

HISTORIC CONSERVATION BOARD AGENDA

5th Floor Conference Room
805 Central Ave, II Centennial

Monday, December 5, 2016 at 3:00 pm

CALL TO ORDER

DISCUSSION ITEMS:

Item 1. 2007 DUNLAP ST The applicant requests a Certificate of Appropriateness to replace existing windows with aluminum, single-hung and fixed windows in the Over-the-Rhine Historic District. On 11/7/16, the Board continued the case to 12/5/16.

Applicant: Casler Design Group

Owner: The Emmert F L CO

Staff Report: Beth Johnson

Item 2. 305 -309 SEITZ ST The applicant requests a Certificate of Appropriateness to construct four new single-family townhomes in the Over-the-Rhine Historic District. Additionally, Zoning Relief from the RM 0.7 setback requirements. On 11/21/16, the Board tabled the case to 12/5/16.

Applicant: Wichman Gunther Architects

Owner: Citadel Building Group L TD/ Unlm Investment Group

Staff Report: Douglas Owen

Item 3. 144 PEETE ST The applicant requests an exterior material modification related to a preexisting Certificate of Appropriateness approval. The exterior material modification involves the installation of carbonized wood exterior siding in place of fiber cement lap siding in the construction of a single family home in the Over the Rhine Historic District.

Applicant: Start Small LLC

Owner: START SMALL LLC

Staff Report: Beth Johnson

Item 4. 1910 ELM ST

The applicant requests a Certificate of Appropriateness for the rehabilitation of an existing structure, including new windows, proposed brick infill of existing windows, removal and replacement of an existing stairway, and new front doorway. Additionally, the applicant proposes an addition to the structure to include a new stairway and passenger lift in the Over the Rhine Historic District.

Applicant: Drawing Department

Owner: Rhinegeist Properties LLC

Staff Report: Beth Johnson

Item 5. 33 GREEN ST

The applicant requests a Use Variance to introduce an eating and drinking establishment into a Residential Multi-Family Zoning District in the Over the Rhine Historic District.

Applicant: Arp Commercial LLC

Owner: 33 Green LLC

Staff Report: Beth Johnson

Item 6. 125 E 9TH ST

The applicant requests a Certificate of Appropriateness to install a new metal standing seam roof; to rehabilitate an existing awning, including a new awning sign; and, to introduce a new blade sign and paint a new mural sign on the existing building in the Main Street Historic District. The applicant requires zoning relief related to the proposed signs.

Applicant: James Guthrie

Owner: Woods Real Estate Investments LLC

Staff Report: Beth Johnson

OTHER BUSINESS

ADJOURN

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

APPLICATION #: COA2016078
APPLICANT: Caster Design Group
OWNER: FL Emmert Company
ADDRESS: **2007 Dunlap Street**
PARCELS: 0960005-0038
ZONING: UM- Urban Mix
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: October 24, 2016, updated November 28, 2016
HEARING DATE: November 7, 2016, continued to December 5, 2016
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) to install one over one replacement aluminum windows. This is an updated request from the original request to have windows with mullions between the panes.

Existing Conditions

The existing building is contributing 3 story painted brick commercial with a mix of original wood six over six double hung windows and replacement aluminum windows.



Figure 1: 2007 Dunlap Street. Image provided by Google Street Views.

Comments on Applicable Guidelines

Rehabilitation

B. SPECIFIC GUIDELINES

1. Materials: Missing or deteriorated materials should be replaced with recycled or new materials that match the original as closely as possible with regard to the following type, color, style, shape, and texture of material. The composition, type of joint, size of units, placement and detailing should be appropriate for the building. Synthetic materials such as aluminum or vinyl siding, imitation brick or plastic are inappropriate. Other types of synthetic materials such as split-face concrete block may be approved on a case-by-case basis.

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 Quaker H (Historic) series are generally an accepted replacement as their overall profile and dimensions compare appropriately to historic windows, however only windows that replicate the composition including the type of joint and number of lights is acceptable. This would include providing true-divided or at the very least simulated divided lights in a six over six window configuration. In the late 1800s when the building was constructed, glass and glass production was expensive; therefore buildings that were utilitarian, such as warehouse buildings, would have multi-pane windows. This was an architectural characteristic of the warehouse typology. As this is a significant architectural characteristic staff is not supportive of a one over one configuration at 2007 Dunlap.

