.
9. EXISTING CONCRETE STEPS TO BE REMOVED

ALTERATIONS TO EXISTING RESIDENTIAL BUILDINGS

12-14 E. FIFTEENTH STREET
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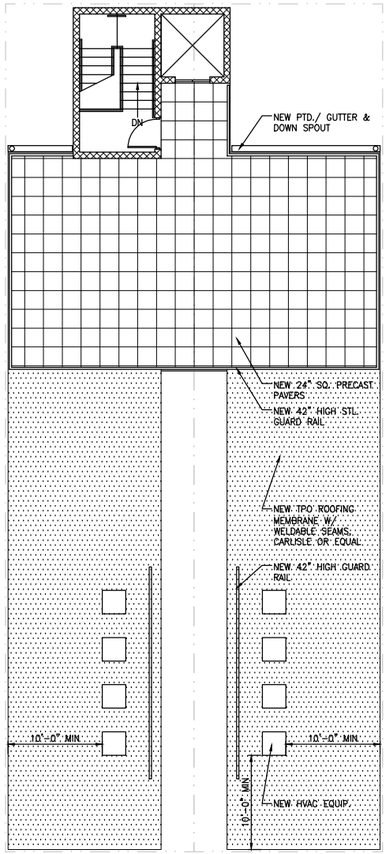
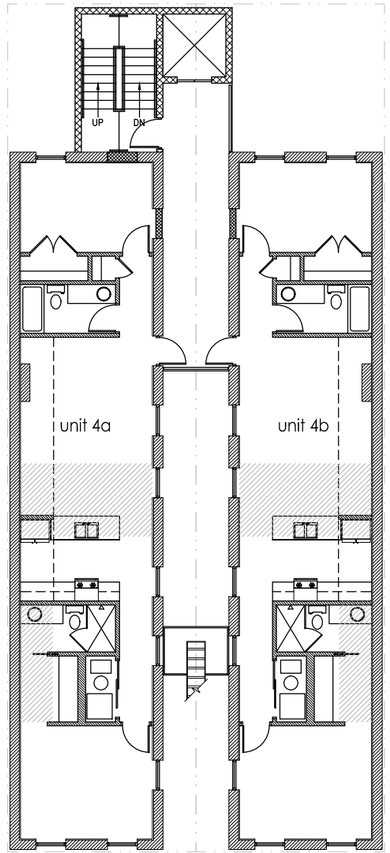


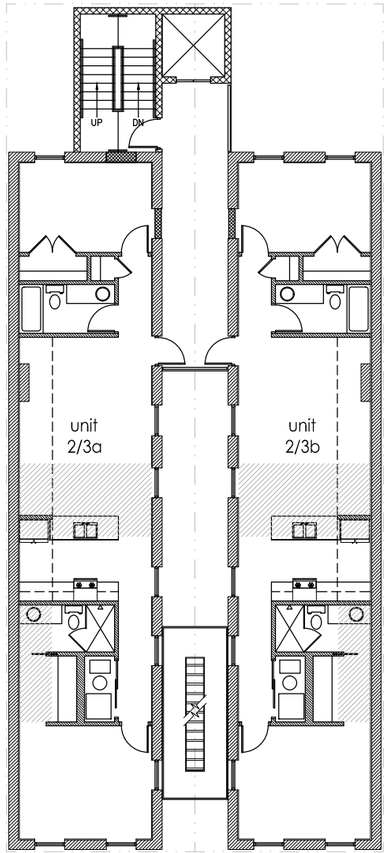
ROOF PLAN

SCALE 1/16" = 1'- 0"



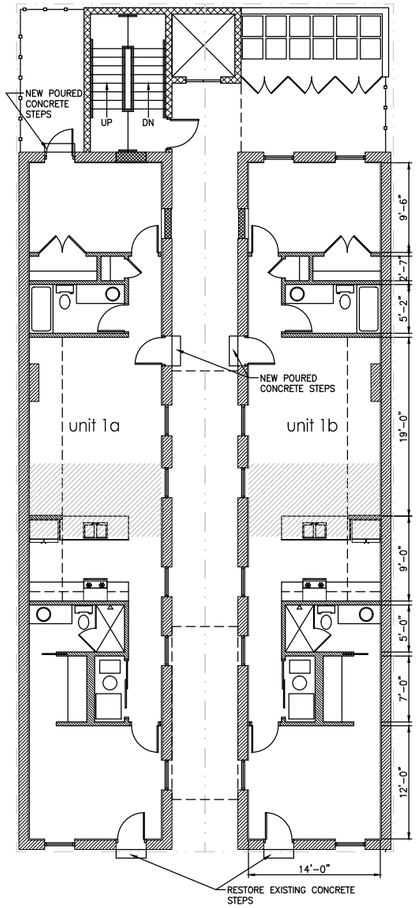
4th FLOOR PLAN

SCALE 1/16" = 1'- 0"



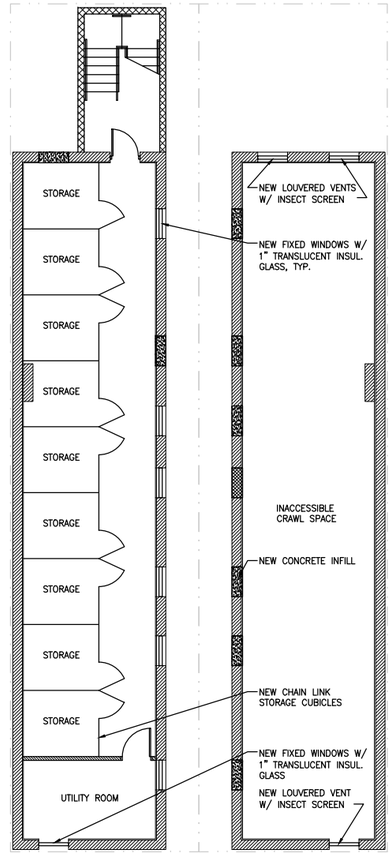
2nd/ 3rd FLOOR PLAN

SCALE 1/16" = 1'- 0"



1st FLOOR PLAN

SCALE 1/16" = 1'- 0"



BASEMENT PLAN

SCALE 1/16" = 1'- 0"

LEGEND

- EXISTING WALL CONSTRUCTION TO REMAIN
- NEW METAL STUD PARTITION
- NEW BRICK INFILL TO MATCH EXISTING
- NEW POURED CONCRETE INFILL
- NEW 8" CMU WALL CLAD W/ "CRAFT BOARD FORM" CAST CONTEMPORARY CONCRETE PLANKS
- NEW FLOOR PLATE, IN PREVIOUS OPENING 2x12s @ 16" O.C.
- NEW TPO ROOFING MEMBRANE W/ WELDABLE SEAMS, CARLISLE OR EQUAL
- NEW 6' HIGH CONTEMPORARY FENCE, 1x6 HORIZ. PINE SLATS STAINED MAHOGANY
- LINE OF CONSTRUCTION ABOVE

ALTERATIONS TO EXISTING RESIDENTIAL BUILDINGS

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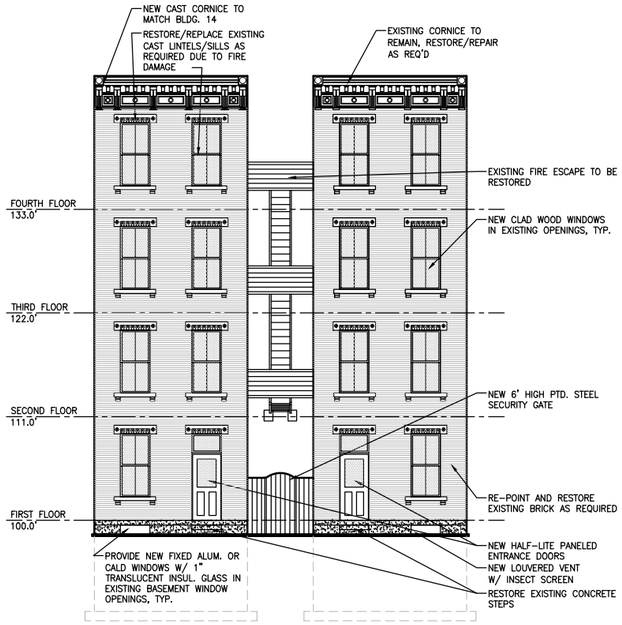
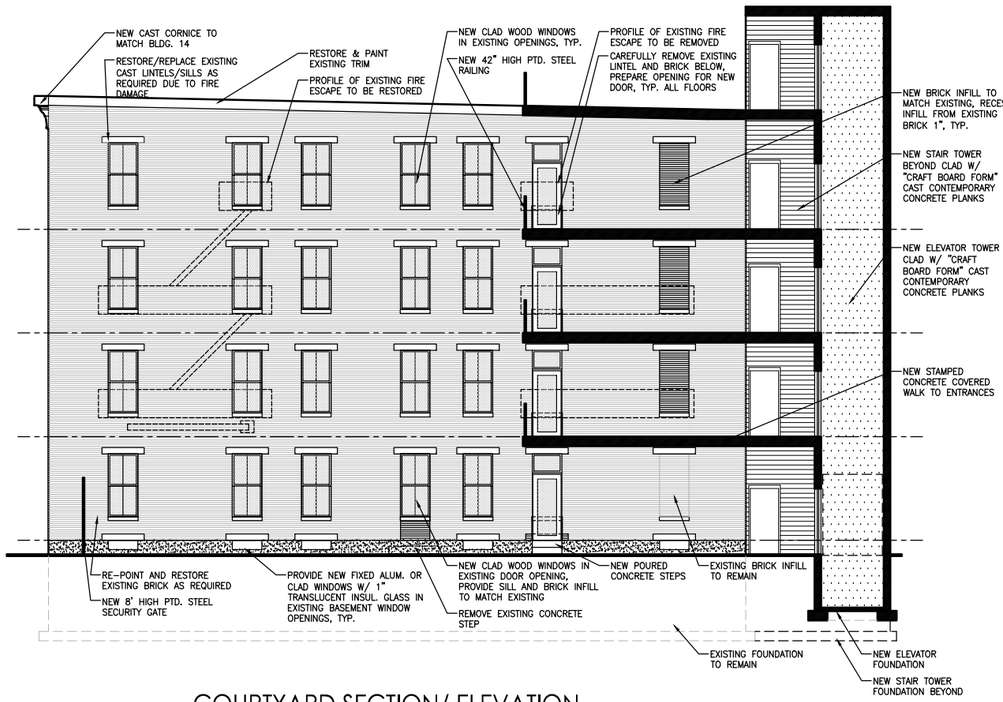


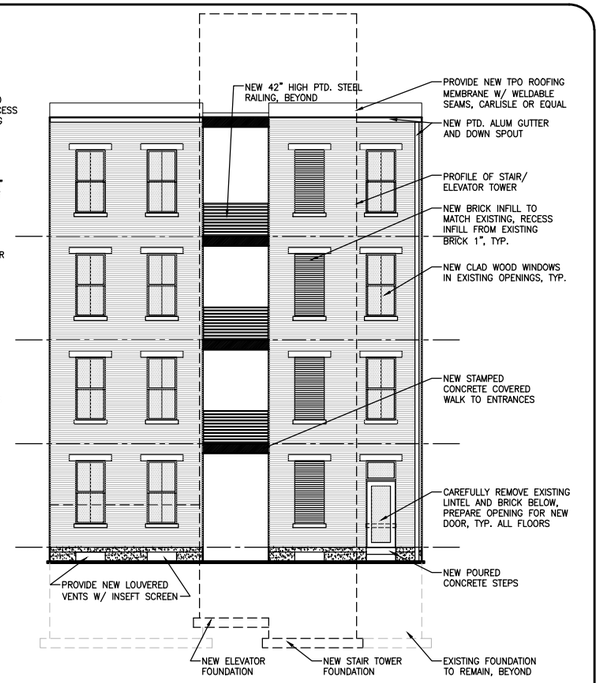
SOUTH BUILDING ELEVATION

SCALE 1/16" = 1'- 0"



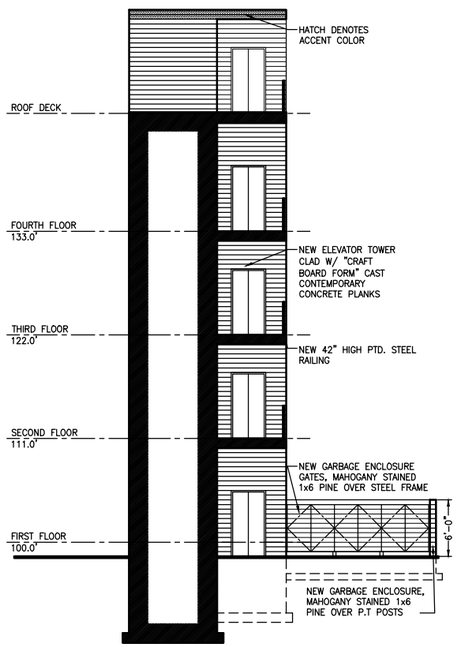
COURTYARD SECTION/ ELEVATION

SCALE 1/16" = 1'- 0"



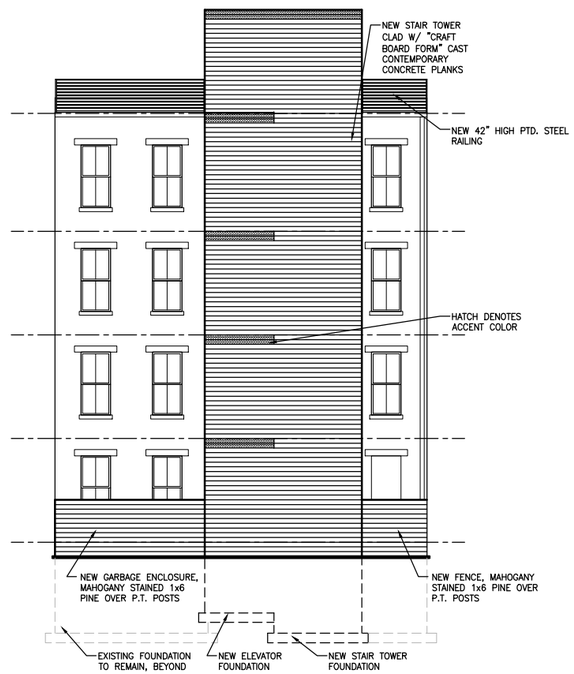
NORTH BUILDING ELEVATION

SCALE 1/16" = 1'- 0"



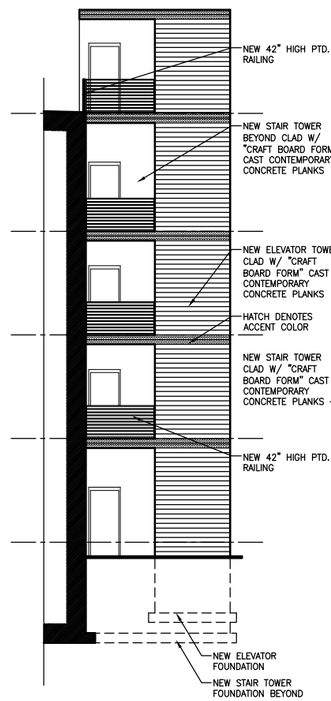
SOUTH TOWER ELEVATION

SCALE 1/16" = 1'- 0"



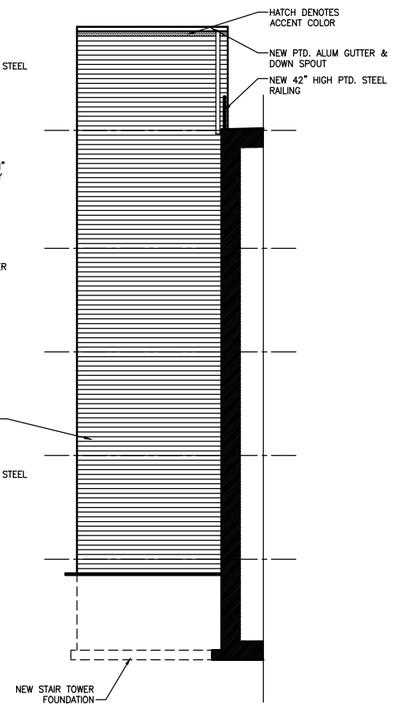
NORTH TOWER ELEVATION

SCALE 1/16" = 1'- 0"



EAST TOWER ELEVATION

SCALE 1/16" = 1'- 0"



WEST TOWER ELEVATION

SCALE 1/16" = 1'- 0"

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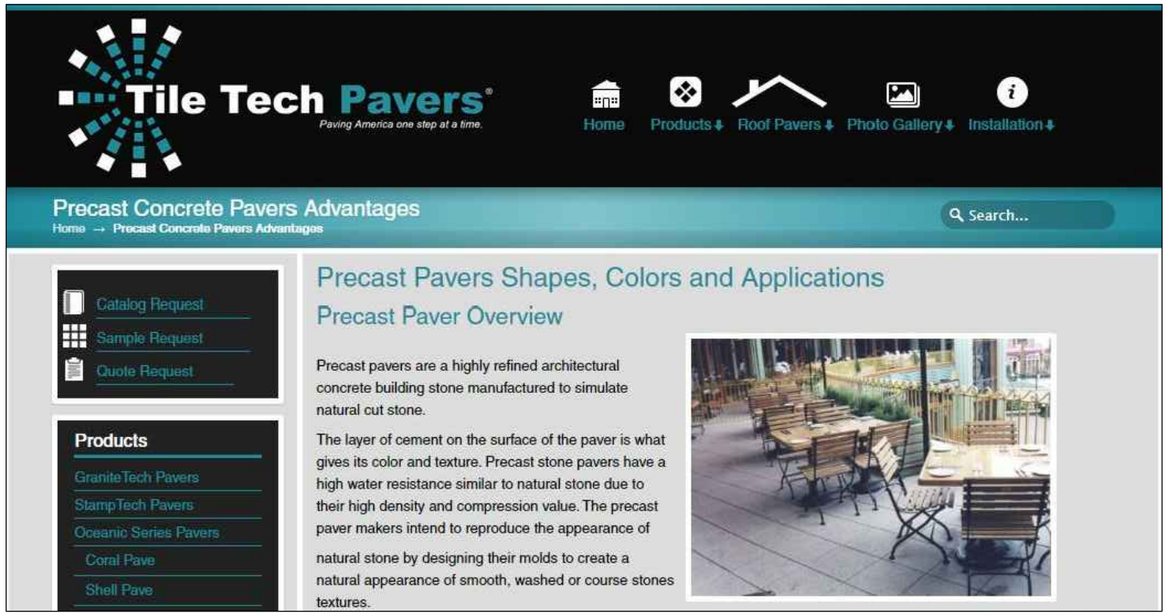
CLAD WINDOWS

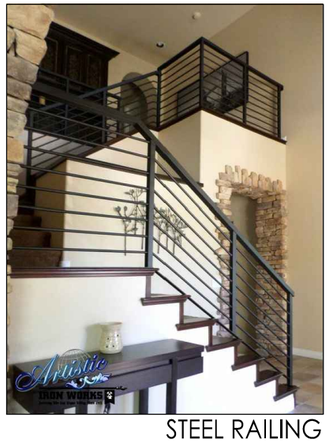
TOWER "BOARD" CLADDING



ROOF DECKING

WOOD FENCING/ DUMPSTER ENCLOSURE

STAMPED CONCRETE



STEEL RAILING

NOTE: PICTURES SELECTED TO REFLECT DESIGN INTENT ONLY, NOT THE ACTUAL FINAL CONSTRUCTION AESTHETIC

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VIEW FROM WEST-BOUND LIBERTY

VIEW FROM EAST-BOUND LIBERTY

November 04, 2016

Re: 12-14 E. Fifteenth St. Proposed Residential Development

To whom it may concern;

I am writing this letter to request a Certificate of Appropriateness for the proposed residential development at 12-14 E. Fifteenth St. This project will increase the tax base for the city, and prolong the life of these badly damaged historic buildings.

The proposed project is to convert 2 vacant residential buildings into 8, 2 bedroom (1,000 sf) residential units. Existing floor structure for severely weathered and fire damaged buildings will be restored as required. Existing stairs in each building will be removed, with new floor plates built to make continuous residential units per floor per building. The existing rear fire escape shall be removed, but all other exterior finishes shall be restored. New windows and a security gate will be installed, and a new stair and elevator tower will be constructed at the rear with new access corridors spanning between the buildings. Also, a new roof deck will be installed, and the existing basement will serve as tenant storage.

The project represents a significant financial investment into the community, and dozens of construction jobs will be created. It will be an asset for the city and the community, converting 2 existing vacant, blighted, and badly damaged structures into spacious and modernized residential buildings. The development is on E. Fifteenth Street which extends the momentum begun by 3CDC further north towards Liberty Street. The new development will be more accessible with the new elevator tower, which broadens its appeal to a wider variety of occupants.

It is my sincerest belief that this development adheres to the guidelines set forth for the Historic District, and is appropriate for the neighborhood. If you have any questions or concerns, please do not hesitate to contact me.

Thank you,

O'Sam Mardin, R.A.
MardinOR@gmail.com

CRAFT®

MAKERS *of the* FINEST CRAFT *and* NATURAL MASONRY VENEER

CREATIVE MINES, LLC
50 YEAR EXPRESS LIMITED WARRANTY

Thank you for your recent purchase of Creative Mines Stone Veneer products. At Creative Mines, we take exceptional pride in the products we produce, and we stand by the uniqueness and quality of our stone. In the unlikely event that a repair or replacement under warranty becomes necessary, we offer the following Express Limited Warranty to our customers.

Creative Mines warrants that its stone veneer products will be free from defects in materials and workmanship for a period of fifty (50) years from the date of installation. This Express Limited Warranty extends only to the original purchaser and is not transferable to subsequent purchasers without the prior written approval of Creative Mines.

This Express Limited Warranty covers only stone veneer product that is installed in compliance with all state and federal laws as well as local building codes and that is installed in accordance with the instructions provided by Creative Mines. Product not installed in accordance with the above will not be covered under this Express Limited Warranty. This Express Limited Warranty shall not apply to damage caused by any of the following:

1. **Improper application and/or installation of the product.**
2. **Natural or man-made disasters, including but not limited to, fire, earthquake, water-damage, extreme weather, acts of vandalism or terrorism, or acts of God.**
3. **Structure settlement, earth movement or wall movement.**
4. **Misuse, neglect, accident, or negligence.**
5. **Paint, varnish, power washing, chemical wash, and airborne contaminants.**
6. **Normal weathering resulting from sun exposure, heavy rain, and extreme weather conditions. Normal weathering may overtime cause stone surfaces to fade, oxidize, change color or stain.**
7. **Unforeseen circumstances outside the control of Creative Mines.**

To submit a claim under this Express Limited Warranty, Purchaser shall notify Creative Mines within thirty (30) days of discovering the alleged defect. Purchaser shall include with the claim, proof of the date of purchase, proof of the date of installation and proof of ownership. Upon receipt of your claim, Creative Mines will investigate the alleged defect and determine whether it is covered under this Express Limited Warranty. In its sole discretion, Creative Mines may choose to either repair or replace any defective product. Costs of removal and re-installation are not covered under this Express Limited Warranty.

THIS EXPRESS LIMITED WARRANTY IS THE SOLE MADE BY WARRANTY CREATIVE MINES. CREATIVE MINES HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS, IMPLIED OR STATUTORY, INCLUDING, WITHOUT LIMITATION, THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE TO THE FULLEST EXTENT PERMITTED BY LAW.

Any oral statements made by representatives or employees of Creative Mines do not constitute a warranty and should not be considered such by Purchaser. Statements made in online or printed advertising materials do not constitute warranties.

CREATIVE MINES' LIABILITY UNDER THIS EXPRESS LIMITED WARRANTY IS LIMITED TO THE REPAIR OR REPLACEMENT OF DEFECTIVE PRODUCT. CREATIVE MINES SHALL NOT BE LIABLE FOR ANY INCIDENTAL, SPECIAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND IN CONNECTION WITH THE MANUFACTURE OR SALE OF THIS PRODUCT.

This warranty shall be interpreted under the laws of the State of California.

CREATIVE MINES®

MAKERS *of* STONE *and* MASONRY VENEER

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Memorandum

To: The Historic Conservation Board
c/o Beth Johnson
Urban Conservator
513-352-4848
beth.johnson@cincinnati-oh.gov

From: Over-the-Rhine Foundation
1219 Sycamore Street
Cincinnati, Ohio 45202

Date: 12/10/2016

Re: 12-14 15th Street
OVER-THE-RHINE HISTORIC DISTRICT

Ms. Johnson:

After review, the Infill Committee of the Over-the-Rhine Foundation has concerns about some elements of the proposed project that may pose a risk to the historic integrity of the neighborhood.

While we understand that adding exterior elevator shafts may be necessary to meet the programmatic needs of some applicants rehabbing historic buildings, we must also acknowledge that these new additions to the neighborhood must be carefully weighed against the impact they have on the historic district. In this case, the elevator tower is proposed to be constructed at the rear of and between two important historic structures on 15th street. Consequently, the tower will be visible from 15th street -- one of the most unique and intact streets in the district -- and will obstruct the rich view of the rear of the two buildings currently offered from Liberty Street. In addition, the tower rises above the two historic buildings, diminishing their stature and impacting overhead rooftop views of Over-the-Rhine.

Due to these impacts, we would encourage the applicant to explore utilizing an interior elevator shaft, an exterior staircase, or other solution that could better fit within the historic fabric. Hundreds of historic buildings are currently being rehabbed in Over-the-Rhine using these less intrusive solutions to ingress and egress, and subsidies such as historic tax credits are available to help mitigate the costs of historic preservation.

If a less intrusive solution cannot be found in this case, then the proper detailing and cladding of the elevator tower becomes critical. The applicant has proposed using “craft board form” cast contemporary concrete planks, which resemble wood planks, assembled in line. We feel that concrete is not an appropriate material in the “Materials” section of the Guidelines. If the tower must be built, it should be clad in real wood lap siding -- such as cedar -- that reflects the authenticity of the materials used in historic buildings in Over-the-Rhine, and was the most common material used for rear additions on historic buildings. We would prefer using real wood to brick, as “ready-brick” and other types of brick veneer used in modern applications typically stand out, rather than blend with,

the historic brick surrounding them, and therefore often detract from rather than enhance the historic character of the district.

Respectfully Submitted,

Danny Klingler
Committee Co-Chair

Jennifer Lemasters-Wirtz
Committee Co-Chair

ITEM 4 December 19, 2016

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

APPLICATION #:	COA2016096
APPLICANT:	Wichman Gunther
OWNER:	Martin Wilz
ADDRESS:	**1710 Elm Street**
PARCELS:	094-0008-0123
ZONING:	CC-P
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Over-the-Rhine
REPORT DATE:	December 7, 2016
HEARING DATE:	December 19, 2016
STAFF REVIEW:	Beth Johnson, Urban Conservator

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) for a rear addition, rear and front façade changes and a rooftop deck and penthouse/access addition.

Existing Conditions:
The subject property at 1710 Elm Street is located on the east side of Elm Street mid-block. It is a 4-story brick Italianate mixed use brick building built circa 1885. The front façade has a unique façade within the Over-the-Rhine Historic District as it has a two cast iron storefront with large storefront plate glass at the second level. The cornice line is bracketed and there is central arched pediment at the roof line. The rear portion of the building was demolished in 2014 and stabilization and rebuilding the rear wall with CMU was permitted in 2015.

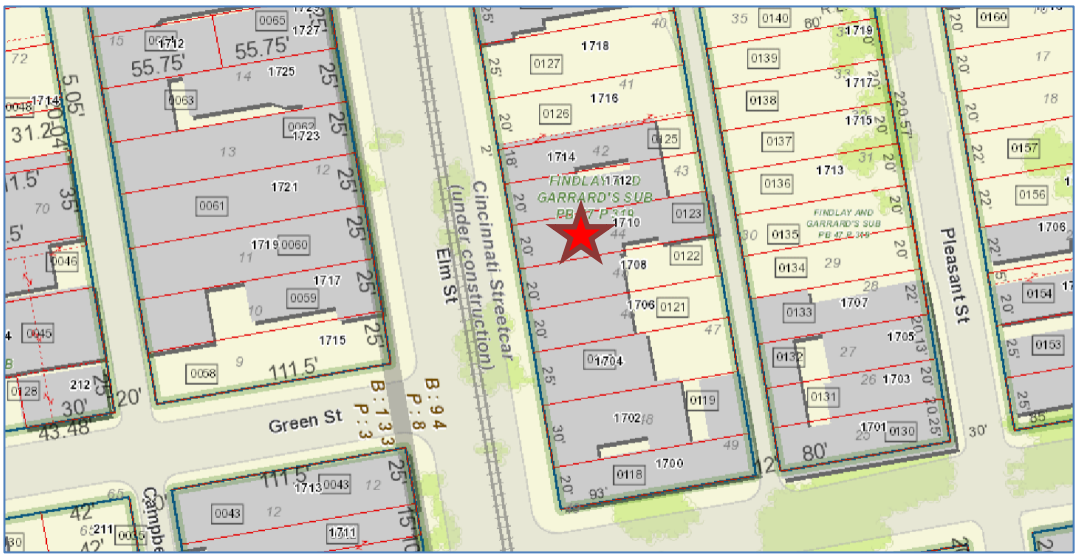


Figure 1: Location of 1710 Elm Street. Image courtesy of CAGIS.

Figure 2. Existing condition of 1710 Elm Street. Image courtesy of Google Street views.

Proposed Conditions:

The applicant is proposing the following to 1710 Elm Street

- Front Façade:
  - Restore 2nd and 4th Story windows.
  - Restore existing doors at the third floor and install glass panels/railing.
  - New glass and wood storefront with paneled bulkhead/kneewall and transoms.
- Rear Façade:
  - Level 2-4 punch new openings in the CMU block wall. The type of opening and window arrangement will relate to the opening style and type on the front façade. The 2nd story will be single light doors with a transom, the third story will be single light doors will a Juliet balcony double hung windows.
- 1 story rear addition:
  - Sided in Redibrick with one opening on the south elevation for a door.
  - The roof will be flat and will have a railing for a roof deck.
- Roof top deck:
  - The roof decks will be in the center of the roof.
  - A stairwell/access will be built. It will be sided in cement fiber board in a shiplap application and will have glazing and a full light door facing into the roof deck.
  - A railing will be built but not visible from the right of way.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Community Commercial
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
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:

No zoning relief is sought or required for the proposed mixed use of commercial on the first floor and residential above. The addition is within the proposed setback. Each residential unit will be provided an off street parking spot and the commercial space is under 2000 sf and will not be required to provide parking.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the rear addition, roof top deck, and façade changes on the front and rear. The changes being proposed are substantially compatible with the Over-the-Rhine Historic Conservation Guidelines. The rear addition is not visible from the street and is being built of a masonry unit, the roof top deck is not visible from the primary façade, and the new openings in the back are compatible with the building and district.

Applicable Guidelines

Additions

Intent and General Guidelines

1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.

2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.

3. Additions should not overpower the original building.

4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.

   The addition is a small one story addition on the rear similar in scale the addition at the property directly to the north. The addition is entirely on the rear of the building and is not visible from Elm Street. The addition is using red redibrick, a masonry unit. As the rear of the structure has lost most of its integrity during the rear demolition and stabilization efforts, the material context on the building for

the redibrick is CMU. The applicant is not proposing to change the CMU. The redibrick, while not a material that staff would support for a primary structure, is a masonry unit that is acceptable for an addition. This will provide a color and masonry unit size that is more compatible than the exposed CMU at the pedestrian level. The roof deck on the top of the one story addition is acceptable as it is also not visible from Elm Street and will provide an outdoor space for a residential unit.

Rehabilitation

2. Door and Window Openings: Among the most important features of any building are its openings — its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

   There is currently only a door opening on the rear. The applicant is proposing to introduce openings on the rear to be able to provide windows for the proposed residential use. The applicant is planning on using the existing CMU wall and cutting openings that have the 2:1 ratio that is prevalent on this building as well as throughout the district. While we often don't see windows in triplets together as is on the second and third floor as this is a CMU wall, it is obvious that this is not a historic wall. Also the wall is not visible from the primary elevation. Staff feels this is an appropriate and sensitive treatment on the rear. Using the same style of windows/doors on the front to influence the design on the back creates a symmetry to the building.

Site Improvements

4. Decks: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

   The roof deck is not visible from the principal façade as is shown by the sight line drawing. The deck is set back from the front façade. The roof access penthouse might be slightly visible from south on Elm Street but it will not detract from the architectural integrity of the building or the block. Using a shiplap siding for the small roof access penthouse is acceptable as it is not a highly visible or primary wall treatment.

Other Considerations:

Prehearing Results: A prehearing was held on December 7, 2016. The applicant and members of the OTR Infill committee were present.

Comments Provided to Staff: No comments have been provided to staff.

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

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

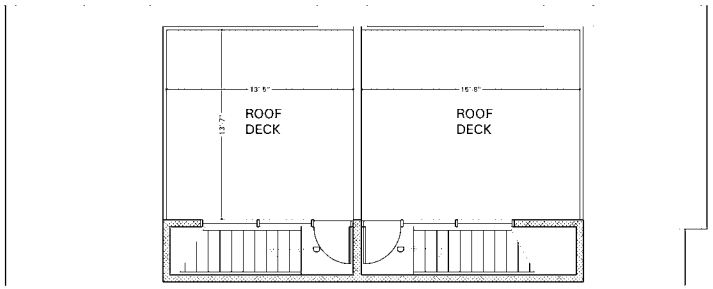
I. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 1710 Elm Street submitted by Wichman Gunther Design dated 11/04/2016 including any revisions submitted for permit subject to staff review and approval with the following conditions:

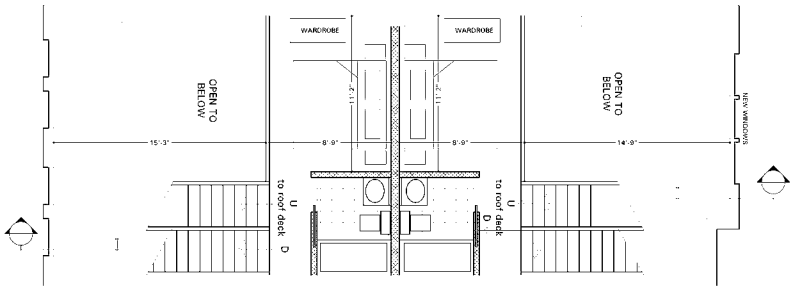
1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:

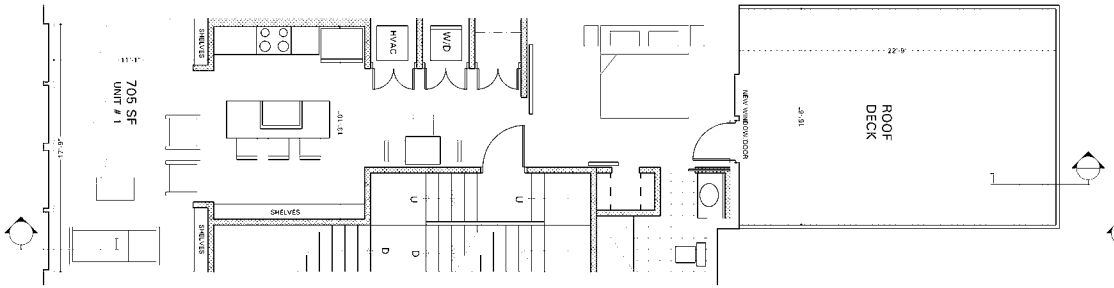
2. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.



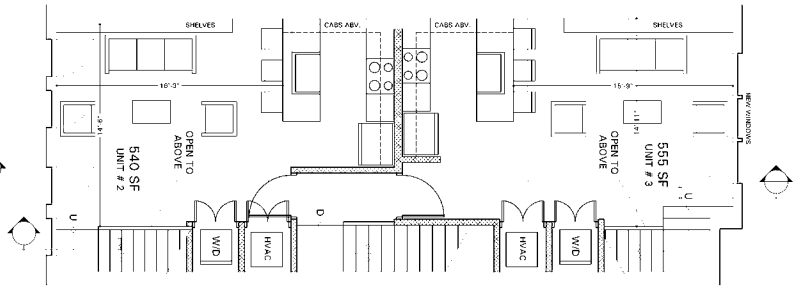
1710 ELM ROOF PLAN *proposed*



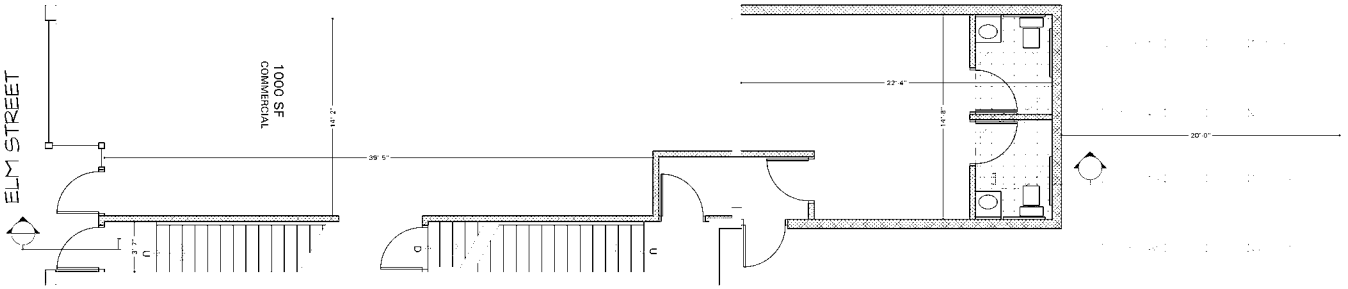
1710 ELM MEZZANINE PLAN *proposed*



1710 ELM SECOND FLOOR PLAN *proposed*



1710 ELM THIRD FLOOR PLAN *proposed*



1710 ELM FIRST FLOOR PLAN *proposed*

NORTH

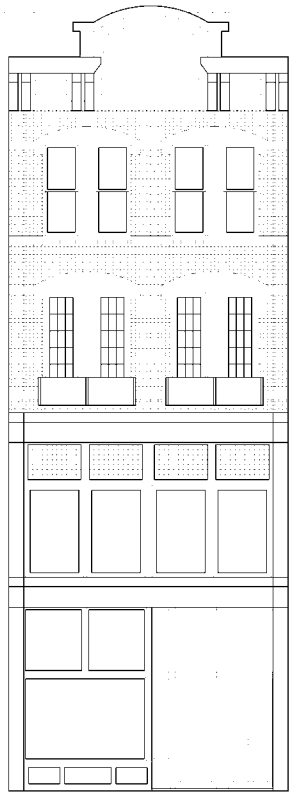
1710 ELM STREET

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

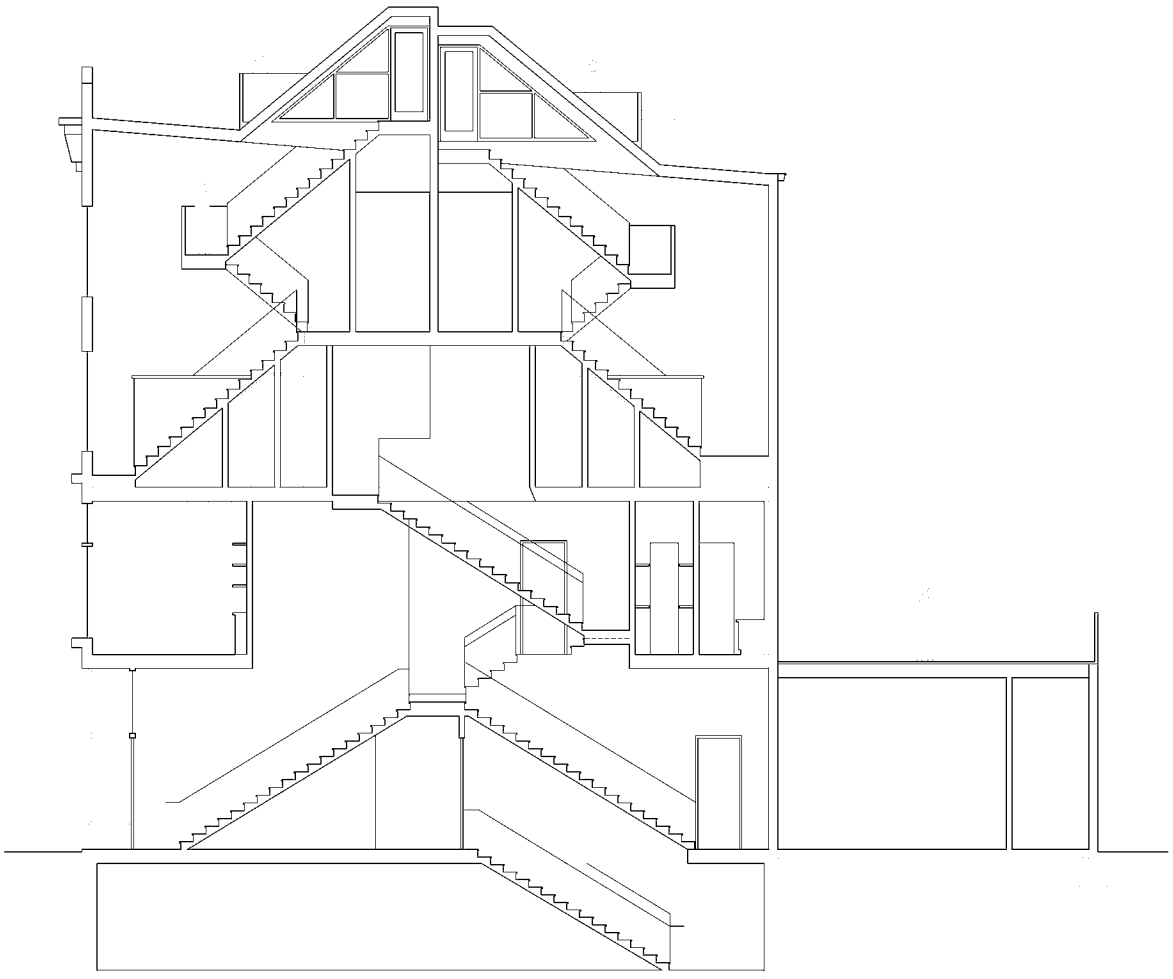
1800 SF + 750 SF + 1000 SF
RESIDENCES ROOF DECKS COMMERCIAL

9-13-16

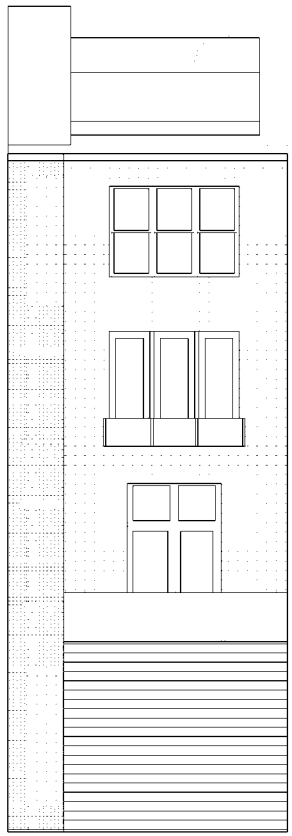
WICHMAN ▪ GUNTHER
ARCHITECTS



WEST ELEVATION looking east
SCALE: 1/8" = 1'-0"



BUILDING SECTION looking north
SCALE 1/8 = 1'-0



EAST ELEVATION looking west
SCALE 1/8 = 1'-0

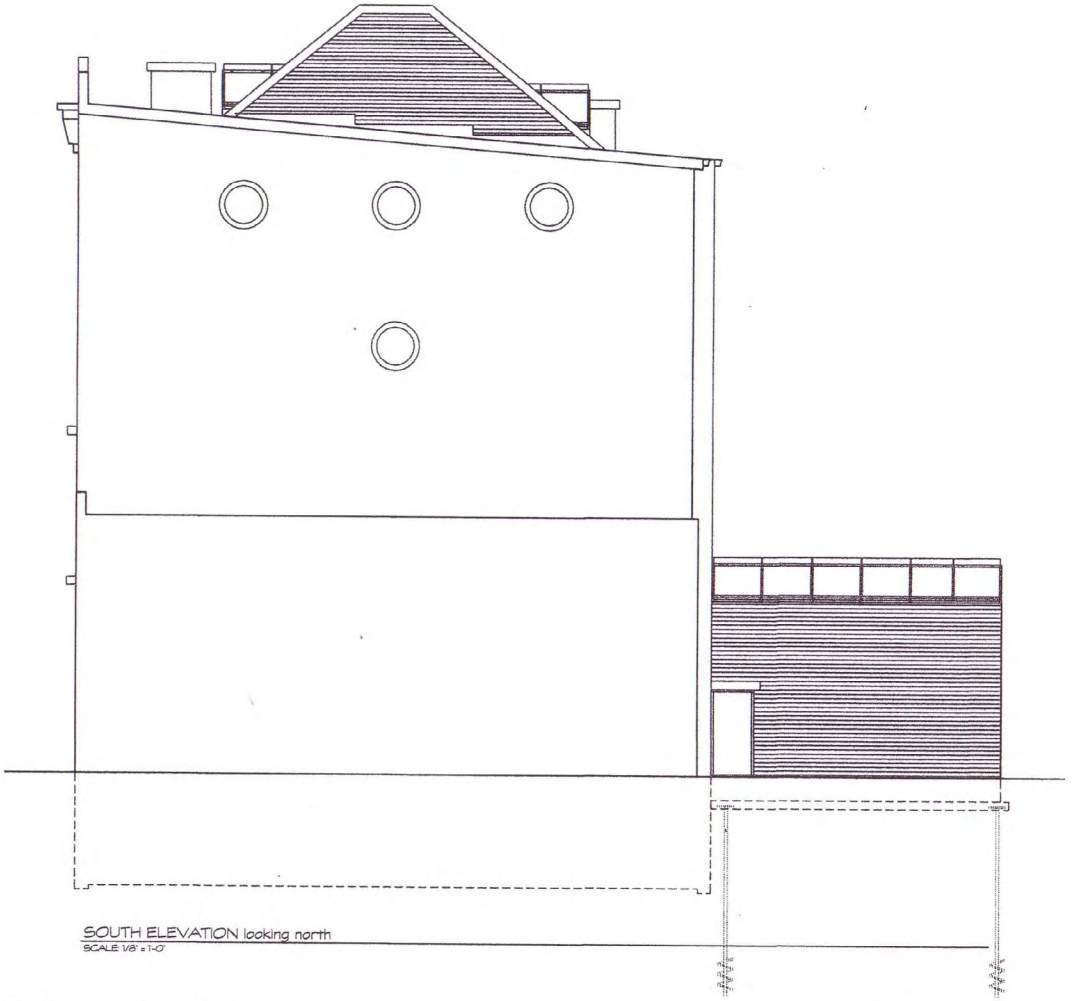
1710 ELM STREET

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

9-13-16

WICHMAN ▪ GUNTHER
ARCHITECTS

WEST ELEVATION looking east
SCALE: 1/8" = 1'-0"



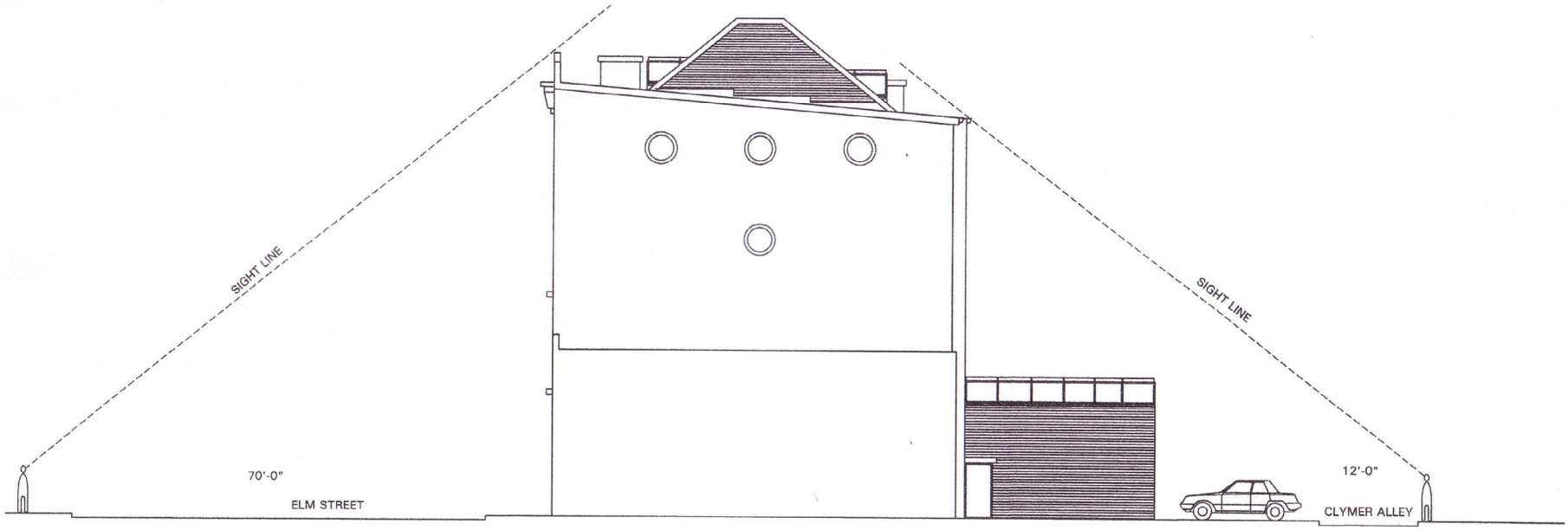
SOUTH ELEVATION looking north
SCALE: 1/8" = 1'-0"

1710 ELM STREET

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

11-4-16

WICHMAN ■ GUNTHER
ARCHITECTS



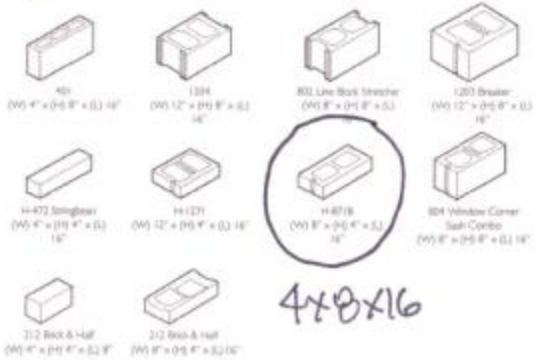
1710 ELM STREET SIGHTLINE STUDY

scale: 3/16" = 1'-0"

11-4-16

WICHMAN ■ GUNTHER
ARCHITECTS

Shapes



4x8x16

Colors

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Commitment to service throughout the United States Reading Rock strengthens American communities. Our core values of Responsibility, Openness and Success, Dynamic Opportunities, Knowing the customer, and Safety are living creeds in the Reading Rock team. As part of living these values Reading Rock supports and helps improve the conditions of the underprivileged. With Operation Foundation (OFC).