New Construction

B. SPECIFIC GUIDELINES

3. Window Openings: 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.

While the above is in the New Construction section of the design guidelines, the guidance is also appropriate when new windows are being proposed. The guidelines very clearly prefer windows with divided lights and not within an internal grid. Since these guidelines were written, simulated divided lights have improved in technology and design so that their appearance is much more similar to true divided lights and the HCB

and the Historic Conservation Staff has accepted simulated divided lights on numerous occasions, however internal grids are not an appropriate treatment within a historic district.

Other Considerations:

N/A

Prehearing Results: A prehearing was held on October 12, 2016. No one was present at the pre-hearing.

Comments Provided to Staff: N/A

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

Recommendation:

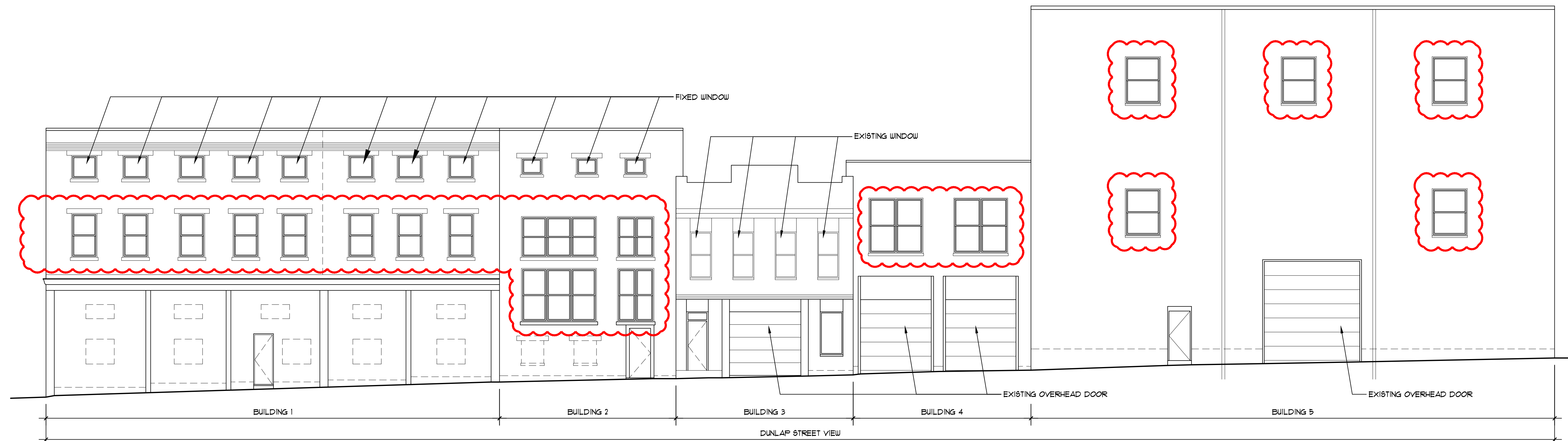
Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

- A. **Deny** a Certificate of Appropriateness for 2007 Dunlap Street for one over one windows as shown on plans submitted by Casler Design Group and dated 11-21-2016.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - 1. That the property owner has not demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
 - 2. The property historically had six-over-six and multi-pane windows and replacement windows that do not match the original style and configuration do not meet the Guidelines for the Over-the-Rhine Historic Conservation Guidelines.

NOT FOR
CONSTRUCTION

ISSUED FOR:
REVIEW SET: 08/29/2016
HISTORIC REVIEW: 09/22/2016
FINAL REVIEW: 10/26/2016
REVISION: 11/21/2016

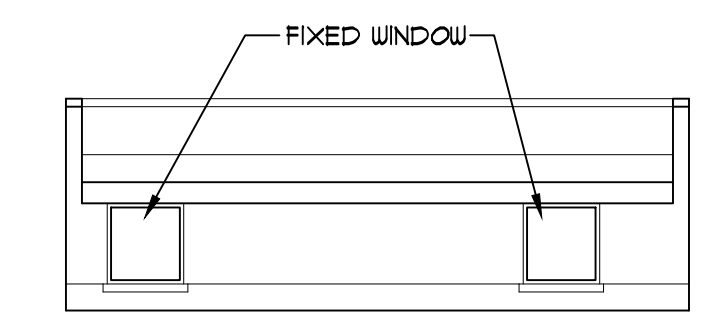


1 ELEVATION EAST/FRONT
A1.01 SCALE: 1/8" = 1'-0"

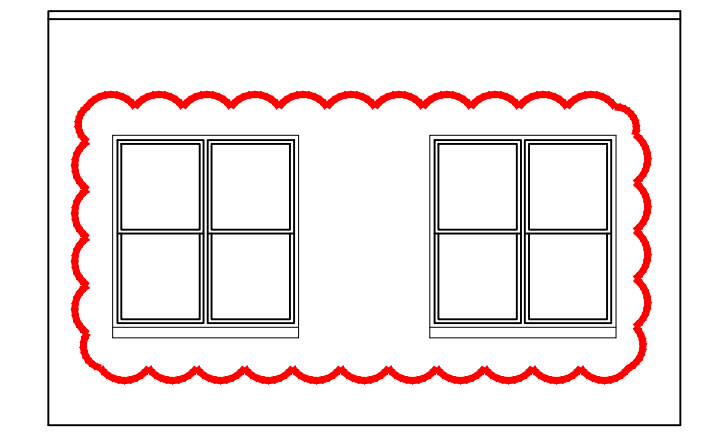


2 ELEVATION WEST/REAR
A1.01 SCALE: 1/8" = 1'-0"

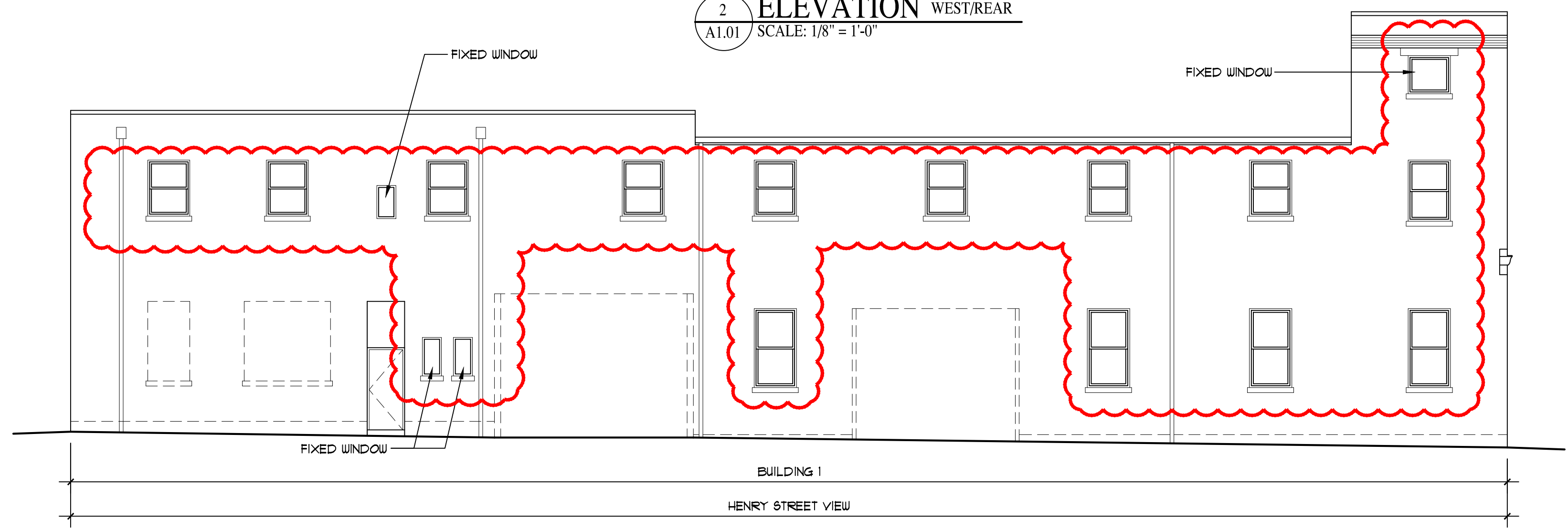
- WINDOW GENERAL NOTES**
- 2 COATS STANDARD DARK BRONZE PAINTED FINISH.
 - QUAKER AS ALUMINUM HISTORIC REPLACEMENT WINDOW SUPPLIER / 3-1/4" DEEP H3000 HISTORIC SERIES / GLASS IS INSULATED CLEAR LOW-E WITH ARGON GAS
 - ALL WINDOWS ARE SINGLE HUNG OPERABLE WINDOWS UNLESS NOTED OTHERWISE.
 - WINDOWS TO BE HISTORIC PROFILES.