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ITEM 5 December 19, 2016

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

APPLICATION #: COA2016093
APPLICANT: OTR Holdings INC
OWNER: OTR Holdings INC
ADDRESS: **1408 Vine Street, Cincinnati OH 45202**
PARCELS: 080-0001-0086-00
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: December 12, 2016
HEARING DATE: December 19, 2016
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) for the demolition of a noncontributing building at 1408 Vine Street.

Existing Conditions
The existing property consists of a large 1-story steel-framed garage/warehouse structure dating to ca. 1920. The building is located off Vine Street north of E. 14th Street. It is setback from the street behind the buildings at 1410-1412 Vine Street. The structure is approximately 9,000 square feet and is in a state of disrepair with a failing roof and badly spalling brick. The building features brick and concrete block walls, steel roof trusses and various roof cladding materials including concrete. The structure has been heavily altered over the years with concrete block additions and large openings cut into the walls for vehicular access. Sections of the concrete roofing have collapsed in recent years leaving the interior exposed to the elements as vegetation has grown through portions of the roof. 3CDC acquired the property in 2010 and conducted preliminary stabilization work.

The building is located on the former site of the Weilert's Saloon Beer Garden. Sanborn Fire Insurance maps show that the beer garden was an open-air facility with removable canvas roofing. The gardens appear in the 1891 Sanborn map. The 1922 Sanborn map shows a new one-story structure on the site. The 1934 Sanborn map identifies the structure as a "Garage" with a capacity for 60 cars, steel columns, concrete flooring and roofing and metal and steel trusses. The building has no direct street frontage. It is listed as a noncontributing building in the OTR Conservation Guidelines.

Proposed Conditions
The applicant is proposing to demolish the deteriorated structure at 1408 Vine Street and replace it with an open grassy area for potential future redevelopment.

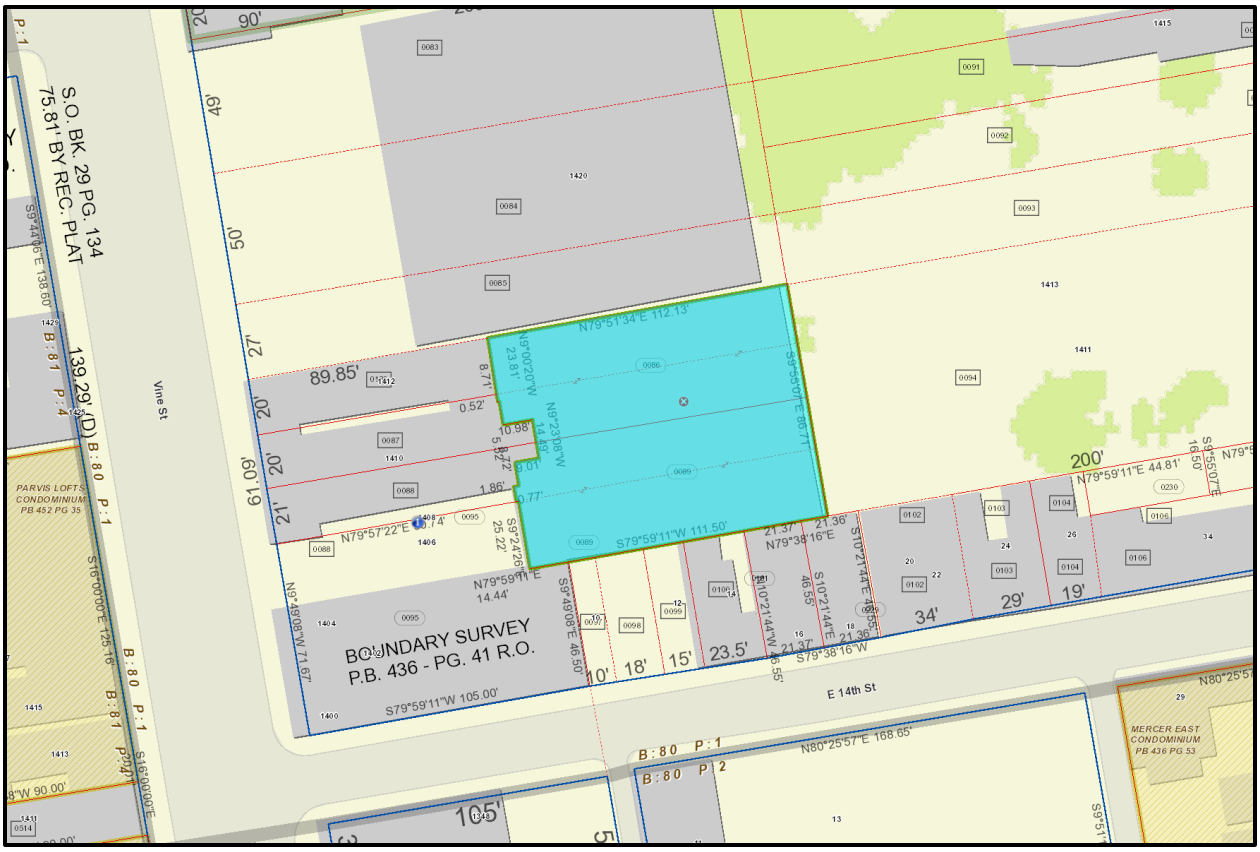


Figure 1: 1408 Vine Street. Map from CAGIS Maps.

Figure 2: 1408 Vine Street. View from E. 14th Street, facing North. Image courtesy of Google.

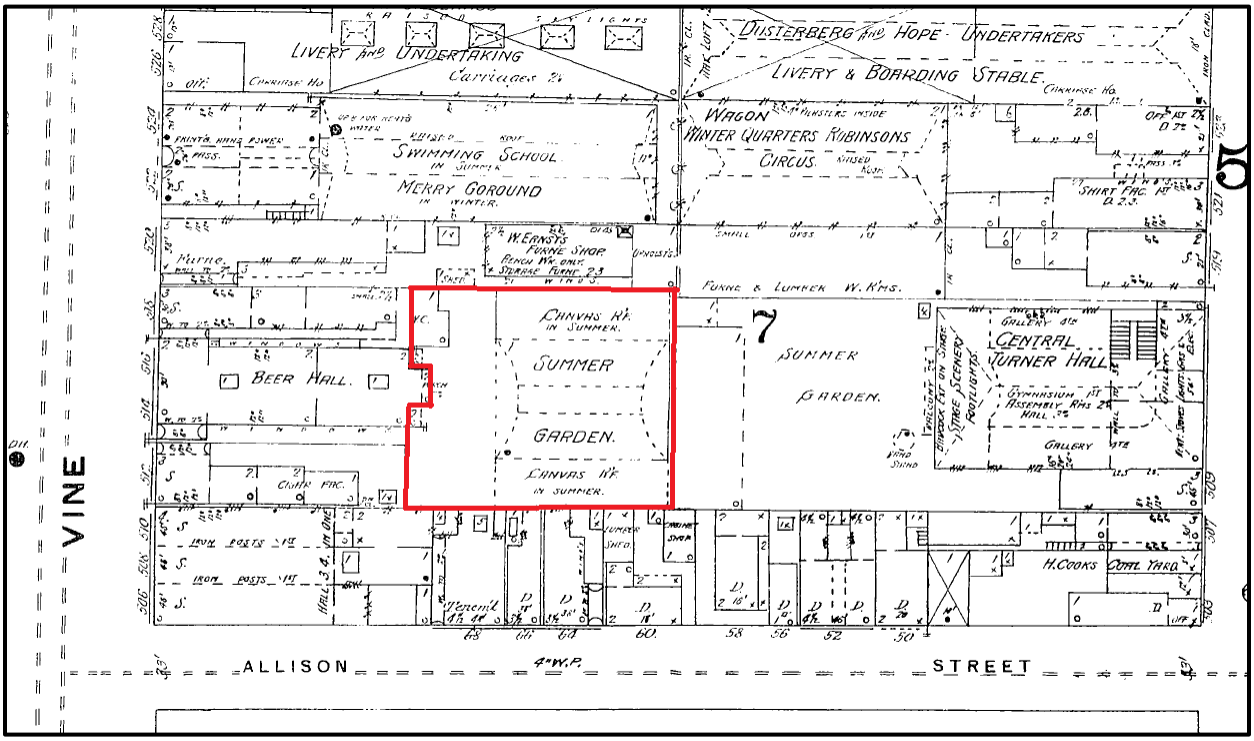


Figure 3: 1408 Vine Street. Map from 1891 Sanborn Fire Insurance Map.

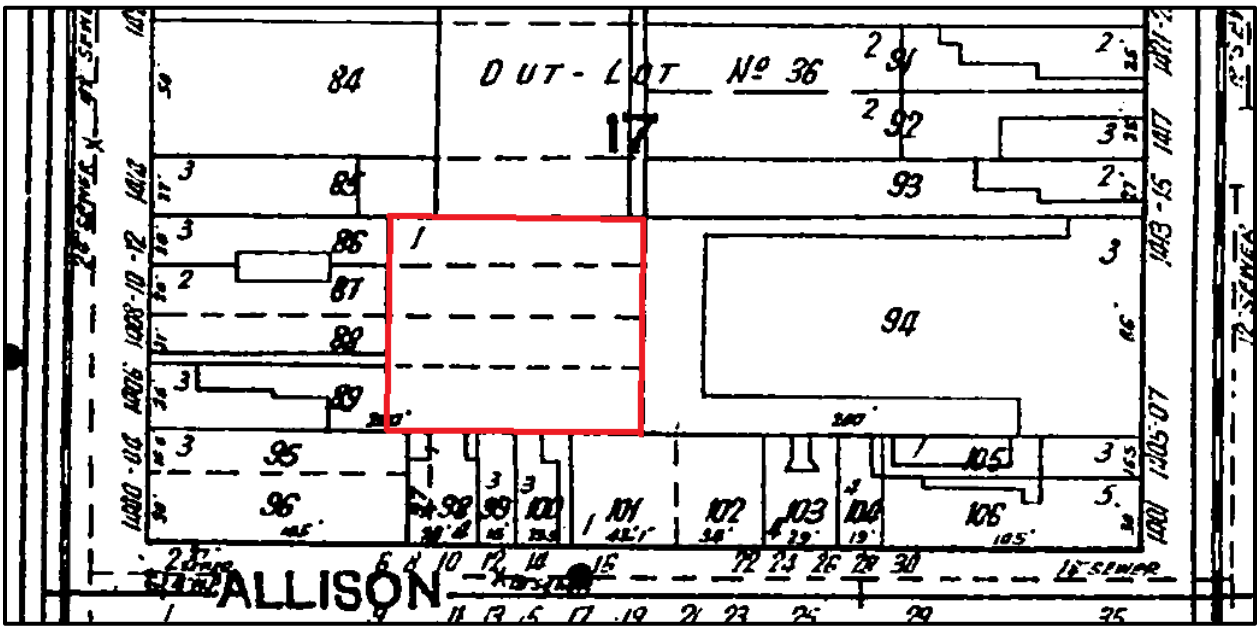


Figure 4: 1408 Vine Street. Map from 1922 Sanborn Fire Insurance Map.

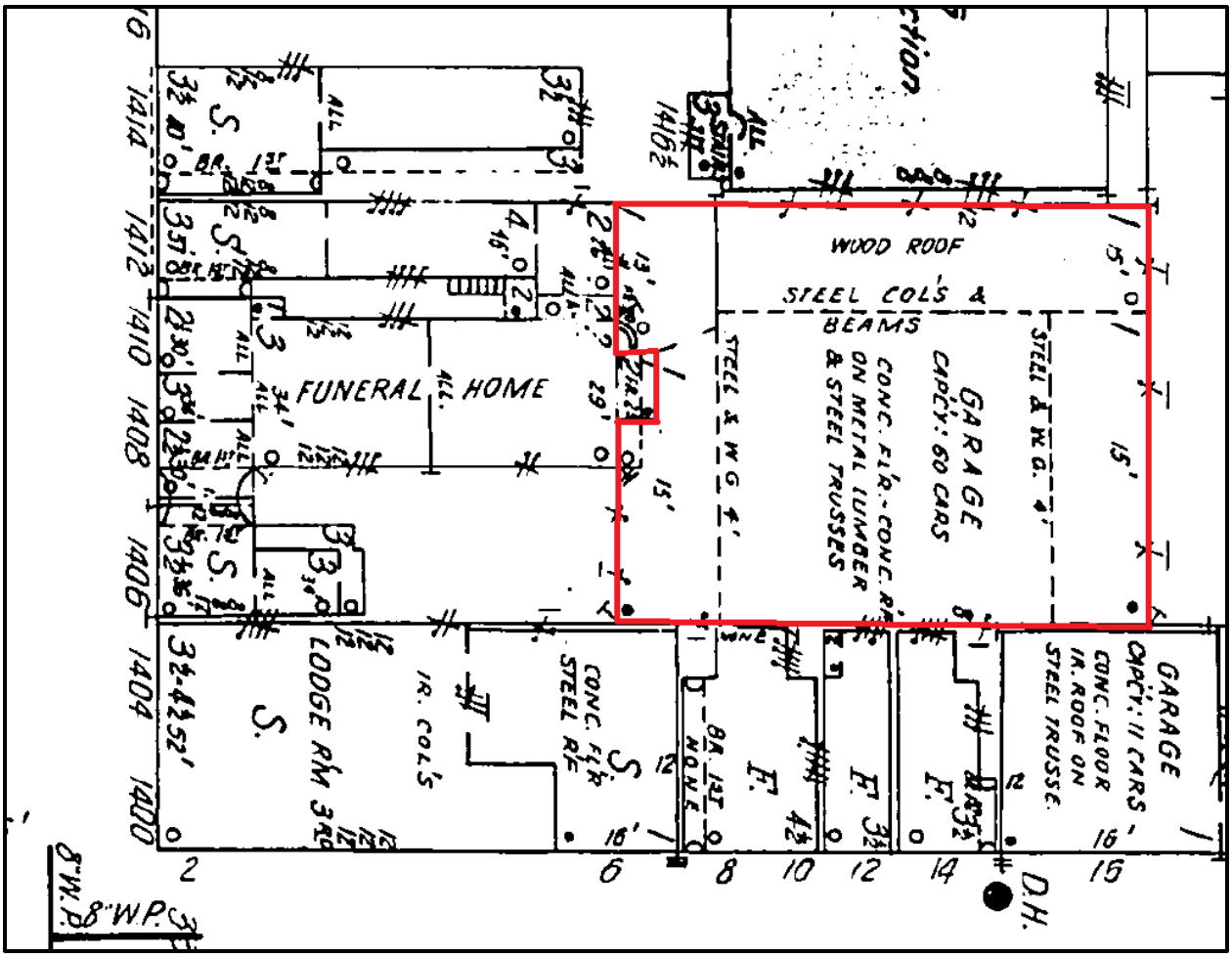


Figure 5: 1408 Vine Street. Map from 1934 Sanborn Fire Insurance Map.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Certificate of Appropriateness Review:

A COA is required for the demolition of a noncontributing building in the Over-the-Rhine Historic District.

Comments on Applicable Guidelines

The proposed demolition conforms to the Over-the-Rhine Historic Conservation Guidelines.

Applicable Guidelines
NONCONTRIBUTING BUILDINGS
B. Specific Guidelines

3. Demolition: Non-contributing buildings may be demolished if the demolition will not adversely affect the character of the district. The Historic Conservation Board's review of an application to demolish a non-contributing building will include an evaluation of plans for the redevelopment of the cleared site, based on the "New Construction" and "Site Improvements" sections of this document.

   The existing building is listed as a noncontributing building in the Over-the-Rhine Historic District Conservation Guidelines. Since the building is of sufficient age to be a contributing structure, its noncontributing status is likely due to the major unsympathetic alterations that have taken place over the years including concrete block additions and infill and additional openings cut into the walls.

   The building has no direct street frontage and is sited behind the buildings at 1410-1412 Vine Street. The building is minimally visible from the parking area at 10-12 E. 14th Street and also from the rear through the vacant lot at 1411-1413 Walnut Street. The proposed demolition will not adversely affect the character of the Over-the-Rhine District in this area. The streetscape will remain largely unchanged as the building is not sited directly on any primary or side street, but is setback approximately 90 feet from Vine Street, 45 feet from E. 14th Street and 200 feet from Walnut Street and is mostly screened by buildings on the street frontage along Vine and E. 14th.

   No plans currently exist for the redevelopment of the cleared site. The site will be seeded and returned to a grassy area for potential future redevelopment. New plans for the redevelopment must be reviewed by the Historic Conservation Board prior to any new construction occurring on the site.

Other Considerations: N/A

Prehearing Results: A prehearing was held on November 30, 2016.
Comments Provided to Staff: N/A
Consistency with *Plan Cincinnati (2012)*:
Plan Cincinnati does not address demolition with specific details.

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

I. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 1408 Vine Street per application materials dated 10/31/2016 submitted by 3CDC dba OTR Holdings INC including any revisions submitted for permit subject to staff review and approval with the following condition:

1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

APPLICATION

HCB
HISTORIC CONSERVATION BOARD

CERTIFICATE OF APPROPRIATENESS

HCB USE ONLY
DATE RECEIVED BY HCB: _____
PERMIT/APD NO: _____
APP. COMPLETION DATE: _____

APPLICATION
BUILDING ADDRESS: 1408 Vine Street

DISTRICT NAME: Over-the-Rhine
(if applicable)

OWNER NAME: OTR Holdings INC

ADDRESS: 1203 Walnut Street 4th Floor

PHONE NO: 513.977.8017

EMAIL: sgoldensims@3cdc.org

CONTRACTOR NAME: O'Rourke Wrecking

ADDRESS: 600 Lunken Park Dr.

PHONE NO: 513.871.1400

EMAIL: averdin@orourkewrecking.com

ARCHITECT NAME: _____

PHONE NO: _____

ADDRESS: N/A

EMAIL: _____

IT IS YOUR RESPONSIBILITY TO NOTIFY THE URBAN CONSERVATOR IF ANY OF THIS INFORMATION CHANGES DURING THE PENDING REVIEW OF YOUR

WORK PROPOSED: (Describe type of work, existing conditions, and methods to be used, materials proposed)

HCB USE ONLY
- ☐ MINOR ALTERATION
- ☐ NEW CONSTRUCTION
- ☐ ADDITION
- ☒ DEMOLITION
- ☐ REHABILITATION
- ☐ OTHER_____

Demolition of a 1 story steel framing gargae structure. The structure a non-contributing to the historic district.

IN ORDER TO EXPEDITE HCB ACTION, PLEASE ATTACH ADDITIONAL INFORMATION, IF AVAILABLE, AS MAY BE APPROPRIATE. LIST ANY INFORMATION ATTACHED: (Elevations, site plans, specifications, photos, material samples, additional drawings or written matter)

Attach a letter explaining the justification for the issuance of the desired Certificate of Appropriateness. Be advised that the burden of proof is on the applicant.

3CDC dba OTR Holdings INC
1203 Walnut Street 4th Floor
Cincinnati, Ohio 45202

Historic Conservation Board Office
Department of Community Development and Planning
805 Central Avenue, Suite 700
Cincinnati, Ohio 45202

October 31, 2016

Historic Conservation Board,

This letter is to address the demolition of a structure in the Over-the-Rhine Historic District. Located at 1408 Vine Street, the structure sits behind two buildings that were recently stabilized by 3CDC this year. The structure was acquired in 2010 and stabilization efforts have been made to the structure over the years.

1408 Vine is a non-contributing structure to the Historic District. Given the structure's location on a vacant parcel, removing this structure would yield an optimal lot for a sizable future development. In its present condition the structure is in distress and is at risk of total collapse. Portions of the structure's concrete roof have collapsed inward. The weight of the concrete roof on the deteriorated framing is of major concern. It is at this time that 3CDC requests approval for the demolition of this structure.

3CDC has completed 25 historic building stabilization projects as of the end of 2015, for a total of $2.33m. By the end of 2016 3CDC will have invested nearly $4.2m in historic building stabilization projects, primarily South of Liberty Street.

1. 1408 Vine Street was purchased in June, 2010 by OTR Holdings INC from A1 Baron Storage LLC for $425,000. There was no relationship between seller and buyer.
2. 1408 Vine Street had been abandoned for a number of years when OTR Holdings INC purchased the property. The building itself is not contributing and does not have any historical features.
3. No interior or exterior improvements, other than stabilization efforts have been made 1408 Vine Street on 1408 Vine Street since the purchase. The property is secure.
4. The total assessed value of 1408 Vine Street at the two most recent assessment were $35,860 (2014) and $36,600 (2013).
5. Real estate Taxes for 2013 and 2014 at 1408 Vine Street were $1,294.28
6. Annual debt service, is $10,000 per year.
7. There are no appraisals obtained within the previous two years by the owner or applicant in connection with his purchase, financing or ownership of the property.
8. 1408 Vine Street has not been listed for sale or rent since its purchase by OTR Holdings INC

9. 10., and 11. The owner is not concerned with making profitable adaptive uses out of the property, but rather taking down an unattractive structure. The structure would not be fit for profitable use considering the overall size and design of the property.
12. No structural reports exist on the condition of 1408 Vine Street
13. The annual gross income for 1408 Vine Street over the past two years is $0.00
14. There was no income generated from 1408 Vine Street at the time it was purchased immediately or prior thereto.
15. The operating and maintenance expenses for 1408 Vine Street over the past two years is $0.00
16. The cash flow generated by 1408 Vine Street over the past two years is $0.00

Please find attached additional information. Please contact me with any questions or concerns.

Regards,

Spencer Golden-Sims
Construction Management Officer

O'ROURKE
Demolition Specialists Since 1962

Google Maps **1408 Vine Street**

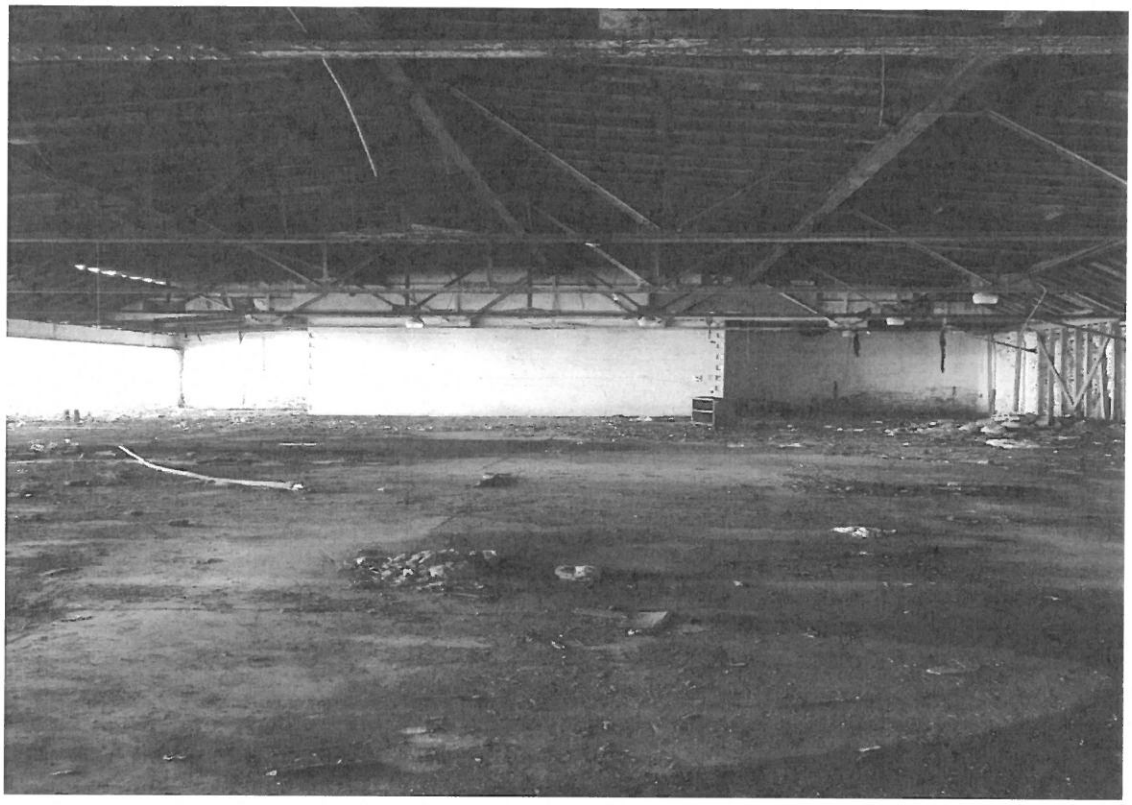
Interim Closure of the KAZE Outdoor Seating Area

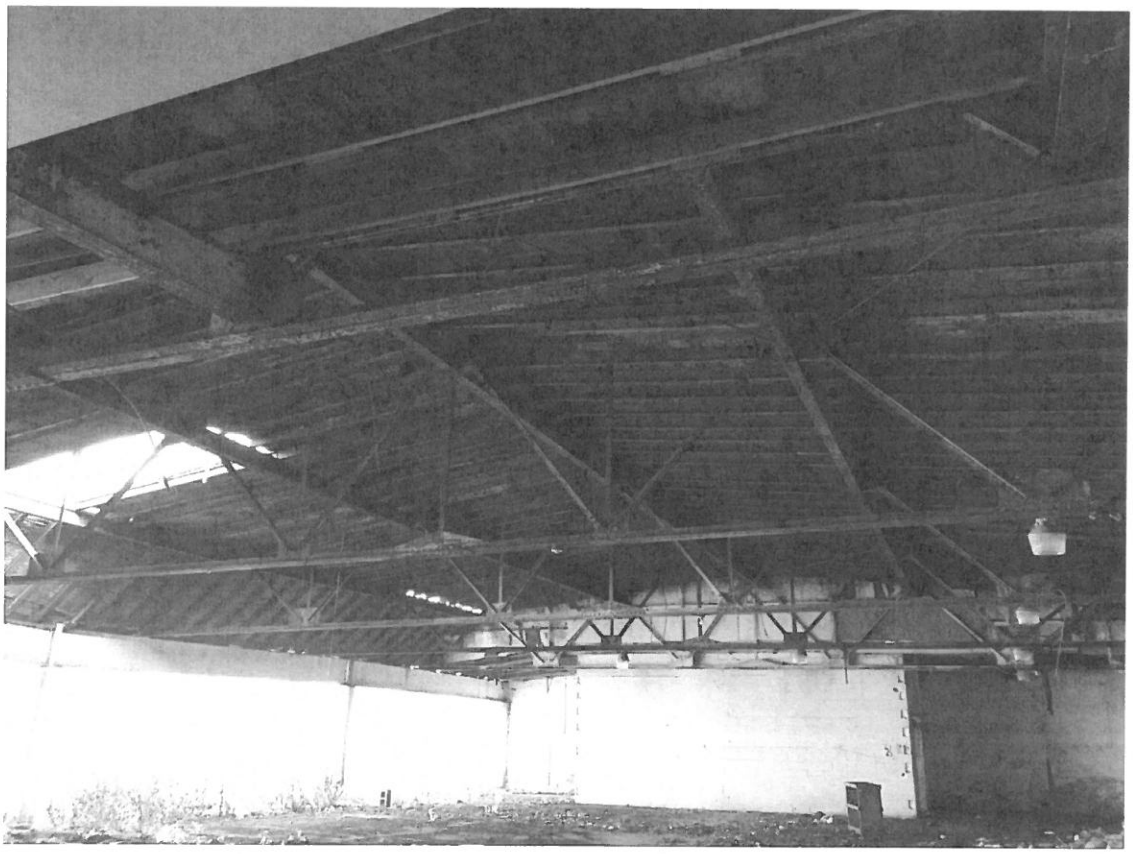
Interim Access via The Cincinnati Color Building Parking Lot

Primary Site Access / Entrance via Wade Property (aka 1411 Walnut Street)

1408 Vine

1408 Vine





1408 Vine

ITEM 6 December 19, 2016

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

APPLICATION #:	ZH20160187
APPLICANT:	GRG Residential
OWNER:	Port of Greater Cincinnati Development Authority
ADDRESS:	**1310 Sycamore St, Cincinnati OH 45202**
PARCELS:	075-0001-0270-00
ZONING:	RM-1.2
OVERLAYS:	Over-the-Rhine Historic District
COMMUNITY:	Pendleton
REPORT DATE:	December 9, 2016
HEARING DATE:	December 19, 2016
STAFF REVIEW:	Douglas Owen, Zoning Plan Examiner

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) for proposed signage at 1310 Sycamore Street and Zoning Relief for Dimensional Variances related to sign face area, height, width and setbacks, as well as a variance to allow internal illumination.

Existing Conditions:
The subject property at 1310 Sycamore is the former School for Creative and Performing Arts (SCPA), built ca. 1908 in the Second Renaissance Revival style. The property is currently concluding a major renovation to convert the former school into a multi-family residential apartment development. The existing signage relating to the SCPA has been removed revealing the original stone balustrade over the ornate arched door surround along Sycamore Street.

Proposed Conditions:
The applicant is proposing to add a ground entry feature sign on the western side of the property fronting Sycamore Street. Due to the ornate nature of the building, a wall sign is not practical as it would likely be required to cover character-defining architectural features on the building façade.

The proposed sign is a gateway-type truss sign spanning the walkway leading from Sycamore Street to the main entrance on the west elevation. The proposed sign structure consists of black-painted squared aluminum tubing that is setback approximately 15 feet from the property line. The structure would be approximately 18 feet tall and 26 feet wide and would support white-faced internally illuminated channel letters spelling “alumni lofts”. The signage itself, independent of the support structure, is approximately 2 feet tall and 19 feet wide (38 square feet).

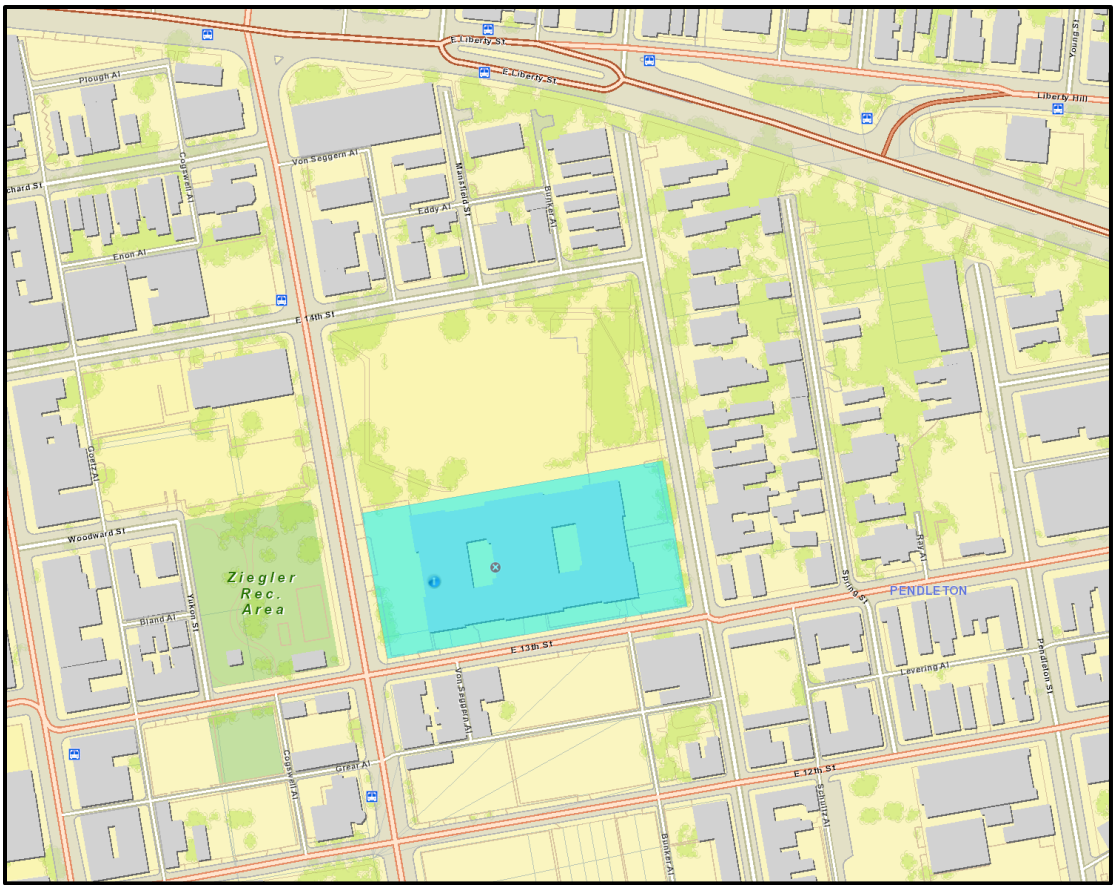


Figure 1. Location of 1310 Sycamore Street. Image courtesy of CAGIS.

Figure 2. Existing condition of 1310 Sycamore Street. Image courtesy of Google.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1405-05	Commercial Community – Auto District
Variance Request:	Section 1427-33	Signs Permitted in Any District
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:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	COA; Standard of Review

Details of Zoning Relief Required:

The applicant and/or owner(s) are requesting a **Dimensional Variance** to allow an entry feature sign with a sign face of 38 square feet.

- The project is in violation of the **Section 1427-33** of the Cincinnati Zoning Code.
- Per Section 1427-33, entry feature signs are limited to 25 square feet.
- A **Dimensional Variance of 13 feet** is sought to allow an entry feature sign with a sign face area of 38 square feet total.

The applicant and/or owner(s) are requesting a **Dimensional Variance** to allow an entry feature sign with a maximum height of 18 feet.

- The project is in violation of the **Section 1427-33** of the Cincinnati Zoning Code.
- Per Section 1427-33, entry feature signs are limited to 6 feet in height.
- A **Dimensional Variance of 12 feet** is sought to allow an entry feature sign with a total height of 18 feet.

The applicant and/or owner(s) are requesting a **Dimensional Variance** to allow an entry feature sign with a maximum width of 26 feet.

- The project is in violation of the **Section 1427-33** of the Cincinnati Zoning Code.
- Per Section 1427-33, entry feature signs are limited to 12 feet in width.
- A **Dimensional Variance of 14 feet** is sought to allow an entry feature sign with a total width of 26 feet.

The applicant and/or owner(s) are requesting a **Dimensional Variance** to allow an entry feature sign with a setback of 15 feet.

- The project is in violation of the **Section 1427-33** of the Cincinnati Zoning Code.
- Per Section 1427-33, the minimum setback for a ground entry feature sign is twice the proposed height (36 feet).
- A **Dimensional Variance of 21 feet** is sought to allow an entry feature sign with a total setback of 15 feet.

The applicant and/or owner(s) are requesting a **Variance** to allow an entry feature sign with internal illumination.

- The project is in violation of the **Section 1427-33** of the Cincinnati Zoning Code.
- Per Section 1427-33, entry feature signs are limited to external illumination only.
- A **Variance** is sought to allow an entry feature sign with internally illuminated channel letters.

Zoning Analysis:
Below is analysis of the relevant 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. Ground signs as Entry Feature signs are permitted in any Zoning District at a size of 1 square foot per dwelling unit up to a maximum of 25 square feet. Additional restrictions include height (6-feet), width (12-feet), setback (2x height) and illumination (external only). The ground sign is permitted by right, but Zoning Relief is required for the dimensions and illumination of the sign as described above.

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 work substantially conforms to the guidelines for the district, with the exception of internal illumination which is specifically prohibited.

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 substantially 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.

The proposed ground sign will not be located in a sight triangle and will not impact traffic.

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 work will not have an adverse impact on the neighborhood, with the exception of the requested internal illumination. While ground signs of this type are not common in the Over-the-Rhine neighborhood, residential projects of this scale and complexity are also not common. The proposed ground sign was designed to clearly denote the property as the "Alumni Lofts" housing development. The sign is designed for clarity, legibility, and while contemporary in design, it is compatible with the

existing property. Wall signs are not practical due to the existing Conservation Guidelines (see below).

The internal illumination is not compatible with the neighborhood. Internal illumination is specifically prohibited in both the Zoning Code for the RM-1.2 Zoning District and the Conservation Guidelines for Over-the-Rhine. Internal illumination is not appropriate in residential neighborhoods nor in this particular historic district.

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 based on the dimensional variances. Access to light and air will not be impacted as no major additions are planned. The value of neighboring properties is not likely to be impacted by the proposed signage.

The proposed internal illumination may cause adverse effects on adjacent properties as internal illumination is not typically found in residential zoning districts.

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

The proposed project may benefit the Cincinnati economy by providing clear signage to identify the subject property, thus ensuring optimal occupation.

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

The owner has an economic benefit to the proposed project.

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 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 work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District based on the dimensional variances. Strict adherence to the Conservation Guidelines would prohibit wall signs on the building as any appropriate location would necessarily cover architectural features of the building including the stonework on the first story. The previous "School for the Creative and Performing Arts" sign was placed above the central arched entryway and covered the stone balustrade above. A ground sign is the best option for the site. Due to the scale of the site and the desires of the applicant to have a grand entryway with signage spanning

the walkway to the building the requested dimensional variances are appropriate.

The internal illumination variance is not appropriate as it has the potential to adversely affect the aesthetic integrity of the Historic District. External illumination or "halo" lighting would be appropriate.

Because the requested ground sign is much larger than what would typically be permitted in the Zoning District, no additional signs shall be permitted on the building. Additionally, the existing temporary banners on the west elevation shall be removed when the ground sign is erected.

(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 requested variances would increase the economic viability of the project by making the development clearly identifiable to passersby and by differentiating the primary entrance from the many other entryways on the building.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for exterior signage.

Comments on Applicable Guidelines

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines, with the exception of the internal illumination, which is expressly prohibited.

Applicable Guidelines

Rehabilitation

B. SPECIFIC GUIDELINES

13. **Signs**: Signs should be designed for clarity, legibility and compatibility with the building or property on which they are located. Signs should be located above the storefront, on the storefront windows or on awnings and should not cover any architectural features. Signs should capitalize on the special character of the building and reflect the nature of the business.

    Wall and projecting signs should be located above the storefront or first story and below the second story sills. The size of wall signs shall be limited to one square foot per lineal foot of building frontage. Projecting signs should be no larger than 3 feet, 6 inches in width or height. Small projecting signs such as symbol signs are appropriate. Billboards and internally illuminated signs are not permitted. Neon signs may be approved on a case-by-case basis.

    The proposed ground sign is contemporary in design but compatible with the

existing building. The sign is designed for clarity and legibility and mimics the straight lines found in the design of the building. Wall signs on the building are not practical due to the restrictions on placement. The building has limited signable area above the first floor and below the second story windowsills. Further, these areas are dominated by ornamental architectural features including architectural stonework and the monumental arched entryway and balustrade. A ground sign is more appropriate for the building.