5 ELEVATION
A1.01 SCALE: 1/8" = 1'-0"



4 ELEVATION
A1.01 SCALE: 1/8" = 1'-0"



3 ELEVATION SOUTH/SIDE
A1.01 SCALE: 1/8" = 1'-0"

EXTERIOR & INTERIOR IMPROVEMENTS FOR:

F.L. EMMERT, CO.

2007 DUNLAP STREET
CINCINNATI, OHIO 45214

ARCHITECT:

CASLER
DESIGN GROUP, INC.
Architecture • Planning • Interior Design
10805 Indeco Drive • Cincinnati, Ohio 45241
(Phone) 513.791.0456 • (Fax) 513.792.7488

CONSULTANTS:

JOB NUMBER 2487.0000
DRAWN BY MRH
CHECKED BY WPC
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ELEVATIONS
AND
NOTES

A1.01

QUAKER
H300 Series
Thermally-broken Aluminum Single Hung Window - HC-40
 01-28-2016

STANDARD FEAT.

- Sash glazed with 5/8" insulated glass
- 3 1/4" frame depth provides a solid, sturdy structure
- Extruded aluminum screen with wire mesh cloth
- Operating sash has a full width lift handle
- Tall interior step sill dams out water & air
- Gravity latch locking system. When the window is all the way down, the latch snaps into a locked position
- Finless frame for retrofit, panning, or receptor applications
- Has received approval from National Park Service in many historical application projects across the United States
- Distinctive design offers symmetrical sightlines
- 2604 Powder Coat finish (equal to 50% kymar). Color choices include:
 - 11 "Populans"
 - 19 "Impressives"
 - 7 "Resemblies"
 and literally any custom color you want

OPTIONS

- Choose from a multitude of Quaker's own energy-efficient glazing packages such as: EnergyBasic, Energy 3S, EnergyMax, EnergyPlus, EnergyGrey, EnergyBronze or EnergyObscure
- Other glazing choices include: green or blue tint, tempered (safety) glass, laminated, spandrel and many more
- Internal (between-the-glass) or Applied (simulated divided) grids
- Fiberglass screen mesh in lieu of aluminum wire mesh
- 2605 Powder Coat finish (equal to 70% kymar)
- Anodized finishes
- Mates with matching picture window
- Decorative ogee blocks to simulate historical appearance
- Multiple panning, receptor and mull systems are available for specialized applications