The applicant desires a larger ground sign that what would typically be permitted in order to have an entryway sign that spans the walkway to the main entrance of the building. The signage as proposed would complement the monumental nature of the building, which is one of the largest buildings in this portion of the Over-the-Rhine neighborhood. The sign would span the newly enhanced paved walkway and would provide a clear distinction to the main entry.

The internal illumination proposed for the ground sign is not appropriate to the Over-the-Rhine Historic District and does not follow the Conservation Guidelines which specifically prohibit internal illumination. It is not in character with the neighborhood and would prove to be a distraction from the existing historic streetscape which is unlit with the exception of streetlights. No other internally illuminated signs are found in this area and internal illumination is not permitted in any other residential zoning district throughout the City of Cincinnati. Halo lighting or external illumination would be more appropriate at this location and would be more likely to comply with the Conservation Guidelines.

The Pendleton Community Council viewed the proposed design for the ground sign and voted in favor of the project. Additionally, as a Historic Tax Credit project, the Ohio Historic Preservation Office has done an initial staff review of the sign and does not have objections to the sign as it is not attached to the building and does not affect historic architectural fabric. Staff has confirmed this with a phone call made to the Ohio Tax Credit Reviewer.

Other Considerations:

Prehearing Results: A prehearing was held on November 30, 2016.

Comments Provided to Staff: Staff has been provided 2 written correspondences disfavoring the project. The Pendleton Community Council voted in favor of the project on December 5, 2016.

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

Other: The present COA request is only related to the proposed signage discussed above.

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

I. **ZONING VARIANCES**

A. **Dimensional Variances**

1. **APPROVE** the **four Dimensional Variance** requests for the proposed entry feature ground sign per plans submitted by Redirections Sign Design dated 09.06.2016 including:
   a. A Dimensional Variance of 13 feet for total sign face area of 38 square feet.
   b. A Dimensional Variance of 12 feet for a total sign height of 18 feet.
   c. A Dimensional Variance of 14 feet for a total sign width of 26 feet.
   d. A Dimensional Variance of 21 feet to allow a total sign setback of 15 feet.

   With the following Conditions:
   1) The proposed entry feature ground sign shall be the only signage permitted on the property.
   2) The existing temporary banners shall be removed upon the erection of the proposed entry feature ground sign.

B. 1. **DISAPPROVE** the **Variance** for internal illumination.

C. **FINDING:** The Board makes this determination that per Section 1435-05-4:
1. 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
2. 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.

II. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 1310 Sycamore Street per plans submitted by Redirections Sign Design dated 09.06.2016 including any revisions submitted for permit subject to staff review and approval with the following condition:
   1. The proposed internal illumination will be removed from the sign.
   2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

APPLICATION

HCB
HISTORIC CONSERVATION BOARD

CERTIFICATE OF APPROPRIATENESS

HCB USE ONLY
DATE RECEIVED BY HCB: _____
PERMIT/APD NO: _____
APP. COMPLETION DATE: _____

APPLICATION
BUILDING ADDRESS: **1310 Sycamore Street, 45202**

DISTRICT NAME: **Over-the-Rhine**
(if applicable)

OWNER NAME: **Port of Greater Cincinnati Development Authority**

ADDRESS: **3 E 4th St #300, Cincinnati, OH 45202** PHONE NO: **513-632-3837**

EMAIL: **tcastellini@cincinnatiport.org**

CONTRACTOR NAME: **CRG Residential**

ADDRESS: **805 City Center Drive, Suite 160, Carmel, In 46032** PHONE NO: **317-590-6785**

EMAIL: **jlangebartels@crgresidential.com**

ARCHITECT NAME: **City Studios** PHONE NO: **513-621-0750**

ADDRESS: **1148 Main Street, Cincinnati, OH 45202**

EMAIL: **dheil@citystudiosarch.com**

IT IS YOUR RESPONSIBILITY TO NOTIFY THE URBAN CONSERVATOR IF ANY OF THIS INFORMATION CHANGES DURING THE PENDING REVIEW OF YOUR

WORK PROPOSED: (Describe type of work, existing conditions, and methods to be used, materials proposed)

HCB USE ONLY
- ☐ MINOR ALTERATION
- ☐ NEW CONSTRUCTION
- ☐ ADDITION
- ☐ DEMOLITION
- ☐ REHABILITATION
- ☐ OTHER_____

The work is the installation of a stand alone building identification sign. The sign will installed on the west side of the site, spanning the site access to the sidewalk along Sycamore Street (see attached site plan.) The sign will be constructed with aluminum tubing that will be painted black. The sign will be 18' tall and 26' wide. Internally illuminated channel letters would be installed across the top of the sign. The channel letters will be black with white faces.

IN ORDER TO EXPEDITE HCB ACTION, PLEASE ATTACH ADDITIONAL INFORMATION, IF AVAILABLE, AS MAY BE APPROPRIATE. LIST ANY INFORMATION ATTACHED: (Elevations, site plans, specifications, photos, material samples, additional drawings or written matter)

Site Plan
Sign Elevation
Photo Exhibit
Justification Letter

Attach a letter explaining the justification for the issuance of the desired Certificate of Appropriateness. Be advised that the burden of proof is on the applicant.

WOODWARD HIGH SCHOOL
CONVERSION INTO MULTI-FAMILY HOUSING – ALUMNI LOFTS
SITE IDENTIFICAITON SIGN AND STRUCTURE

WORK PROPOSED

The historic Woodward High School has be repurposed and converted to an apartment community. Petitioner desires to construct a site identification sign that provides a dynamic connection to the streetscape and the neighborhood.

The proposed sign would be gateway-type truss sign and would be: 1) a sign structure constructed of black painted square aluminum tubing, 2) 18' tall and 26' wide, 3) placed on the west elevation of the building in such a way that it would span the building's grand connection to Sycamore Street and 4) sign structure to support 2' tall, white faced, internally illuminated channel letters spelling, in lowercase letters, the name of the project – Alumni Lofts.

JUSTIFICATION FOR THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS

The issuance of the Certification of Appropriateness for the work proposed is justified because the work:

1. The sign structure proposed herein meets the standards of the Conservation Guidelines for the Over-the-Rhine Historic District by:
    a. Being compatible in character with the original building and sympathetic to, but not imitative in design through the use of materials, exposed metal and structure, found on historic buildings in Over-the-Rhine and sympathetically shaped to the building design in it's straight lines.

    b. Not overpowering the original building as it's scale and mass are appropriate as a sign of this size is appropriate for a building whose façade behind the sign is nearly 15,000sf.

    c. Utilizing a design that has both vertical emphasis and visual rhythm through the use of vertical elements (8" square tubing) and straight lines (truss style header) for horizontals elements that are consistent with the building.

2. The signage work proposed herein meets the standards of the Conservation Guidelines for the Over-the-Rhine Historic District by:
    a. being designed for clarity, legibility and compatibility with the building or property on which they are located through the use of large, clearly readable illuminated letters and the use of exposed steel reminiscent of the wrought iron fence and canopy over the dock.

    b. being placed over the main entry gateway to the building

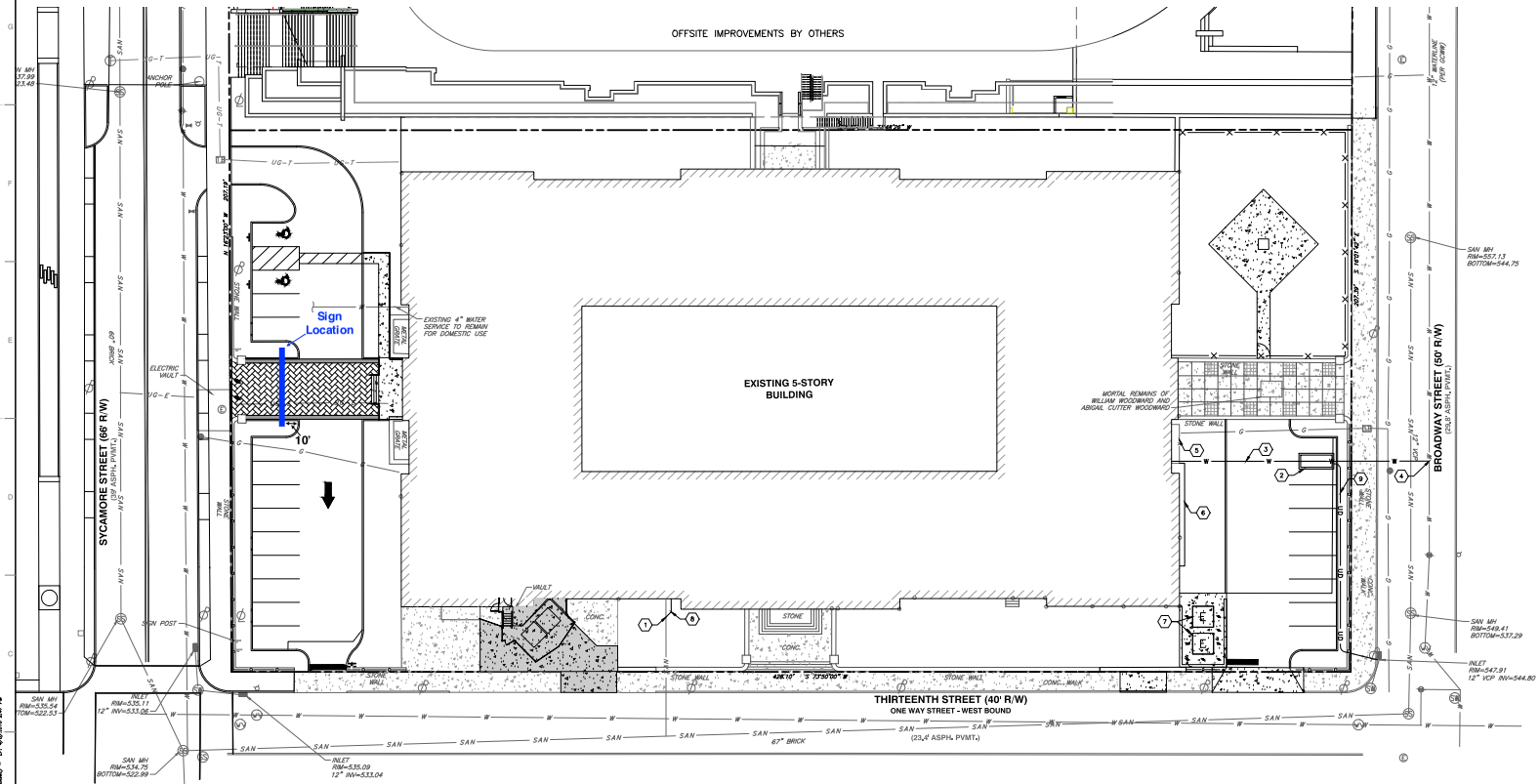
    c. not covering, hiding or obscuring any architectural features. In contrast to a wall sign, that, because of the intricacies of the façade, could not be placed on the building, in a scale and mass appropriate to the building, without hiding or covering architectural features

    d. While the use of internally illuminated letters does not technically meet the standards, they are appropriate in this unique case because a sign of the size and scale appropriate to this building cannot be installed and lighted on or in front of this building without hiding, covering or obscuring significant architectural features and/or details. As the combination of the mass and scale with distinct architectural features and details are unique to this site, the use of internally illuminated signage on this site would not create a precedent within the district.

Overall, this sign/gateway will assist in both being a place-making structure for the area as well as be wayfinding for the building. Historically there have been multiple entrances to the building and this sign/gateway will differentiate this entrance and signif that this is the main entrance into the building and the building's primary façade connection to the neighborhood.

SITE KEY NOTES

1. CONNECT TO EXISTING SANITARY SEWER.
2. PROPOSED WATER VAULT WITH BACKFLOW PREVENTER AND METER PIT.
3. PROPOSED 8" FIRE SERVICE.
4. CONNECT TO EXISTING WATERLINE.
5. EXISTING GAS EQUIPMENT TO REMAIN.
6. ELECTRICAL EQUIPMENT.
7. TWO ELECTRICAL TRANSFORMERS, COORDINATE WITH DUKE ENERGY.
8. PROPOSED 10" SANITARY SERVICE INSTALL PER MSD STANDARDS.
9. 4" WATER VAULT DRAIN. CONNECT TO STORM SEWER PER MSD REQUIREMENTS.



NOTE: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO DIGGING AT TELEPHONE NO. 1-800-362-2764 NO EXCAVATION SHALL COMMENCE UNTIL ALL APPLICABLE UTILITIES HAVE BEEN CLEARED.

NOTE: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED, IMMEDIATELY, TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

NORTH
SCALE IN FEET
0 20 40

811 Know what's below. Call before you dig.

STATE OF OHIO
MICHAEL W. KADY
E-70193
REGISTERED PROFESSIONAL ENGINEER

REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
5899 Montclair Blvd. • Cincinnati, OH 45150
513-985-0226 • 800-759-5614
www.cecinc.com

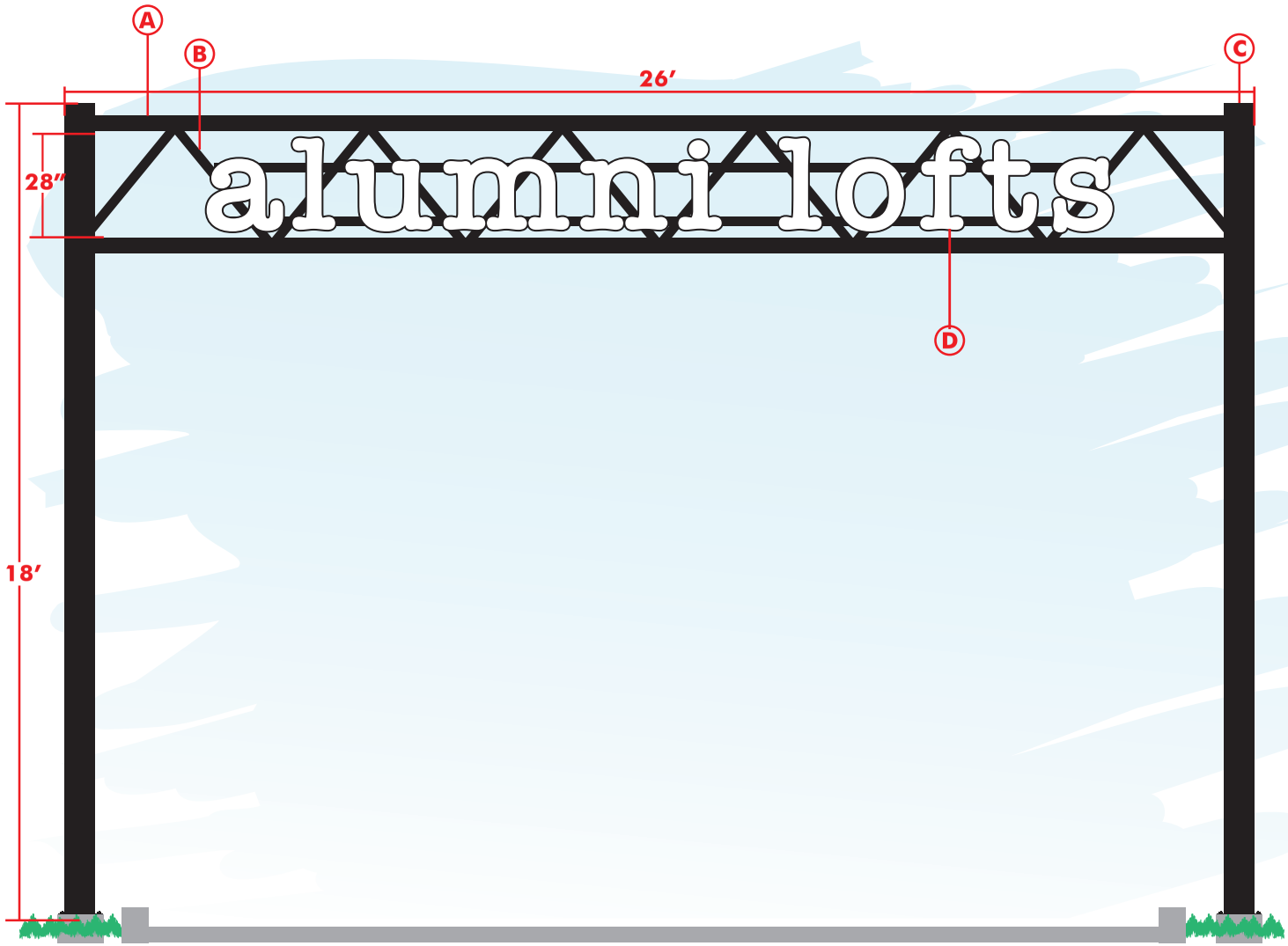
CORE REDEVELOPMENT, LLC
ALUMNI LOFTS
1310 N. SYCAMORE STREET
CINCINNATI, HAMILTON COUNTY, OHIO

UTILITY PLAN

DATE:	APRIL 6, 2018
DWG SCALE:	1"=20'
PROJECT NO.	125-458
DRAWN BY:	DMT
CHECKED BY:	MWK
APPROVED BY:	DRAFT

DRAWING NO.:
C500

DESIGN	Date: 2016.09.06	Customer: Core Redevelopment	Sales Rep: Tim Davis	Branch: Indianapolis
Sign Type: Info Graphic	Production Type: Roland Print	Scale: 1" = 1' 0"	Fonts: Provided Artwork	
Network File Path: (P) Drive / Current / Indianapolis / Core Redevelopment / Alumni Lofts / Design / 2016.09.06 Core - Alumni Lofts Straight Entry Way				



Material 1: Custom Entry Sign
Color: Black
Size: 18'(h) x 26'(w)
Sign Face: 1 Sided, 1 Panel

Production Notes:

A- 4" Square Aluminum Tubing

B- 2" Square Aluminum Tubing

C- 8" Square Aluminum Tubing

D- 24"h Channel Letters with 2" Returns hung on a 2" Raceway painted to match Frame

E- Bolted to concrete slabs and Anchors

alumni lofts
alumni lofts
WATCH FOR UPDATES ON FACEBOOK!
VISIT OUR WEBSITE COREREDEVELOPMENT.COM
PROJECT FINANCED BY:
Huntington
FIRST
NO PARKING
CRG

alumni lofts
alumni lofts
FACEBOOK!
VISIT OUR WEBSITE
CoreRedevelopment.com
CRG
RESIDENTIAL

Memorandum

To: The Historic Conservation Board
c/o Beth Johnson
Urban Conservator
513-352-4848
beth.johnson@cincinnati-oh.gov

From: Over-the-Rhine Foundation
1219 Sycamore Street
Cincinnati, Ohio 45202

Date: 12/10/2016

Re: 1310 Sycamore -- Alumni Lofts
OVER-THE-RHINE HISTORIC DISTRICT

Ms. Johnson:

After review, the Infill Committee of the Over-the-Rhine Foundation feels that a stand alone 'gateway' sign on metal trusses is not appropriate for the Over-the-Rhine Historic District. This 18' illuminated sign does not contribute but rather detracts from the grandeur of the old Woodward School building and the district. The setback of the building along Sycamore and 13th Streets invites pedestrians to look up in awe at the magnificent turn of the 20th century school building. Due to its size and design, the sign will lessen, not augment, the connection between the building and the surrounding neighborhood. Pedestrians should be given an unobstructed view of the grand western entrance and intricate details of the facade.

Furthermore, gateway signs of this nature have been and should be relegated to public parks, cemeteries, and large public places. The only example of a similar overhead 'gateway' sign in the district is on the western entrance of Findlay Market at Central Parkway and West Elder Street. This sign was placed in the 1980's to invite motorists to slow down and 'enter' the public market space. Overhead signs on metal trusses are not an historical feature of the Over-the-Rhine Historic District.

As such, the Infill Committee encourages the developer to rethink the purpose of an identification sign at this site. The building speaks for itself. One need only look to Union Terminal in the West End, arguably the grandest of all historic buildings in Cincinnati; with its long parkway entrance, visitors are greeted with modest and visually compatible signage. If the purpose of a sign is to signify the main entrance to the building, the committee suggests that a ground sign of significantly smaller stature be constructed to reflect the human scale of this soon to be heavily pedestrian oriented area.

Sincerely,

Respectfully Submitted,

Danny Klingler
Committee Co-Chair

Jennifer Lemasters-Wirtz
Committee Co-Chair

Statement in Opposition to Owner-Applicant's COA and Zoning Variances for a new Site Feature:

The proposed new Site Feature is composed of a large, aluminum overhead truss with two posts, plus back-channeled and illuminated graphics. Whether the structure is viewed as separate components or all together, the proposed Site Feature is entirely inappropriate and should be denied for the following reasons:

1. **State and Federal approvals?**

First, it is not clear whether the Owner has received approvals for this Site Feature from the Ohio SHPO and the DOI Secretary.

This project is the rehabilitation of a Schoolhouse and its site. The Owner is capitalizing the project with State and Federal Historic Preservation Tax Credits. Therefore, Federal Standards and Guidelines apply to the project and all of its parts including changes and additions to the building's exterior; any changes to its site and setting, all new site features including signage.

To receive tax-credit benefits and remain in good stead with State and Federal officials including the IRS, the Owner must submit plans affecting the building, its site and setting, and those plans must be approved by the DOI Secretary and the Ohio SHPO. The Owner has vowed the project cannot be completed without state and federal historic preservation tax credits.

But has the Owner, inclusive of its authorized agents and representatives, submitted this new Site Feature to state and federal officials for their approval? So far, the answer remains unclear.

If submitted and approved, then the Owner should have been able to share his documentation with those who attended the pre-hearing but also with the Urban Conservator and members of the HCB. Michael Cox, owner's representative, never mentioned that Owner has already received approval from the SHPO and DOI for this new Site Feature. Instead, he said that he was not concerned about those officials' approval since this same type of structure had been previously approved by the DOI for Owner's other tax credit projects in Indiana.

> *Owners are strongly encouraged to submit part 2 of the application prior to undertaking any rehabilitation work. Owners who undertake rehabilitation projects without prior approval from the Secretary do so strictly at their own risk.* [36 C.F.R. Section 67.6(a)(1)]

Pursuant to the website page controlled by the DOI's National Park Service, the Owner has amended its Part 2 Application seven (7) times. This past summer, the Owner submitted revised plans for a parking deck and a site plan for the DOI's approval May 9, 2016 which was approved by the Secretary on June 8, 2016. http://tpsdev.cr.nps.gov/status/

What remains unclear is whether the Owner submitted this new Site Feature to the Secretary and the SHPO as part of its revised Site Plan. Recently, a letter was sent to Ohio's SHPO seeking information and confirmation but I have not received a response yet.

If the Owner has not submitted this Site Feature to federal and state officials for their approval, or never had any intention of doing so, then the Owner is putting his own project and its capitalization in

jeopardy. He is also causing unnecessary work and time be spent by the City's Urban Conservator and zoning staff members, members of the HCB, and community members.

As I understand the process regarding DOI oversight and approvals for tax credit purposes, DOI decisions supersede decisions made by the City's Urban Conservator and the Historic Conservation Board but also Ohio's SHPO. The HCB is not endowed with authority to provide final decisions related to state or federal tax credits.

2. The proposed new Site Feature does not comply with the City's Historic Conservation Guidelines for Over-the-Rhine: The truss is inappropriate, unnecessary, and unsightly

Old Woodward High School is a monumental building located in an urban neighborhood setting. The Schoolhouse was designed purposefully with a larger-than-normal setback from Broadway and Sycamore Street to set off its monumentality; to showcase its harmonious and symmetrical design; and to allow passersby (traveling then on foot or by horsepower) to admire its highly-crafted construction.

Each side of the building is symmetrical, finished from base to roofline with exceptionally beautiful materials. Finished in 1912 with public monies for the city's most determined students who were frequently referred to as Woodward Scholars, the Schoolhouse and its setting reflected back the pride of the city's residents.

The building is one of the finest in the city and the Over-the-Rhine Historic District.

Among many character-defining features of the building are its four highly decorative arched entrances. Each side of the building has a central doorway covered by a large, elaborative decorative arch embedded with graphical elements and carvings. Generations of this city's residents have loved this prestigious Schoolhouse for its place in the city's history, its architectural composition, and exceptional beauty.

The proposed overhead structure, composed of a large, free-standing truss with two posts, is not just a sign. It is a new addition to the building's own site, therefore it is a new addition, a new Site Feature. For example, new fences, walls, signs, pavers, trees, parking lots and lamp posts are additions to a site. Sometimes these additions are called new Site Features and sometimes they are lumped together as new Site Improvements. The Owner's proposed 'sign' is designed to be tall, wide, and free standing – so it is more than just a sign. It is a Site Feature per federal standards and guidelines and a Site Improvement per local standards and guidelines.

Over-the-Rhine Guidelines:

Site Improvements

A. Intent and General Guidelines

1. Site improvements, such as parking lots, parking pads, paving, fences, decks and trees should be in character with the contributing buildings in the district and should respond to the colors, textures, materials and scale found in the area of the improvement.

2. The design of any site improvement should be compatible with district buildings and not detract from the character of the district.
3. The design of site improvements should capitalize on the unique character of the area and could incorporate elements from the district. Site improvements should enhance the experience of pedestrians in the district.

B. Specific Guidelines
Street Furniture and Amenities
Improvements to the right-of-way or in public areas should be simply designed and modest in size. [….] Flower boxes, planters, urns and similar elements are encouraged but should be appropriate to the property where they are placed and with the district as a whole. The installation of these elements should not cover or require the alteration of any architectural details.

Rehabilitation

Materials
Imitation or synthetic materials such as aluminum or vinyl siding, imitation brick or stone, or similar plastic materials are inappropriate.

Signs
Signs should be designed for clarity, legibility and compatibility with the building or property on which they are located. [….] Signs should capitalize on the special character of the building and reflect the nature of the business. [….] Billboards, standardized internally-illuminated signs and temporary illuminated signs <u>are not permitted</u>.

The truss structure does not comply with the OTR Guidelines for Signs, Materials, Amenities or Site Improvements. The aluminum structure is not in character with its host building nor its site and setting. It does not respond sympathetically with its host building or any of the contributing buildings in the area. As an addition to the building's site, neither the truss nor any of its components are compatible in any way with its host building.

The truss, should it be approved and constructed, will detract from the building, its site and setting but also detract from other contributing buildings in the historic district.

The following reasons hopefully clarify why this truss is highly inappropriate:

1. The large overhead truss would dominate the building façade

    A. The truss obstructs the view of the building and its beautiful arched doorway– its front door to the world.
    B. By obscuring the arched entry, the truss de-materializes one of the most significant character-defining features of the building.

C. By dominating and diminishing the building's façade and character-defining features, the truss would function as a drastic alteration to the building, its site, and its setting.
D. The truss, if approved, would overpower the building, thus becoming the site's most prominent feature for both passersby and the building's users. The building would become secondary to the truss, which should never be the purpose of site features or signs whether done purposefully or not.
E. As a direct result of its size, scale, materials, color, texture and internally illuminated text, the truss competes and clashes with the building on its own site. The building would lose its primacy, its beauty, and monumentality.

2. In an urban historic district such as Over-the-Rhine, signs should be sized and placed for the benefit of pedestrians, not motorists.

   At the prehearing, the Owner said the building itself was large thus the sign must be large. Further, he claimed the sign must be sized proportionally to the size of the building, otherwise the sign gets lost. But this is preposterous and shows little understanding of pedestrian-focused, urban, historic neighborhoods.

   A. A large building in an urban setting does not demand a larger-than-normal sign.

   B. Examples of large historic buildings in Cincinnati that do not have large signs:
      a. The American Building, Central Parkway
      b. The Emery, Central Parkway
      c. Memorial Hall, Elm Street
      d. Music Hall, Elm Street
      e. Rothenberg School, East Clifton Street
      f. Rhinegeist Brewery, Elm Street
      g. Park Place in the Lytle Park District
      h. Taft Museum in the Lytle Park District
      i. Old Enquirer Building, now two hotels, downtown on Vine
      j. Carew Tower + Netherland Hotel, downtown on 5th Street
      k. 21c Hotel, downtown on Walnut Street
      l. Union Terminal, an exceedingly large building in the West End

   C. Neither large nor monumental historic buildings require billboard-sized signage or proportionally-sized signage.

   D. Large, overhead trusses are typically used for the following environments:
      a. Interstate Highway Signs
      b. Airports
      c. Commercial and Entertainment Venues such as older strip malls, shopping centers, bowling alleys, parking lots, theme parks, and casinos

   E. Signs should not compete with its host historic building, its site, and setting. This truss structure-and-sign clearly competes and clashes.

3. The Owner claims the large aluminum truss with its large, internally-illuminated 2 foot letters, will function as wayfinding signage, which is necessary for the Sycamore side of the building. According to the Owner, elimination of confusion for the building's users is another reason for the large scale of the overhead-truss. But this seems rather absurd for the following reasons:

    A. Wayfinding Signage is necessary only in complex environments, for example:
        a. Hospitals
        b. Museums
        c. College campuses
        d. Airports, Bus Terminals
        e. National and State Parks
        f. Multi-Building Complexes
        g. Shopping Malls

    B. The front door on Sycamore is not hard to find. From the sidewalk, the door is literally steps away, and straight ahead. The Schoolhouse is the only building on the block of 1300 Sycamore. It is large, monumental: no one will miss it or its front door. The Schoolhouse will not be confused by anyone with Ziegler Park across the street or with the new underground garage next door. The Schoolhouse's site and setting is not a complex environment.

    C. The Owner installed two beautiful light fixtures on the building's façade, lighting the doorway and front parking lot. Each provides enough light for finding the door. There will be lights in the new Ziegler Park across the street. New lights on Sycamore Street in the public right-of-way and new lights next door at the garage. There will be ample light for everyone to see where they are going.

The Owner's underlying rationale justifying this large structure and sign underscores why new elements added to an historic building or its site – whether a new feature, sign, amenity, or all three – are reviewed by preservation professionals for tax credit approval but also to protect a building and its site.

The large overhead truss is awkward, clumsy, even crude. It evokes disunity with the building, its site, and its urban neighborhood setting. It suggests the place is not a highly regarded place to live.

Identity signage is an investment in the building and the area's appearance. Successful signage and graphics create identity, reinforce image, enhance environments, generate positive perceptions of place, and cultivate a welcoming sense of belonging. Signage is most successful when it fits seamlessly into surrounding environments and does its job quietly.

As visual language for the building's legacy and current purpose, identity signage should create a sense of pride for local residents, the neighborhood, and the city. The building's image should enhance, not embarrass, the city and the neighborhood.

The Owner has many other, superior signage options available. Options exist that can be constructed of durable, low-maintenance materials, and reasonably-priced fabrication and installation. One example is

a bronze plaque. Venerable and elegant, bronze lasts for centuries and requires little or no maintenance. A bronze plaque using verdigris finish for the letters and numerals for name and address should provide excellent legibility when the text is rendered in a dimensional format.

Many options for installing or growing vertical features can be deployed so as to put things right for the building's residents, guests, and visitors who step from public space onto private space near the street. Small ornamental trees could be planted to frame the walkway, and embellished with lights during the winter months. Redbud trees have long taproots, thus not likely to disturb surface elements. Human-scaled pillars, columns, and trestles – fabricated with appropriate materials, textures, and colors - could be explored. A nicely-designed and fabricated plaque could be affixed to those in-ground structures.

3. The proposed new Site Feature does not comply with the DOI Secretary's Standards and Guidelines for Rehabilitation: The truss is inappropriate, unnecessary, and unsightly

I believe the Owner's proposed Site Feature does not comply with Standards 2 and 9. In addition, the truss-structure does not comply with federal guidelines related to a building's site and setting.

Secretary's Standards for Rehabilitation

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

https://www.nps.gov/tps/standards/rehabilitation.htm

Federal Guidelines for Building Site:
https://www.nps.gov/tps/standards/rehabilitation/rehab/building01.htm

> Not Recommended:
>
> Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.
>
> Removing […] a building feature, or a landscape feature which is important in defining the historic character of the site.
>
> [Views are a character-defining feature, spatial relationship with the street and other buildings, among others.]

Federal Guidelines for District or Neighborhood Setting:
https://www.nps.gov/tps/standards/rehabilitation/rehab/setting01.htm

> Not Recommended:
>
> Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.
>
> Removing a […] building feature or landscape feature that is important in defining the historic character of the setting.

I strongly believe the Owner's proposed Site Feature does not comply with the Secretary's Standards for Rehabilitation related to Tax Credit projects. Again, it is not clear whether the Owner has received approval for this new Site Feature.

Further the proposed addition to the Building's Site does not comply with federal Guidelines used to protect the character-defining features of an historic building or its site and setting.

For these reasons, and for all of those you may rely on including the OTR Guidelines, I respectfully urge the Urban Conservator and the HCB to deny the Owner's COA.

Thank you for your consideration of this important matter,

Myra Greenberg, OTR resident

ITEM 7 December 19, 2016

APPLICATION FOR NUMERICAL VARIANCE or SPECIAL EXCEPTION AND CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: ZH20160192
APPLICANT: PWWG
OWNER: 3CDC
ADDRESS: **1505 Race Street & 104 W 15th Street (Condo A)**
PARCELS: 081-0002-0357
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District\
COMMUNITY: Over-the-Rhine
REPORT DATE: December 8, 2016
HEARING DATE: December 19, 2016
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) for new construction of a mixed use building and rehabilitation and alteration of an existing building. The applicant is also seeking Zoning Relief for parking.

Existing Conditions:
The subject has an existing circa 1880s Italianate 3 story brick building. The building is surrounded by vacant lots. Currently a previously approved 3 story mixed use infill development is being built to the north of the property. The corner parcel and the parcel with the existing building have previously also been consolidated.

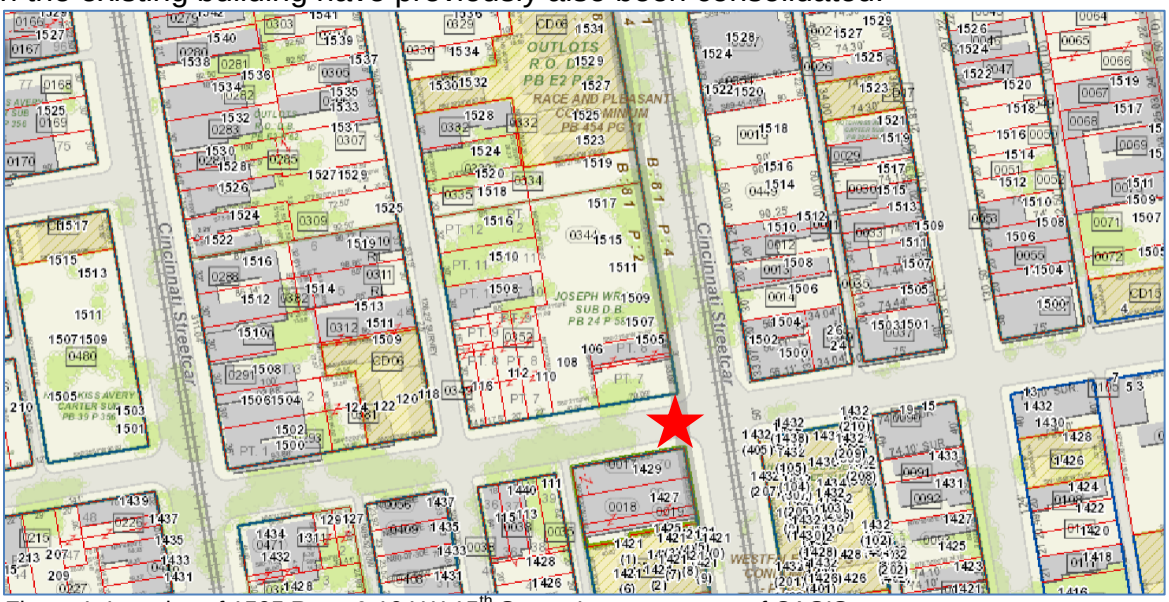


Figure 1. Location of 1505 Race & 104 W 15th Street. Image courtesy of CAGIS.

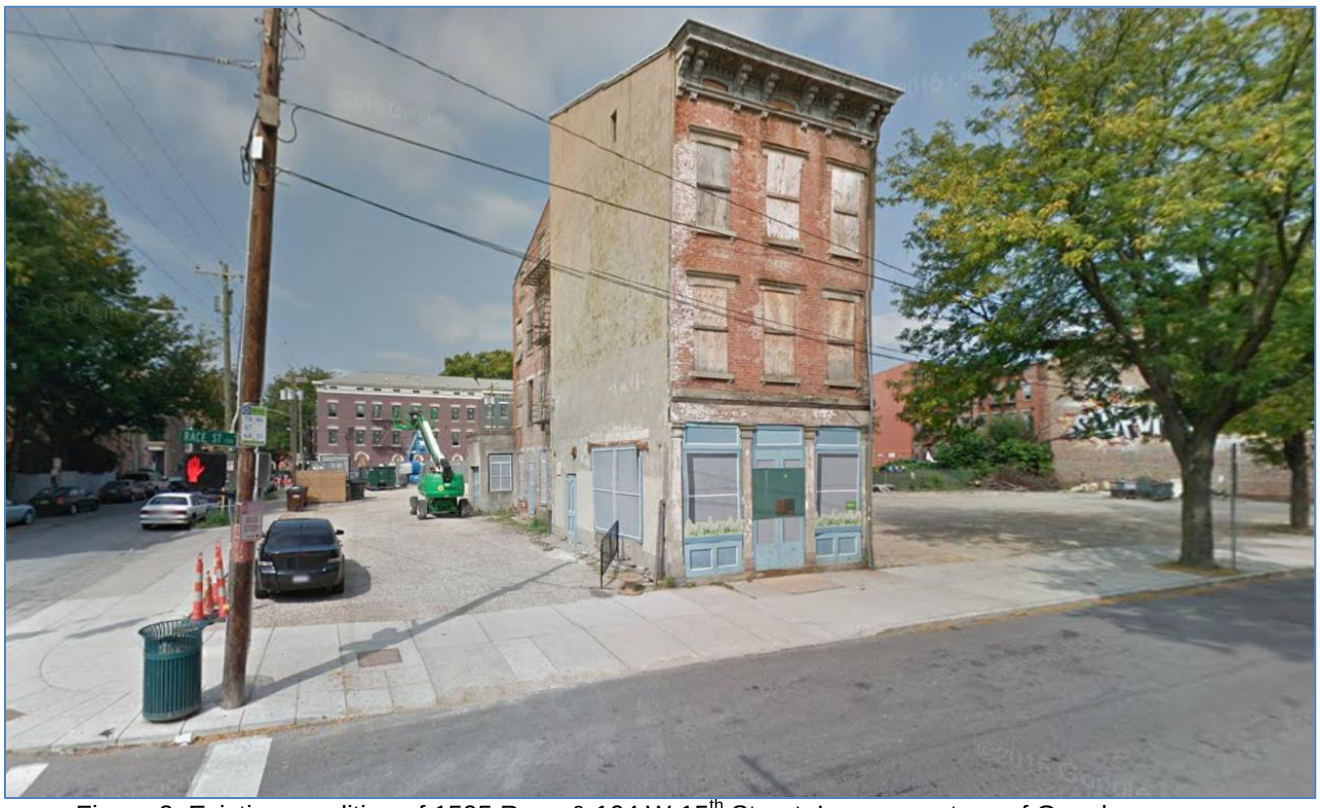


Figure 2. Existing condition of 1505 Race & 104 W 15th Street. Image courtesy of Google.

Proposed Conditions:

Build a new infill building which will be integrated with an existing building. There will be a total of 5 residential condominiums on the upper floors and 2400 sf of commercial on the first.

Infill Building

- At the corner of 15th and Race build a 3 story mixed use building.
- The façade of the building will be broken into two sections, the corner and middle building.
- The corner will have metal horizontal panels on the second two floors and full height a storefront system. This treatment goes half the length of the building on the south elevation. On the rear half of the elevation is a brick façade and the rear bay is the entrance to the apartments.
    - The second and third floor on the east elevation have a central large picture window
    - There is a simple but distinctive metal cornice
    - The windows on the south elevation are evenly spaced over the façade.
- The middle building is similar in design to the rear half of southern elevation on the corner building.

- The second and third floors have a triple grouped windows.
- The first floor has three individually spaced large picture windows and the storefront has a connected storefront lintel to the corner building.

Rehabilitation of Existing Building

- New one over one double hung aluminum clad wood windows,
- New aluminum storefront and bulkheads.
- Rehabilitation of the façade and cornice.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
Variance Request:	Section 1425	Parking Regulations
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:	Section 1435	Historic Preservation
	Section 1433	Hillside Overlay Districts
Historic Dist./Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	Certificate of App.; Standard of Review

Details of Zoning Relief Required:

The applicant and/or owner(s) are requesting variances and relief for parking- Please see discussion below.

No other zoning relief is sought. The residential density meets the requirements for CC-P. There are two units in the existing building and three units in the new building which meets 1 unit per 500sf of lot area for the existing building and 1 unit per 700sf of lot area for the new building. The building is also permitted to be mixed use and as it is a commercial building it does not have a required rear setback. The building also meets the building placement regulations.

Details of Zoning Relief Required for Parking:

The applicant and/or owner(s) are requesting variances and relief for parking. The analysis of the parking variances and proposed solutions is best discussed in combination of the requested variances for neighboring projects under the same ownership. The discussion below outlines the parking needs and proposed solution and variance recommendation for the complex as a whole.

In the discussion we will use the descriptions on the map (Condo A, B, C and Townhomes) to reference each project. As the Townhouses will each provide 2 spots that are connected and parked under their structure, they will not be a part of the Parking Analysis and Discussion

Below is a chart of the required parking for each project per CZC Chapter 1425-19

Project	Required Parking	Calculation	Provided
Condo A (1505 Race/ 104 W 15th St)	7	2 residential units = 0 existing 4 new residential units = 4 **** sf new commercial = 3 **** sf commercial* = 0 existing	4 57%
Condo B (116 W 15th St)	18	13 new residential units = 13 **** sf new commercial* = 5	9 50%
Condo C (1508 Pleasant)	0	6 residential units = 0 existing 0 sf commercial	3 50%
TOTAL	25		16 64%

* If all areas were to be Eating & Drinking Establishments, the total commercial base requirement would = ****

The applicant is proposing to commit the parking onsite to the residential condo owners and the units will be operated and held by the Homeowners Association. There are 25 residential units between Condo A, B and C and there are 16 spots provided onsite for the residents. The rest of the residential units and potential tenants of the commercial spaces will be offered to purchase passes in other 3CDC owned parking facilities. 3CDC has provided an updated Parking Availability (Attachment B) of the parking garages that they operate within 600 feet of the project and the current commitments through 2018. This document shows that the parking garages have the capacity to absorb the parking needs that cannot be fulfilled on site.

There are a few avenues that the Cincinnati Zoning Code provides to reduce the amount of spaces required onsite for this development.

1) § 1425-23. - Reduced Parking.
   The Zoning Administrator may grant a reduction in the number of spaces to less than that specified in Schedule 1425-19-A for the following:

   (a) Proximity to Public Parking Facilities. 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 director may approve a 50 percent reduction in the parking requirements for the use. If the reduced requirement results in fewer than five spaces are being required, no spaces need be provided.
2) § 1445- Variances. The Historic Conservation Board may grant numerical variance for the required number of parking spaces required by the Cincinnati

Zoning Code.

While the project is within the required 600 feet of a public parking facility and the Washington Park garage has the capacity, this reduction is not a guaranteed right bestowed upon the applicant. As the city has seen an increase in both residential and commercial development in Over-the-Rhine, the parking demand has of course also increased. Residential and Commercial uses have different needs and desires for parking and the City is sensitive to the needs of both. However, we see a particular need and strong desire to have residential parking near the individual unit, especially when they are owner-occupied units.

As these are proposed condos, staff and the applicant agree the parking on site should be committed to the residential units. If the Zoning Administrator were to give the 50% reduction for each project only Condo B would be required to provide onsite parking. As the City wants assurances that the spaces will remain available to the residential units, the Zoning Administrator was reluctant simply grant the 50% reduction and not have assurances of how parking would be managed.

Staff feels that the better option would be to grant a variance for the reduction of the required parking spaces from 25 to 16 with the condition that the parking will be controlled and owned by the Homeowners Association(s) and will be for the exclusive use of the residents of Condo A, B and C and this should be established and recorded through a covenant. Staff is not concerned necessarily how the parking spaces are apportioned to the building, only that the spaces are strictly residential for the dwellings within the property.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the new construction of the corner infill development. The applicant has worked with staff and the neighborhood throughout the design process and has incorporated many of the design concerns into the design of the building. Staff feels that the design being presented to the board substantially conforms to the design guidelines and has no major design concerns.

Applicable Guidelines

New Construction

A. Intent and General Guidelines
   1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.

2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.

3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.

B. Specific Guidelines

1. **Composition**: New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.

   Base: New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor.

   Middle: Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.

   Top: New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials.

   The proposed development has a composition with a strong base that is defined by the storefront. A storefront lintel divides the first floor from the rest of the building and correlates to the existing building and the infill buildings on the

block. The middle of the building on both the corner building and the middle building have a change in materials from the first floor. The middle building and the rear half of the south elevation have horizontal bands and lintels to define the floors. The building also has a cornice at the top to create a terminus. The corner section has a projecting cornice and the rest of the infill has a change in brick pattern to create the terminus.

2. **Roofs**: Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.

   The building has a flat roof that is not visible from the street due to a decorative parapet. This is compatible with the district as the building is three stories tall and typically buildings of three or more stories have low-pitched shed roofs that are not visible.

3. **Window Openings**: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

   The proposed windows in the development are compatible with the neighboring buildings on both the existing buildings and previously approved infill. The windows are taller than they are wide in a 2:1 proportion. They windows have a combination of fixed and awning windows. The windows in the brick portion of the infill have lintels and a sill line. The window

4. **Storefronts**: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases

their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

The storefront on the infill development relates to the storefront on the existing building while also being distinctive. It has a strong lintel and then brick piers to create a rhythm and create a vertical emphasis among the large fixed glass windows. On the corner building a traditional storefront wraps around the corner.

5. **Setback**: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential properties, especially detached buildings, have shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

   The proposed development has a zero lot line setback which is consistent with the existing building and the previously approved infill development. This is also consistent with the base zoning for the property.

6. **Rhythm**: New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

   The rhythm of the proposed development is consistent with surrounding buildings. As the infill lot is 33 feet wide, dividing the infill into two sections helps to keep the bay pattern established on the street consistent. There is no setback on these parcels creating a solid commercial wall. The first floor is articulated by both brick and metal piers to create a consistent subdivision along the façade.

7. **Emphasis**: New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns,

which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings

The new construction will maintain a strong vertical emphasis on the street. Dividing the infill into multiple sections on both the east and south façade make each bay taller than it is wide. The vertical oriented windows also create a vertical emphasis. At the storefront the gall windows and piers also create a vertical emphasis.

8. **Height**: The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.

   The proposed infill will be compatible with the height of adjacent contributing buildings that will be connected to as well as those across the street. The existing buildings are three stories tall and the infill building will be three stories tall.

9. **Materials**: New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

   Proposed materials include brick veneer, metal panels, clad windows, and storefront window systems, and cast stone. These are all acceptable materials and materials that have been previously approved on the infill on the same block.

Other Considerations:

Prehearing Results: A prehearing was held on November 30, 2016. The applicants and staff were present.

Comments Provided to Staff: 1 letter in support from the OTR community council.

Consistency with *Plan Cincinnati (2012)*:
The proposed project is consistent with the “Live” Section of Plan Cincinnati, specifically the action step “Improve the quality and number of moderate to high-income rental and homeowner units” (p. 165).

Other: The applicants will also be creating the following easements and maintenance agreements as part of the redevelopment of this block.

A. Easement and Maintenance Agreement between 3CDC Project Entities (see below) and ARP Condo Project Entities:

1. Entities/Properties Involved:

(a) “3CDC Project Entities” = Condominium Holdings, LLC and 15th and Race, LLC. These are the owners of properties planned for: The Allison Condominium, Condo A, Condo B, Condo C, and the five Townhouses.

(b) “ARP Project Entities” = Names to be confirmed, but they will be the owners of the Commercial Unit and the Residential Unit (and perhaps the HOA) in the two Condo’s just formed to the north of The Allison Condo on Race St.

2. Easements to be Created:

(a) Cross/mutual storm water easements (covering the over and underground flows between the two project areas).

(b) Cross/mutual electric supply easements (covering the use by and access to the transformers and related electrical pull boxes located near or straddling the boundaries between the two project areas).

(c) Dumpster access easement granted by 3CDC projects to ARP projects to allow the latter access to their dumpster area.

(d) General access easement granted by 3CDC projects to ARP projects over the drive aisles on the former to facilitate access to items (a) through (c) above.

3. Maintenance Agreements:

(a) storm water facilities will be maintained/repaired by the owner of the parcel on which they are located, but the costs of that maintenance/repair will be shared between the 3CDC Projects and ARP Projects based on the ratio of their relative drainage areas (at this time believed to be 76% 3CDC Projects and 24% ARP Projects subject to confirmation).

(b) electric supply facilities will be maintained and repaired by Duke, which has its own easements already in place.

(c) ARP dumpster service and dumpster area maintenance will be provided by the ARP Projects.

(d) Drive aisles on the 3CDC Projects will be maintained by the owner of the parcel on which they are located.

B. Easement and Maintenance Agreement among the various 3CDC Project Entities:

1. Entities/Properties Involved:

(a) Condominium Holdings, LLC

(b) 15th and Race, LLC

2. Easements to be Created:

(a) Cross/mutual storm water easements (covering the over and underground flows among the projects).

(b) Cross/mutual electric supply easements (covering the use by and access to the transformers and related electrical pull boxes that are also used by ARP).

(c) Dumpster access easement granted by 3CDC projects to each other and to several off-site 3CDC projects.

(d) Parking easements for who is parking in the lot and where.

(e) Landscaping easements granted by 3CDC projects to each other; not specifically located, to allow for the installation of landscaping improvements as required by City approvals or as voluntarily installed by a parcel owner.

(f) General access easements granted by 3CDC projects to each other and to offsite users (e.g. ARP and for parking and dumpster access as described above) over the drive aisles to facilitate access to items (a) through (e) above. This general "Easement Area" will also be used to grant mutual utility easements to/from all 3CDC Projects for any utilities running through the common areas.

3. Maintenance Agreements:

(a) storm water facilities will be maintained/repaired by the owner of the parcel on which they are located, but the costs of that maintenance/repair (which is the 76% number shown above) will be shared among the 3CDC Projects based on the ratio of their relative drainage areas.

(b) electric supply facilities will be maintained and repaired by Duke, which has its own easements already in place.

(c) Dumpster service and dumpster area maintenance will be provided by The Allison Condo, with costs shared by all users of the dumpster based on a formula yet to be determined.

(d) Parking easement areas granted to users from outside the parcel they are located on will be maintained by the owner of the parcel they are located on.

(e) All landscaping will be maintained/replaced by the owner of the parcel on which it is located.

(f) All drive aisles and access ways will be maintained by the owner of the parcel on which they are located, with a cost sharing formula yet to be determined.

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

I. **ZONING VARIANCE**

A. **NUMERCIAL VARIANCE**

1. **APPROVE** a numerical variance to CZC 1425-19 to allow a decreased parking requirement from 25 spaces to 16 spaces, for a total variance of 9 spaces, for the proposed projects at 116 W 15th Street and 1505 Race/104 W 15th Street. This variance is recommended approval with the following conditions.
    a. The parking will be controlled and owned by the Homeowners association(s).
    b. The parking will be for the exclusive use of the residents of Condo A, B, and C. This shall be recorded through a covenant.

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

1. 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
2. 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.

II. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 1505 Race Street and 104 W 15th Street submitted by PWWG Architects stated dated 12/06/2016 including any revisions submitted for permit subject to staff review and approval with

1. New subdivision shall be approved and recorded, and reviewed by the City Solicitor before building permits issued.
2. All easements, maintenance agreements and HOAs must be created, recorded and reviewed by the City Solicitor before the building permits are issued.
3. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:

2. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

1-Composition:

The composition of the existing building at 1505 Race Street is similar to the composition of surrounding buildings, and includes a base, middle, and top. The proposed addition will include a well-defined base that correlates with other buildings on the street and is comprised of storefront punctuated by piers. The middle of the building will be primarily brick, to relate to nearby buildings. The middle section includes changes in plane and decorative horizontal bands, and the top of the building includes a decorative parapet.

2-Roofs:

The roof for the proposed building will be flat and hidden behind the decorative parapet, similar to other buildings in the area. The roof of the existing building will be replaced with a new roof of the same type.

3-Window Openings:

The existing windows will be replaced. New windows on the proposed building are vertical in proportion, vertically aligned, and are surrounded with lintels and sills.

4-Storefronts:

The existing building once had a storefront that is now missing. A new storefront will be added to the existing building and continued at the proposed building to create a cohesive street-level façade around the entire corner. Lintel and sill heights coordinate with those of surrounding buildings.

5-Setback:

The proposed building is set against the property line with segments recessed back several inches to create subtle changes in plane across the building façade.

6-Rhythm:

The base of the building, both the existing building and new addition, is designed to maintain the rhythm of other buildings along Race Street, with alternating piers and storefront. The spacing of windows in the middle segment is similar to window spacing on adjacent buildings.

7-Emphasis:

The proposed design incorporates a strong vertical emphasis with vertical windows and repeating vertical piers. Variations in the façade depth add to the verticality by dividing the building into segments that are taller than they are wide.

8-Height:

The building height is similar to that of the surrounding buildings.

9-Materials:

The proposed building will primarily use brick in the facades. Lintels and sills will be cast stone. The projecting corner piece is proposed as metal panel siding.

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

10/21/2016

City of Cincinnati Law
II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

RE: Request Letter for Zoning Relief: 1505 Race St. & 104 W 15th St. Condominium

The information has been outlined below in accordance with the cities instruction for General Standards: Public Interest and Standards for Variances.

1. To show that the proposed project "is in the public I nterest" a list of factors has been provided below in accordance with Cincinnati Municipal Code 1445-13.
    a. Zoning. The proposed condominium conforms to the zoning district regulations of the CC-P zone, with the exception of provided parking and rear yard setback which will be elaborated upon below.
    b. Guidelines. The guidelines for the Over-the-Rhine Historic District have been adhered to in the design and development of the proposed condominium. The Guideline of Appropriateness Letter details adherence to each guideline in further detail.
    d. Traffic. Race Street is a main street that would provide pedestrian access to the front entry of the retail space on the first floor. The rear parking access will be off of 15th Street, a secondary street that has the capacity to handle the minor increase in traffic to the 5 condominium units. Five parking spaces are required to be provided for the 5 condominium units and two parking spaces are required for a 2400 SF retail space, a 50% reduction request has been made to reduce the 7-parking space to 4. This results in fewer than five spaces being required, so no spaces need be provided.
    h. Neighborhood Compatibility. The condominium new construction has been designed with the urban fabric in mind and will utilize similar materials to those found in neighboring buildings. The existing portion of the building already fits into the urban fabric. The use of the building is also compatible with the neighborhood as the surrounding neighborhood is primarily residential with first floor commercial space. The new construction will fill in the missing corner building at 15th and Race Street which will help to revitalize the neighborhood.
    k. Blight. As mentioned above, this is currently an undeveloped lot next to an abandoned existing building which currently breaks the harmony of both 15th and Race Street. Infilling this lot as well as rehabilitating the existing building will revitalize the street face and provide continuity and harmony the surrounding area.
    l. Economic Benefits. This area is a pedestrian commercial zone. The addition of commercial space will enhance the vitality of the commercial district and provide associated economic benefits. Also, by providing homes they will provide a larger consumer base for the stores in the area. Finally, due to the proximity to the Cincinnati streetcar, the increase in consumer base could reach further into surrounding areas.
    m. Job Creation. 3CDC estimates that 27 construction jobs and 12 permanent jobs for the commercial space will be created from this project.
    n. Tax Valuation. Developing this empty lot and rehabilitating the existing building will increase the property value of the land.

ALAN WEISKOPF, AIA SHELDON GOETTEL, AIA KEVIN WAGSTAFF, AIA

408 BOULEVARD OF THE ALLIES, PITTSBURGH, PA 15219-1301 412.391.2884 PH 412.391.1657 FX WWW.PWWGARCH.COM

o. Private Benefits. The intent of the owner, 3CDC a nonprofit developer, is to bring revitalization and stability to the Over-The-Rhine neighborhood through for-sale housing and commercial development.
p. Public Benefits. Infilling this undeveloped lot and rehabilitating the existing building will reduce the risk of crime, help to revitalize the neighborhood, and will remedy concerns that accompany an undeveloped lot and vacant building.

2. We are requesting variances for the following zoning code requirements, as explained below.
   a. Neither the existing conditions nor the owner caused the nonconformity requiring the variance.
   b. The required variance is a special circumstance where the strict application of the zoning code is considered to be unreasonable. The requested variances follow:

1409-09 Development Regulations.
Rear yard setback = 25ft
Explanation for why the variance should be granted:
The rear of this building functions as the access way to the parking to the north. This reduces the street parking and hides the parking from view of the street the create a consistent streetscape. This building is a mixed used building that has both residential and commercial space, where there is no minimum required rear yard setback for commercial buildings in a CC-P zone.

1425-23 Reduced Parking
Required parking = 3 Condominium units + 3 Commercial = 6 Total
Explanation for why the variance should be granted:
The required 6 parking spaces will be provided via 6 leased parking spaces in the Washington Park Garage and/or other 3CDC owned parking lots. The owner, 3CDC, manages the Washington Park garage and still has parking space to lease out.

Thank you for your consideration.

ALAN WEISKOPF, AIA SHELDON GOETTEL, AIA KEVIN WAGSTAFF, AIA
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A CONDO - WEST ELEVATION | 2
1/8" = 1'-0" | A-201

A CONDO - SOUTH ELEVATION | 3
1/8" = 1'-0" | A-201

A CONDO - EAST ELEVATION | 1
1/8" = 1'-0" | A-201

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NOT FOR CONSTRUCTION

PWWG PROJECT NUMBER	21224.07
CERTIFICATE OF APPROPRIATENESS	12/06/2016

REVISIONS

NO.	DESCRIPTION	DATE

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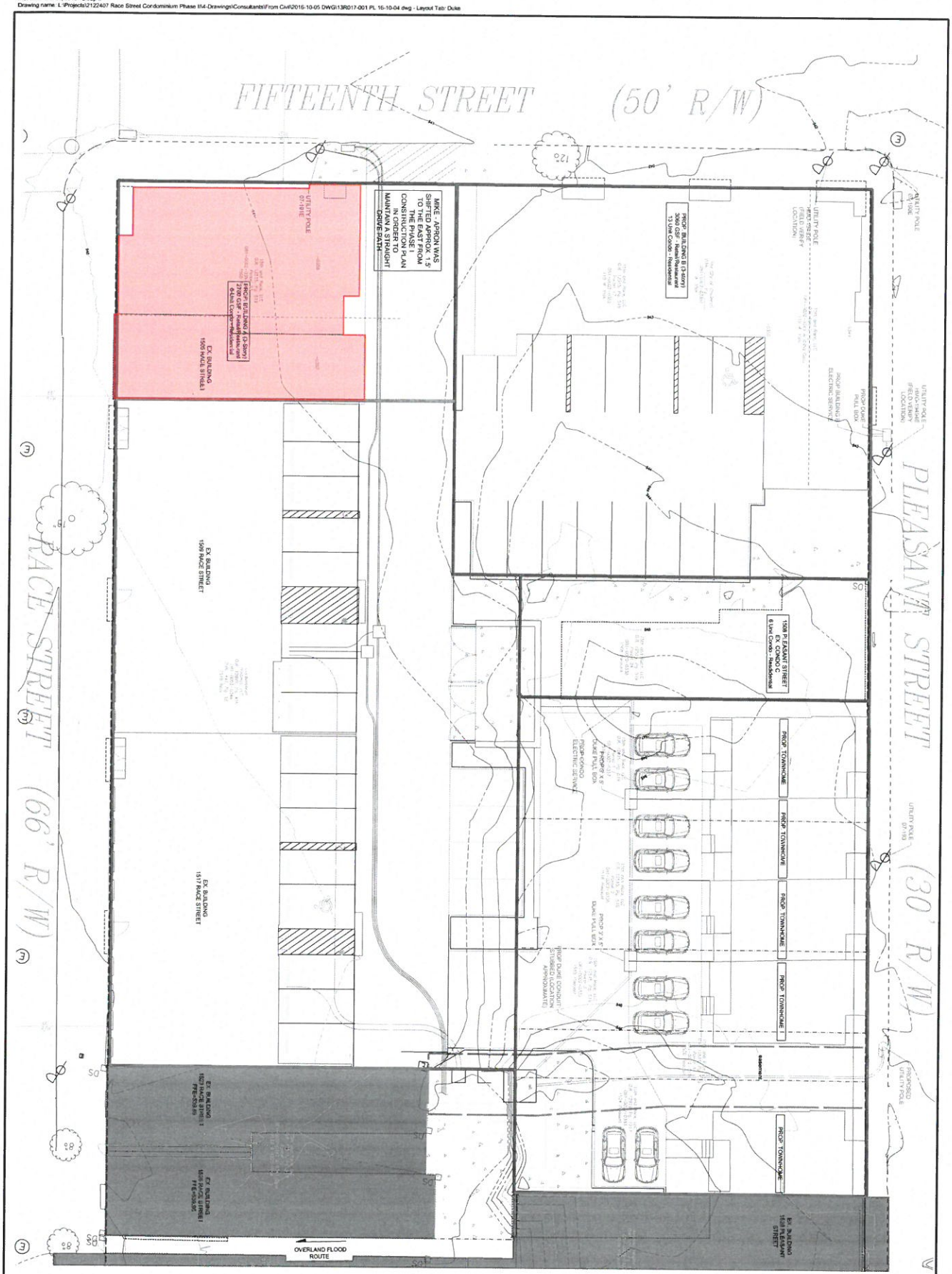
15TH AND RACE - 3CDC

BUILDING ELEVATIONS

A-201

12/07/2016 10:40:36 AM

Plot time: Oct 06, 2016 - 2:52pm
Drawing name: L:\Projects\2122407 Race Street Condominium Phase II\4-Drawings\Consultants\From Civil\2016-10-05 DWG\13R017-001 PL 16-10-04.dwg - Layout Tab: Duke



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XX.XX

Drawing No: 13R017-001 PL 16-10-04
Drawn by: XXX
Check By: XXX
Issue Date: XX/XX/XX
Scale: XX

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

15TH & RACE PHASE II

LAYOUT

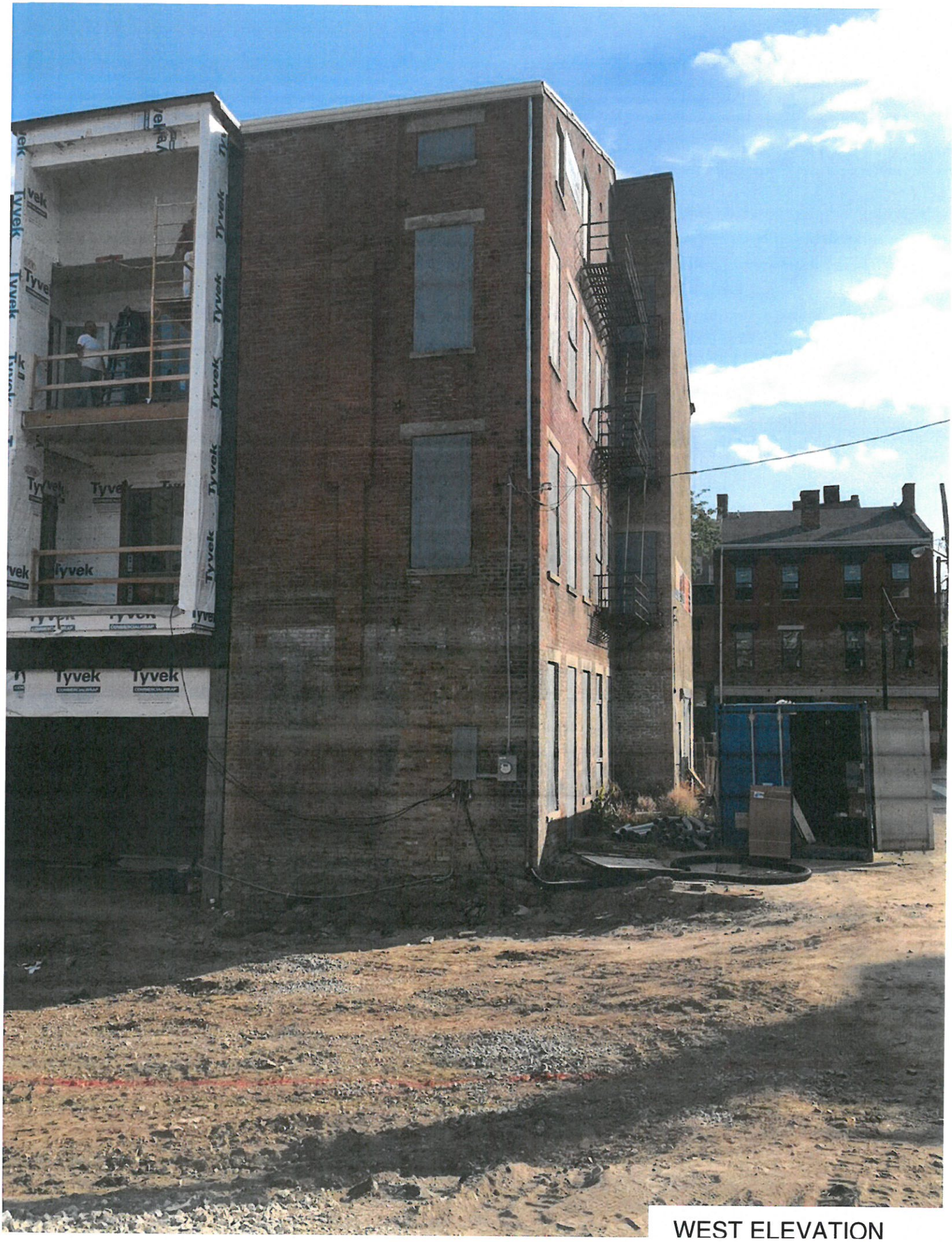
Item	Revision Description	Date	Drwn	Chk
	PRELIMINARY			

SCALE 1" = 10'
0 10 20
Ohio State Plane NAD83 (NSRS) Coordinates

EAST ELEVATION

Existing exterior - Windows to be replaced and new storefront to replace missing storefront

SOUTH ELEVATION



WEST ELEVATION

PLEASANT STREET
30' R/W

FIFTEENTH STREET
50' R/W

RACE STREET
66' R/W

CONDO B
(NEW CONSTRUCTION)
3 FLOORS
HEIGHT = 40'-8"
116 W 15TH ST.
9,615 SF

CONDO C
(REHAB)
3 FLOORS
HEIGHT = 45'-3"
1508 PLEASANT ST.
2,586 SF

TOWNHOUSE A
(NEW CONSTRUCTION)
2 FLOORS
HEIGHT = 28'-3"
1510-1518 PLEASANT ST.
7,563 SF

TOWNHOUSE B
(NEW CONST.)
2 FLOORS
HEIGHT = 28'-3"
1524
PLEASANT ST.
2,460 SF

CONDO A
(NEW CONST. & REHAB)
3 FLOORS
HEIGHT =
50'-6" (existing)
39'-0" (new)
1505 RACE ST. /
104 W 15TH ST.
4,009 SF

1509 & 1517 RACE ST.
16,967 SF

(14)-PARKING SPACES

(8)-PARKING SPACES

(2)-PARKING SPACES

(20)-PARKING SPACES

EXISTING BUILDING 3 FLOORS

EXISTING BUILDING 4 FLOORS

PROPOSED DUMPSTER ENCLOSURE

LANDSCAPE SCREENING

LANDSCAPE SCREENING

APPROX. LOCATION OF 15' DUKE EASEMENT

40' TO BLDG

33' TO DECK

40' TO DECK

47' TO BLDG

S10°06'32"E 87.86'
N10°08'33"W 38.14'
N10°07'08"W 94.00'
N10°07'08"W 28.33'
S80°08'27"W 28.76'
S9°39'36"E 29.21'
N80°20'24"E 80.46'
S80°20'24"W 86.76'
N80°20'24"E 101.50'
S80°20'24"W 73.06'
S10°07'03"E 28.83'
S10°07'03"E 94.00'
N80°20'24"E 6.30'
S9°45'31"E 1.93'
S9°45'31"E 28.33'
N9°52'30"W 97.17'
S80°20'24"W 9.79'
S9°45'31"E 54.15'
S80°24'29"W 74.09'
N80°20'24"E 74.09'
N9°45'31"W 54.06'
S9°45'31"E 164.00'
N80°20'24"E 100.00'
S80°20'24"W 81.45'

14'
8'
9'
7'
5'
10'
14'
50' R/W
66' R/W

A = Condo A (4)

B = Condo B (9)

C = Condo C (3)

T = Townhomes (10)

R = Race Street Condos (17)

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Cincinnati, OH 45202 - 513.834.6151

Basis of Bearing:
State Plane NAD83 GPS Observations

0 10 15
SCALE: 1" = 10'

AREA OUTSIDE OF PROPOSED DEVELOPMENT

NEW BUILDING CONSTRUCTION

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT

2" CALIPER TREE

PWWG PROJECT NUMBER 21224.03

REVISIONS

NO.	DESCRIPTION	DATE

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RACE STREET CONDOMINIUM

CINCINNATI CENTER CITY DEVELOPMENT CORP

COA EXHIBIT

Plot time: Nov 01, 2016 - 2:39pm
Drawing name: J:\2013\13R017-001\PL\DWG\13R017-001 PL.dwg - Layout Tab: COA Exhibit

PARKING AVAILABILITY

Upcoming 3CDC Phase VII projects requiring spaces in 3CDC parking facilities

Ph. VII: Stafford	11	11 spaces required - requesting 50% reduction
Ph. VII: 15th & Pleasant - Condo A	4	8 spaces required - requesting 50% reduction; would new requirement be 4 or zero (because no spaces req'd in CCP if requirement is 5 or less)
Ph. VII: 15th & Pleasant - Condo B	9	18 spaces required - requesting 50% reduction; these 9 will be provided on project site
Ph. VII: 15th & Pleasant - Condo C	3	6 spaces required - requesting 50% reduction; would new requirement be 3 or zero (because no spaces req'd in CCP if requirement is 5 or less)
Ph. VII: 15th & Pleasant - Condo D	0	5 townhome units, no reduction in parking requirement requested; spaces will be prvided on project site
Total Spaces Needed	27	

WASHINGTON PARK

Current Formal Parking Commitments

	2016	2017	2018		
Company/Project	# of Passes Committed	# of Passes Committed	# of Passes Committed	Agreement	Notes
SCPA	200	200	200	Thru 2017-2018 school year; commitment expires in May 2018	6AM-6PM (M-F); # of passes used is daily average
Necco	46	46	46	Lease - 5 year (started December 2015)	
Sundry & Vice	13	13	13	Covenant (recorded)	
Yoga Bar	2	2	2	Lease - 5 yr with 5 yr renewal (started 1/2015)	
4EG	15	15	15	Lease - 5 yr with 5 yr renewal (started 7/2012)	New tenant (formerly leased to Core Construction with parking at Mercer)
Grandin		34	109	Letter agreement; 5 yrs; (2) 5 yr. renewals	6AM-6PM (M-F); 100 spaces prior to July 2018 and 175 after that; letter provides flexibility to accommodate these parkers at other nearby parking facility; will provide 66 of the spaces at 3CDC lots on Charles St/Central Pkwy and Elm (former DIC lot)
Ph. VII: 15th & Pleasant - Condo A		4	4	Proposed New Project	
Ph. VII: 15th & Pleasant - Condo B		9	9	Proposed New Project	
Ph. VII: 15th & Pleasant - Condo C		3	3	Proposed New Project	
Ph. VII: 15th & Pleasant - Condo D		0	0	Proposed New Project	
	276	326	401		
Total Spaces in Garage	450	450	450		
Total Passes Committed	276	326	401		
Remaining Spaces	174	124	49		This assumes no oversell; Current garage operations however demonstrates an average daily peak occupancy of 62% of passholders

---

MERCER COMMONS

Current Formal Parking Commitments

	2016	2017	2018		
Company/Project	# of Passes Committed	# of Passes Committed	# of Passes Committed	Agreement	Notes
The Mercer	2	2	2	Lease - 5 yr with (3) 5 yr renewals (started 1/2014)	
16-Bit	5	5	5	Lease - 5 yr with (2) 5 yr renewals (started 10/2014)	
Woolpert	25	25	25	Lease - 5 yr with 5 yr renewal (started 10/2016)	New tenant (formerly leased to Market 6)
Union Hall	60	60	60	Tenant sublease; have ability to provide at other facilities	
One Mercer	24	24	24	Condo declaration	
Mercer Ph. 2	30	30	30	Covenant	
1201 Walnut	23	23	23	Covenant	
Mercer IV/Empower		78	78	Covenant	Agreement with Empower permits some of these spaces to be relocated to nearby facilities (Ziegler; 12/V lot)
15th & Vine		77	77	Covenant	
Phase VII: Stafford		11	11	Proposed New Project	
	169	335	335		
Total Spaces in Garage	340	340	340		
Total Passes Committed	169	335	335		
Remaining Spaces	171	5	5		May shift some monthly parkers to Ziegler or 12/V lot if flexiblity is permitted by agreements This assumes no oversell; Current garage operations however demonstrates an average daily peak occupancy of 56% of passholders

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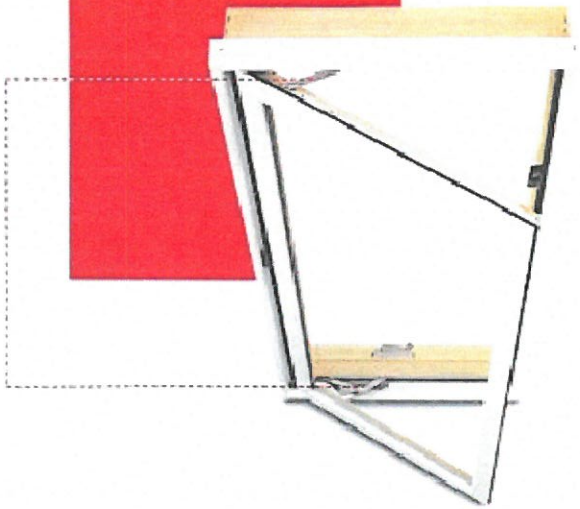
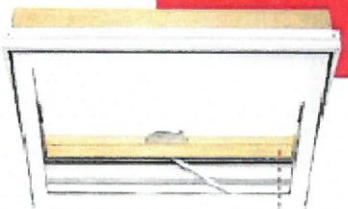


Reliable hardware prevents sagging and allows easy ventilation and cleaning.

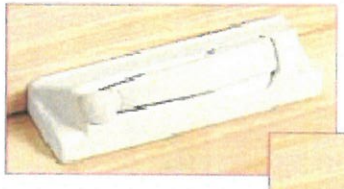
Casement and Awning

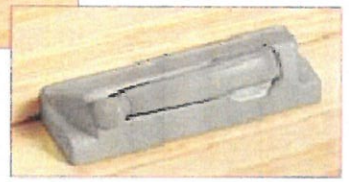
Built to endure

Remarkable pieces of engineering, the *Integrity* Casement and its companion, the *Integrity* Awning, offer top-of-the-line performance. The majority of our most popular operating casement sizes have a design pressure 50 rating. This means windows will remain airtight, watertight and secure even in driving rains and strong winds. At the same time, you get clean lines and generous proportions for a window design that enhances any view. Standard sizing and matching transoms and picture windows mean that multiple assemblies come together easily. We've added every feature we can to make this window easy on the installer and on the homeowner. Added value without added cost.



Interior wood is pre-treated and ready for stain or paint. Or order with white interior finish.





Standard folding handle available in White or Almond Frost.

Built to weather well.

The National Fenestration Rating Council (NFRC) is a trade organization that defined an energy performance rating system for the entire window and door industry. A variety of factors are considered (see ratings below), including light transmission as well as heat loss and gain under winter and summer conditions. Integrity® Windows and Doors received one of the highest performance ratings (see page 75 for details).

NFRC ratings

The National Fenestration Rating Council labels rates:

- U-factor, or how well a window keeps heat inside a building
- Solar heat gain, or a window's ability to block warming caused by sunlight
- Visible light transmittance, or how much light gets through a product
- Air leakage, or heat loss and gain by infiltration through cracks in the window assembly

Of particular interest to builders is the national survey conducted by the NFRC which found that consumers consider energy performance to be the single most important factor in deciding which windows to buy. You can confidently recommend Integrity windows and doors as they meet the highest standards for efficiency for both cold and warm climates.

Thermal barrier

Ultrex® is far less conductive than aluminum (1000x less!) and is similar to wood and PVC. This means that Ultrex provides an insulated barrier against extreme weather temperatures, keeping homes comfortable, and reducing heating and cooling costs.

A "Star" performer

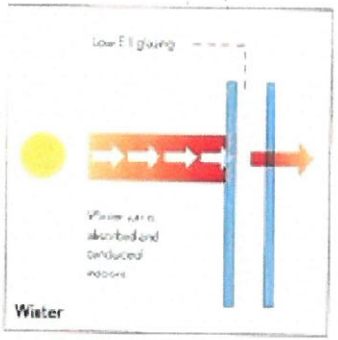
Fifteen percent of a homeowner's total energy bill can be saved with ENERGY STAR qualified windows.[2]

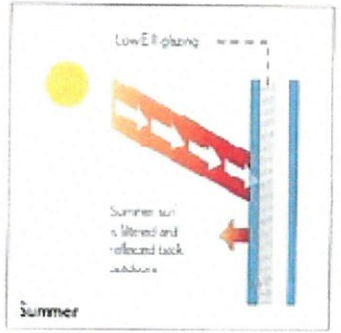
The ENERGY STAR rating from the U.S. Department of Energy and the U.S. Environmental Protection Agency is only granted to products that reduce energy usage to mandated levels. Integrity from Marvin products exceed the performance requirements and qualify for the ENERGY STAR rating.

The value of Low E II and argon gas

Compared to uncoated single pane windows, double pane windows with Low E II coating can reduce window heat loss and gain rates by 34% in cold climates, and cut cooling costs by 38% in warm climates.[3]

Integrity's standard Low E II glazings are a simple means of maximizing thermal efficiency. Low E II reflects heat back to its source so summer heat is reflected outdoors and winter indoor heat is retained. At the same time, UV rays are screened to reduce fading and damage to upholstery and carpets. Argon gas, which has a thermal conductivity 30% lower than that of air, and a warm edge spacer are also standard features and contribute to the efficiency of the window or door. It all adds up to enhanced performance and long-term savings for homeowners.





Low E stands for "low emissivity" and is designed to improve thermal performance. Low E II glass is coated twice with microscopic metal or metallic oxide layers to reflect or absorb the sun's warmth, as well as reduce the damage from UV rays.

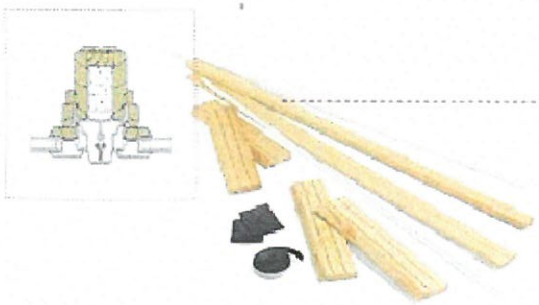
Built to please.

Options for Integrity® Windows and Doors

Profiled Grilles-Between-the-Glass® provide the classic divided lite look, and make cleaning glass easy. Available in a white interior with a Stone White or Pebble Gray exterior to match the exterior finish.

Wood interior Grilles® feature spring-loaded pins to make removal for window cleaning easier. Available in bare wood or with factory-applied white finish on interior and exterior.

Tempered obscure glass provides privacy and safety. Secure a modicum of privacy without sacrificing the performance of Integrity's standard Low-E II insulating glass with Argon gas. Available on select products and sizes.

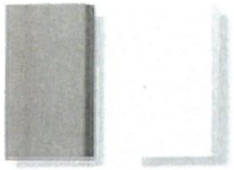


Field mulling kits make creating your own multiple assemblies, bays or bows easier. Or factory mulling is available for some popular configurations.

Optional white interior finish

Integrity Wood-Ultrex Series windows and doors are available in either standard bare wood or a white semigloss interior finish—your choice on the inside details.

Reduce job-site finishing time and labor. We deliver pre-finished windows and doors with an optional white interior finish. The interior wood components are detailed with two coats of a water-based, white urethane/acrylic coating. That's how we deliver them to you—ready for installation. Lead time is the same—short—whether you choose bare wood or the white interior finish.



Exterior Ultrex® finish is available in Pebble Gray or Stone White. Either is paintable.

Integrity Hardware Finishes

Hardware Finishes	Patio Door		Sliding French Door	Swing French Door	Window
	Interior	Exterior	Interior and Exterior	Interior and Exterior	Interior
White					
Pebble Gray		■			
Almond Frost	■		■	■	■
Brass	■		■	■	
Satin Nickel			■	■	
Oil Rubbed Bronze			■	■	
Adjustable Hinge Finishes					
Gelstone (standard)				■	
White (Field applied kit)					
Gray (Field applied kit)				■	
Dark Brown (Field applied kit)				■	

Oakridge® Shingles

Make it your own.

When does a house become a home? When the place you live in begins to reflect the life you're living. When every change, both big and small, makes it more and more your own. Choosing a new roof is your opportunity to make a major impact on the look of your home – and we're here to help. Owens Corning has been a leader in the building materials industry for over 70 years. So you can be confident that your new roof will enhance and help protect your home for years to come.

The Right Choice.™

Oakridge® Shingles are The Right Choice™ for long-lasting performance and striking beauty. In addition to a wide range of inviting, popular colors, they also offer:

- Limited Lifetime Warranty*/‡ (for as long as you own your home)
- 110-/130**-MPH Wind Resistance Limited Warranty*
- Algae Resistance Limited Warranty*

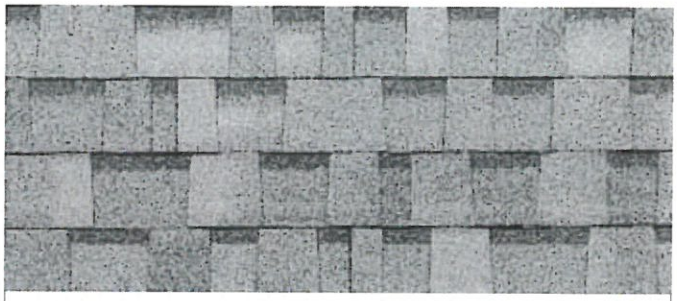
Traditional favorites that feel like home.

Oakridge® Color Availability

Desert Tan†

Estate Gray†

Brownwood†



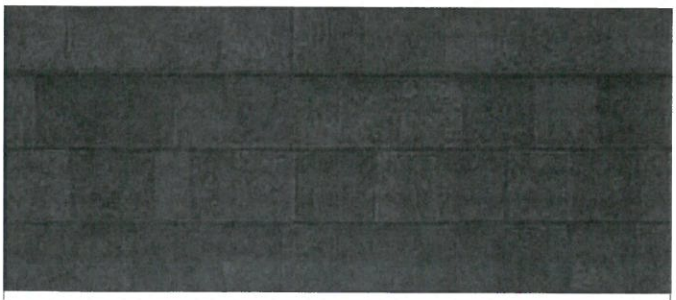
Sierra Gray†

Teak†
Not Available in Service Area 1 (see map).

Shasta White†

Driftwood†

Chateau Green†
Not Available in Service Area 1 (see map).



Onyx Black†

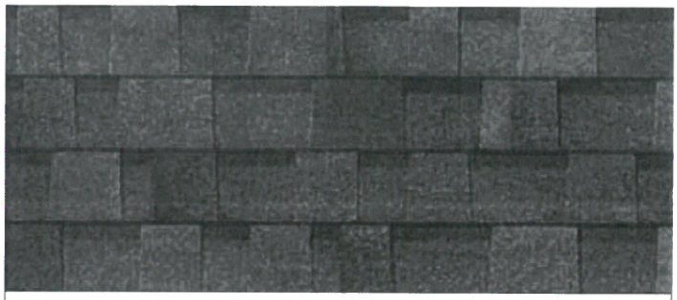
Enhanced colors and bold designs.

Oakridge® *Artisan Colors*

Aged Cedar†

Sand Castle†

Flagstone†



Twilight Black†

Peppermill Gray†

Color Availability Map

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110/130** MPH

Algae Resistance Limited Warranty*

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Tru PROtection® Non-Prorated Limited Warranty* Period

10 Years

Oakridge® Shingles Product Specifications

Nominal Size	13¼" x 39⅜"
Exposure	5⅝"
Shingles per Square	64
Bundles per Square	3
Coverage per Square	98.4 sq. ft.

Applicable Standards and Codes

ASTM E 108, Class A Fire	ASTM D 3462
ASTM D 3161, Class F Wind	ASTM D 228
ASTM D 7158, Class H Wind	UL 790, Class A
ASTM D 3018, Type 1	

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Don't accept a generic substitute. Be sure to choose the right Owens Corning™ Roofing Hip & Ridge style and specially matched color to provide the perfect finishing touch to your new roof.

Total Protection Roofing System™[1]

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b PINK® Fiberglas™ Blown-In Insulation
Tiny air pockets trapped in the insulation resist the passage of heat flow.

c Owens Corning™ Hip & Ridge Shingles
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Add an extra layer of protection between the shingles and the roof deck to help prevent damage from wind-driven rain.

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g Owens Corning™ Starter Shingle Products
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* See actual warranty for complete details, limitations and requirements.

** 130 MPH is applicable only with 6-nail application and Owens Corning™ Starter Shingle product application in eaves and rakes in accordance with installation instructions.

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‡ 40-year Limited Warranty on commercial projects.

2 Based on *2011 Roofing Brand Awareness Survey* by Owens Corning Roofing & Asphalt LLC.

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(Brookville, Kearny, Medina, Minneapolis, Summit)

ITEM 8 December 19, 2016

APPLICATION FOR VARIANCE, SPECIAL EXCEPTION AND CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:	ZH20160193
APPLICANT:	PWWG
OWNER:	3CDC
ADDRESS:	**116 W 15th Street (Condo B)**
PARCELS:	081-0002-0352; 0351; 0350; 0349, 0348; 0032; part of 0344
ZONING:	CC-P
OVERLAYS:	Over-the-Rhine Historic District\
COMMUNITY:	Over-the-Rhine
REPORT DATE:	December 12, 2016
HEARING DATE:	December 19, 2016
STAFF REVIEW:	Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) for new construction ofa mixed use building and Zoning Relief from parking lot perimeter landscaping requirements of 1425-29 and articulated building street face requirements of 1409-19.

Existing Conditions:

The subject parcel is a vacant piece of land. There are currently multiple different lots that will be consolidated and replatted.

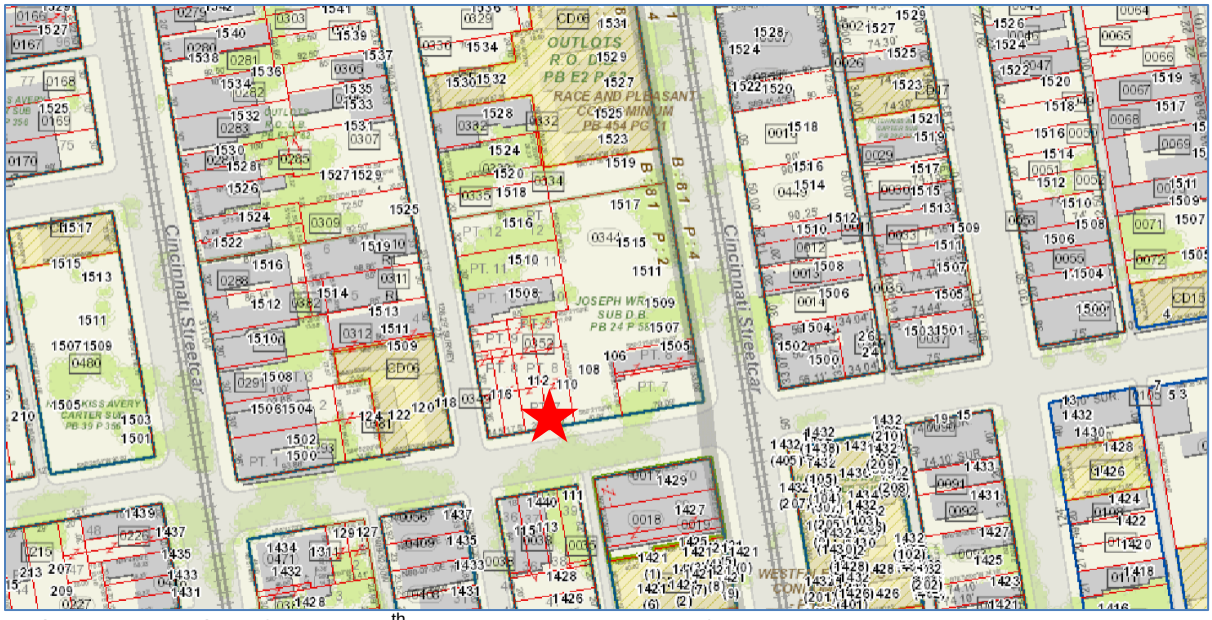

Figure 1. Location of 116 W 15th Street. Image courtesy of CAGIS.