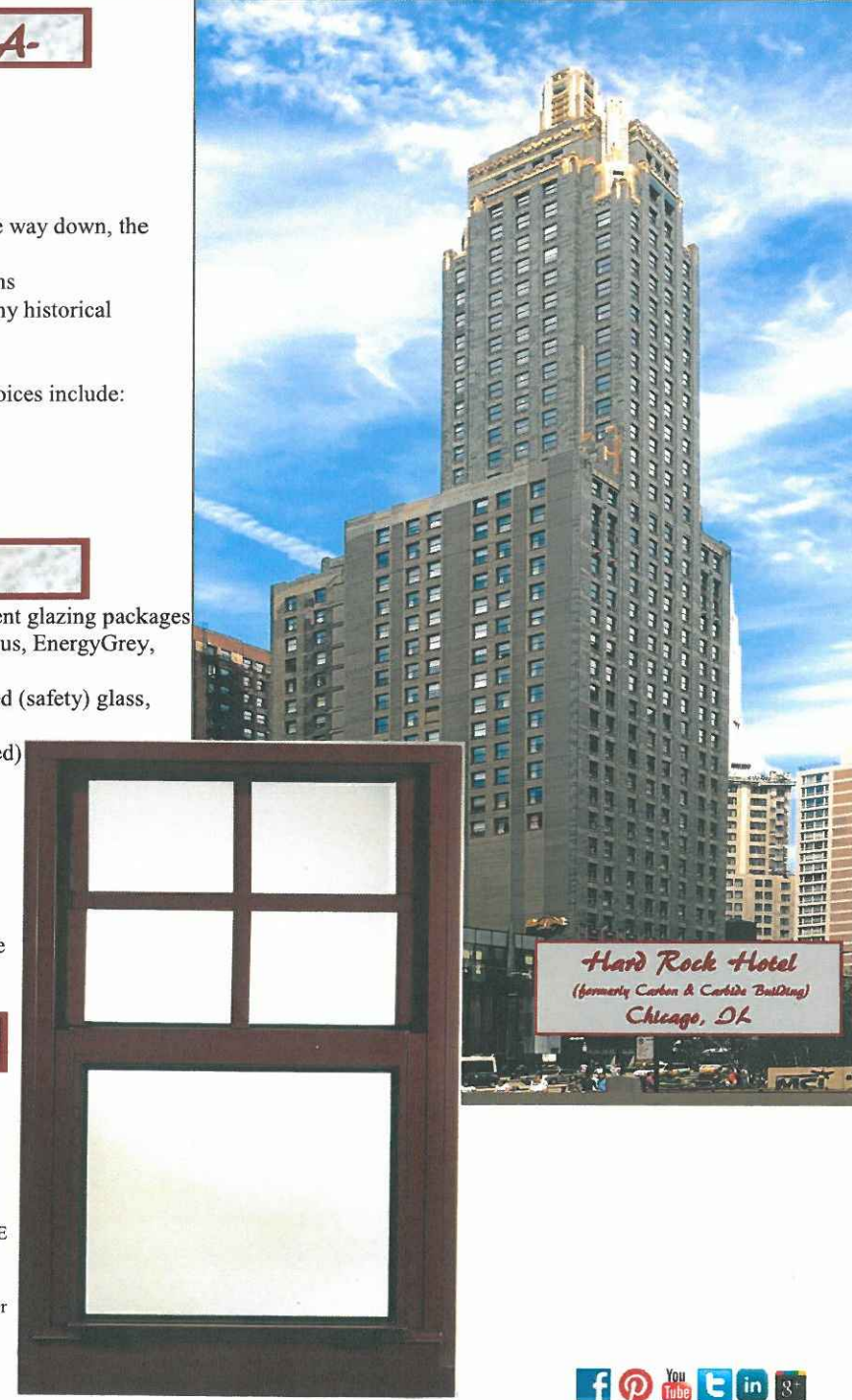
DETAILS

Test Results

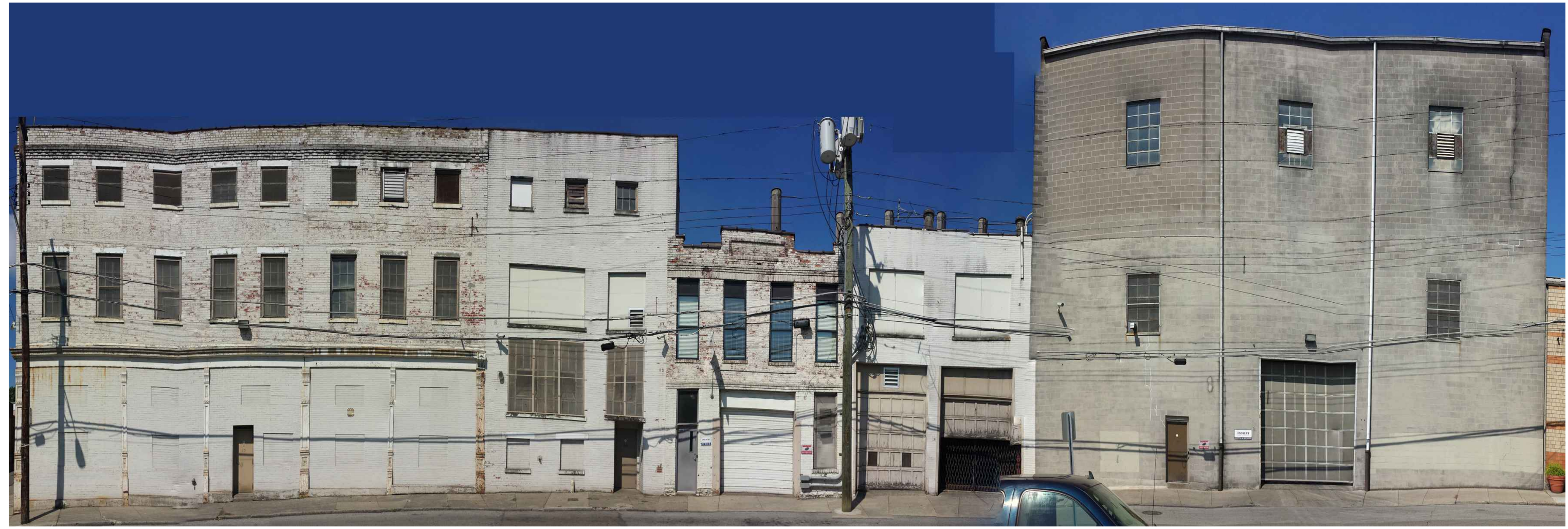
Uniform Structural Load (PSF)	60.15
Air Infiltration CFM/Foot @ 50 mph	.20
Water Resistance Test Pressure (PSF)	6.00
Uc @ 15 MPH (BTU/HR/F/FT2)	.47 with Low-E
CRF (Condensation Resistance)	53