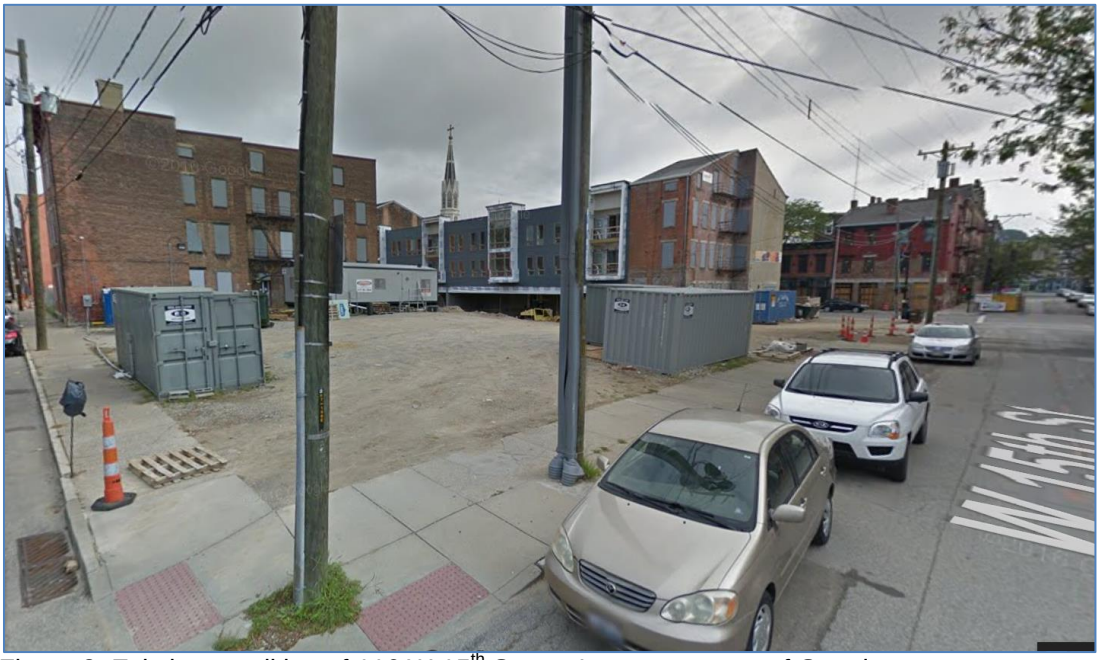

Figure 2. Existing condition of 116 W 15th Street. Image courtesy of Google.

Proposed Conditions:
Build a new 3 story infill building which will have 13 residential condominiums, 2800 sf or commercial space, and covered outdoor space and a 14 space parking lot that will be shared among multiple buildings.
Infill Building

- At the corner of 15th and Pleasant Street build a 3 story mixed use building.
- The storefront design will extend along 15th street and will turn the corner for a bay along Pleasant Street. The building will transition to a more residential design along Pleasant Street with individual punched openings on the first floor rather than storefront glass.
- The materials of the building will include brick, cast stone, metal panels, and clad windows.
- Oriel windows will break the building up into bays and the oriels will be sided in metal panels.
- Along Pleasant Street to continue the street line a kneewall, fence and pergola will be built between the infill building and 1508 Pleasant Street.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
Variance Request:	Section 1425	Parking Regulations
	Section 1409	Development Standards
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: Section 1435 Historic Preservation
Section 1433 Hillside Overlay Districts
Historic Dist./Reg: Over the Rhine Historic District
COA Standard: Section 1435-09-2 Certificate of App.; Standard of Review

Details of Zoning Relief Required for Parking:
The applicant and/or owner(s) are requesting variances and relief for parking. The analysis of the parking variances and proposed solutions is best discussed in combination of the requested variances for neighboring projects under the same ownership. The discussion below outlines the parking needs and proposed solution and variance recommendation for the complex as a whole.

In the discussion we will use the descriptions on the map (Condo A, B, C and Townhomes) to reference each project. As the Townhouses will each provide 2 spots that are connected and parked under their structure, they will not be a part of the Parking Analysis and Discussion

Below is a chart of the required parking for each project per CZC Chapter 1425-19

Project	Required Parking	Calculation	Provided
Condo A (1505 Race/ 104 W 15th St)	7	2 residential units = 0 existing 4 new residential units = 4 **** sf new commercial = 3 **** sf commercial* = 0 existing	4 57%
Condo B (116 W 15th St)	18	13 new residential units = 13 **** sf new commercial* = 5	9 50%
Condo C (1508 Pleasant)	0	6 residential units = 0 existing 0 sf commercial	3 50%
TOTAL	25		16 64%

* If all areas were to be Eating & Drinking Establishments, the total commercial base requirement would = ****

The applicant is proposing to commit the parking onsite to the residential condo owners and the units will be operated and held by the Homeowners Association. There are 25 residential units between Condo A, B and C and there are 16 spots provided onsite for the residents. The rest of the residential units and potential tenants of the commercial spaces will be offered to purchase passes in other 3CDC owned parking facilities. 3CDC has provided an updated Parking Availability (Attachment B) of the parking garages that they operate within 600 feet of the project and the current commitments through 2018. This document shows that the parking garages have the capacity to absorb the parking needs that cannot be fulfilled on site.

There are a few avenues that the Cincinnati Zoning Code provides to reduce the amount of spaces required onsite for this development.

1) § 1425-23. - Reduced Parking.
   The Zoning Administrator may grant a reduction in the number of spaces to less than that specified in Schedule 1425-19-A for the following:

   (a) Proximity to Public Parking Facilities. 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 director may approve a 50 percent reduction in the parking requirements for the use. If the reduced requirement results in fewer than five spaces are being required, no spaces need be provided.
2) § 1445- Variances. The Historic Conservation Board may grant numerical variance for the required number of parking spaces required by the Cincinnati Zoning Code.

While the project is within the required 600 feet of a public parking facility and the Washington Park garage has the capacity, this reduction is not a guaranteed right bestowed upon the applicant. As the city has seen an increase in both residential and commercial development in Over-the-Rhine, the parking demand has of course also increased. Residential and Commercial uses have different needs and desires for parking and the City is sensitive to the needs of both. However, we see a particular need and strong desire to have residential parking near the individual unit, especially when they are owner-occupied units.

As these are proposed condos, staff and the applicant agree the parking on site should be committed to the residential units. If the Zoning Administrator were to give the 50% reduction for each project only Condo B would be required to provide onsite parking. As the City wants assurances that the spaces will remain available to the residential units, the Zoning Administrator was reluctant simply grant the 50% reduction and not have assurances of how parking would be managed.

Staff feels that the better option would be to grant a variance for the reduction of the required parking spaces from 25 to 16 with the condition that the parking will be controlled and owned by the Homeowners Association(s) and will be for the exclusive use of the residents of Condo A, B and C and this should be established and recorded through a covenant. Staff is not concerned necessarily how the parking spaces are apportioned to the building, only that the spaces are strictly residential for the dwellings within the property.

Details of Zoning Relief Required for other issues:

The applicant and/or owner(s) are requesting dimensional variances to an increase in articulation along Pleasant Street

- The project is in violation of **Section 1409-19** of the Cincinnati Zoning Code.
- The amount of space that is set back is 101 sf and the Pleasant Street façade is 74 linear feet.
- **A dimensional variance of 27 square feet** is sought t**o allow a total frontage articulation of 101 square feet**

The applicant and/or owner(s) are requesting a special exception from the Parking Lot Landscaping requirements

- The project is in violation of **Section 1425-29** of the Cincinnati Zoning Code.
- The applicant is seeking relief from providing parking lot landscaping requirements

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 CC-P. The proposed use of the subject property conforms to the underlying zone district regulations. The proposal does not conform to articulation requirements of the P designation. The proposed project is in harmony with the general purposes and intent of the Cincinnati Zoning Code.

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 work 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.

Traffic will potentially increase because of a new development at the site, but it is anticipated that it will not overload the adjacent streets. The internal circulation system for parking and one driveway for the complex is properly designed.

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

This is not applicable/

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

This is not applicable.

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 work will not have an adverse impact on the neighborhood. The articulation is required to help make the building architecturally more compatible with the neighborhood by providing a distinctive break in the building to create a compatible rhythm. Also the articulation is required for the out swinging doors which are required by code. Recessed openings are a common occurrence in the neighborhood.

As the parking lot will be a shared parking lot of the neighboring buildings and the parking lot will be screened from view from the adjacent streets, landscaping as a buffer between properties is not needed. Further the applicants are trying to maximize onsite parking and requiring a landscape perimeter will decrease the amount of on-site parking.

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. Neighboring land and buildings will not be adversely impacted by the proposed development and a vacant lot will have new building and use.

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

The proposed work will improve the aesthetic appeal of the streetscape on this stretch of W 15th Street and Pleasant.

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

The proposed development will add to the tax base of the City of Cincinnati.

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

The proposed project may have a minor job creation effect during construction and will create permanent jobs in the first floor commercial space.

n. **Tax Valuation.** Any increase in the real property tax duplicate.
Property taxes are likely to increase as a result of the creation of new building on formally vacant land.

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

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 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 granting of the variances for articulation and a special exception from the perimeter landscaping will allow for a context sensitive development that will meet building code as well as provide the most amount of screened onsite parking.

(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).

Allowing the variance and special exception are necessary to develop the property per building code and to maximize parking. As parking is a challenge in the neighborhood, maximizing parking is important to the success of projects in the neighborhood. Additionally, per the Over-the-Rhine Conservation Guidelines, new construction on vacant sites can improve both the physical quality and economic vitality of the neighborhood.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the new construction of the corner infill development. The applicant has worked with staff and the neighborhood throughout the design process and has incorporated many of the design concerns into the design of the building. Staff initially had reservations about the large plate glass at the corner as that is not an element seen within the neighborhood. The addition of a strong white element at the corner helps to create a strong corner where the glass is secondary. While this element is not seen on historic structures, staff also understands the need to balance the programmatic needs. The corner oriel still has strong vertical emphasis and with design refinements, staff feels that the overall design substantially conforms to the guidelines.

Applicable Guidelines

New Construction

A. Intent and General Guidelines
   1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.

   2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.

   3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

   4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.

B. Specific Guidelines
   1. **Composition**: New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.

      Base: New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor.

      Middle: Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.

Top: New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials.

The proposed development has a composition with a strong base that is defined by the storefront. A storefront lintel divides the first floor from the rest of the building and correlates to the existing mixed used buildings. On Pleasant Street the portion on the building that has a residential vocabulary, the base is defined by cast stone below the first floor windows. The middle of the building on both the commercial and residential portion of the building is defined by a brick façade with evenly spaced punched window openings. The top of the building is defined by a slight projecting cornice and a corbeled brick soldier row. This provides a simple but strong terminus to the building.

2. **Roofs**: Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.

   The building has a flat roof that is not visible from the street due to a decorative parapet. This is compatible with the district as the building is three stories tall and typically buildings of three or more stories have low-pitched shed roofs that are not visible.

3. **Window Openings**: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

The proposed windows in the development are compatible with the neighboring buildings The windows are taller than they are wide in a 2:1 proportion. The windows have a combination of fixed and awning windows. In the oriels, the windows are picture window treatment, but maintain a vertical emphasis. The punched windows have a cast stone lintels and sills and the windows in the oriels have strong horizontal division between the floors as well.

4. **Storefronts**: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

   The storefront on the infill development relates to the storefront on neighboring buildings with a strong lintel element, piers and large storefront plate glass. A small bulkhead is at the found and as the building turns onto Pleasant Street and transitions into a more residential area, the storefront design transitions into a residential treatment of punched openings.

5. **Setback**: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential properties, especially detached buildings, have shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

   The overall building has a zero lot line setback, but there are elements at the entrances that are articulated and setback to allow for pedestrian interest as well as for out swinging doors.

6. **Rhythm**: New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks,

creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

The rhythm of the proposed development is consistent with surrounding buildings. While the building is a larger mass, using the oriel windows on the upper floors and articulation at the first floor breaks up the larger building into smaller segments and creates a rhythm.

7. **Emphasis**: New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings

   The new construction will maintain a strong vertical emphasis on the street and throughout the building. Using strong cast stone piers on the first floor, vertical oriented windows throughout the building and having two story oriel windows created strong elements with vertical emphasis on the building.

8. **Height**: The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.

   The proposed infill building will be three stories which is compatible to neighboring contributing buildings.

9. **Materials**: New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

   Proposed materials include brick veneer, metal panels, clad windows, and storefront window systems, and cast stone. These are all acceptable materials and materials that have been previously approved on the infill on the same block.

Other Considerations:

Prehearing Results: A prehearing was held on November 30, 2016. The applicants and staff were present.

Comments Provided to Staff: 1 letter in support from the OTR Community Council.

Consistency with *Plan Cincinnati (2012)*:
The proposed project is consistent with the “Live” Section of Plan Cincinnati, specifically

the action step “Improve the quality and number of moderate to high-income rental and homeowner units” (p. 165).

Other: The applicants will also be creating the following easements and maintenance agreements as part of the redevelopment of this block.

A. Easement and Maintenance Agreement between 3CDC Project Entities (see below) and ARP Condo Project Entities:

1. Entities/Properties Involved:

(a) “3CDC Project Entities” = Condominium Holdings, LLC and 15th and Race, LLC. These are the owners of properties planned for: The Allison Condominium, Condo A, Condo B, Condo C, and the five Townhouses.

(b) “ARP Project Entities” = Names to be confirmed, but they will be the owners of the Commercial Unit and the Residential Unit (and perhaps the HOA) in the two Condo’s just formed to the north of The Allison Condo on Race St.

2. Easements to be Created:

(a) Cross/mutual storm water easements (covering the over and underground flows between the two project areas).

(b) Cross/mutual electric supply easements (covering the use by and access to the transformers and related electrical pull boxes located near or straddling the boundaries between the two project areas).

(c) Dumpster access easement granted by 3CDC projects to ARP projects to allow the latter access to their dumpster area.

(d) General access easement granted by 3CDC projects to ARP projects over the drive aisles on the former to facilitate access to items (a) through (c) above.

3. Maintenance Agreements:

(a) storm water facilities will be maintained/repaired by the owner of the parcel on which they are located, but the costs of that maintenance/repair will be shared between the 3CDC Projects and ARP Projects based on the ratio of their relative drainage areas (at this time believed to be 76% 3CDC Projects and 24% ARP Projects subject to confirmation).

(b) electric supply facilities will be maintained and repaired by Duke, which has its own easements already in place.

(c) ARP dumpster service and dumpster area maintenance will be provided by the ARP Projects.

(d) Drive aisles on the 3CDC Projects will be maintained by the owner of the parcel on which they are located.

B. Easement and Maintenance Agreement among the various 3CDC Project Entities:

1. Entities/Properties Involved:

(a) Condominium Holdings, LLC

(b) 15th and Race, LLC

2. Easements to be Created:

(a) Cross/mutual storm water easements (covering the over and underground flows among the projects).

(b) Cross/mutual electric supply easements (covering the use by and access to the transformers and related electrical pull boxes that are also used by ARP).

(c) Dumpster access easement granted by 3CDC projects to each other and to several off-site 3CDC projects.

(d) Parking easements for who is parking in the lot and where.

(e) Landscaping easements granted by 3CDC projects to each other; not specifically located, to allow for the installation of landscaping improvements as required by City approvals or as voluntarily installed by a parcel owner.

(f) General access easements granted by 3CDC projects to each other and to offsite users (e.g. ARP and for parking and dumpster access as described above) over the drive aisles to facilitate access to items (a) through (e) above. This general “Easement Area” will also be used to grant mutual utility easements to/from all 3CDC Projects for any utilities running through the common areas.

3. Maintenance Agreements:

(a) storm water facilities will be maintained/repaired by the owner of the parcel on which they are located, but the costs of that maintenance/repair (which is the 76% number shown above) will be shared among the 3CDC Projects based on the ratio of their relative drainage areas.

(b) electric supply facilities will be maintained and repaired by Duke, which has its own easements already in place.

(c) Dumpster service and dumpster area maintenance will be provided by The Allison Condo, with costs shared by all users of the dumpster based on a formula yet to be determined.

(d) Parking easement areas granted to users from outside the parcel they are located on will be maintained by the owner of the parcel they are located on.

(e) All landscaping will be maintained/replaced by the owner of the parcel on which it is located.

(f) All drive aisles and access ways will be maintained by the owner of the parcel on which they are located, with a cost sharing formula yet to be determined.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. **ZONING VARIANCE**

A. **NUMERCIAL VARIANCE**

1. **APPROVE** a numerical variance to CZC 1425-19 to allow a decreased parking requirement from 25 spaces to 16 spaces, for a total variance of 9 spaces, for the proposed projects at 116 W 15th Street and 1505 Race/104 W 15th Street. This variance is recommended approval with the following conditions.
    a. The parking will be controlled and owned by the Homeowners association(s).
    b. The parking will be for the exclusive use of the residents of Condo A, B, and C. This shall be recorded through a covenant.

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

1. 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
2. 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.

II. **ZONING VARIANCE**

C. **DIMENSIONAL VARIANCE**

2. **APPROVE** the requested variance to CZC 1409-19 to allow a variance of 27 sf of increased articulation on the Pleasant Street façade to allow 101sf of articulation.

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

3. 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
4. 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.

III. SPECIAL EXCEPTION

A. SPECIAL EXCEPTION

1. **APPROVE** the special exception to CZC 1425-29 to relieve the applicant of the requirements of parking lot perimeter landscaping

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

1. 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
2. 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.

IV. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 116 W 15th Street submitted by PWWG Architects stated dated 12/06/2016 including any revisions submitted for permit subject to staff review and approval with the following conditions.

1. New subdivision shall be approved and recorded, and reviewed by the City Solicitor before building permits issued.
2. All easements, maintenance agreements and HOAs must be created, recorded and reviewed by the City Solicitor before the building permits are issued.
3. Easements for the oriel windows will be approved before building permits are issued.
4. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:

2. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

1-Composition:

The composition of the proposed Condo B is similar to the composition of surrounding buildings, and includes a base, middle, and top. The proposed building will include a well-defined base that correlates with other buildings on the street and is comprised of storefront punctuated by piers. The middle of the building will be primarily brick, to relate to nearby buildings. The middle section includes changes in plane and decorative horizontal bands and projecting bays. The top of the building includes an articulated parapet. The parapet at the projecting bays differs from that at the masonry sections to add visual interest and depth to the façade.

2-Roofs:

The roof for the proposed building will be flat and hidden behind the decorative parapet, similar to other buildings in the area.

3-Window Openings:

The windows on the proposed building are vertical in proportion, vertically aligned, and are detailed with lintels and sills. Windows in the projecting bays incorporate horizontal elements at the top and base, to echo back to sills and lintels in the masonry segments and other buildings in the area, and are divided by mullions to maintain a vertical feel.

4-Storefronts:

A new storefront is proposed along the street level. Lintel and sill heights coordinate with those of surrounding buildings, and the storefront is punctuated with vertical piers.

5-Setback:

The proposed building is set against the property line. The entrance to the condominiums is set back approximately three feet from the property line to give a sense of privacy for the entrance, and accommodate outswinging doors, while maintaining a strong street-front presence.

6-Rhythm:

The base of the building is designed to maintain the rhythm of other buildings along 15th Street, with alternating piers and storefront. The spacing of windows in the middle segment is similar to window spacing on adjacent buildings and is broken up by projecting vertical bays at regular intervals.

7-Emphasis:

The proposed design incorporates a strong vertical emphasis with vertical windows, repeating piers, and projecting bays. The projecting bays and slightly recessed entry divide the building into segments that are taller than they are wide.

8-Height:

The building height is similar to that of the surrounding buildings which are predominately three stories.

9-Materials:

The proposed building will primarily use brick in the facades. Piers at the street level will be stone. Lintels and sills will be cast stone. The projecting bays are proposed as metal panel siding.

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

10/21/2016

City of Cincinnati Law
II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

RE: Request Letter for Zoning Relief: 116 West 15th Street Condominium

The information has been outlined below in accordance with the cities instruction for General Standards: Public Interest and Standards for Variances.

1. To show that the proposed project "is in the public interest" a list of factors has been provided below in accordance with Cincinnati Municipal Code 1445-13.
    a. Zoning. The proposed condominium conforms to the zoning district regulations of the CC-P zone, with the exception of the articulated street face, rear yard setbacks, provided parking and parking buffers, which will be elaborated upon below.
    b. Guidelines. The guidelines for the Over-the-Rhine Historic District have been adhered to in the design and development of the proposed townhomes. The Guideline of Appropriateness Letter details adherence to each guideline in further detail.
    d. Traffic. Pleasant Street is a local residential street that would provide pedestrian access to the front entry for the condominium, 15th Street will be the retail spaces main entry. The rear parking access will be off of 15th Street, a secondary street that has the capacity to handle the minor increase in traffic to the 13 condominium units. 18 parking spaces are required to be provided for the 13 condominium units and 5 parking spaces are required for a 2800 SF retail space, a 50% reduction request has been made to reduce the 18-parking space to 9.
    e. Buffering. In order to provide appropriate buffering for the commercial retail space 2'-6" set back from the street face has been incorporated. This small setback helps define the retail from the condominium entry and first floor unit. This also widens a narrow side walk so that traffic moving to the retail will not impeded condominium owners and pedestrians.
    g. Hours of Operation. The commercial hours will be determined based off the tenant which will be selected at a different time, but restrictions will be placed on hours in the condo docs to ensure the use and hours are compatible with city ordinances and neighborhood.
    h. Neighborhood Compatibility. The condominium has been designed with the urban fabric in mind and will utilize similar materials to those found in neighboring buildings. The use of the building is also compatible with the neighborhood as the surrounding neighborhood is primarily residential with first floor commercial space. The development will fill in some of the existing "missing teeth" of the urban fabric, and will help revitalize the neighborhood.
    k. Blight. As mentioned above, this lot is currently undeveloped and currently breaks the harmony and streetscape of Pleasant and 15th Street. Infilling this lot will revitalize the street face and provide continuity and harmony the surrounding area.
    l. Economic Benefits. This area is a pedestrian commercial zone. The addition of commercial space will enhance the vitality of the commercial district and provide associated economic benefits. Also, by providing homes, this will provide a larger consumer base for the stores in the area. Finally, due to the proximity to the Cincinnati streetcar, the increase in consumer base could reach further into surrounding areas.
    m. Job Creation. 3CDC estimates that 54 construction jobs and 24 permanent jobs for the commercial space will be created from this project.
    n. Tax Valuation. Developing this empty lot will increase the property value of the land.

ALAN WEISKOPF, AIA SHELDON GOETTEL, AIA KEVIN WAGSTAFF, AIA

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o. Private Benefits. The intent of the owner, 3CDC a nonprofit developer, is to bring revitalization and stability to the Over-The-Rhine neighborhood through market-rate housing and development.
p. Public Benefits. Infilling this undeveloped lot will reduce the risk of crime, help to revitalize the neighborhood, and will remedy concerns that accompany an undeveloped lot.

2. We are requesting variances for the following zoning code requirements, as explained below.
   a. Neither the existing conditions nor the owner caused the nonconformity requiring the variance.
   b. All required variances are special circumstances where the strict application of the zoning code is considered to be unreasonable. The three requested variances are as follows:

1409-19 Exceptions to Building Placement Requirements

(a) Articulated Building Street Face. Where a portion of the building is set back from the build-to line, the total area of the space created by the setback may not exceed one square foot for every linear foot of building frontage.

Explanation for why the variance should be granted:

Along 15th Street the building is 97 linear feet and the frontage articulation is 95 square feet. This meets the zoning code for *articulated building street face.* On Pleasant Street the building is 74 linear feet and the frontage articulation is 101 square feet. This does not meet zoning code for *articulated building street face.* This face is recessed 2'-6" to create a wider sidewalk in front of the retail space due to the narrow sidewalk on Pleasant Street. The entry to the condominium is recessed 3'-6" to differentiate the retail and condominium from each other. This is also to provide the entry door to the condominium to swing out (required by building code) but not swing into the right-of-way creating a safety hazard.

1425-29 Perimeter Landscaping.

Parking lots must provide a perimeter landscape area of at least three feet in width.

Explanation for why the variance should be granted:

The parking that is being provided will be screed by the proposed development as to not disrupt the harmony of the street scape. A 3-foot-wide landscape area has not been provided in order to maximize the parking that can be provided on site and minimizing the impact to on-street parking in the area. The necessary length of parking and width of the drive isle take up the space such that there is not adequate room for a three-foot buffer. Also this parking area is providing spaces to other buildings in the surrounding area so, pedestrian access paths to and from this parking area are required. These access paths will have landscaping as a buffer between the path and the 1508 Pleasant Street building.

1425-23 Reduced Parking

Required parking = 13 Condominium units + 5 Commercial = 18 Total

Explanation for why the variance should be granted:

Of the required 18 parking spaces 16 have been provide in the 116 W 15th Street lot. The remaining 2 parking spaces will be provided via 2 leased parking spaces in the Washington Park Garage and/or other 3CDC owned parking lots. The owner, 3CDC, manages the Washington Park garage and still has parking space to lease out.

1409-09 Development Regulations.

Rear yard setback = 25ft

Explanation for why the variance should be granted:

ALAN WEISKOPF, AIA SHELDON GOETTEL, AIA KEVIN WAGSTAFF, AIA

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The rear of this building functions as the access way to the parking to the north. This reduces the street parking and hides the parking from view of the street the create a consistent streetscape. This building is a mixed used building that has both residential and commercial space, where there is no minimum required rear yard setback for commercial buildings in a CC-P zone.

Thank you for your consideration.

ALAN WEISKOPF, AIA SHELDON GOETTEL, AIA KEVIN WAGSTAFF, AIA

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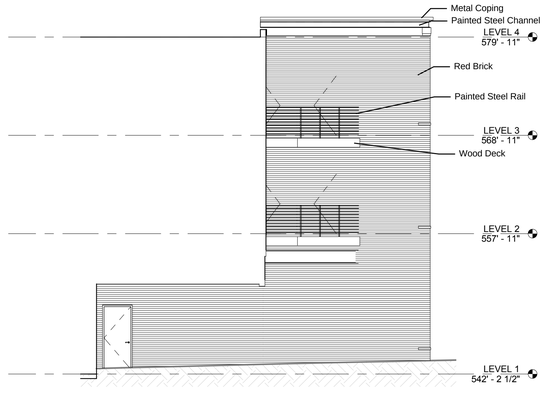
PR - SOUTH ELEVATION 2
1/8" = 1'-0" A-202



B CONDO - EAST ELEVATION 3
1/8" = 1'-0" A-202

PR - EAST ELEVATION 1
1/8" = 1'-0" A-202

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NOT FOR CONSTRUCTION

PWWG PROJECT NUMBER	21224.07
CERTIFICATE OF APPROPRIATENESS	12/06/2016

REVISIONS

NO.	DESCRIPTION	DATE

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15TH AND RACE - 3CDC

BUILDING ELEVATIONS

A-202

12/6/2016 4:04:16 PM

PR - NORTH ELEVATION 2

1/8" = 1'-0" A-201

PR - WEST ELEVATION 1

1/8" = 1'-0" A-201

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PWWG PROJECT NUMBER	21224.07
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REVISIONS

NO.	DESCRIPTION	DATE

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15TH AND RACE - 3CDC

BUILDING ELEVATIONS

A-201

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Plot time: Oct 06, 2016 - 2:52pm
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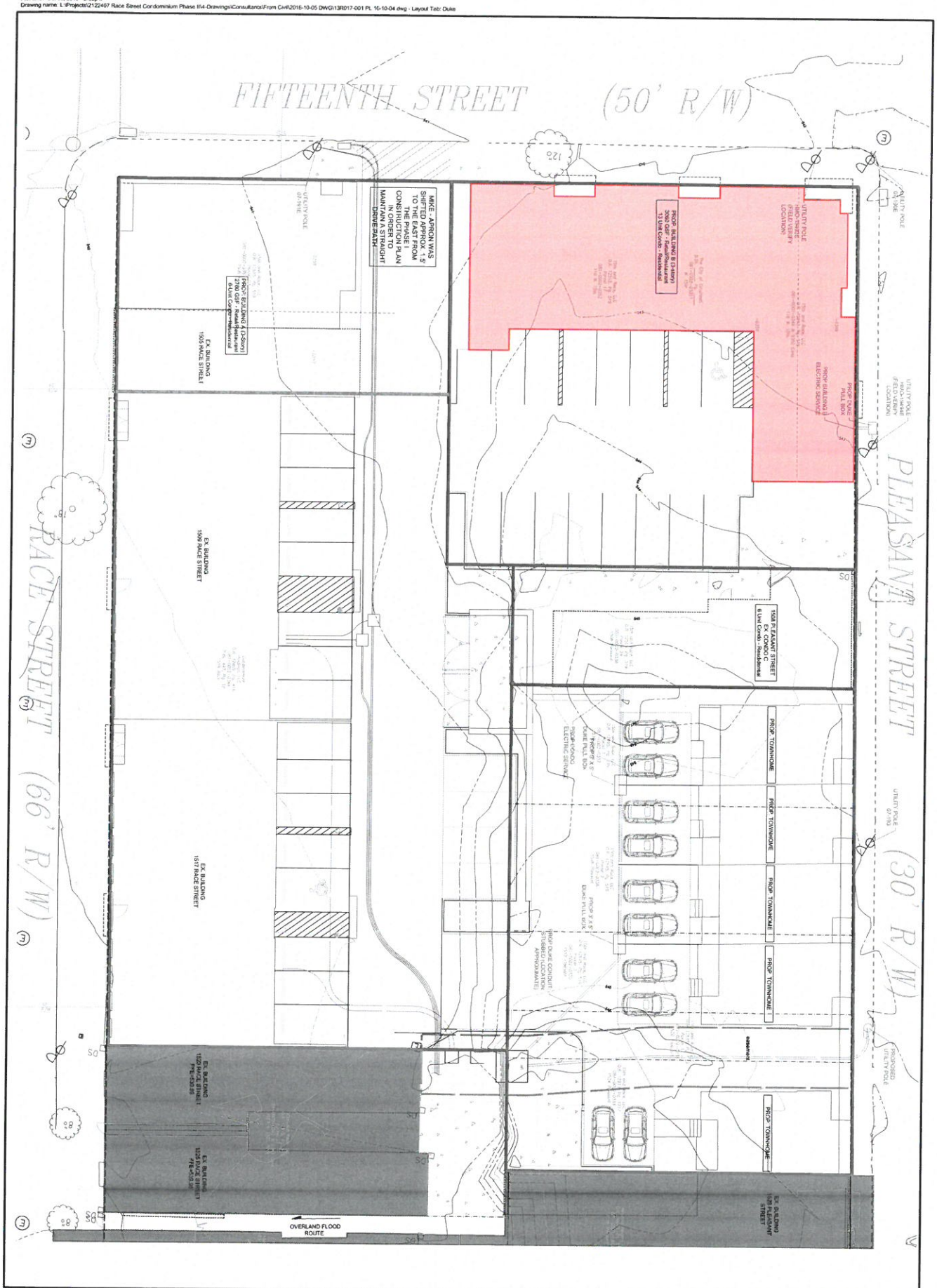

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XX-X

Drawing	Issue Date
Drawn By	XXX
Checked By	XXX
Issue Date	XX-XX-XX

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

15TH & RACE PHASE II

LAYOUT

Item	Revision Description	Date	Drwn	Chk

PRELIMINARY

Ohio State Plane NAD83 (2011) Coordinates
Scale: 1" = 10'

Existing Lot - The highlighted lot is the propose location for the Condominium.

PLEASANT STREET
30' R/W

FIFTEENTH STREET
50' R/W

RACE STREET
66' R/W

CONDO B
(NEW CONSTRUCTION)
3 FLOORS
HEIGHT = 40'-8"
116 W 15TH ST.
9,615 SF

CONDO C
(REHAB)
3 FLOORS
HEIGHT = 45'-3"
1508 PLEASANT ST.
2,586 SF

TOWNHOUSE A
(NEW CONSTRUCTION)
2 FLOORS
HEIGHT = 28'-3"
1510-1518 PLEASANT ST.
7,563 SF

TOWNHOUSE B
(NEW CONST.)
2 FLOORS
HEIGHT = 28'-3"
1524
PLEASANT ST.
2,460 SF

CONDO A
(NEW CONST. & REHAB)
3 FLOORS
HEIGHT =
50'-6" (existing)
39'-0" (new)
1505 RACE ST. /
104 W 15TH ST.
4,009 SF

1509 & 1517 RACE ST.
16,967 SF

(14)-PARKING SPACES

(8)-PARKING SPACES

(2)-PARKING SPACES

(20)-PARKING SPACES

EXISTING BUILDING 3 FLOORS

EXISTING BUILDING 4 FLOORS

PROPOSED DUMPSTER ENCLOSURE

LANDSCAPE SCREENING

LANDSCAPE SCREENING

APPROX. LOCATION OF 15' DUKE EASEMENT

40' TO BLDG

33' TO DECK

40' TO DECK

47' TO BLDG

S10°06'32"E 87.86'
N10°08'33"W 38.14'
N10°07'08"W 94.00'
N10°07'08"W 28.33'
S80°08'27"W 28.76'
S9°39'36"E 29.21'
N80°20'24"E 80.46'
S80°20'24"W 86.76'
N80°20'24"E 101.50'
S80°20'24"W 73.06'
S10°07'03"E 28.83'
S10°07'03"E 94.00'
N80°20'24"E 6.30'
S9°45'31"E 1.93'
S9°45'31"E 28.33'
N9°52'30"W 97.17'
S80°20'24"W 9.79'
S9°45'31"E 54.15'
S80°24'29"W 74.09'
N80°20'24"E 74.09'
N9°45'31"W 54.06'
S9°45'31"E 164.00'
N80°20'24"E 100.00'
S80°20'24"W 81.45'

14'
8'
9'
7'
5'
10'
14'
50' R/W
66' R/W

A = Condo A (4)

B = Condo B (9)

C = Condo C (3)

T = Townhomes (10)

R = Race Street Condos (17)

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Cincinnati, OH 45202 - 513.834.6151

Basis of Bearing:
State Plane NAD83 GPS Observations

0 10 15
SCALE: 1" = 10'

AREA OUTSIDE OF PROPOSED DEVELOPMENT

NEW BUILDING CONSTRUCTION

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT

2" CALIPER TREE

PWWG PROJECT NUMBER 21224.03

REVISIONS

NO.	DESCRIPTION	DATE

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RACE STREET CONDOMINIUM

CINCINNATI CENTER CITY DEVELOPMENT CORP

COA EXHIBIT

Plot time: Nov 01, 2016 - 2:39pm
Drawing name: J:\2013\13R017-001\PL\DWG\13R017-001 PL.dwg - Layout Tab: COA Exhibit

PARKING AVAILABILITY

Upcoming 3CDC Phase VII projects requiring spaces in 3CDC parking facilities

Ph. VII: Stafford	11	11 spaces required - requesting 50% reduction
Ph. VII: 15th & Pleasant - Condo A	4	8 spaces required - requesting 50% reduction; would new requirement be 4 or zero (because no spaces req'd in CCP if requirement is 5 or less)
Ph. VII: 15th & Pleasant - Condo B	9	18 spaces required - requesting 50% reduction; these 9 will be provided on project site
Ph. VII: 15th & Pleasant - Condo C	3	6 spaces required - requesting 50% reduction; would new requirement be 3 or zero (because no spaces req'd in CCP if requirement is 5 or less)
Ph. VII: 15th & Pleasant - Condo D	0	5 townhome units, no reduction in parking requirement requested; spaces will be prvided on project site
Total Spaces Needed	27	

WASHINGTON PARK

Current Formal Parking Commitments

	2016	2017	2018		
Company/Project	# of Passes Committed	# of Passes Committed	# of Passes Committed	Agreement	Notes
SCPA	200	200	200	Thru 2017-2018 school year; commitment expires in May 2018	6AM-6PM (M-F); # of passes used is daily average
Necco	46	46	46	Lease - 5 year (started December 2015)	
Sundry & Vice	13	13	13	Covenant (recorded)	
Yoga Bar	2	2	2	Lease - 5 yr with 5 yr renewal (started 1/2015)	
4EG	15	15	15	Lease - 5 yr with 5 yr renewal (started 7/2012)	New tenant (formerly leased to Core Construction with parking at Mercer)
Grandin		34	109	Letter agreement; 5 yrs; (2) 5 yr. renewals	6AM-6PM (M-F); 100 spaces prior to July 2018 and 175 after that; letter provides flexibility to accommodate these parkers at other nearby parking facility; will provide 66 of the spaces at 3CDC lots on Charles St/Central Pkwy and Elm (former DIC lot)
Ph. VII: 15th & Pleasant - Condo A		4	4	Proposed New Project	
Ph. VII: 15th & Pleasant - Condo B		9	9	Proposed New Project	
Ph. VII: 15th & Pleasant - Condo C		3	3	Proposed New Project	
Ph. VII: 15th & Pleasant - Condo D		0	0	Proposed New Project	
	276	326	401		
Total Spaces in Garage	450	450	450		
Total Passes Committed	276	326	401		
Remaining Spaces	174	124	49		This assumes no oversell; Current garage operations however demonstrates an average daily peak occupancy of 62% of passholders

---

MERCER COMMONS

Current Formal Parking Commitments

	2016	2017	2018		
Company/Project	# of Passes Committed	# of Passes Committed	# of Passes Committed	Agreement	Notes
The Mercer	2	2	2	Lease - 5 yr with (3) 5 yr renewals (started 1/2014)	
16-Bit	5	5	5	Lease - 5 yr with (2) 5 yr renewals (started 10/2014)	
Woolpert	25	25	25	Lease - 5 yr with 5 yr renewal (started 10/2016)	New tenant (formerly leased to Market 6)
Union Hall	60	60	60	Tenant sublease; have ability to provide at other facilities	
One Mercer	24	24	24	Condo declaration	
Mercer Ph. 2	30	30	30	Covenant	
1201 Walnut	23	23	23	Covenant	
Mercer IV/Empower		78	78	Covenant	Agreement with Empower permits some of these spaces to be relocated to nearby facilities (Ziegler; 12/V lot)
15th & Vine		77	77	Covenant	
Phase VII: Stafford		11	11	Proposed New Project	
	169	335	335		
Total Spaces in Garage	340	340	340		
Total Passes Committed	169	335	335		
Remaining Spaces	171	5	5		May shift some monthly parkers to Ziegler or 12/V lot if flexiblity is permitted by agreements This assumes no oversell; Current garage operations however demonstrates an average daily peak occupancy of 56% of passholders

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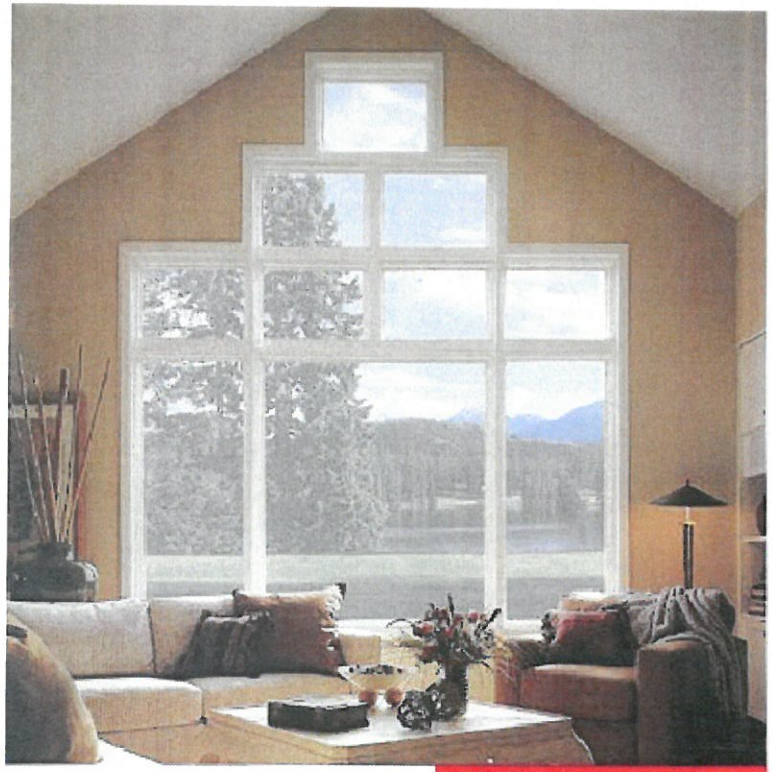
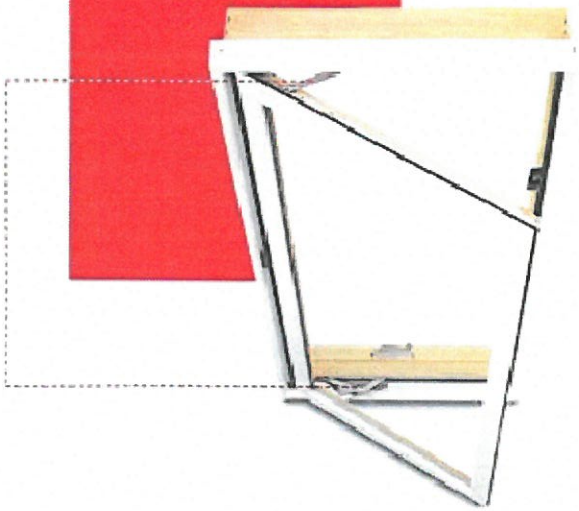


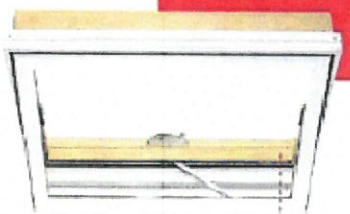


Reliable hardware prevents sagging and allows easy ventilation and cleaning.

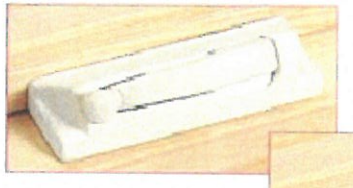
Casement and Awning

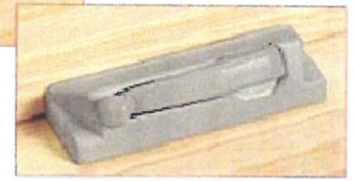
Built to endure

Remarkable pieces of engineering, the *Integrity* Casement and its companion, the *Integrity* Awning, offer top-of-the-line performance. The majority of our most popular operating casement sizes have a design pressure 50 rating. This means windows will remain airtight, watertight, and secure even in driving rains and strong winds. At the same time, you get clean lines and generous proportions for a window design that enhances any view. Standard sizing and matching transoms and picture windows mean that multiple assemblies come together easily. We've added every feature we can to make this window easy on the installer and on the homeowner. Added value without added cost.

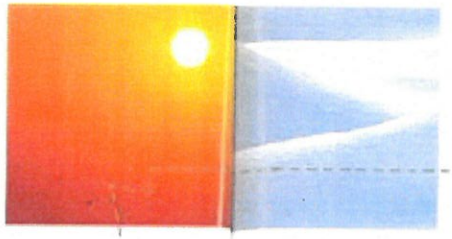


Interior wood is pre-treated and ready for stain or paint. Or order with white interior finish.





Standard folding handle available in White or Almond Frost.



Built to weather well.

The National Fenestration Rating Council (NFRC) is a trade organization that defined an energy performance rating system for the entire window and door industry. A variety of factors are considered (see ratings below), including light transmission as well as heat loss and gain due to air leakage and summer conditions. Integrity® Windows and Doors received one of the highest performance ratings (see page 75 for details).

NFRC ratings

The National Fenestration Rating Council label rates:

- U-factor, or how well a window keeps heat inside a building
- Solar heat gain, or a window's ability to block warming caused by sunlight
- Visible light transmittance, or how much light gets through a product
- Air leakage, or heat loss and gain by infiltration through cracks in the window assembly

Of particular interest to builders is the national survey conducted by the NFRC which found that consumers consider energy performance to be the second most important factor in deciding which windows to buy. You can confidently recommend Integrity windows and doors as they meet the highest standards for efficiency for both cool and warm climates.

Thermal barrier

Ultrex® is far less conductive than aluminum (1000x less!) and is similar to wood and PVC. This means that Ultrex provides an insulated barrier against extreme weather temperatures, keeping homes comfortable, and reducing heating and cooling costs.

A "Star" performer

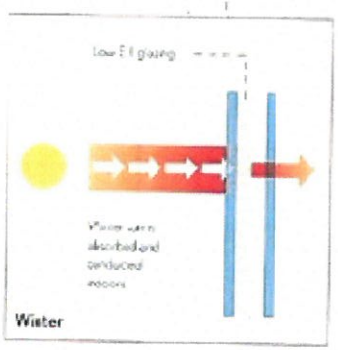
Fifteen percent of a homeowner's total energy bill can be saved with ENERGY STAR qualified windows.[1]

The ENERGY STAR rating from the U.S. Department of Energy and the U.S. Environmental Protection Agency is only granted to products that reduce energy usage to mandated levels. Integrity from Marvin products exceed the performance requirements and qualify for the ENERGY STAR rating.

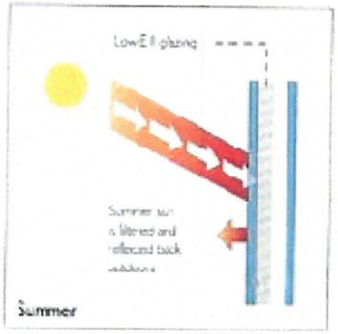
The value of Low E II and argon gas

Compared to uncoated single pane windows, double pane windows with Low E II coating can reduce window heat loss and gain costs by 34% in cold climates, and cut cooling costs by 38% in warm climates.[2]

Integrity's standard Low E II glazings are a simple means of maximizing thermal efficiency. Low E II reflects heat back to its source so summer heat is reflected outdoors and winter indoor heat is retained. At the same time, UV rays are screened to reduce fading and damage to upholstery and carpets. Argon gas, which has a thermal conductivity 30% lower than that of air, and a warm edge spacer are also standard features and contribute to the efficiency of the window or door. It all adds up to enhanced performance and long-term savings for homeowners.



Low E stands for "low emissivity" and is designed to improve thermal performance. Low E II glass is coated twice with microscopic metal or metallic oxide layers to reflect or absorb the sun's warmth, as well as reduce the damage from UV rays.



[1] National Fenestration Rating Council www.nfrc.org

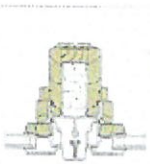
Built to please.

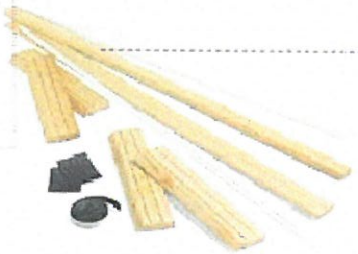
Options for Integrity® Windows and Doors

Profiled Grilles-Between-the-Glass® provide the classic divided lite look, and make cleaning glass easy. Available in a white interior with a Stone White or Pebble Gray exterior to match the exterior finish.

Wood interior Grilles® feature spring-loaded pins to make removal for window cleaning easier. Available in bare wood or with factory-applied white finish on interior and exterior.

Tempered obscure glass provides privacy and safety. Secure a modicum of privacy without sacrificing the performance of Integrity's standard Low E II insulating glass with Argon gas. Available on select products and sizes.



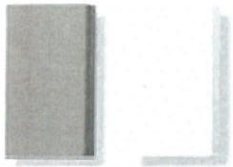


Field mulling kits make creating your own multiple assemblies, bays or bows easier. Or factory mulling is available for some popular configurations.

Optional white interior finish

Integrity Wood-Ultrex Series windows and doors are available in either standard bare wood or a white semigloss interior finish—your choice on the inside details.

Reduce job-site finishing time and labor. We deliver pre-finished windows and doors with an optional white interior finish. The interior wood components are detailed with two coats of a water-based, white urethane/acrylic coating. That's how we deliver them to you—ready for installation. Lead time is the same—short—whether you choose bare wood or the white interior finish.



Exterior Ultrex® finish is available in Pebble Gray or Stone White. Either is paintable.

Integrity Hardware® Finishes

Hardware Finishes	Patio Door		Sliding French Door	Inswing French Door	Windows
	Interior	Exterior	Interior and Exterior	Interior and Exterior	Interior
White					
Pebble Gray					
Almond Frost					
Brass					
Satin Nickel					
Oil Rubbed Bronze					
Adjustable Hinge Finishes					
Goldstone (standard)					
White (Field applied kit)					
Grey (Field applied kit)					
Dark Brown (Field applied kit)					

OVER THE RHINE
COMMUNITY COUNCIL

BOARD OF TRUSTEES

PRESIDENT

Martha Good
1227 Vine Street
Cincinnati, Ohio 45202
e. presidentotrcc@gmail.com

November 29, 2016

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

Re: 15th and Race Design

Dear Beth,

This letter is to confirm that the Over-the-Rhine Community Council supports 3CDC's proposed design for the buildings at the intersection of 15th and Race Design contingent upon 3CDC's continued coordination with the community and the OTR Foundation Infill Committee to refine the design.

On November 28, 3CDC staff presented their design of this block as revised following community input. Our members voted to support the design.

A few individual members provided comments in regards to the corner windows of Condos A & B, roof lines, and the Condo A cornice. 3CDC staff agreed to continue to coordinate and communicate with the OTR Foundation Infill Committee as the design process progresses.

Sincerely,

Martha Good
President
OTR Community Council Board of Trustees

ITEM 8 December 19, 2016

APPLICATION FOR VARIANCE, SPECIAL EXCEPTION AND CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:	ZH20160193
APPLICANT:	PWWG
OWNER:	3CDC
ADDRESS:	**116 W 15th Street (Condo B)**
PARCELS:	081-0002-0352; 0351; 0350; 0349, 0348; 0032; part of 0344
ZONING:	CC-P
OVERLAYS:	Over-the-Rhine Historic District\
COMMUNITY:	Over-the-Rhine
REPORT DATE:	December 12, 2016
HEARING DATE:	December 19, 2016
STAFF REVIEW:	Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) for new construction ofa mixed use building and Zoning Relief from parking lot perimeter landscaping requirements of 1425-29 and articulated building street face requirements of 1409-19.

Existing Conditions:

The subject parcel is a vacant piece of land. There are currently multiple different lots that will be consolidated and replatted.

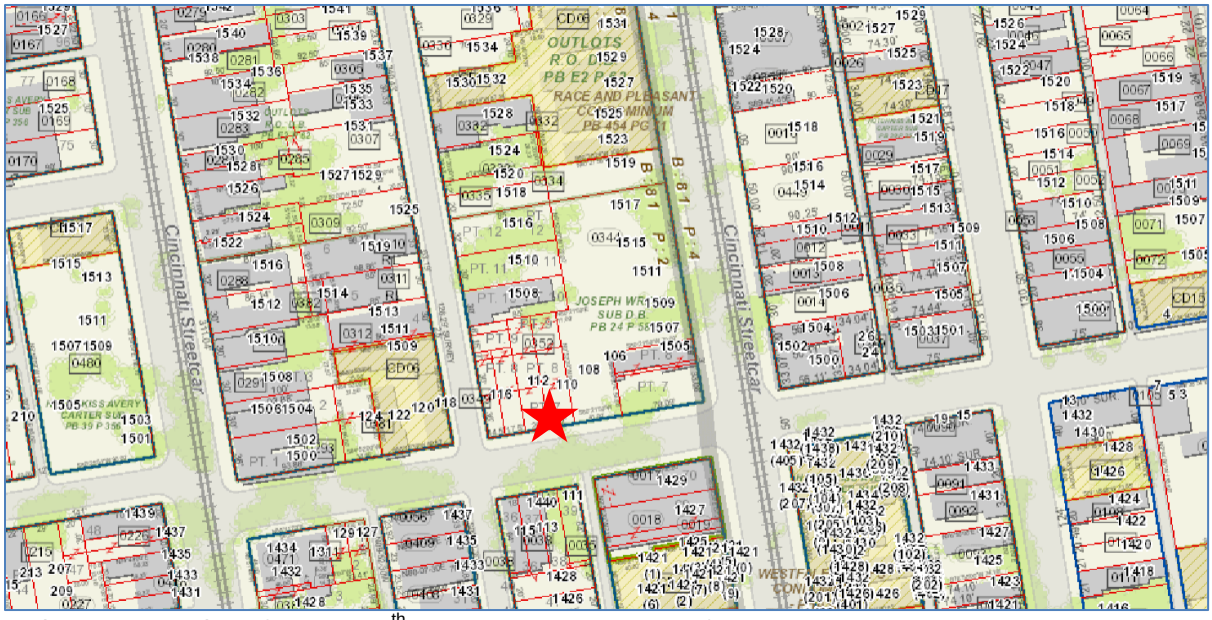


Figure 1. Location of 116 W 15th Street. Image courtesy of CAGIS.

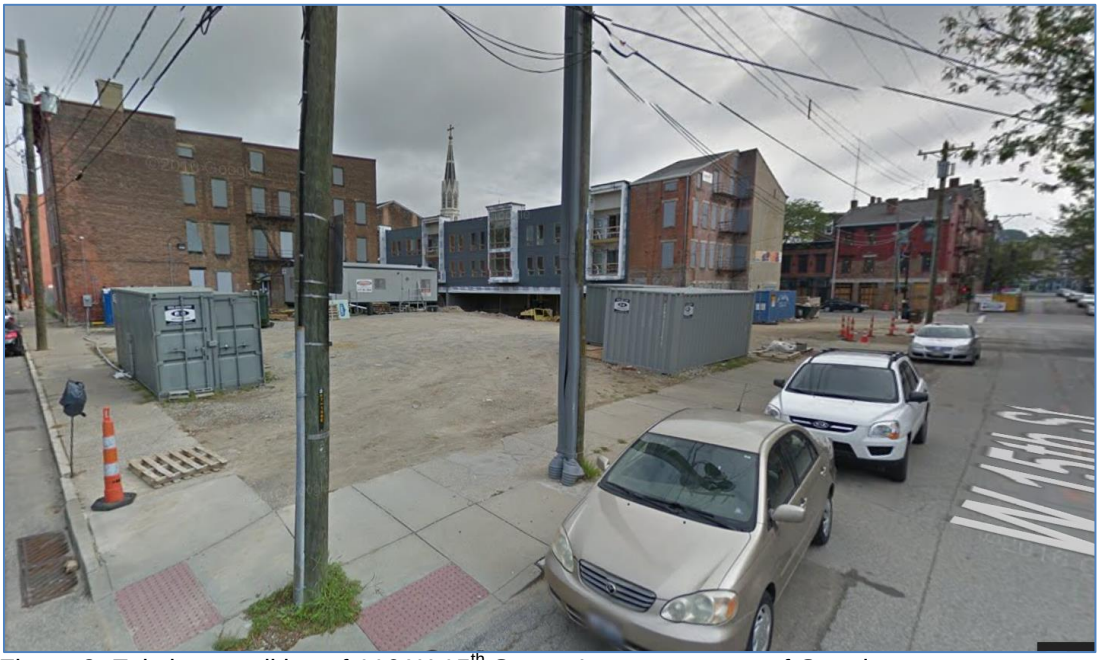


Figure 2. Existing condition of 116 W 15th Street. Image courtesy of Google.

Proposed Conditions:
Build a new 3 story infill building which will have 13 residential condominiums, 2800 sf or commercial space, and covered outdoor space and a 14 space parking lot that will be shared among multiple buildings.
Infill Building

- At the corner of 15th and Pleasant Street build a 3 story mixed use building.
- The storefront design will extend along 15th street and will turn the corner for a bay along Pleasant Street. The building will transition to a more residential design along Pleasant Street with individual punched openings on the first floor rather than storefront glass.
- The materials of the building will include brick, cast stone, metal panels, and clad windows.
- Oriel windows will break the building up into bays and the oriels will be sided in metal panels.
- Along Pleasant Street to continue the street line a kneewall, fence and pergola will be built between the infill building and 1508 Pleasant Street.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
Variance Request:	Section 1425	Parking Regulations
	Section 1409	Development Standards
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: Section 1435 Historic Preservation
Section 1433 Hillside Overlay Districts
Historic Dist./Reg: Over the Rhine Historic District
COA Standard: Section 1435-09-2 Certificate of App.; Standard of Review

Details of Zoning Relief Required for Parking:
The applicant and/or owner(s) are requesting variances and relief for parking. The analysis of the parking variances and proposed solutions is best discussed in combination of the requested variances for neighboring projects under the same ownership. The discussion below outlines the parking needs and proposed solution and variance recommendation for the complex as a whole.

In the discussion we will use the descriptions on the map (Condo A, B, C and Townhomes) to reference each project. As the Townhouses will each provide 2 spots that are connected and parked under their structure, they will not be a part of the Parking Analysis and Discussion

Below is a chart of the required parking for each project per CZC Chapter 1425-19

Project	Required Parking	Calculation	Provided
Condo A (1505 Race/ 104 W 15th St)	7	2 residential units = 0 existing 4 new residential units = 4 **** sf new commercial = 3 **** sf commercial* = 0 existing	4 57%
Condo B (116 W 15th St)	18	13 new residential units = 13 **** sf new commercial* = 5	9 50%
Condo C (1508 Pleasant)	0	6 residential units = 0 existing 0 sf commercial	3 50%
TOTAL	25		16 64%

* If all areas were to be Eating & Drinking Establishments, the total commercial base requirement would = ****

The applicant is proposing to commit the parking onsite to the residential condo owners and the units will be operated and held by the Homeowners Association. There are 25 residential units between Condo A, B and C and there are 16 spots provided onsite for the residents. The rest of the residential units and potential tenants of the commercial spaces will be offered to purchase passes in other 3CDC owned parking facilities. 3CDC has provided an updated Parking Availability (Attachment B) of the parking garages that they operate within 600 feet of the project and the current commitments through 2018. This document shows that the parking garages have the capacity to absorb the parking needs that cannot be fulfilled on site.

There are a few avenues that the Cincinnati Zoning Code provides to reduce the amount of spaces required onsite for this development.

1) § 1425-23. - Reduced Parking.
   The Zoning Administrator may grant a reduction in the number of spaces to less than that specified in Schedule 1425-19-A for the following:

   (a) Proximity to Public Parking Facilities. 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 director may approve a 50 percent reduction in the parking requirements for the use. If the reduced requirement results in fewer than five spaces are being required, no spaces need be provided.
2) § 1445- Variances. The Historic Conservation Board may grant numerical variance for the required number of parking spaces required by the Cincinnati Zoning Code.

While the project is within the required 600 feet of a public parking facility and the Washington Park garage has the capacity, this reduction is not a guaranteed right bestowed upon the applicant. As the city has seen an increase in both residential and commercial development in Over-the-Rhine, the parking demand has of course also increased. Residential and Commercial uses have different needs and desires for parking and the City is sensitive to the needs of both. However, we see a particular need and strong desire to have residential parking near the individual unit, especially when they are owner-occupied units.

As these are proposed condos, staff and the applicant agree the parking on site should be committed to the residential units. If the Zoning Administrator were to give the 50% reduction for each project only Condo B would be required to provide onsite parking. As the City wants assurances that the spaces will remain available to the residential units, the Zoning Administrator was reluctant simply grant the 50% reduction and not have assurances of how parking would be managed.

Staff feels that the better option would be to grant a variance for the reduction of the required parking spaces from 25 to 16 with the condition that the parking will be controlled and owned by the Homeowners Association(s) and will be for the exclusive use of the residents of Condo A, B and C and this should be established and recorded through a covenant. Staff is not concerned necessarily how the parking spaces are apportioned to the building, only that the spaces are strictly residential for the dwellings within the property.

Details of Zoning Relief Required for other issues:

The applicant and/or owner(s) are requesting dimensional variances to an increase in articulation along Pleasant Street

- The project is in violation of **Section 1409-19** of the Cincinnati Zoning Code.
- The amount of space that is set back is 101 sf and the Pleasant Street façade is 74 linear feet.
- **A dimensional variance of 27 square feet** is sought t**o allow a total frontage articulation of 101 square feet**

The applicant and/or owner(s) are requesting a special exception from the Parking Lot Landscaping requirements

- The project is in violation of **Section 1425-29** of the Cincinnati Zoning Code.
- The applicant is seeking relief from providing parking lot landscaping requirements

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 CC-P. The proposed use of the subject property conforms to the underlying zone district regulations. The proposal does not conform to articulation requirements of the P designation. The proposed project is in harmony with the general purposes and intent of the Cincinnati Zoning Code.

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 work 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.

Traffic will potentially increase because of a new development at the site, but it is anticipated that it will not overload the adjacent streets. The internal circulation system for parking and one driveway for the complex is properly designed.

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

This is not applicable/

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

This is not applicable.

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 work will not have an adverse impact on the neighborhood. The articulation is required to help make the building architecturally more compatible with the neighborhood by providing a distinctive break in the building to create a compatible rhythm. Also the articulation is required for the out swinging doors which are required by code. Recessed openings are a common occurrence in the neighborhood.

As the parking lot will be a shared parking lot of the neighboring buildings and the parking lot will be screened from view from the adjacent streets, landscaping as a buffer between properties is not needed. Further the applicants are trying to maximize onsite parking and requiring a landscape perimeter will decrease the amount of on-site parking.

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. Neighboring land and buildings will not be adversely impacted by the proposed development and a vacant lot will have new building and use.

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

The proposed work will improve the aesthetic appeal of the streetscape on this stretch of W 15th Street and Pleasant.

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

The proposed development will add to the tax base of the City of Cincinnati.

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

The proposed project may have a minor job creation effect during construction and will create permanent jobs in the first floor commercial space.

n. **Tax Valuation.** Any increase in the real property tax duplicate.
Property taxes are likely to increase as a result of the creation of new building on formally vacant land.

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

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 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 granting of the variances for articulation and a special exception from the perimeter landscaping will allow for a context sensitive development that will meet building code as well as provide the most amount of screened onsite parking.

(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).

Allowing the variance and special exception are necessary to develop the property per building code and to maximize parking. As parking is a challenge in the neighborhood, maximizing parking is important to the success of projects in the neighborhood. Additionally, per the Over-the-Rhine Conservation Guidelines, new construction on vacant sites can improve both the physical quality and economic vitality of the neighborhood.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the new construction of the corner infill development. The applicant has worked with staff and the neighborhood throughout the design process and has incorporated many of the design concerns into the design of the building. Staff initially had reservations about the large plate glass at the corner as that is not an element seen within the neighborhood. The addition of a strong white element at the corner helps to create a strong corner where the glass is secondary. While this element is not seen on historic structures, staff also understands the need to balance the programmatic needs. The corner oriel still has strong vertical emphasis and with design refinements, staff feels that the overall design substantially conforms to the guidelines.

Applicable Guidelines

New Construction

A. Intent and General Guidelines
   1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.

   2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.

   3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

   4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.

B. Specific Guidelines
   1. **Composition**: New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.

      Base: New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor.

      Middle: Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.

Top: New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials.

The proposed development has a composition with a strong base that is defined by the storefront. A storefront lintel divides the first floor from the rest of the building and correlates to the existing mixed used buildings. On Pleasant Street the portion on the building that has a residential vocabulary, the base is defined by cast stone below the first floor windows. The middle of the building on both the commercial and residential portion of the building is defined by a brick façade with evenly spaced punched window openings. The top of the building is defined by a slight projecting cornice and a corbeled brick soldier row. This provides a simple but strong terminus to the building.

2. **Roofs**: Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.

   The building has a flat roof that is not visible from the street due to a decorative parapet. This is compatible with the district as the building is three stories tall and typically buildings of three or more stories have low-pitched shed roofs that are not visible.

3. **Window Openings**: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

The proposed windows in the development are compatible with the neighboring buildings The windows are taller than they are wide in a 2:1 proportion. The windows have a combination of fixed and awning windows. In the oriels, the windows are picture window treatment, but maintain a vertical emphasis. The punched windows have a cast stone lintels and sills and the windows in the oriels have strong horizontal division between the floors as well.

4. **Storefronts**: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

   The storefront on the infill development relates to the storefront on neighboring buildings with a strong lintel element, piers and large storefront plate glass. A small bulkhead is at the found and as the building turns onto Pleasant Street and transitions into a more residential area, the storefront design transitions into a residential treatment of punched openings.

5. **Setback**: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential properties, especially detached buildings, have shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

   The overall building has a zero lot line setback, but there are elements at the entrances that are articulated and setback to allow for pedestrian interest as well as for out swinging doors.

6. **Rhythm**: New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks,

creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

The rhythm of the proposed development is consistent with surrounding buildings. While the building is a larger mass, using the oriel windows on the upper floors and articulation at the first floor breaks up the larger building into smaller segments and creates a rhythm.

7. **Emphasis**: New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings

   The new construction will maintain a strong vertical emphasis on the street and throughout the building. Using strong cast stone piers on the first floor, vertical oriented windows throughout the building and having two story oriel windows created strong elements with vertical emphasis on the building.

8. **Height**: The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.

   The proposed infill building will be three stories which is compatible to neighboring contributing buildings.

9. **Materials**: New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

   Proposed materials include brick veneer, metal panels, clad windows, and storefront window systems, and cast stone. These are all acceptable materials and materials that have been previously approved on the infill on the same block.

Other Considerations:

Prehearing Results: A prehearing was held on November 30, 2016. The applicants and staff were present.

Comments Provided to Staff: 1 letter in support from the OTR Community Council.

Consistency with *Plan Cincinnati (2012)*:
The proposed project is consistent with the “Live” Section of Plan Cincinnati, specifically

the action step “Improve the quality and number of moderate to high-income rental and homeowner units” (p. 165).

Other: The applicants will also be creating the following easements and maintenance agreements as part of the redevelopment of this block.

A. Easement and Maintenance Agreement between 3CDC Project Entities (see below) and ARP Condo Project Entities:

1. Entities/Properties Involved:

(a) “3CDC Project Entities” = Condominium Holdings, LLC and 15th and Race, LLC. These are the owners of properties planned for: The Allison Condominium, Condo A, Condo B, Condo C, and the five Townhouses.

(b) “ARP Project Entities” = Names to be confirmed, but they will be the owners of the Commercial Unit and the Residential Unit (and perhaps the HOA) in the two Condo’s just formed to the north of The Allison Condo on Race St.

2. Easements to be Created:

(a) Cross/mutual storm water easements (covering the over and underground flows between the two project areas).

(b) Cross/mutual electric supply easements (covering the use by and access to the transformers and related electrical pull boxes located near or straddling the boundaries between the two project areas).

(c) Dumpster access easement granted by 3CDC projects to ARP projects to allow the latter access to their dumpster area.

(d) General access easement granted by 3CDC projects to ARP projects over the drive aisles on the former to facilitate access to items (a) through (c) above.

3. Maintenance Agreements:

(a) storm water facilities will be maintained/repaired by the owner of the parcel on which they are located, but the costs of that maintenance/repair will be shared between the 3CDC Projects and ARP Projects based on the ratio of their relative drainage areas (at this time believed to be 76% 3CDC Projects and 24% ARP Projects subject to confirmation).

(b) electric supply facilities will be maintained and repaired by Duke, which has its own easements already in place.

(c) ARP dumpster service and dumpster area maintenance will be provided by the ARP Projects.

(d) Drive aisles on the 3CDC Projects will be maintained by the owner of the parcel on which they are located.

B. Easement and Maintenance Agreement among the various 3CDC Project Entities:

1. Entities/Properties Involved:

(a) Condominium Holdings, LLC

(b) 15th and Race, LLC

2. Easements to be Created:

(a) Cross/mutual storm water easements (covering the over and underground flows among the projects).

(b) Cross/mutual electric supply easements (covering the use by and access to the transformers and related electrical pull boxes that are also used by ARP).

(c) Dumpster access easement granted by 3CDC projects to each other and to several off-site 3CDC projects.

(d) Parking easements for who is parking in the lot and where.

(e) Landscaping easements granted by 3CDC projects to each other; not specifically located, to allow for the installation of landscaping improvements as required by City approvals or as voluntarily installed by a parcel owner.

(f) General access easements granted by 3CDC projects to each other and to offsite users (e.g. ARP and for parking and dumpster access as described above) over the drive aisles to facilitate access to items (a) through (e) above. This general “Easement Area” will also be used to grant mutual utility easements to/from all 3CDC Projects for any utilities running through the common areas.

3. Maintenance Agreements:

(a) storm water facilities will be maintained/repaired by the owner of the parcel on which they are located, but the costs of that maintenance/repair (which is the 76% number shown above) will be shared among the 3CDC Projects based on the ratio of their relative drainage areas.

(b) electric supply facilities will be maintained and repaired by Duke, which has its own easements already in place.

(c) Dumpster service and dumpster area maintenance will be provided by The Allison Condo, with costs shared by all users of the dumpster based on a formula yet to be determined.

(d) Parking easement areas granted to users from outside the parcel they are located on will be maintained by the owner of the parcel they are located on.

(e) All landscaping will be maintained/replaced by the owner of the parcel on which it is located.

(f) All drive aisles and access ways will be maintained by the owner of the parcel on which they are located, with a cost sharing formula yet to be determined.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. **ZONING VARIANCE**

A. **NUMERCIAL VARIANCE**

1. **APPROVE** a numerical variance to CZC 1425-19 to allow a decreased parking requirement from 25 spaces to 16 spaces, for a total variance of 9 spaces, for the proposed projects at 116 W 15th Street and 1505 Race/104 W 15th Street. This variance is recommended approval with the following conditions.
    a. The parking will be controlled and owned by the Homeowners association(s).
    b. The parking will be for the exclusive use of the residents of Condo A, B, and C. This shall be recorded through a covenant.

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

1. 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
2. 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.

II. **ZONING VARIANCE**

C. **DIMENSIONAL VARIANCE**

2. **APPROVE** the requested variance to CZC 1409-19 to allow a variance of 27 sf of increased articulation on the Pleasant Street façade to allow 101sf of articulation.

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

3. 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
4. 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.

III. SPECIAL EXCEPTION

A. SPECIAL EXCEPTION

1. **APPROVE** the special exception to CZC 1425-29 to relieve the applicant of the requirements of parking lot perimeter landscaping

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

1. 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
2. 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.

IV. CERTIFICATE OF APPROPRIATENESS

A. **APPROVE** a Certificate of Appropriateness for 116 W 15th Street submitted by PWWG Architects stated dated 12/06/2016 including any revisions submitted for permit subject to staff review and approval with the following conditions.

1. New subdivision shall be approved and recorded, and reviewed by the City Solicitor before building permits issued.
2. All easements, maintenance agreements and HOAs must be created, recorded and reviewed by the City Solicitor before the building permits are issued.
3. Easements for the oriel windows will be approved before building permits are issued.
4. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:

2. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

1-Composition:

The composition of the proposed Condo B is similar to the composition of surrounding buildings, and includes a base, middle, and top. The proposed building will include a well-defined base that correlates with other buildings on the street and is comprised of storefront punctuated by piers. The middle of the building will be primarily brick, to relate to nearby buildings. The middle section includes changes in plane and decorative horizontal bands and projecting bays. The top of the building includes an articulated parapet. The parapet at the projecting bays differs from that at the masonry sections to add visual interest and depth to the façade.

2-Roofs:

The roof for the proposed building will be flat and hidden behind the decorative parapet, similar to other buildings in the area.

3-Window Openings:

The windows on the proposed building are vertical in proportion, vertically aligned, and are detailed with lintels and sills. Windows in the projecting bays incorporate horizontal elements at the top and base, to echo back to sills and lintels in the masonry segments and other buildings in the area, and are divided by mullions to maintain a vertical feel.

4-Storefronts:

A new storefront is proposed along the street level. Lintel and sill heights coordinate with those of surrounding buildings, and the storefront is punctuated with vertical piers.

5-Setback:

The proposed building is set against the property line. The entrance to the condominiums is set back approximately three feet from the property line to give a sense of privacy for the entrance, and accommodate outswinging doors, while maintaining a strong street-front presence.

6-Rhythm:

The base of the building is designed to maintain the rhythm of other buildings along 15th Street, with alternating piers and storefront. The spacing of windows in the middle segment is similar to window spacing on adjacent buildings and is broken up by projecting vertical bays at regular intervals.

7-Emphasis:

The proposed design incorporates a strong vertical emphasis with vertical windows, repeating piers, and projecting bays. The projecting bays and slightly recessed entry divide the building into segments that are taller than they are wide.

8-Height:

The building height is similar to that of the surrounding buildings which are predominately three stories.

9-Materials:

The proposed building will primarily use brick in the facades. Piers at the street level will be stone. Lintels and sills will be cast stone. The projecting bays are proposed as metal panel siding.

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

10/21/2016

City of Cincinnati Law
II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

RE: Request Letter for Zoning Relief: 116 West 15th Street Condominium

The information has been outlined below in accordance with the cities instruction for General Standards: Public Interest and Standards for Variances.

1. To show that the proposed project "is in the public interest" a list of factors has been provided below in accordance with Cincinnati Municipal Code 1445-13.
    a. Zoning. The proposed condominium conforms to the zoning district regulations of the CC-P zone, with the exception of the articulated street face, rear yard setbacks, provided parking and parking buffers, which will be elaborated upon below.
    b. Guidelines. The guidelines for the Over-the-Rhine Historic District have been adhered to in the design and development of the proposed townhomes. The Guideline of Appropriateness Letter details adherence to each guideline in further detail.
    d. Traffic. Pleasant Street is a local residential street that would provide pedestrian access to the front entry for the condominium, 15th Street will be the retail spaces main entry. The rear parking access will be off of 15th Street, a secondary street that has the capacity to handle the minor increase in traffic to the 13 condominium units. 18 parking spaces are required to be provided for the 13 condominium units and 5 parking spaces are required for a 2800 SF retail space, a 50% reduction request has been made to reduce the 18-parking space to 9.
    e. Buffering. In order to provide appropriate buffering for the commercial retail space 2'-6" set back from the street face has been incorporated. This small setback helps define the retail from the condominium entry and first floor unit. This also widens a narrow side walk so that traffic moving to the retail will not impeded condominium owners and pedestrians.
    g. Hours of Operation. The commercial hours will be determined based off the tenant which will be selected at a different time, but restrictions will be placed on hours in the condo docs to ensure the use and hours are compatible with city ordinances and neighborhood.
    h. Neighborhood Compatibility. The condominium has been designed with the urban fabric in mind and will utilize similar materials to those found in neighboring buildings. The use of the building is also compatible with the neighborhood as the surrounding neighborhood is primarily residential with first floor commercial space. The development will fill in some of the existing "missing teeth" of the urban fabric, and will help revitalize the neighborhood.
    k. Blight. As mentioned above, this lot is currently undeveloped and currently breaks the harmony and streetscape of Pleasant and 15th Street. Infilling this lot will revitalize the street face and provide continuity and harmony the surrounding area.
    l. Economic Benefits. This area is a pedestrian commercial zone. The addition of commercial space will enhance the vitality of the commercial district and provide associated economic benefits. Also, by providing homes, this will provide a larger consumer base for the stores in the area. Finally, due to the proximity to the Cincinnati streetcar, the increase in consumer base could reach further into surrounding areas.
    m. Job Creation. 3CDC estimates that 54 construction jobs and 24 permanent jobs for the commercial space will be created from this project.
    n. Tax Valuation. Developing this empty lot will increase the property value of the land.

ALAN WEISKOPF, AIA SHELDON GOETTEL, AIA KEVIN WAGSTAFF, AIA

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o. Private Benefits. The intent of the owner, 3CDC a nonprofit developer, is to bring revitalization and stability to the Over-The-Rhine neighborhood through market-rate housing and development.
p. Public Benefits. Infilling this undeveloped lot will reduce the risk of crime, help to revitalize the neighborhood, and will remedy concerns that accompany an undeveloped lot.

2. We are requesting variances for the following zoning code requirements, as explained below.
   a. Neither the existing conditions nor the owner caused the nonconformity requiring the variance.
   b. All required variances are special circumstances where the strict application of the zoning code is considered to be unreasonable. The three requested variances are as follows:

1409-19 Exceptions to Building Placement Requirements

(a) Articulated Building Street Face. Where a portion of the building is set back from the build-to line, the total area of the space created by the setback may not exceed one square foot for every linear foot of building frontage.

Explanation for why the variance should be granted:

Along 15th Street the building is 97 linear feet and the frontage articulation is 95 square feet. This meets the zoning code for *articulated building street face.* On Pleasant Street the building is 74 linear feet and the frontage articulation is 101 square feet. This does not meet zoning code for *articulated building street face.* This face is recessed 2'-6" to create a wider sidewalk in front of the retail space due to the narrow sidewalk on Pleasant Street. The entry to the condominium is recessed 3'-6" to differentiate the retail and condominium from each other. This is also to provide the entry door to the condominium to swing out (required by building code) but not swing into the right-of-way creating a safety hazard.

1425-29 Perimeter Landscaping.

Parking lots must provide a perimeter landscape area of at least three feet in width.

Explanation for why the variance should be granted:

The parking that is being provided will be screed by the proposed development as to not disrupt the harmony of the street scape. A 3-foot-wide landscape area has not been provided in order to maximize the parking that can be provided on site and minimizing the impact to on-street parking in the area. The necessary length of parking and width of the drive isle take up the space such that there is not adequate room for a three-foot buffer. Also this parking area is providing spaces to other buildings in the surrounding area so, pedestrian access paths to and from this parking area are required. These access paths will have landscaping as a buffer between the path and the 1508 Pleasant Street building.

1425-23 Reduced Parking

Required parking = 13 Condominium units + 5 Commercial = 18 Total

Explanation for why the variance should be granted:

Of the required 18 parking spaces 16 have been provide in the 116 W 15th Street lot. The remaining 2 parking spaces will be provided via 2 leased parking spaces in the Washington Park Garage and/or other 3CDC owned parking lots. The owner, 3CDC, manages the Washington Park garage and still has parking space to lease out.

1409-09 Development Regulations.

Rear yard setback = 25ft

Explanation for why the variance should be granted:

ALAN WEISKOPF, AIA SHELDON GOETTEL, AIA KEVIN WAGSTAFF, AIA

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The rear of this building functions as the access way to the parking to the north. This reduces the street parking and hides the parking from view of the street the create a consistent streetscape. This building is a mixed used building that has both residential and commercial space, where there is no minimum required rear yard setback for commercial buildings in a CC-P zone.

Thank you for your consideration.

ALAN WEISKOPF, AIA SHELDON GOETTEL, AIA KEVIN WAGSTAFF, AIA

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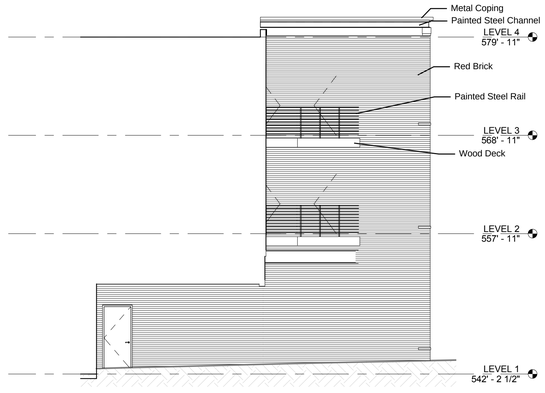
PR - SOUTH ELEVATION 2
1/8" = 1'-0" A-202



B CONDO - EAST ELEVATION 3
1/8" = 1'-0" A-202

PR - EAST ELEVATION 1
1/8" = 1'-0" A-202

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NOT FOR CONSTRUCTION

PWWG PROJECT NUMBER	21224.07
CERTIFICATE OF APPROPRIATENESS	12/06/2016

REVISIONS

NO.	DESCRIPTION	DATE

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15TH AND RACE - 3CDC

BUILDING ELEVATIONS

A-202

12/6/2016 4:04:16 PM

PR - NORTH ELEVATION 2

1/8" = 1'-0" A-201

PR - WEST ELEVATION 1

1/8" = 1'-0" A-201

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PWWG PROJECT NUMBER	21224.07
CERTIFICATE OF APPROPRIATENESS	12/06/2016

REVISIONS

NO.	DESCRIPTION	DATE

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15TH AND RACE - 3CDC

BUILDING ELEVATIONS

A-201

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Plot time: Oct 06, 2016 - 2:52pm
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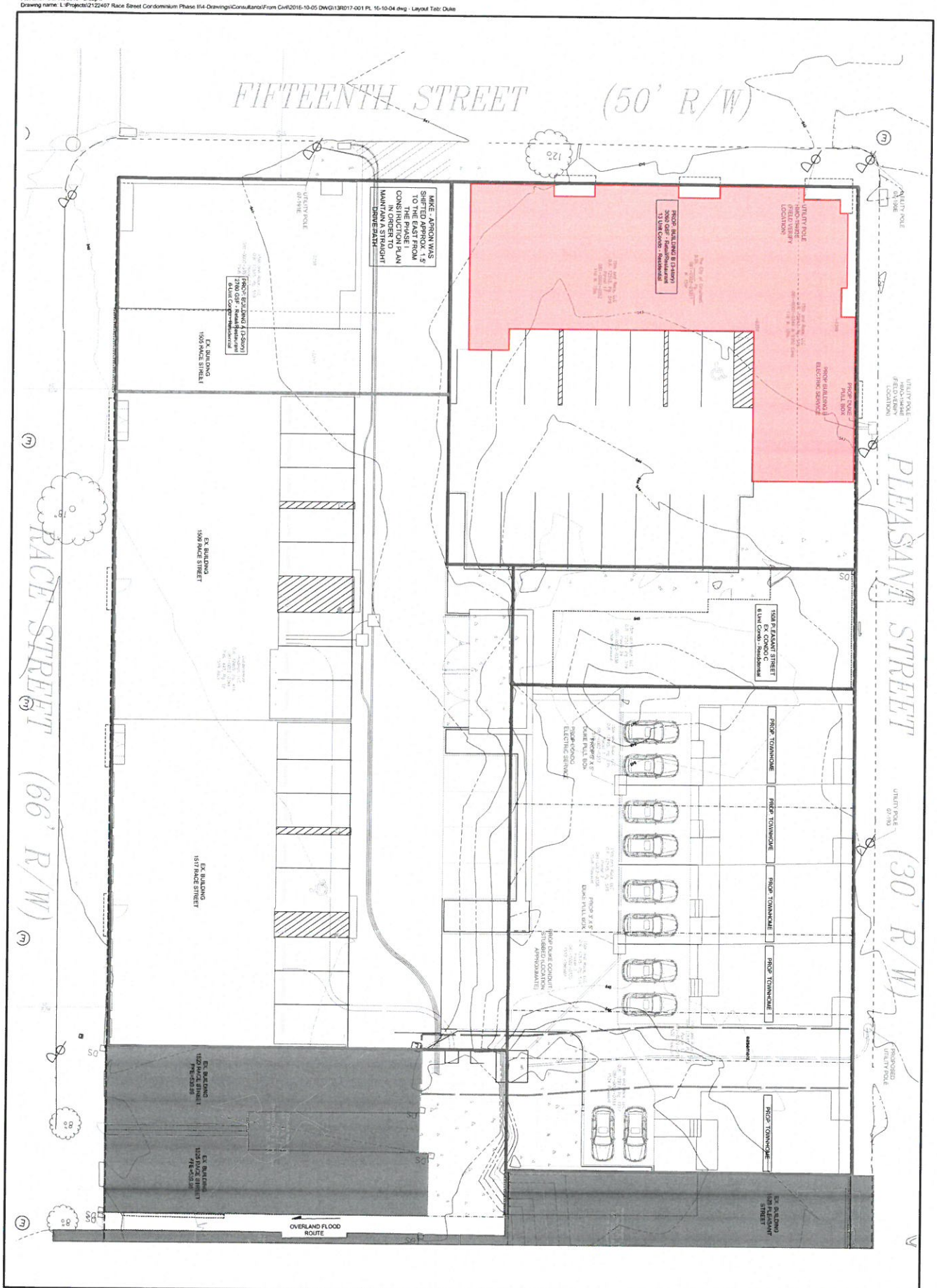

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XX-X

Drawing	Issue Date
Drawn By	XXX
Checked By	XXX
Issue Date	XX-XX-XX

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

15TH & RACE PHASE II

LAYOUT

Item	Revision Description	Date	Drwn	Chk

PRELIMINARY

Ohio State Plane NAD83 (2011) Coordinates
Scale: 1" = 10'

Existing Lot - The highlighted lot is the propose location for the Condominium.