STC (Sound Transmission) w/insulated glazing	Contact Quaker

* HC-40 is a certified A.A.M.A. test rating

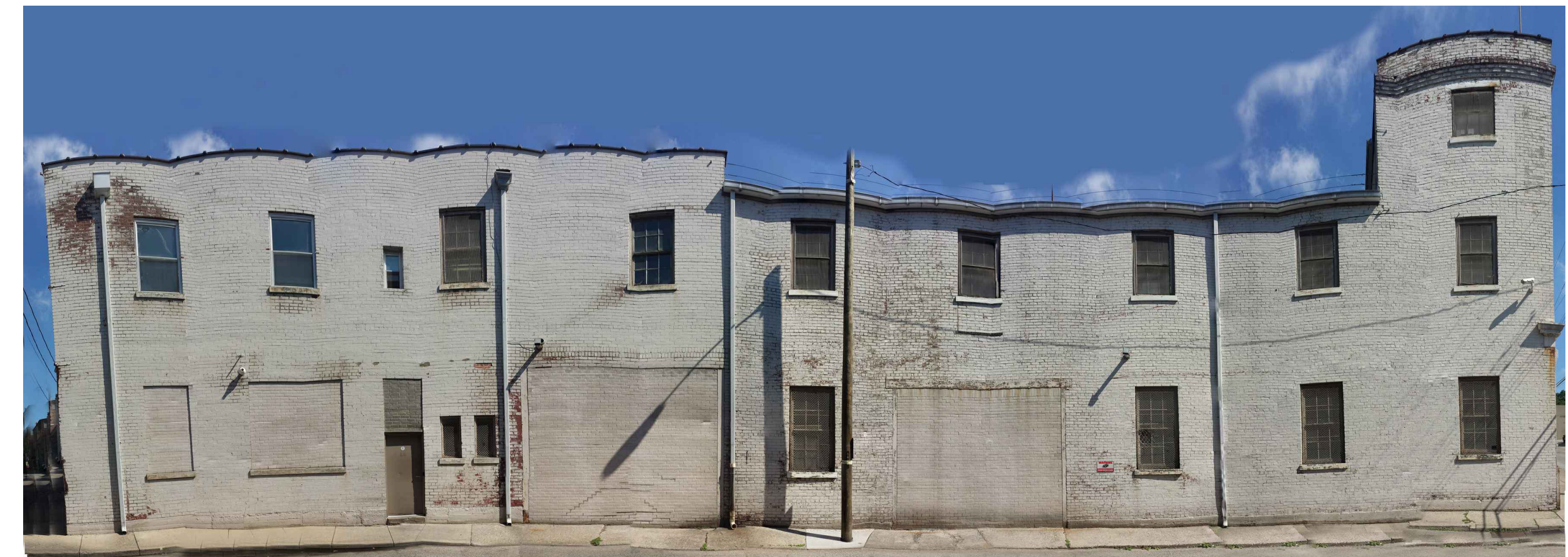
Quaker Windows & Doors - PO Box 128 - Hwy. 63 South - Freeburg, MO 65035
 (Phone) 1-800-347-0438 (Fax) 573-469-4151
 www.quakercommercialwindows.com



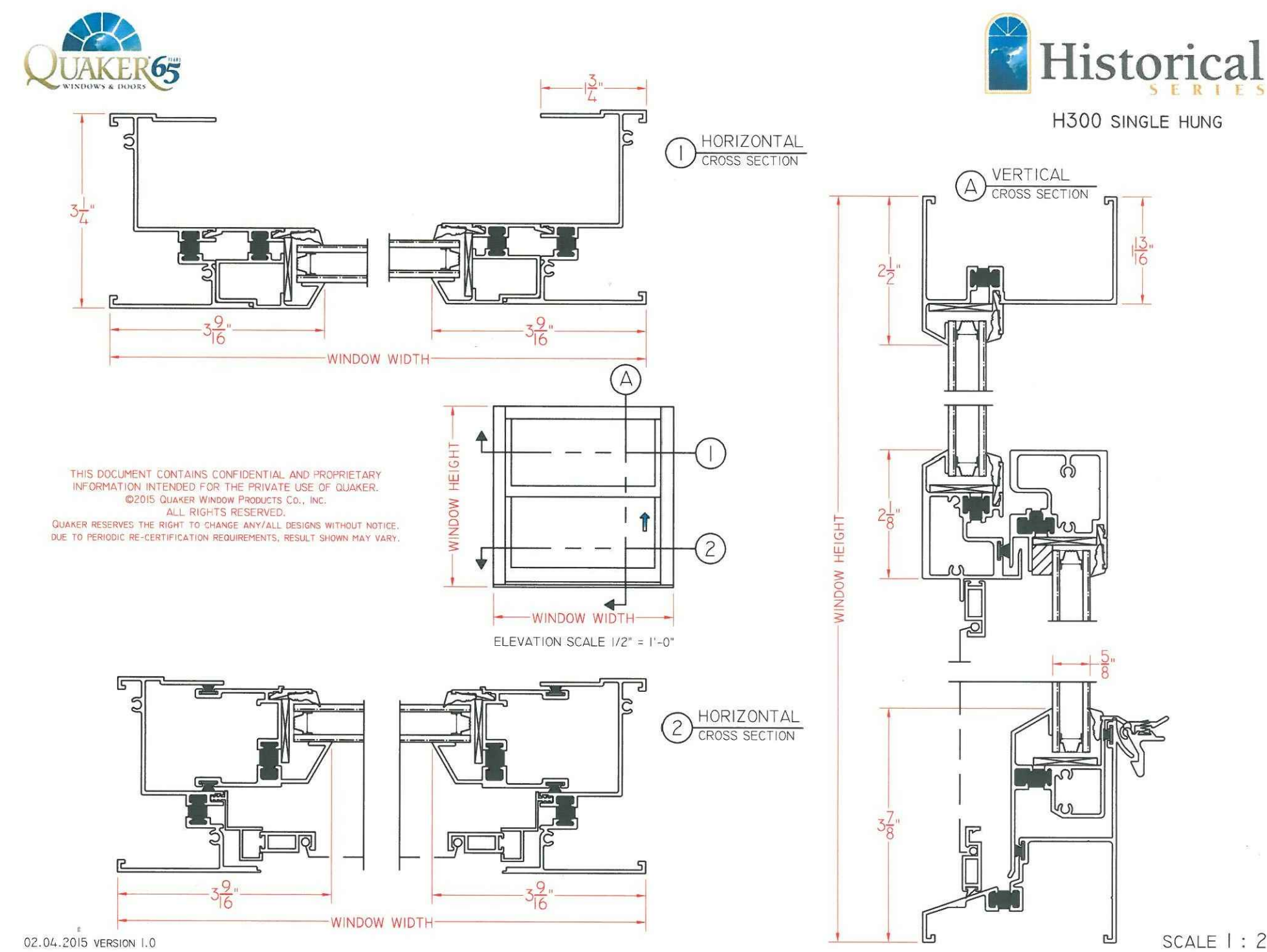
*Hard Rock Hotel
 (formerly Coker & Corbin Building)
 Chicago, IL*