PLEASANT STREET
30' R/W

FIFTEENTH STREET
50' R/W

RACE STREET
66' R/W

CONDO B
(NEW CONSTRUCTION)
3 FLOORS
HEIGHT = 40'-8"
116 W 15TH ST.
9,615 SF

CONDO C
(REHAB)
3 FLOORS
HEIGHT = 45'-3"
1508 PLEASANT ST.
2,586 SF

TOWNHOUSE A
(NEW CONSTRUCTION)
2 FLOORS
HEIGHT = 28'-3"
1510-1518 PLEASANT ST.
7,563 SF

TOWNHOUSE B
(NEW CONST.)
2 FLOORS
HEIGHT = 28'-3"
1524
PLEASANT ST.
2,460 SF

CONDO A
(NEW CONST. & REHAB)
3 FLOORS
HEIGHT =
50'-6" (existing)
39'-0" (new)
1505 RACE ST. /
104 W 15TH ST.
4,009 SF

1509 & 1517 RACE ST.
16,967 SF

(14)-PARKING SPACES

(8)-PARKING SPACES

(2)-PARKING SPACES

(20)-PARKING SPACES

EXISTING BUILDING 3 FLOORS

EXISTING BUILDING 4 FLOORS

PROPOSED DUMPSTER ENCLOSURE

LANDSCAPE SCREENING

LANDSCAPE SCREENING

APPROX. LOCATION OF 15' DUKE EASEMENT

40' TO BLDG

33' TO DECK

40' TO DECK

47' TO BLDG

S10°06'32"E 87.86'
N10°08'33"W 38.14'
N10°07'08"W 94.00'
N10°07'08"W 28.33'
S80°08'27"W 28.76'
S9°39'36"E 29.21'
N80°20'24"E 80.46'
S80°20'24"W 86.76'
N80°20'24"E 101.50'
S80°20'24"W 73.06'
S10°07'03"E 28.83'
S10°07'03"E 94.00'
N80°20'24"E 6.30'
S9°45'31"E 1.93'
S9°45'31"E 28.33'
N9°52'30"W 97.17'
S80°20'24"W 9.79'
S9°45'31"E 54.15'
S80°24'29"W 74.09'
N80°20'24"E 74.09'
N9°45'31"W 54.06'
S9°45'31"E 164.00'
N80°20'24"E 100.00'
S80°20'24"W 81.45'

14'
8'
9'
7'
5'
10'
14'
50' R/W
66' R/W

A = Condo A (4)

B = Condo B (9)

C = Condo C (3)

T = Townhomes (10)

R = Race Street Condos (17)

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Cincinnati, OH 45202 - 513.834.6151

Basis of Bearing:
State Plane NAD83 GPS Observations

0 10 15
SCALE: 1" = 10'

AREA OUTSIDE OF PROPOSED DEVELOPMENT

NEW BUILDING CONSTRUCTION

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE PAVEMENT

2" CALIPER TREE

PWWG PROJECT NUMBER 21224.03

REVISIONS

NO.	DESCRIPTION	DATE

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RACE STREET CONDOMINIUM

CINCINNATI CENTER CITY DEVELOPMENT CORP

COA EXHIBIT

Plot time: Nov 01, 2016 - 2:39pm
Drawing name: J:\2013\13R017-001\PL\DWG\13R017-001 PL.dwg - Layout Tab: COA Exhibit

PARKING AVAILABILITY

Upcoming 3CDC Phase VII projects requiring spaces in 3CDC parking facilities

Ph. VII: Stafford	11	11 spaces required - requesting 50% reduction
Ph. VII: 15th & Pleasant - Condo A	4	8 spaces required - requesting 50% reduction; would new requirement be 4 or zero (because no spaces req'd in CCP if requirement is 5 or less)
Ph. VII: 15th & Pleasant - Condo B	9	18 spaces required - requesting 50% reduction; these 9 will be provided on project site
Ph. VII: 15th & Pleasant - Condo C	3	6 spaces required - requesting 50% reduction; would new requirement be 3 or zero (because no spaces req'd in CCP if requirement is 5 or less)
Ph. VII: 15th & Pleasant - Condo D	0	5 townhome units, no reduction in parking requirement requested; spaces will be prvided on project site
Total Spaces Needed	27	

WASHINGTON PARK

Current Formal Parking Commitments

	2016	2017	2018		
Company/Project	# of Passes Committed	# of Passes Committed	# of Passes Committed	Agreement	Notes
SCPA	200	200	200	Thru 2017-2018 school year; commitment expires in May 2018	6AM-6PM (M-F); # of passes used is daily average
Necco	46	46	46	Lease - 5 year (started December 2015)	
Sundry & Vice	13	13	13	Covenant (recorded)	
Yoga Bar	2	2	2	Lease - 5 yr with 5 yr renewal (started 1/2015)	
4EG	15	15	15	Lease - 5 yr with 5 yr renewal (started 7/2012)	New tenant (formerly leased to Core Construction with parking at Mercer)
Grandin		34	109	Letter agreement; 5 yrs; (2) 5 yr. renewals	6AM-6PM (M-F); 100 spaces prior to July 2018 and 175 after that; letter provides flexibility to accommodate these parkers at other nearby parking facility; will provide 66 of the spaces at 3CDC lots on Charles St/Central Pkwy and Elm (former DIC lot)
Ph. VII: 15th & Pleasant - Condo A		4	4	Proposed New Project	
Ph. VII: 15th & Pleasant - Condo B		9	9	Proposed New Project	
Ph. VII: 15th & Pleasant - Condo C		3	3	Proposed New Project	
Ph. VII: 15th & Pleasant - Condo D		0	0	Proposed New Project	
	276	326	401		
Total Spaces in Garage	450	450	450		
Total Passes Committed	276	326	401		
Remaining Spaces	174	124	49		This assumes no oversell; Current garage operations however demonstrates an average daily peak occupancy of 62% of passholders

---

MERCER COMMONS

Current Formal Parking Commitments

	2016	2017	2018		
Company/Project	# of Passes Committed	# of Passes Committed	# of Passes Committed	Agreement	Notes
The Mercer	2	2	2	Lease - 5 yr with (3) 5 yr renewals (started 1/2014)	
16-Bit	5	5	5	Lease - 5 yr with (2) 5 yr renewals (started 10/2014)	
Woolpert	25	25	25	Lease - 5 yr with 5 yr renewal (started 10/2016)	New tenant (formerly leased to Market 6)
Union Hall	60	60	60	Tenant sublease; have ability to provide at other facilities	
One Mercer	24	24	24	Condo declaration	
Mercer Ph. 2	30	30	30	Covenant	
1201 Walnut	23	23	23	Covenant	
Mercer IV/Empower		78	78	Covenant	Agreement with Empower permits some of these spaces to be relocated to nearby facilities (Ziegler; 12/V lot)
15th & Vine		77	77	Covenant	
Phase VII: Stafford		11	11	Proposed New Project	
	169	335	335		
Total Spaces in Garage	340	340	340		
Total Passes Committed	169	335	335		
Remaining Spaces	171	5	5		May shift some monthly parkers to Ziegler or 12/V lot if flexiblity is permitted by agreements This assumes no oversell; Current garage operations however demonstrates an average daily peak occupancy of 56% of passholders

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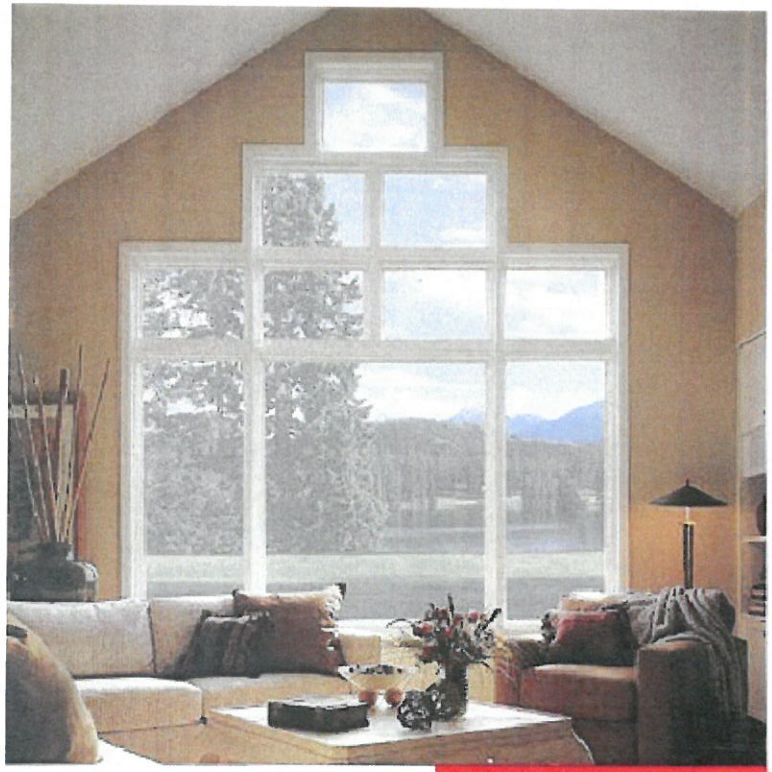
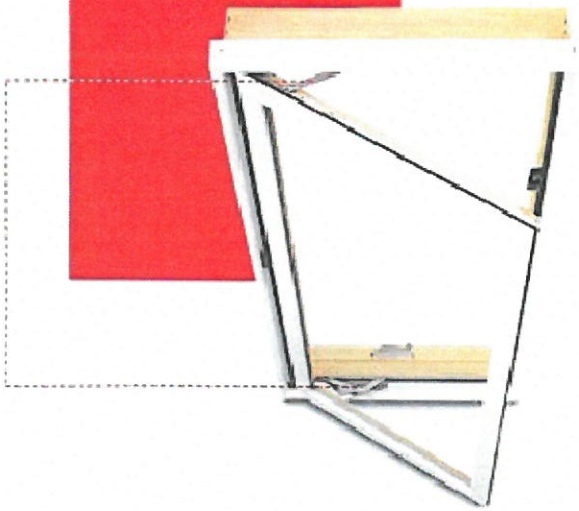


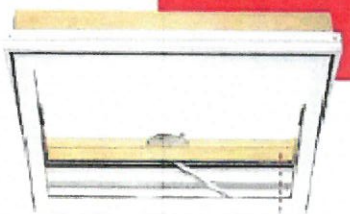


Reliable hardware prevents sagging and allows easy ventilation and cleaning.

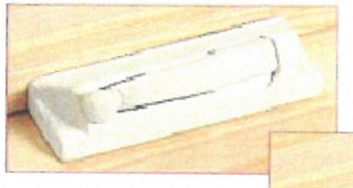
Casement and Awning

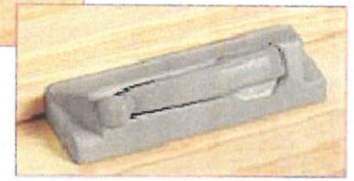
Built to endure

Remarkable pieces of engineering, the *Integrity* Casement and its companion, the *Integrity* Awning, offer top-of-the-line performance. The majority of our most popular operating casement sizes have a design pressure 50 rating. This means windows will remain airtight, watertight, and secure even in driving rains and strong winds. At the same time, you get clean lines and generous proportions for a window design that enhances any view. Standard sizing and matching transoms and picture windows mean that multiple assemblies come together easily. We've added every feature we can to make this window easy on the installer and on the homeowner. Added value without added cost.

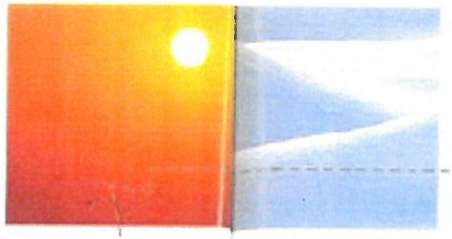


Interior wood is pre-treated and ready for stain or paint. Or order with white interior finish.





Standard folding handle available in White or Almond Frost.



Built to weather well.

The National Fenestration Rating Council (NFRC) is a trade organization that defined an energy performance rating system for the entire window and door industry. A variety of factors are considered (see ratings below), including light transmission as well as heat loss and gain due to air leakage and summer conditions. Integrity® Windows and Doors received one of the highest performance ratings (see page 75 for details).

NFRC ratings

The National Fenestration Rating Council label rates:

- U-factor, or how well a window keeps heat inside a building
- Solar heat gain, or a window's ability to block warming caused by sunlight
- Visible light transmittance, or how much light gets through a product
- Air leakage, or heat loss and gain by infiltration through cracks in the window assembly

Of particular interest to builders is the national survey conducted by the NFRC which found that consumers consider energy performance to be the second most important factor in deciding which windows to buy. You can confidently recommend Integrity windows and doors as they meet the highest standards for efficiency for both cool and warm climates.

Thermal barrier

Ultrex® is far less conductive than aluminum (1000x less!) and is similar to wood and PVC. This means that Ultrex provides an insulated barrier against extreme weather temperatures, keeping homes comfortable, and reducing heating and cooling costs.

A "Star" performer

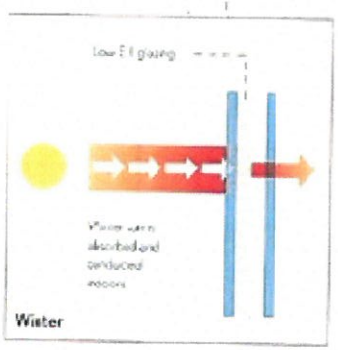
Fifteen percent of a homeowner's total energy bill can be saved with ENERGY STAR qualified windows.[1]

The ENERGY STAR rating from the U.S. Department of Energy and the U.S. Environmental Protection Agency is only granted to products that reduce energy usage to mandated levels. Integrity from Marvin products exceed the performance requirements and qualify for the ENERGY STAR rating.

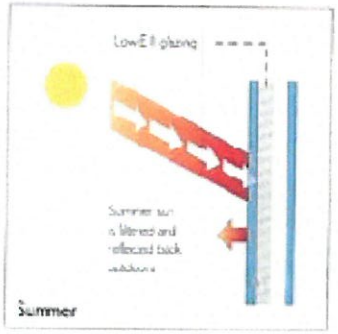
The value of Low E II and argon gas

Compared to uncoated single pane windows, double pane windows with Low E II coating can reduce window heat loss and gain costs by 34% in cold climates, and cut cooling costs by 38% in warm climates.[2]

Integrity's standard Low E II glazings are a simple means of maximizing thermal efficiency. Low E II reflects heat back to its source so summer heat is reflected outdoors and winter indoor heat is retained. At the same time, UV rays are screened to reduce fading and damage to upholstery and carpets. Argon gas, which has a thermal conductivity 30% lower than that of air, and a warm edge spacer are also standard features and contribute to the efficiency of the window or door. It all adds up to enhanced performance and long-term savings for homeowners.



Low E stands for "low emissivity" and is designed to improve thermal performance. Low E II glass is coated twice with microscopic metal or metallic oxide layers to reflect or absorb the sun's warmth, as well as reduce the damage from UV rays.



[1] National Fenestration Rating Council www.nfrc.org

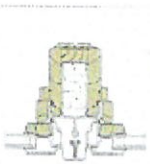
Built to please.

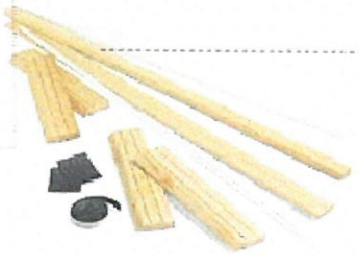
Options for Integrity® Windows and Doors

Profiled Grilles-Between-the-Glass® provide the classic divided lite look, and make cleaning glass easy. Available in a white interior with a Stone White or Pebble Gray exterior to match the exterior finish.

Wood interior Grilles® feature spring-loaded pins to make removal for window cleaning easier. Available in bare wood or with factory-applied white finish on interior and exterior.

Tempered obscure glass provides privacy and safety. Secure a modicum of privacy without sacrificing the performance of Integrity's standard Low E II insulating glass with Argon gas. Available on select products and sizes.



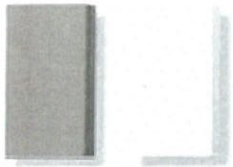


Field mulling kits make creating your own multiple assemblies, bays or bows easier. Or factory mulling is available for some popular configurations.

Optional white interior finish

Integrity Wood-Ultrex Series windows and doors are available in either standard bare wood or a white semigloss interior finish—your choice on the inside details.

Reduce job-site finishing time and labor. We deliver pre-finished windows and doors with an optional white interior finish. The interior wood components are detailed with two coats of a water-based, white urethane/acrylic coating. That's how we deliver them to you—ready for installation. Lead time is the same—short—whether you choose bare wood or the white interior finish.



Exterior Ultrex® finish is available in Pebble Gray or Stone White. Either is paintable.

Integrity Hardware® Finishes

Hardware Finishes	Patio Door		Sliding French Door	Inswing French Door	Windows
	Interior	Exterior	Interior and Exterior	Interior and Exterior	Interior
White					
Pebble Gray					
Almond Frost					
Brass					
Satin Nickel					
Oil Rubbed Bronze					
Adjustable Hinge Finishes					
Goldstone (standard)					
White (Field applied kit)					
Grey (Field applied kit)					
Dark Brown (Field applied kit)					

OVER THE RHINE
COMMUNITY COUNCIL

BOARD OF TRUSTEES

PRESIDENT

Martha Good
1227 Vine Street
Cincinnati, Ohio 45202
e. presidentotrcc@gmail.com

November 29, 2016

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

Re: 15th and Race Design

Dear Beth,

This letter is to confirm that the Over-the-Rhine Community Council supports 3CDC's proposed design for the buildings at the intersection of 15th and Race Design contingent upon 3CDC's continued coordination with the community and the OTR Foundation Infill Committee to refine the design.

On November 28, 3CDC staff presented their design of this block as revised following community input. Our members voted to support the design.

A few individual members provided comments in regards to the corner windows of Condos A & B, roof lines, and the Condo A cornice. 3CDC staff agreed to continue to coordinate and communicate with the OTR Foundation Infill Committee as the design process progresses.

Sincerely,

Martha Good
President
OTR Community Council Board of Trustees

ITEM 9 December 19, 2016

APPLICATION FOR DIMENSIONAL VARIANCE or SPECIAL EXCEPTION AND CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:	COA2016099
APPLICANT:	PWWG
OWNER:	3CDC
ADDRESS:	**1508 Pleasant Street (Condo C)**
PARCELS:	081-0002-0338
ZONING:	CC-P
OVERLAYS:	Over-the-Rhine Historic District.
COMMUNITY:	Over-the-Rhine
REPORT DATE:	December 12, 2016
HEARING DATE:	December 19, 2016
STAFF REVIEW:	Beth Johnson, Urban Conservator

Nature of Request:
The applicant is requesting a Certificate of Appropriateness (COA) for a small entrance addition on the side and changes to the front façade of the building.

Existing Conditions:
The subject parcel is an existing 6 unit residential building that is being rehabbed into a 6 unit condominium building. The building is a circa 1885 3 story brick Italianate building with the decorative bracketed cornice.

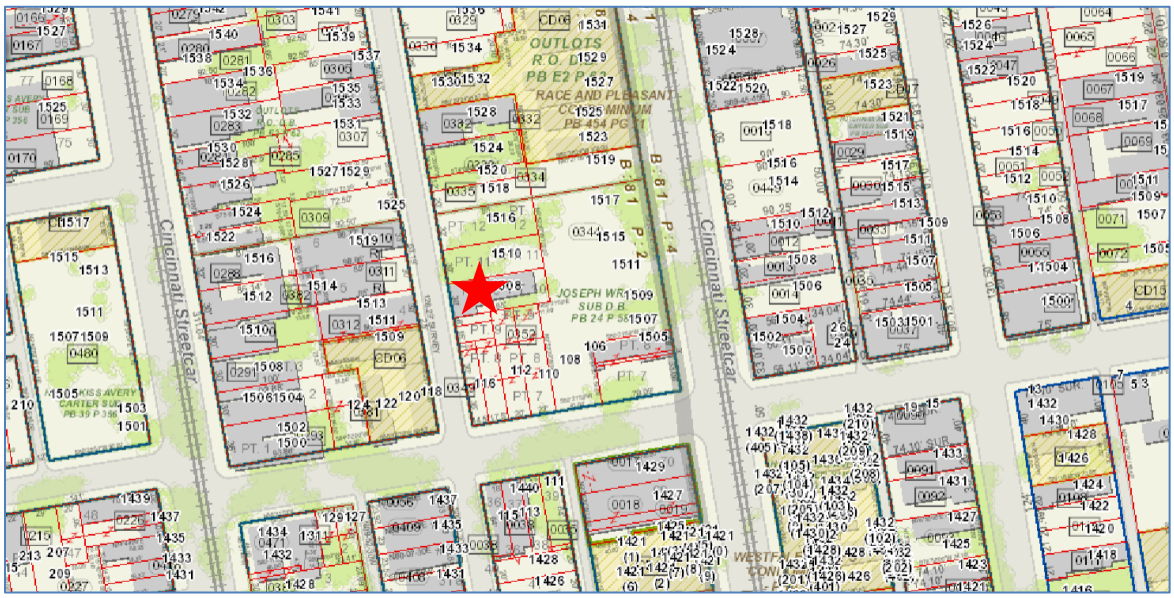


Figure 1. Location of 1508 Pleasant Street. Image courtesy of CAGIS.

Figure 2. Existing condition of 1508 Pleasant Street. Image courtesy of Google.

Proposed Conditions:
Rehabilitation the existing 6 unit building into a 6 unit condominium building.

- New two over two clad windows
- New entrance door and stairs with simple black railing.
- Convert one door to a fixed window with an opaque panel.
- New side entrance with concrete steps, metal railing and a metal roof overhang.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
Overlays:	Section 1435	Historic Preservation
	Section 1433	Hillside Overlay Districts
Historic Dist./Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	Certificate of App.; Standard of Review

Details of Zoning Relief Required:
No zoning relief is required for this project. The building historically had 6 units and the rehab will bring the building back to 6 units and will therefore not be increasing the density. This is a legal non-conforming as the density would allow 5 units. As they are not increasing the number of units they are also not required to provide parking. While the applicants are not required to provide parking, parking will be provided to the residents through the agreed upon parking plan that is proposed in the parking variance request for 1505 Race, 104 W 15th Street and 116 W 15th Street.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for new side entrance, new windows, the new front stairs and the conversion of a door on the front to a fixed window.

Applicable Guidelines

Rehabilitation

2. Door and Window Openings: Among the most important features of any building are its openings — its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

The proposal includes converting a door into a fixed light panel. As there is currently no door in the opening, the proposal does not include making the opening smaller, but rather installed a fixed light glass panel. Staff feels this is an acceptable solution as the opening still reads as a door while being a function window for the unit.

3. Door and Window Sash: Repair original doors and window sashes rather than replace whenever possible. If replacement is necessary, the new door or window sash should match the original in material, size and style as closely as possible. Synthetic replacement windows are generally discouraged. Consult with the Historic Conservation Office about acceptable replacement windows.
The proposed two over two windows are appropriate for the building and the neighborhood. There are no windows currently in the building and a two over two configuration is appropriate for this building style, type and age.

Additions Intent and General Guidelines

1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.

2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.

3. Additions should not overpower the original building.

4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.

The additions of a side entrance and door hood are minimal additions. The stairways are required as the door is elevated off the ground. The addition and door hood are not visible from the street. The materials and design are minimal and are compatible with the building and do not detract from the historic architecture.

Other Considerations:

Prehearing Results: A prehearing was held on November 30, 2016. The applicants and staff were present.

Comments Provided to Staff: 1 letter in support from OTR Community Council.

Consistency with *Plan Cincinnati (2012)*:
The proposed project is consistent with the "Live" Section of Plan Cincinnati, specifically the action step "Improve the quality and number of moderate to high-income rental and homeowner units" (p. 165).

Other: The applicants will also be creating the following easements and maintenance agreements as part of the redevelopment of this block.

A. Easement and Maintenance Agreement between 3CDC Project Entities (see below) and ARP Condo Project Entities:

1. Entities/Properties Involved:

   (a) "3CDC Project Entities" = Condominium Holdings, LLC and 15th and Race, LLC. These are the owners of properties planned for: The Allison Condominium, Condo A, Condo B, Condo C, and the five Townhouses.

   (b) "ARP Project Entities" = Names to be confirmed, but they will be the owners of the Commercial Unit and the Residential Unit (and perhaps the HOA) in the two Condo's just formed to the north of The Allison Condo on Race St.

2. Easements to be Created:

   (a) Cross/mutual storm water easements (covering the over and underground flows between the two project areas).

   (b) Cross/mutual electric supply easements (covering the use by and access to the transformers and related electrical pull boxes located near or straddling the boundaries between the two project areas).

   (c) Dumpster access easement granted by 3CDC projects to ARP projects to allow the latter access to their dumpster area.

   (d) General access easement granted by 3CDC projects to ARP projects over the drive aisles on the former to facilitate access to items (a) through (c) above.

3. Maintenance Agreements:

   (a) storm water facilities will be maintained/repaired by the owner of the parcel on which they are located, but the costs of that maintenance/repair will be shared

between the 3CDC Projects and ARP Projects based on the ratio of their relative drainage areas (at this time believed to be 76% 3CDC Projects and 24% ARP Projects subject to confirmation).

(b) Electric supply facilities will be maintained and repaired by Duke, which has its own easements already in place.

(c) ARP dumpster service and dumpster area maintenance will be provided by the ARP Projects.

(d) Drive aisles on the 3CDC Projects will be maintained by the owner of the parcel on which they are located.

B. Easement and Maintenance Agreement among the various 3CDC Project Entities:

1. Entities/Properties Involved:

(a) Condominium Holdings, LLC

(b) 15th and Race, LLC

2. Easements to be Created:

(a) Cross/mutual storm water easements (covering the over and underground flows among the projects).

(b) Cross/mutual electric supply easements (covering the use by and access to the transformers and related electrical pull boxes that are also used by ARP).

(c) Dumpster access easement granted by 3CDC projects to each other and to several off-site 3CDC projects.

(d) Parking easements for who is parking in the lot and where.

(e) Landscaping easements granted by 3CDC projects to each other; not specifically located, to allow for the installation of landscaping improvements as required by City approvals or as voluntarily installed by a parcel owner.

(f) General access easements granted by 3CDC projects to each other and to offsite users (e.g. ARP and for parking and dumpster access as described above) over the drive aisles to facilitate access to items (a) through (e) above. This general “Easement Area” will also be used to grant mutual utility easements to/from all 3CDC Projects for any utilities running through the common areas.

3. Maintenance Agreements:

(a) Storm water facilities will be maintained/repaired by the owner of the parcel on which they are located, but the costs of that maintenance/repair (which is the 76% number shown above) will be shared among the 3CDC Projects based on the ratio of their relative drainage areas.

(b) Electric supply facilities will be maintained and repaired by Duke, which has its own easements already in place.

(c) Dumpster service and dumpster area maintenance will be provided by The Allison Condo, with costs shared by all users of the dumpster based on a formula yet to be determined.

(d) Parking easement areas granted to users from outside the parcel they are located on will be maintained by the owner of the parcel they are located on.

(e) All landscaping will be maintained/replaced by the owner of the parcel on which it is located.

(f) All drive aisles and access ways will be maintained by the owner of the parcel on which they are located, with a cost sharing formula yet to be determined.

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

I. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 1508 Pleasant Street submitted by PWWG Architects stated dated 12/06/2016 including any revisions submitted for permit subject to staff review and approval with the following condition.

1. New subdivision shall be approved and recorded, and reviewed by the City Solicitor before building permits issued.
2. All easements, maintenance agreements and HOAs must be created, recorded and reviewed by the City Solicitor before the building permits are issued.
3. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
4. Easements for the front stairs shall be approved before building permits are issued.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:

2. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

1-Materials:

Materials used in the proposed design will closely match the original materials. An existing walkway on the 15th Street side of the building is proposed to be enclosed as part of the first floor. The enclosure will still express the original use and will maintain a feeling of depth through a two-foot setback from the street façade. The basement windows will be infilled with stone veneer to express the original locations while providing necessary security. This stone veneer will coordinate with the existing stone base. Other materials introduced will be used to repair or replace missing elements.

2-Door and Window Openings:

The existing windows will be replaced, but will maintain the existing proportion, size, and arrangement.

3-Door and Window Sash:

Doors and windows in the build have all been removed, replacement is required. Windows will be replaced with wood clad simulated divided light.

4-Ornamentation:

All exterior ornamentation such as window headers and sill and the cornice shall be repaired to remain.

5-Roof:

The roof of the existing building will be replaced with a modern roofing system.

6-Cleaning:

Cleaning shall be conducted in the mildest method and the method will be determined through field tests.

7-Repointing Masonry:

Mortar study will be done to determine an appropriate match to the existing mortal for both color and softness.

8- Water-Repellent Coating:

A water-repellent coating will not be used on the existing building.

9-Painting:

This building was not previously painted and will not be painted in the proposed design.

10-Wood Siding:

This building has no wood siding and no wood siding will be in the proposed design.

11-Shutters and other outside attachments:

This building has no shutters or outside attachments and none are proposed for the design of the existing building.

12-Storefront:

A storefront will not be included in this building as the building never incorporated a storefront in the past and the first floor will be residential.

13-Sign:

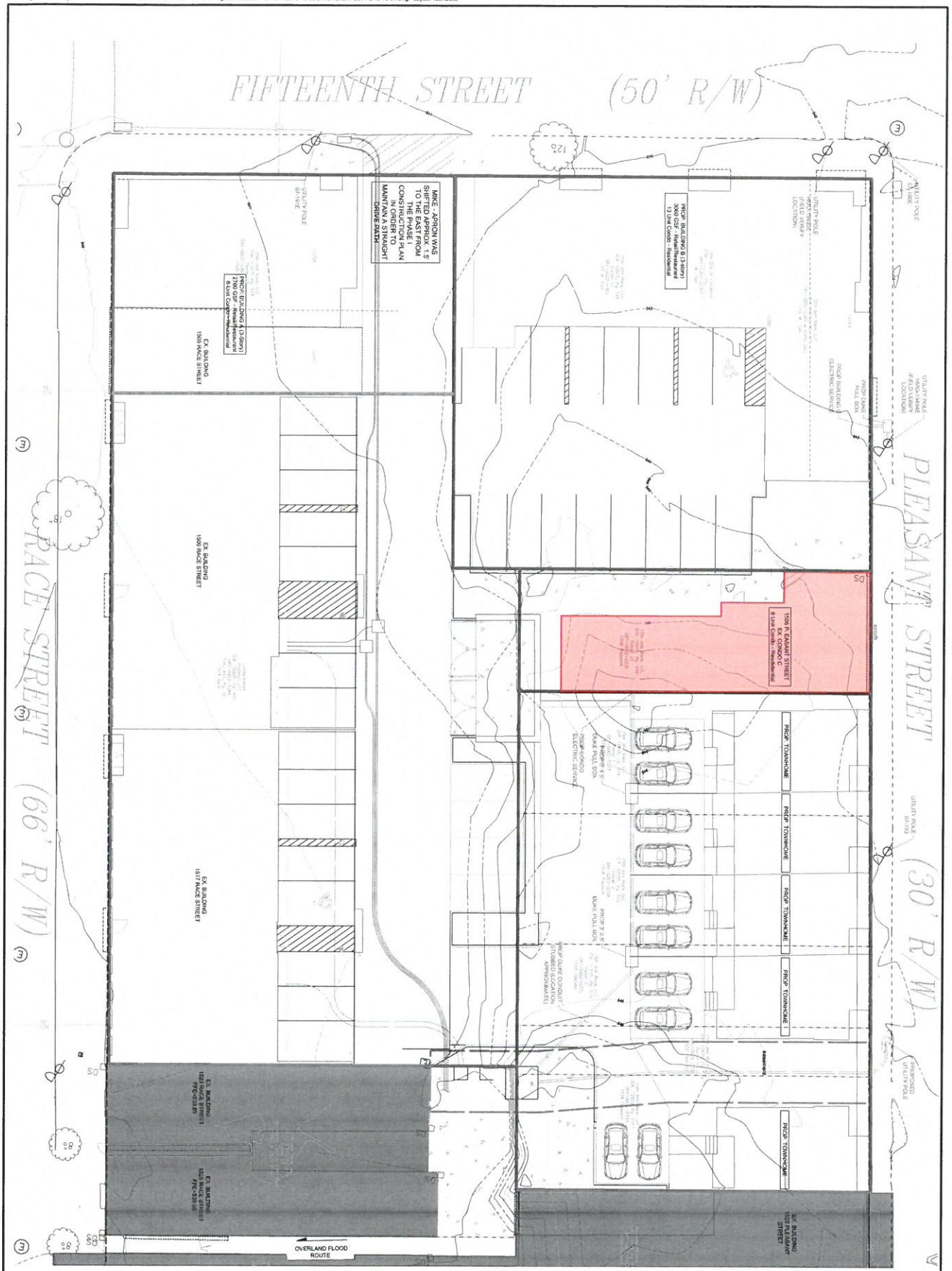
This will be a residential building a sign is not necessary. The address will be posted on a placard at the main entryway.

14-Awning:

No awning is proposed in the new design.

151

Plot time: Oct 06, 2016 - 2:52pm
Drawing name: L:\Projects\2122407 Race Street Condominium Phase II\4-Drawings\Consultants\From Civil\2016-10-05 DWG\13RD17-001 PL 16-10-04.dwg - Layout Tab: Duke



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XX.XX

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

15TH & RACE
PHASE II

LAYOUT

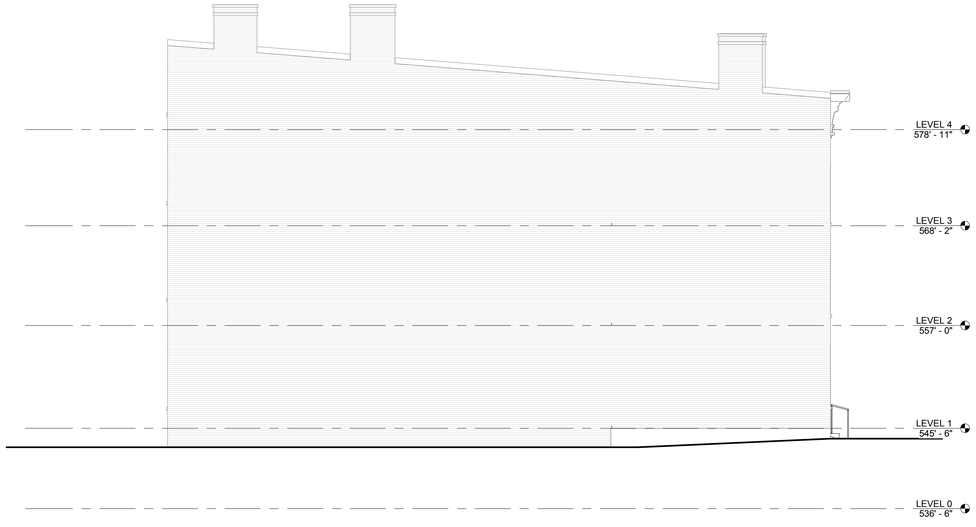
Item	Revision Description	Date	Drwn.	Chk.
	PRELIMINARY			

Drawn By: XXX
Checked By: XXX
Issue Date: XX.XX.XX
Project No: 13RD17-001 PL 16-10-04

SCALE: 1" = 10'

C CONDO - SOUTH ELEVATION | 4
1/8" = 1'-0" | A-201

C CONDO - EAST ELEVATION | 2
1/8" = 1'-0" | A-201



C CONDO - NORTH ELEVATION | 3
1/8" = 1'-0" | A-201

C CONDO - WEST ELEVATION | 1
1/8" = 1'-0" | A-201

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

408 BOULEVARD OF THE ALLIES
PITTSBURGH, PA 15219-1301
412.391.2884 PH
412.391.1657 FX
WWW.PWWGARCH.COM

NOT FOR CONSTRUCTION

PWWG PROJECT NUMBER	21224.07
CERTIFICATE OF APPROPRIATENESS	12/06/2016

REVISIONS

NO.	DESCRIPTION	DATE

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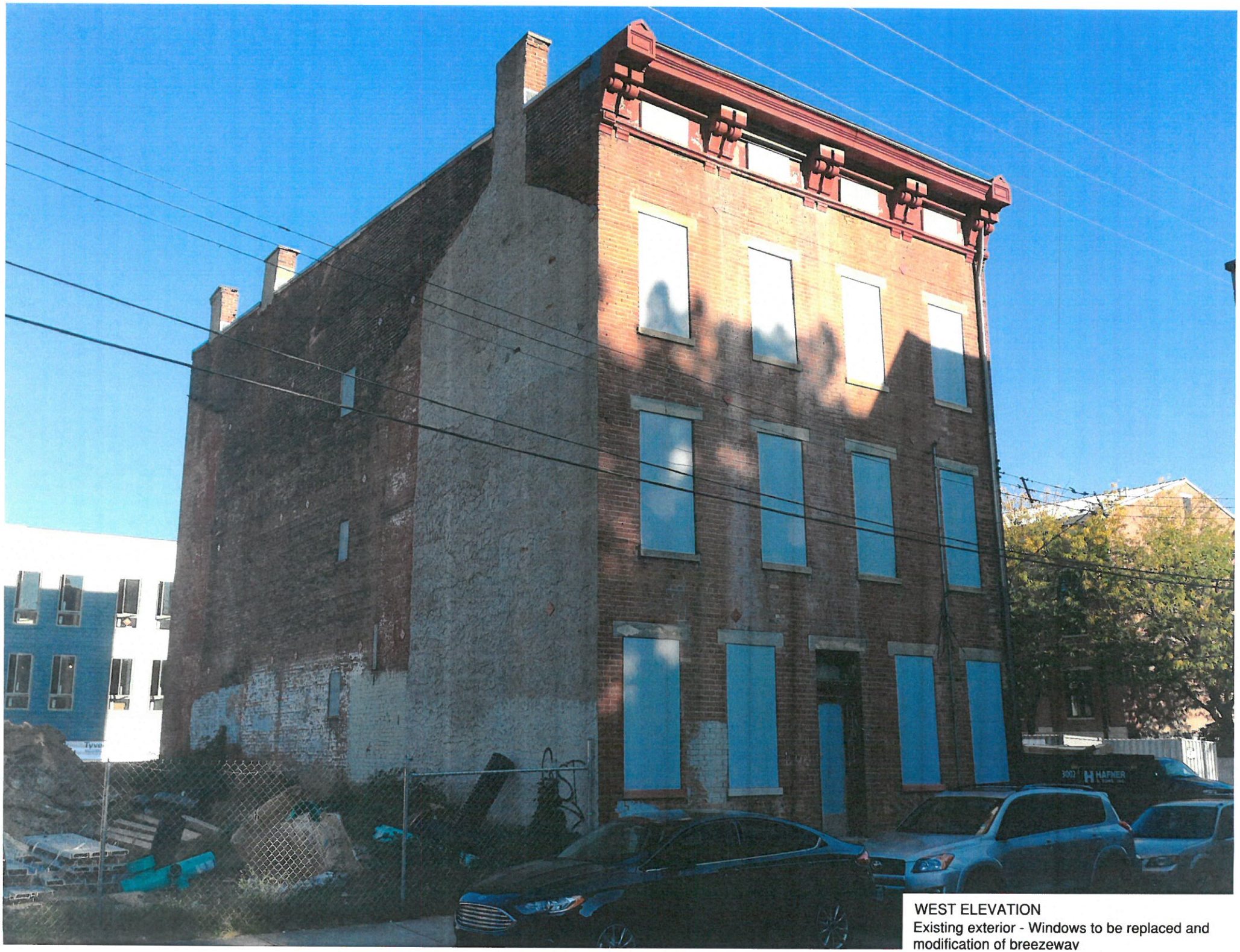
15TH AND RACE - 3CDC

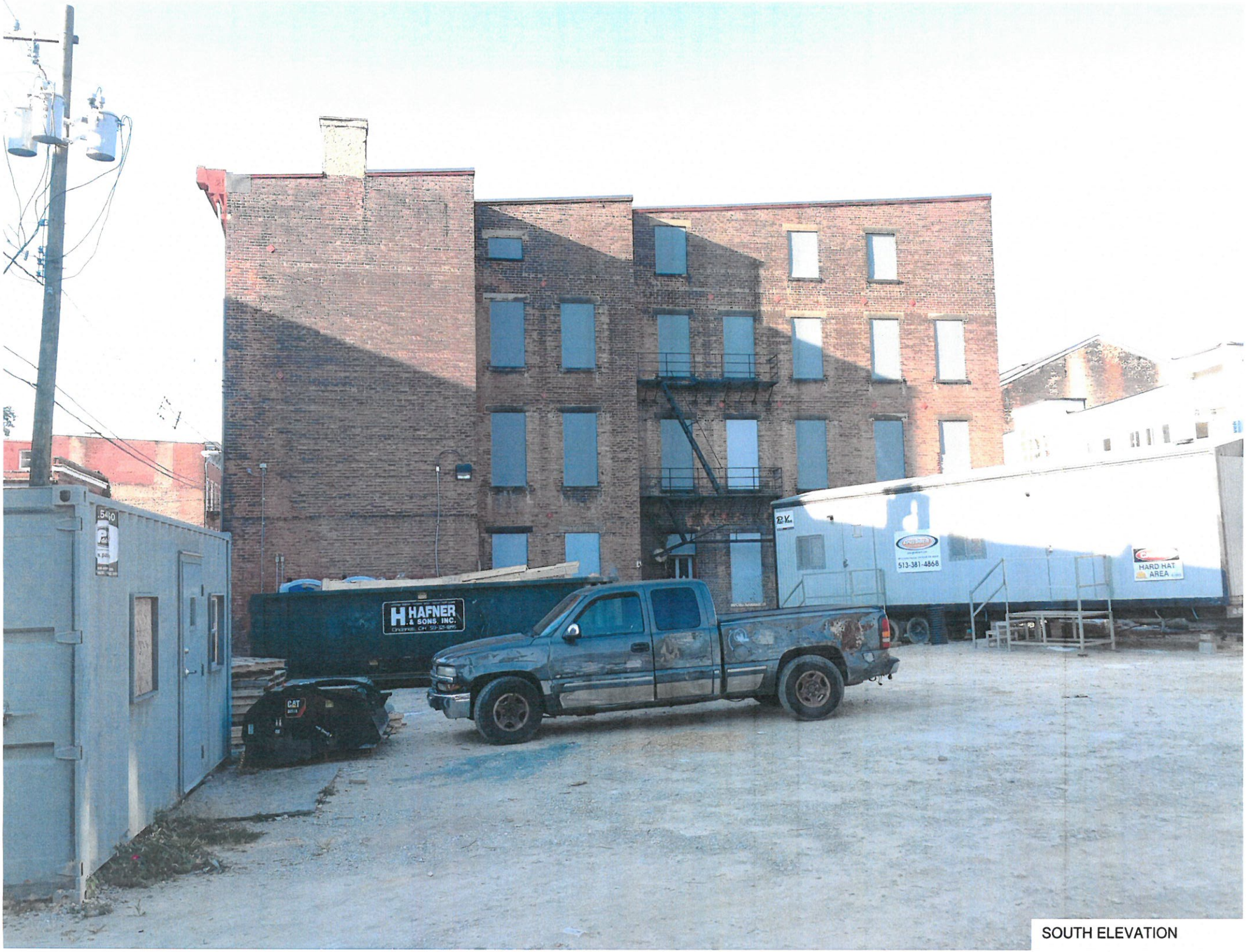
BUILDING ELEVATIONS

A-201

12/6/2016 4:12:12 PM



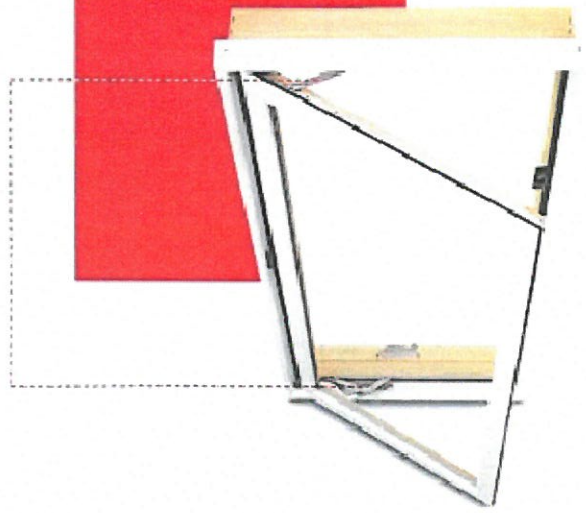
WEST ELEVATION
Existing exterior - Windows to be replaced and modification of breezeway



SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION



Reliable hardware prevents sagging and allows easy ventilation and cleaning.

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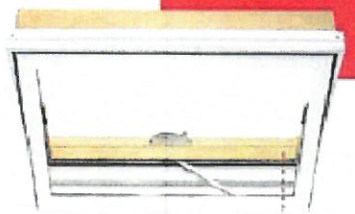

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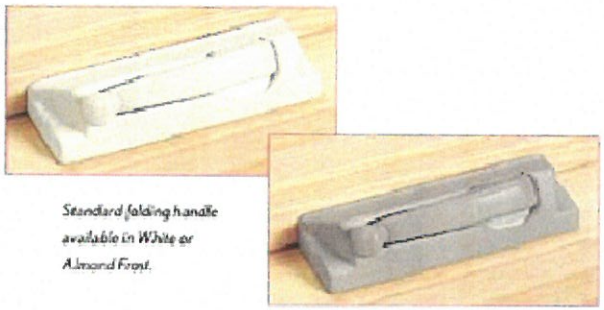

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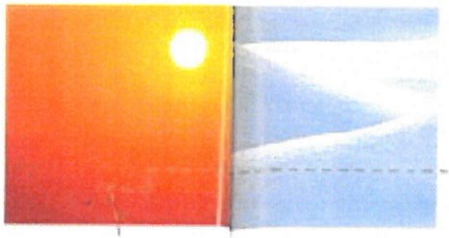


Built to weather well.

The National Fenestration Rating Council (NFRC) is a trade organization that defines an energy performance rating system for the entire window and door industry. A variety of factors are considered (see ratings below), including light transmission as well as heat loss and gain in different hot and summer conditions. Integrity® Windows and Doors received one of the highest performance ratings (see page 15 for details).

NFRC ratings

The National Fenestration Rating Council rates:

- U-factor, or how well a window keeps heat inside a building
- Solar heat gain, or a window's ability to block warming caused by sunlight
- Visible light transmittance, or how much light gets through a product
- Air leakage, or heat loss and gain by infiltration through cracks in the window assembly

Of particular interest to builders is the national survey conducted by the NFRC which found that consumers consider energy performance to be the single most important factor in deciding which windows to buy. You can confidently recommend Integrity windows and doors as they meet the highest standards for efficiency for both cold and warm climates.

Thermal barrier

Ultrex® is far less conductive than aluminum (500x less!) and is similar to wood and PVC. This means that Ultrex provides an insulated barrier against extreme weather temperatures, keeping homes comfortable, and reducing heating and cooling costs.

A "Star" performer

Fifteen percent of a homeowner's total energy bill can be saved with ENERGY STAR qualified windows.[1]

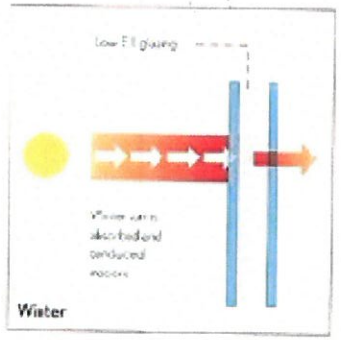
The ENERGY STAR rating from the U.S. Department of Energy and the U.S. Environmental Protection Agency is only granted to products that reduce energy usage to mandated levels. Integrity from Marvin products exceed the performance requirements and qualify for the ENERGY STAR rating.

[1] National Fenestration Rating Council www.nfrc.org

The value of Low E II and argon gas

Compared to uncoated single pane windows, double pane windows with Low E II coating can reduce window heat loss and open costs by 34% in cold climates, and cut cooling costs by 38% in warm climates.[2]

Integrity's standard Low E II glazings are a simple means of maximizing thermal efficiency. Low E II reflects heat back to its source so summer heat is reflected outdoors and winter indoor heat is retained. At the same time, UV rays are screened to reduce fading and damage to upholstery and carpets. Argon gas, which has a thermal conductivity 30% lower than that of air, and a warm edge spacer are also standard features and contribute to the efficiency of the window or door. It all adds up to enhanced performance and long-term savings for homeowners.



Low E stands for "low emissivity" and is designed to improve thermal performance. Low E II glass is coated twice with microscopic metal or metallic oxide layers to reflect or absorb the sun's warmth, as well as reduce the damage from UV rays.

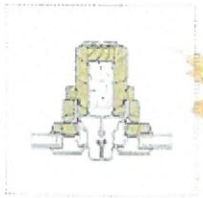
Built to please.

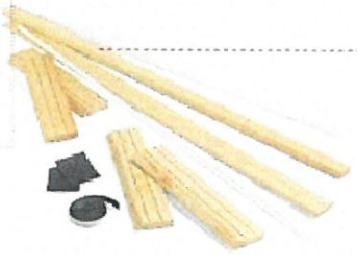
Options for Integrity® Windows and Doors

Profiled Grilles-Between-the-Glass® provide the classic divided lite look, and make cleaning glass easy. Available in a white interior with a Stone White or Pebble Gray exterior to match the exterior finish.

Wood interior Grilles® feature spring-loaded pins to make removal for window cleaning easier. Available in bare wood or with factory-applied white finish on interior and exterior.

Tempered obscure glass provides privacy and safety. Secure a modicum of privacy without sacrificing the performance of Integrity's standard Low-E II insulating glass with Argon gas. Available on select products and sizes.





Field mulling kits make creating your own multiple assemblies, bays or bows easier. Or factory mulling is available for some popular configurations.

Optional white interior finish

Integrity Wood-Ultrex Series windows and doors are available in either standard bare wood or a white semigloss interior finish—your choice on the inside details.

Reduce job-site finishing time and labor. We deliver pre-finished windows and doors with an optional white interior finish. The interior wood components are detailed with two coats of a water-based, white urethane/acrylic coating. That's how we deliver them to you—ready for installation. Lead time is the same—short—whether you choose bare wood or the white interior finish.

Exterior Ultrex® finish is available in Pebble Gray or Stone White. Either is paintable.

Integrity Hardware® Finishes

Hardware Finishes	Patio Door		Sliding French Door	Swing French Door	Windows
	Interior	Exterior	Interior and Exterior	Interior and Exterior	Interior
White					
Pebble Gray					
Almond Frost					
Brass					
Satin Nickel					
Oil Rubbed Bronze					
Adjustable Hinge Finishes					
Goldtone (standard)					
White (Field applied kit)					
Gray (Field applied kit)					
Dark Brown (Field applied kit)					

ITEM 10 December 19, 2016

APPLICATION FOR DIMENSIONAL VARIANCE or SPECIAL EXCEPTION AND CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #:	ZH20160193
APPLICANT:	PWWG
OWNER:	3CDC
ADDRESS:	**1510-1524 Pleasant St (Townhomes)**
PARCELS:	081-0002-0337; 0336; 0335; 0334; 0333
ZONING:	CC-P
OVERLAYS:	Over-the-Rhine Historic District\
COMMUNITY:	Over-the-Rhine
REPORT DATE:	December 12, 2016
HEARING DATE:	December 19, 2016
STAFF REVIEW:	Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) for new construction of 5 2 story townhomes. The applicant is also seeking zoning relief from 1409-09 developmental regulations for setbacks and 1425-29 requirements for perimeter landscaping

Existing Conditions:

The subject parcel is a vacant piece of land. There are currently multiple different lots that will be consolidated and replatted. There are three story existing contributing buildings to the north, south and across the street.

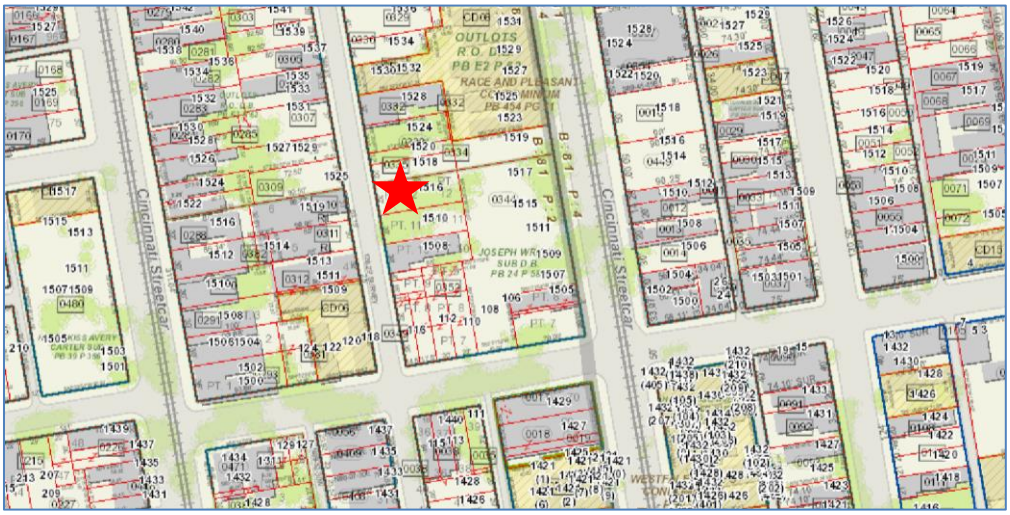


Figure 1. Location of 1510-1524 Pleasant Street. Image courtesy of CAGIS.

Figure 2. Existing condition 1510-1525 Pleasant Street. Image courtesy of Google.

Proposed Conditions:
Build a 5 new 2 story town homes. At the corner of 15th and Pleasant Street build a 3 story mixed use building.

- The front and sides of the building will be brick and the rear will be cement fiber board.
- The buildings will be two stories tall with a through the cornice style windows at the top.
- A group of three windows will be centered on each façade at each story.
- The entrance will be recessed to allow for stairs and a small entrance porch with an entrance canopy
- The buildings will be setback 2'6" from the property line and a small knee wall and iron/metal fence will be installed at the property line.
- Due to utility easements there will be a small yard between 1518 and 1524 Pleasant Street. A 6 foot black metal fence will be installed between the buildings.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
Variance Request:	Section 1425	Parking Regulations
	Section 1409	Development Standards
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:	Section 1435	Historic Preservation
	Section 1433	Hillside Overlay Districts

Historic Dist./Reg: Over the Rhine Historic District
COA Standard: Section 1435-09-2 Certificate of App.; Standard of Review

Details of Zoning Relief Required:
The applicant and/or owner(s) are requesting variances and relief for parking. Please refer to the staff report regarding the parking solution for the project.

The applicant and/or owner(s) are requesting dimensional variances to allow a front setback of 2'6". The project is in violation of **Section 1409-19** of the Cincinnati Zoning Code.

- Properties within the CC-P designation are to have a zero lot line setback from the street.
- **A dimensional variance of 2'6"** is sought t**o allow the buildings to be setback from the property line.**

The applicant and/or owner(s) are requesting a special exception from the Parking Lot Landscaping requirements

- The project is in violation of **Section 1425-29** of the Cincinnati Zoning Code.
- The applicant is seeking relief from providing parking lot landscaping requirements

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 CC-P. The proposed use of the subject property conforms to the underlying zone district regulations. The proposal does not conform to front yard setback requirements of the CC-P designation. The proposed project is in harmony with the general purposes and intent of the Cincinnati Zoning Code.

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 work 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.

Traffic will potentially increase because of a new development at the site, but it is anticipated that it will not overload the adjacent streets. The internal

circulation system for parking and one driveway for the complex is properly designed. The dwellings provide onsite parking spaces above minimum requirements of the Zoning Code.

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

This is not applicable.

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

This is not applicable.

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 work will not have an adverse impact on the neighborhood. The proposed setback is minimal and by providing a new wall and fence, the townhouses will provide a street continuity. As these are residential only buildings, providing a bit of greenspace, particularly for a townhome dwelling is desirable.

The parking lot will be screened from view from the adjacent streets, landscaping as a buffer between properties is not needed. Further the applicants are trying to maximize onsite parking and requiring a landscape perimeter will decrease the amount of on-site parking.

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. Neighboring land and buildings will not be adversely impacted by the proposed development and a vacant lot will have new buildings and use.

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

The proposed work will improve the aesthetic appeal of the streetscape on this stretch of Pleasant Street.

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

The proposed development will add to the tax base of the City of Cincinnati.

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

The proposed project may have a minor job creation effect during construction.

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

Property taxes are likely to increase as a result of the creation of new building on formally vacant land.

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

The owner has an economic benefit to the proposed establishment.

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 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 granting of the variances for setback and a special exception from the perimeter landscaping will allow for a residential development that will be able to provide a small buffer between the street and a living room in the dwellings. The setback is minimal and other design elements will provide a street continuity.

(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 denial would not deprive the owner of economically viable use, but the setback request is minimal. As parking is a challenge in the neighborhood, maximizing parking is important to the success of projects in the neighborhood. Additionally, per the Over-the-Rhine Conservation Guidelines, new construction on vacant sites can improve both the physical quality and economic vitality of the neighborhood.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the new construction of townhouse developments. The applicant has worked with staff and the neighborhood throughout the design process and has incorporated many of the design concerns into the design of the building. Staff appreciates the alternating brick color and different door colors to bring some variation of the units, however staff still feels that simple design elements can be incorporated to make the properties less repetitious, at a minimum staff feels that different cornice designs or elements could bring individuality to the units. Other elements could include

- Different pediment heights

- Different light patterns in the windows
- Different knee wall and fence designs
- Different entrance canopy designs
- Change in eyebrow/through the cornice lights size.

Applicable Guidelines

New Construction

A. Intent and General Guidelines

1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.

2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.

3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.

B. Specific Guidelines

1. **Composition**: New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.

   Base: New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor.

Middle: Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.

Top: New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials.

The proposed development consists of four rowhouses and a 5th townhouse separated from the rest by a yard, each with a defined base, middle and top. The base is defined by the knee wall and fence. Residential buildings often have a minimal base and the knee wall height corresponds to the base on 1508 Pleasant Street. The middle is defined by two floor of triple grouped widows centered on the façade and the top is defined by a simple cornice line and small attic/through the cornice windows. The cornice lines are simple and do not provide as strong of a terminus as neighboring buildings. Staff does feel that some more attention at the cornice line could help differentiate the buildings from each other more and provide a stronger top. This advice reflects recent requests of the Board.

2. **Roofs**: Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.

   The building has a shed roof. There are several two story buildings in the district with a shed roof, while this is less common on two story buildings and two story buildings typically have low-pitched gable roof. The two story building across the street does not have a gabled roof, but rather a flat roof. Providing some dimension to the roof through a shed roof is acceptable.

3. **Window Openings**: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows

are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

The proposed windows in the development are compatible with the neighboring buildings as they are 2:1 in size. The windows are grouped together closer than windows on neighboring contributing buildings, but provide a punched feeling by including a brick course separation between each window opening. This helps make the windows feel like punched openings.

4. **Storefronts**: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

   This is a residential building and storefront is not applicable to this project.

5. **Setback**: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential properties, especially detached buildings, have shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

   The building has a 2'6" setback. Several historic residential projects throughout the neighborhood have shallow setbacks and retain an edge at the property line with a wall and fence as this property is proposing. The street edge is maintained through the wall and fence and the setback is minimal. This also allows stairs and landings approaching the entry to be entirely contained on the property and not within the right of way.

6. **Rhythm**: New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the

district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

The rhythm of the proposed development is consistent with surrounding buildings. Each building is 20' wide. There is a vertical subdivision that helps to continue the rhythm through the triple grouped windows and the recessed opening.

7. **Emphasis**: New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings

   As each townhouse is taller than it is wide, a strong vertical emphasis is created by the individual units. The vertical oriented windows and the recess for the front door way also help to create a strong vertical emphasis.

8. **Height**: The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.

   The proposed infill building will be two stories tall. The contributing buildings to the north and south of the townhouses are three stories and the building across the street is two stories. The height is compatible with the guidelines.

9. **Materials**: New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

   Proposed materials include brick veneer, clad windows, and cementitious fiber board, metal fencing, wood decking and cast stone. These are all acceptable materials and materials that have been previously approved on the infill on the same block.

<u>Site Improvements</u>

B. SPECIFIC GUIDELINES

4. DECKS: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

   The proposed rear decks are appropriate as they will not detract from the character of the building and will not be visible from the street.

Other Considerations:

Prehearing Results: A prehearing was held on November 30, 2016. The applicants and staff were present.

Comments Provided to Staff: 1 letter provided to staff in support of the project.

Consistency with *Plan Cincinnati (2012)*:
The proposed project is consistent with the "Live" Section of Plan Cincinnati, specifically the action step "Improve the quality and number of moderate to high-income rental and homeowner units" (p. 165).

Other: The applicants will also be creating the following easements and maintenance agreements as part of the redevelopment of this block.

A. Easement and Maintenance Agreement between 3CDC Project Entities (see below) and ARP Condo Project Entities:

1. Entities/Properties Involved:

   (a) "3CDC Project Entities" = Condominium Holdings, LLC and 15th and Race, LLC. These are the owners of properties planned for: The Allison Condominium, Condo A, Condo B, Condo C, and the five Townhouses.

   (b) "ARP Project Entities" = Names to be confirmed, but they will be the owners of the Commercial Unit and the Residential Unit (and perhaps the HOA) in the two Condo's just formed to the north of The Allison Condo on Race St.

2. Easements to be Created:

   (a) Cross/mutual storm water easements (covering the over and underground flows between the two project areas).

   (b) Cross/mutual electric supply easements (covering the use by and access to the transformers and related electrical pull boxes located near or straddling the boundaries between the two project areas).

   (c) Dumpster access easement granted by 3CDC projects to ARP projects to allow the latter access to their dumpster area.

(d) General access easement granted by 3CDC projects to ARP projects over the drive aisles on the former to facilitate access to items (a) through (c) above.

3. Maintenance Agreements:

(a) storm water facilities will be maintained/repaired by the owner of the parcel on which they are located, but the costs of that maintenance/repair will be shared between the 3CDC Projects and ARP Projects based on the ratio of their relative drainage areas (at this time believed to be 76% 3CDC Projects and 24% ARP Projects subject to confirmation).

(b) Electric supply facilities will be maintained and repaired by Duke, which has its own easements already in place.

(c) ARP dumpster service and dumpster area maintenance will be provided by the ARP Projects.

(d) Drive aisles on the 3CDC Projects will be maintained by the owner of the parcel on which they are located.

B. Easement and Maintenance Agreement among the various 3CDC Project Entities:

1. Entities/Properties Involved:

(a) Condominium Holdings, LLC

(b) 15th and Race, LLC

2. Easements to be Created:

(a) Cross/mutual storm water easements (covering the over and underground flows among the projects).

(b) Cross/mutual electric supply easements (covering the use by and access to the transformers and related electrical pull boxes that are also used by ARP).

(c) Dumpster access easement granted by 3CDC projects to each other and to several off-site 3CDC projects.

(d) Parking easements for who is parking in the lot and where.

(e) Landscaping easements granted by 3CDC projects to each other; not specifically located, to allow for the installation of landscaping improvements as required by City approvals or as voluntarily installed by a parcel owner.

(f) General access easements granted by 3CDC projects to each other and to offsite users (e.g. ARP and for parking and dumpster access as described above) over the drive aisles to facilitate access to items (a) through (e) above. This general "Easement Area" will also be used to grant mutual utility easements to/from all 3CDC Projects for any utilities running through the common areas.

3. Maintenance Agreements:

(a) Storm water facilities will be maintained/repaired by the owner of the parcel on which they are located, but the costs of that maintenance/repair (which is the 76% number shown above) will be shared among the 3CDC Projects based on the ratio of their relative drainage areas.

(b) Electric supply facilities will be maintained and repaired by Duke, which has its own easements already in place.

(c) Dumpster service and dumpster area maintenance will be provided by The Allison Condo, with costs shared by all users of the dumpster based on a formula yet to be determined.

(d) Parking easement areas granted to users from outside the parcel they are located on will be maintained by the owner of the parcel they are located on.

(e) All landscaping will be maintained/replaced by the owner of the parcel on which it is located.

(f) All drive aisles and access ways will be maintained by the owner of the parcel on which they are located, with a cost sharing formula yet to be determined.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. **ZONING VARIANCE**

A. **DIMENSIONAL VARIANCE**

1. **APPROVE** the requested variance to Section 1409-19 to allow a front setback of 2'6".

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

1. 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
2. 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.

II. **SPECIAL EXCEPTION**

A. **APPROVE** the special exception to Section 1425-29 to relieve the applicant of the requirements of parking lot perimeter landscaping

B. **FINDING:** The Board makes this determination that per Section 1435-05-4:
   1. 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
   2. 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.
   3. The development of adequate onsite parking and the creation of the parking in the rear yards away from the public right of way sufficient warrant the exception.

III. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 1510-1524 Pleasant Street submitted by PWWG Architects stated dated 12/06/2016 including any revisions submitted for permit subject to staff review and approval with the following condition.
   1. New subdivision shall be approved and recorded, and reviewed by the City Solicitor before building permits issued.
   2. All easements, maintenance agreements and HOAs must be created, recorded and reviewed by the City Solicitor before the building permits are issued.
   3. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
   4. Each cornice for the four townhomes between 1510-1518 Pleasant Street shall have slightly different cornice treatments to help provide more differentiation between the townhomes. The Urban Conservator may render the final determination of this condition.

B. **FINDING:** The Board makes this determination per Section 1435-09-2:
   1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
   2. While each individual townhome building on its own conforms to the Over-the Rhine Historic Guidelines, when there are several buildings of similar design developed concurrently abutting each other, each individual building should provide subtle architectural differences among each distinct building to provide interest, to maintain the historic character of individual buildings being represented individually, and to minimize the potential for a repetitious development pattern.

1-Composition:

The composition of the proposed townhomes echoes the composition of surrounding buildings. The base is defined by a projecting brick planter and entry stair. The middle section is defined by vertical windows, similar in scale to the windows found in neighbouring buildings, while the top is defined by similar attic windows to those found in the neighbourhood and a decorative parapet.

2-Roofs:

The roof for the proposed buildings will be mono-slope in order to extend the height of the street facades to correlate with the height of surrounding buildings. The slope of the roof is hidden behind the decorative parapet along the front, similar to other buildings in the area.

3-Window Openings:

The windows on the proposed buildings are primarily vertical in proportion, vertically aligned, and are detailed with lintels and sills. Windows in the top portion are more horizontal to suggest an attic story and differentiate the top of the buildings from the middle portions.

4-Storefronts:

No storefronts are proposed for the townhomes. Buildings along this street do not include storefronts.

5-Setback:

The townhomes are set back 2'-6" from the street, due to a narrow sidewalk, to provide a feeling of separation from the street for residents. However, to maintain the property line along the street and provide a more defined base for the buildings, a cast stone planter is proposed along the property line. This creates planting areas along the street and gives privacy to the first floor windows.

6-Rhythm:

The windows of each townhome are spaced to relate to one another and to the other buildings along the street. The facades of the townhomes vary to create a repeating pattern of projections and recesses every 20'-0" due to the townhomes width.

7-Emphasis:

The proposed design incorporates a strong vertical emphasis with vertical windows and repeating brick projections. The brick projections and recessed entries divide the row of buildings into segments that are taller than they are wide.

8-Height:

The building height is similar to that of the surrounding buildings. Though the townhomes are only two stories, the mono-slope roof brings the front façade up to be within one story of the height of neighbouring buildings. A decorative parapet was added to further increase the height of these townhomes to be a similar height to the surrounding buildings. Two stories were decided upon to decrease the construction cost allowing for more affordable single family homes than what are currently on the market.

9-Materials:

The proposed buildings will primarily use brick. The entryways will feature a brick recess in the façades. A brick planter wall with a cast stone cap running parallel to the street edge. Lintels and sills will be cast stone. An aluminium fence with a cast-iron look will extend across the easement between townhomes 4 and 5 and on top of the planter walls.

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

10/21/2016

City of Cincinnati Law
II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

RE: Request Letter for Zoning Relief: 1510-1524 Pleasant Street Townhomes

The information has been outlined below in accordance with the cities instruction for General Standards: Public Interest and Standards for Variances.

1. To show that the proposed project "is in the public interest" a list of factors has been provided below in accordance with Cincinnati Municipal Code 1445-13.
    a. Zoning. The proposed townhomes conform to the zoning district regulations of the CC-P zone, with the exception of front yard setbacks and parking buffers, which will be elaborated upon below.
    b. Guidelines. The guidelines for the Over-the-Rhine Historic District have been adhered to in the design and development of the proposed townhomes. The Guideline of Appropriateness Letter details adherence to each guideline in further detail.
    d. Traffic. Pleasant Street is a local residential street that would provide pedestrian access to the front entry of the townhomes. The rear parking access will be off of 15th Street, a secondary street that has the capacity to handle the minor increase in traffic to the 5 townhomes. There are 5 townhomes and 10 parking spaces are being provided. The parking areas are removed from the street and will not increase the on-street parking in the area.
    e. Buffering. In order to provide appropriate buffering for the residential use of the townhomes, provide privacy for residents, and avoid stairs extending into the right-of-way and causing a potential safety hazard, the buildings have been set back 2'-6" from the street face. A permanent planter will be constructed in the 2'-6" setback to maintain the street edge as well as provide screening for the residences. This small setback helps define the townhome stoops and private areas while providing landscaping and planter that bring the scale of the townhomes down to the pedestrian level on the street edge.
    f. Landscaping. As described in Section E, above, a planter will provide landscaping for the front of the townhomes, soften the street scape, and provide seasonal interest at the street level. At the rear, each townhome will be provided with a buffer between each townhomes parking area for landscaping and to serve as a buffer between each home.
    h. Neighborhood Compatibility. These townhomes have been designed with the urban fabric in mind and will utilize similar materials to those found in neighboring buildings. The use of the buildings is also compatible with the neighborhood as the surrounding neighborhood is primarily residential. The development will fill in some of the existing "missing teeth" of the urban fabric, and will help revitalize the neighborhood.
    k. Blight. As mentioned above, this lot is currently undeveloped and currently breaks the harmony and streetscape of Pleasant Street. Infilling this lot will revitalize the street face and provide continuity and harmony the surrounding area.
    l. Economic Benefits. This area is a pedestrian commercial zone. Providing homes will provide a larger consumer base for the stores in the area. Also, due to the proximity to the Cincinnati streetcar, this increase in consumer base could reach further into surrounding areas.
    m. Job Creation. 3CDC estimates that 27 construction jobs will be created from this project.

ALAN WEISKOPF, AIA SHELDON GOETTEL, AIA KEVIN WAGSTAFF, AIA

408 BOULEVARD OF THE ALLIES, PITTSBURGH, PA 15219-1301 412.391.2884 PH 412.391.1657 FX WWW.PWWGARCH.COM

n. Tax Valuation. Developing this empty lot will increase the property value of the land.
o. Private Benefits. The intent of the owner, 3CDC a nonprofit developer, is to bring revitalize and stability to the Over-The-Rhine neighborhood through housing and commercial development.
p. Public Benefits. Infilling this undeveloped lot will reduce the risk of crime, help to revitalize the neighborhood, and will remedy concerns that accompany an undeveloped lot.

2. We are requesting variances for the following zoning code requirements, as explained below.
   a. Neither the existing conditions nor the owner caused the nonconformity requiring the variance.
   b. Both required variances are special circumstances where the strict application of the zoning code is considered to be unreasonable. The two requested variances are as follows:

1409-09 Development Regulations.
Front yard setback = 0ft
Explanation for why the variance should be granted:
The proposed townhomes will be setback from the street face 2'-6" to provide adequate privacy for the residential use and provide a buffer between public and privet space. A low planter will be built to the property line to maintain the street face and provide screening to the townhomes. Additionally, because of the grade change across the site, stairs are required at the entry of the townhomes. The 2'-6" setback allows the stair to live within the buffer and avoids having the stairs project onto the public right-of-way, which is a public safety hazard. This also avoids creating recessed spaces to accommodate loitering.

1425-29 Perimeter Landscaping.
Parking lots must provide a perimeter landscape area of at least three feet in width.
Explanation for why the variance should be granted:
The parking that is being provided will be screed by the proposed development as to not disrupt the harmony of the street scape. Townhomes have a 3-foot-wide landscape buffer area between each residence's parking area. A 3-foot-wide landscape area has not been provided in the rear due to the need for accessing the parking pads from the townhomes. The necessary length of parking and width of the access path take up the space such that there is not adequate room for a three-foot buffer. A 3-foot-wide landscape area is proposed on the site adjacent to the east of the townhomes to serve as the required buffer space.

Thank you for your consideration.

ALAN WEISKOPF, AIA SHELDON GOETTEL, AIA KEVIN WAGSTAFF, AIA
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1524
1518
1516
514

1514
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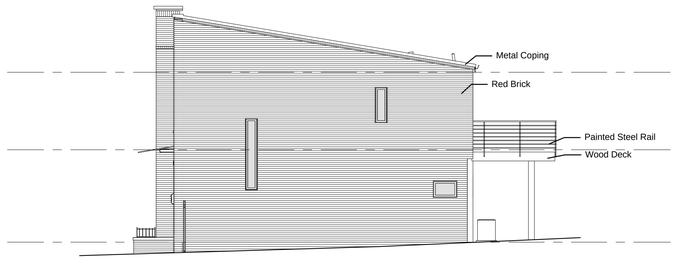
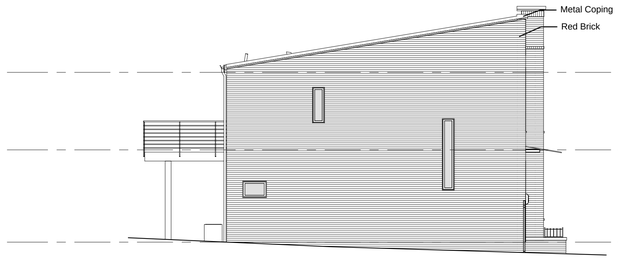


TOWNHOUSE - SOUTH ELEVATION 4
1/8" = 1'-0" A-201

TOWNHOUSE - EAST ELEVATION 2
1/8" = 1'-0" A-201



TOWNHOUSE - NORTH ELEVATION 3
1/8" = 1'-0" A-201

TOWNHOUSE - WEST ELEVATION 1
1/8" = 1'-0" A-201

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NOT FOR CONSTRUCTION

PWWG PROJECT NUMBER	21224.07
CERTIFICATE OF APPROPRIATENESS	12/06/2016

REVISIONS

NO.	DESCRIPTION	DATE

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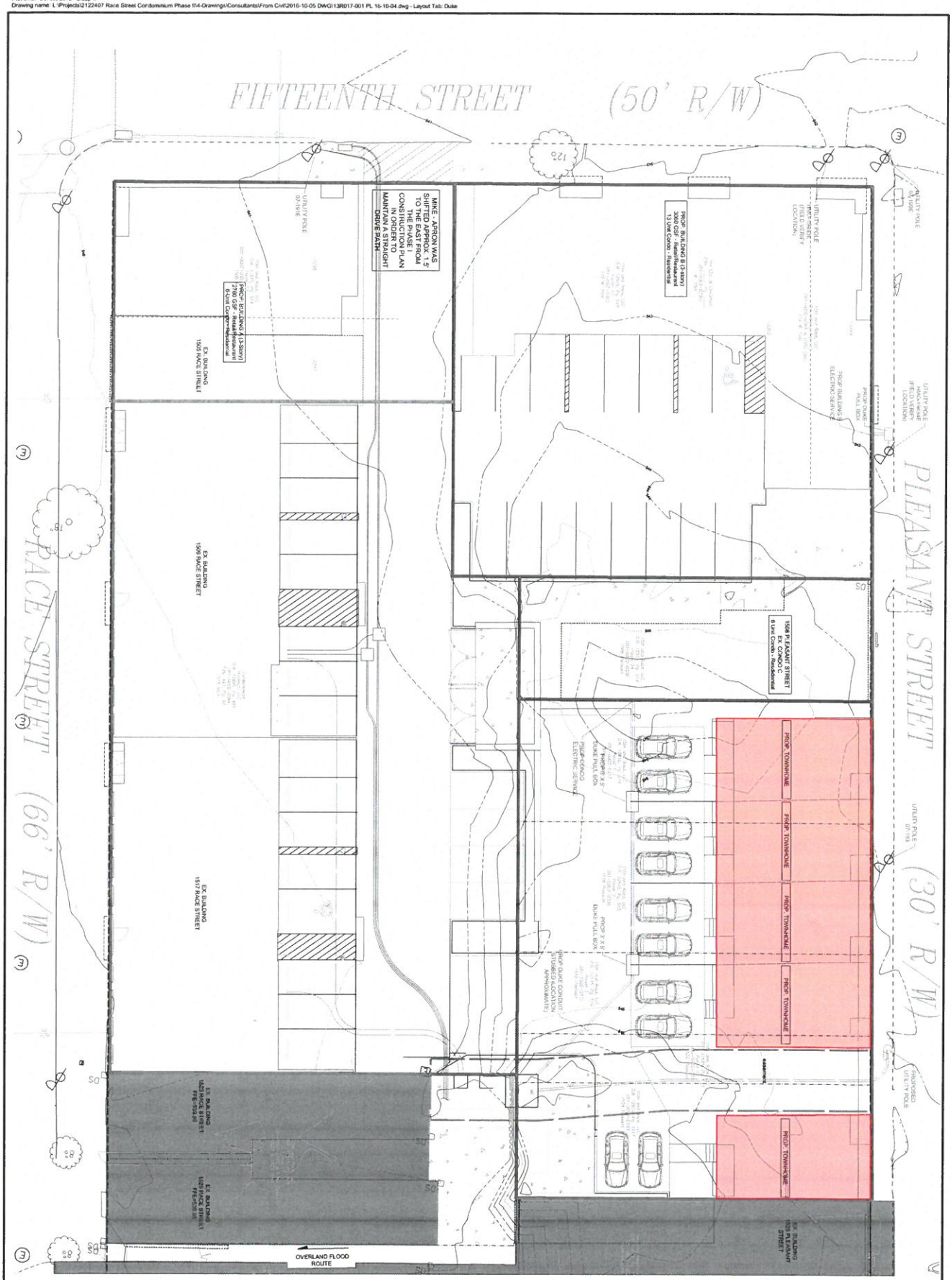
15TH AND RACE - 3CDC

BUILDING ELEVATIONS

A-201

12/07/2016 10:30:27 AM

Plot time: Oct 06, 2016 - 2:52pm
Drawing name: L:\Projects\2122407 Race Street Condominium Phase II\4-Drawings\Consultants\From Civil\2016-10-05 DWG\13R017-001 PL 16-10-04.dwg - Layout Tab: Duke



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X'XX

Project: XXX
Issue Date: XX-XX-XX
Drawn By: XXX
Checked By: XXX
Drawing No: 13R017-001 PL 16-10-04

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

15TH & RACE PHASE II

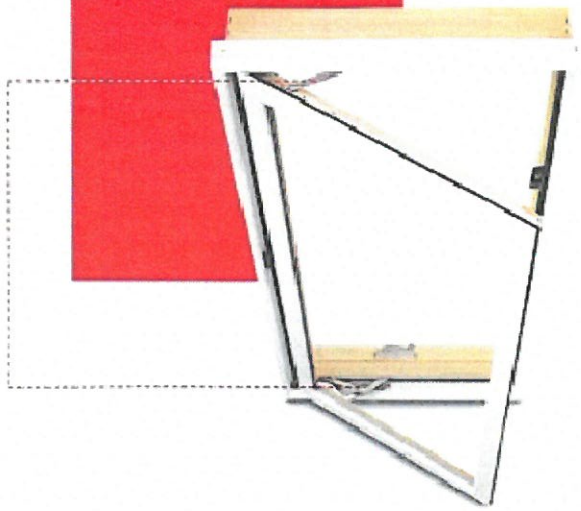
LAYOUT

Item	Revision Description	Date	Drwn	Chk
	PRELIMINARY			

Basis of Bearing: Book Plat & NAD83 GPS Observation

SCALE 1" = 30'

Existing Lot - The highlighted lot is the propose location for the townhomes.

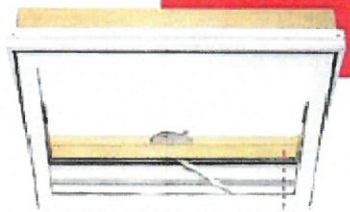


Reliable hardware prevents sagging and allows easy ventilation and cleaning.

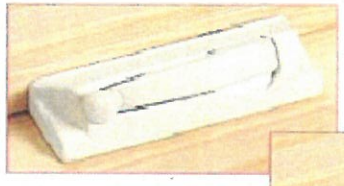
Casement and Awning

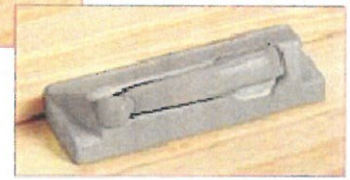
Built to endure

Remarkable pieces of engineering, the *Integrity* Casement and its companion, the *Integrity* Awning, offer top-of-the-line performance. The majority of our most popular operating casement sizes have a design pressure 50 rating. This means windows will remain airtight, watertight, and secure even in driving rains and strong winds. At the same time, you get clean lines and generous proportions for a window design that enhances any view. Standard sizing and matching transoms and picture windows mean that multiple assemblies come together easily. We've added every feature we can to make this window easy on the installer and on the homeowner. Added value without added cost.

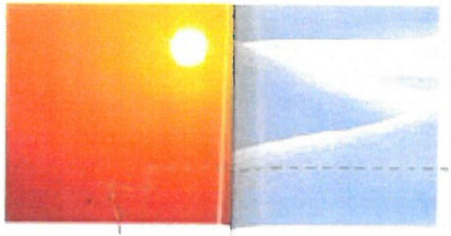


Interior wood is pre-treated and ready for stain or paint. Or order with white interior finish.





Standard folding handle available in White or Almond Frost.



Built to weather well.

The National Fenestration Rating Council (NFRC) is a trade organization that defined an energy performance rating system for the entire window and door industry. A variety of factors are considered (see ratings below), including light transmittance as well as heat loss and gain in both winter and summer conditions. Integrity® Windows and Doors received one of the highest performance ratings (see page 75 for details).

NFRC ratings

The National Fenestration Rating Council label rates:

- U-factor, or how well a window keeps heat inside a building
- Solar heat gain, or a window's ability to block warming caused by sunlight
- Visible light transmittance, or how much light gets through a product
- Air leakage, or heat loss and gain by infiltration through cracks in the window assembly

Of particular interest to builders is the national survey conducted by the NFRC which found that consumers consider energy performance to be the single most important factor in deciding which windows to buy. You can confidently recommend Integrity® windows and doors as they meet the highest standards for efficiency for both cold and warm climates.

Thermal barrier

Ultrex® is far less conductive than aluminum (1000x less!) and is similar to wood and PVC. This means that Ultrex provides an insulated barrier against extreme weather temperatures, keeping homes comfortable, and reducing heating and cooling costs.

A "Star" performer

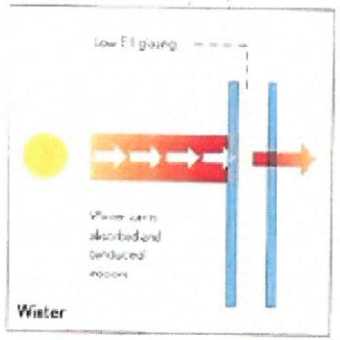
Fifteen percent of a homeowner's total energy bill can be saved with Energy Star qualified windows.[2]

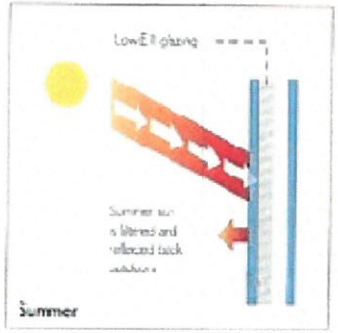
The Energy Star rating from the U.S. Department of Energy and the U.S. Environmental Protection Agency is only granted to products that reduce energy usage to mandated levels. Integrity from Marvin products exceed the performance requirements and qualify for the ENERGY STAR rating.

The value of Low E II and argon gas

Compared to uncoated single-pane windows, double-pane windows with Low E II coating can reduce window heat loss and gain costs by 34% in cold climates, and cut cooling costs by 38% in warm climates.[3]

Integrity's standard Low E II glazings are a simple means of maximizing thermal efficiency. Low E II reflects heat back to its source so summer heat is reflected outdoors and winter indoor heat is retained. At the same time, UV rays are screened to reduce fading and damage to upholstery and carpets. Argon gas, which has a thermal conductivity 30% lower than that of air, and a warm edge spacer are also standard features and contribute to the efficiency of the window or door. It all adds up to enhanced performance and long-term savings for homeowners.





Low E stands for "low emissivity" and is designed to improve thermal performance. Low E II glass is coated twice with microscopic metal or metallic oxide layers to reflect or absorb the sun's warmth, as well as reduce the damage from UV rays.

Built to please.

Options for Integrity® Windows and Doors

Profiled Grilles-Between-the-Glass® provide the classic divided lite look, and make cleaning glass easy. Available in a white interior with a Stone White or Pebble Gray exterior to match the exterior finish.

Wood interior Grilles™ feature spring-loaded pins to make removal for window cleaning easier. Available in bare wood or with factory-applied white finish on interior and exterior.

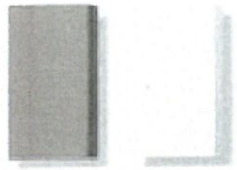
Tempered obscure glass provides privacy and safety. Secure a modicum of privacy without sacrificing the performance of Integrity's standard Low-E II insulating glass with Argon gas. Available on select products and sizes.

Field mulling kits make creating your own multiple assemblies, bays or bows easier. Or factory mulling is available for some popular configurations.

Optional white interior finish

Integrity Wood-Ultrex Series windows and doors are available in either standard bare wood or a white semigloss interior finish—your choice on the inside details.

Reduce job-site finishing time and labor. We deliver pre-finished windows and doors with an optional white interior finish. The interior wood components are detailed with two coats of a water-based, white urethane/acrylic coating. That's how we deliver them to you—ready for installation. Lead time is the same—short—whether you choose bare wood or the white interior finish.



Exterior Ultrex® finish is available in Pebble Gray or Stone White. Either is paintable.

Integrity Hardware® Finishes

	Patio Door		Sliding French Door	Swinging French Door	Window
	Interior	Exterior	Interior and Exterior	Interior and Exterior	Interior
White					
Pebble Gray					
Almond Frost					
Brass					
Satin Nickel					
Oil Rubbed Bronze					
Adjustable Hinge Finishes					
Goldtone (standard)					
White (Field applied kit)					
Gray (Field applied kit)					
Dark Brown (Field applied kit)					

Oakridge® Shingles

Make it your own.

When does a house become a home? When the place you live in begins to reflect the life you're living. When every change, both big and small, makes it more and more your own. Choosing a new roof is your opportunity to make a major impact on the look of your home – and we're here to help. Owens Corning has been a leader in the building materials industry for over 70 years. So you can be confident that your new roof will enhance and help protect your home for years to come.

The Right Choice.™

Oakridge® Shingles are The Right Choice™ for long-lasting performance and striking beauty. In addition to a wide range of inviting, popular colors, they also offer:

- Limited Lifetime Warranty*/‡ (for as long as you own your home)
- 110-/130**-MPH Wind Resistance Limited Warranty*
- Algae Resistance Limited Warranty*

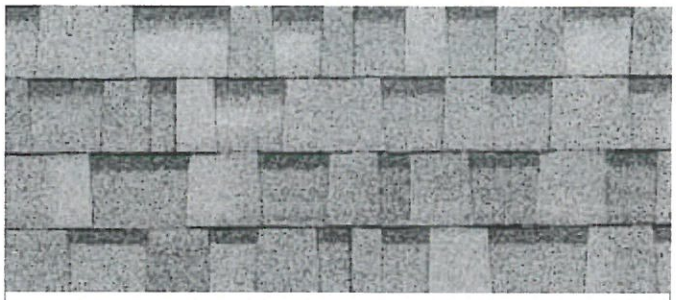
Traditional favorites that feel like home.

Oakridge® Color Availability

Desert Tan†

Estate Gray†

Brownwood†



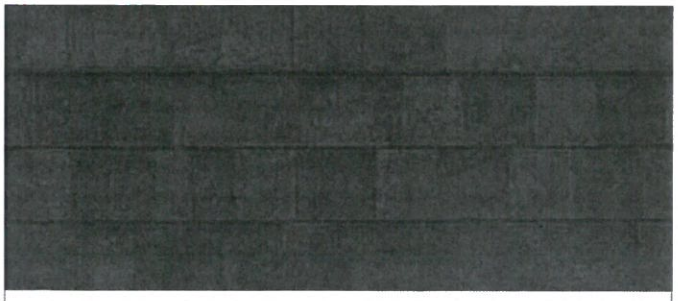
Sierra Gray†

Teak†
Not Available in Service Area 1 (see map).

Shasta White†

Driftwood†

Chateau Green†
Not Available in Service Area 1 (see map).



Onyx Black†

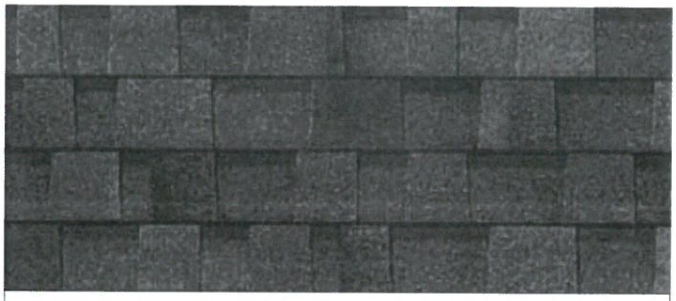
Enhanced colors and bold designs.

Oakridge® *Artisan Colors*

Aged Cedar†

Sand Castle†

Flagstone†



Twilight Black†

Peppermill Gray†

Color Availability Map

ENERGY STAR® is for roofs too.

Similar to the energy-efficient appliances in your home, roofing products can provide energy-saving qualities. Owens Corning™ Oakridge® Roofing Shingles in Shasta White can help reduce your energy bills when installed properly. These shingles reflect solar energy, decreasing the amount of heat transferred to a home's interior – and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

Product Attributes

Warranty Length*

Limited Lifetime† (for as long as you own your home)

Wind Resistance Limited Warranty*

110/130** MPH

Algae Resistance Limited Warranty*

10 Years

Tru PROtection® Non-Prorated Limited Warranty* Period

10 Years

Oakridge® Shingles Product Specifications

Nominal Size	13 1/4" x 39 3/8"
Exposure	5 5/8"
Shingles per Square	64
Bundles per Square	3
Coverage per Square	98.4 sq. ft.

Applicable Standards and Codes

ASTM E 108, Class A Fire	ASTM D 3462
ASTM D 3161, Class F Wind	ASTM D 228
ASTM D 7158, Class H Wind	UL 790, Class A
ASTM D 3018, Type 1	

The perfect finishing touch.

Owens Corning™ Roofing Hip & Ridge Shingles do more than just deliver added protection to the most vulnerable areas of your roof – they enhance the roofline and help define the character of your entire home.

Don't accept a generic substitute. Be sure to choose the right Owens Corning™ Roofing Hip & Ridge style and specially matched color to provide the perfect finishing touch to your new roof.

Total Protection Roofing System™[1]

Working together to help protect and enhance your home.

It takes more than just shingles to protect your home. The Total Protection Roofing System™[1] is made up of all the essential Owens Corning™ Roofing components and layers that are designed to work together to maximize your roof's performance and durability. High-quality shingles and underlayment products help guard against the weather outside, while ventilation products help balance air flow to control temperature and humidity inside the attic.

The Total Protection Roofing System™[1] is designed to give you the assurance that all of your Owens Corning™ Roofing components are working together to maximize the performance of your new roof – and to enhance the comfort and enjoyment of those who live beneath it.

a VentSure® Ventilation Products
Help protect a roof from premature failure by helping remove heat and moisture from the attic.

b PINK® Fiberglas™ Blown-In Insulation
Tiny air pockets trapped in the insulation resist the passage of heat flow.

c Owens Corning™ Hip & Ridge Shingles
Help protect the ridge vent and add an attractive, finished look to a roof's hips and ridges.

d Owens Corning™ Shingles
Add durable beauty to a home. Shingles are the first line of defense against the elements.

e Owens Corning™ Underlayment Products
Add an extra layer of protection between the shingles and the roof deck to help prevent damage from wind-driven rain.

f WeatherLock® Self-Sealing Ice & Water Barrier Products
Help guard vulnerable areas where water can do the most damage to a roof: eaves, valleys, dormers and skylights.

g Owens Corning™ Starter Shingle Products
The first step in the proper installation of shingles.

h Owens Corning™ Undereave Ventilation Products
Help prevent moisture buildup in the attic by working with ridge vents to keep air moving.

i Illuminator™ Tube Skylight
A smart choice for bringing natural light into the home.

1 Excludes non-Owens Corning™ Roofing products such as flashing, fasteners and wood decking.

Home sweet home.

Owens Corning Roofing wants to help make your purchase of a new roof a positive experience. Not only can we help you choose the right shingle and roofing system components, but we can also help you select the right contractor for the job. Don't worry – we know this is a big decision. We're here to help you feel confident about choosing our roofing products. After all, we're America's #1 roofing brand[2] for a reason.

Oakridge® Artisan Color Flagstone†

Want design assistance or more information about Owens Corning™ Roofing products? Or want to find an Owens Corning™ Roofing Preferred Contractor network member?

It's easy to reach us:

1-800-GET-PINK®
www.roofing.owenscorning.com

* See actual warranty for complete details, limitations and requirements.

** 130 MPH is applicable only with 6-nail application and Owens Corning™ Starter Shingle product application in eaves and rakes in accordance with installation instructions.

† Owens Corning strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

‡ 40-year Limited Warranty on commercial projects.

2 Based on *2011 Roofing Brand Awareness Survey* by Owens Corning Roofing & Asphalt LLC.

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INNOVATIONS FOR LIVING®

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