1 IMAGE EAST/FRONT
 A1.02 SCALE: 1/8" = 1'-0"



2 IMAGE SOUTH/SIDE
 A1.02 SCALE: 1/8" = 1'-0"



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PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

ISSUED FOR:
 REVIEW SET: 08/29/2016
 HISTORIC REVIEW: 09/22/2016
 FINAL REVIEW: 10/26/2016
 REVISION: 11/21/2016

EXTERIOR & INTERIOR IMPROVEMENTS FOR:

F.L. EMMERT, CO.

2007 DUNLAP STREET
 CINCINNATI, OHIO 45214

ARCHITECT:

CASLER
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 Architecture • Planning • Interior Design
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 (Phone) 513.791.0456 • (Fax) 513.792.7488

CONSULTANTS:

JOB NUMBER 2487.0000
 DRAWN BY MRH
 CHECKED BY WPC
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EXTERIOR IMAGES AND SPECS

A1.02

3 OF 3

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

APPLICATION #: ZH20160179
APPLICANT: Wichman Gunther Architects
OWNER: Unum Investment Group LLC
ADDRESS: **305-309 Seitz Street, Cincinnati OH 45202**
PARCELS: 094-0006-0011-00
ZONING: RM-0.7
OVERLAYS: Over-the-Rhine Historic District/ Hillside Overlay
COMMUNITY: Mt. Auburn
REPORT DATE: November 7, 2016
HEARING DATE: November 21, 2016
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) for new construction of four single-family rowhouses and Zoning Relief for a Hillside Review and Dimensional Variance to allow for a reduced rear yard setback. The Historic Conservation Board determined at the 11/21/2016 meeting that all four units are interior rowhouse units; therefore a variance for lot size is not required. Interior rowhouse units only require 1500 square feet and comply with the code. There is no minimum lot width for rowhouses in the RMX District. The required rear yard setback is 20 feet after Hillside averaging, while the applicant proposes 6.5 feet.

UPDATED DESIGN: At the November 21, 2016 meeting, the application was tabled to allow the applicant to address design concerns expressed by the Historic Conservation Board. To address the issues the applicant has done the following:

Option A:

1. Precast concrete panels have been extended to surround the garage openings, strengthening the appearance of the base.
2. Edge brackets have been added to the cornice of each individual unit, and
3. A central downspout has been added between the two central units to provide a visual division between the units.

Option B:

1. Precast concrete panels have been extended to surround the garage openings, strengthening the appearance of the base.
2. The four units alternate between brick colors (brown and tan) to differentiate between units.

3. A central downspout has been added between the two central units to provide a visual division between the units.

Existing Conditions:

The subject property at 305-309 Seitz Street currently consists of one lot measuring approximately 99 feet by 62.67 feet. The lot is currently vacant sloping to the south toward Mulberry Street. The property is located near the northeast corner of the Over-the-Rhine Historic District on the south side of Seitz Street between its intersection with Sycamore Street on the east and the Main Street steps on the west. Existing structures are located immediately adjacent to the subject property, but the immediate vicinity is otherwise primarily vacant land, especially along the north side of Seitz Street and the south side of Goethe Street to the north. New construction is currently ongoing on Mulberry Street directly south of the subject property. The property is located in a Hillside Overlay. A preliminary Geotechnical report has been submitted.



Figure 1. Location of 305-309 Seitz Street. Image courtesy of CAGIS.



Figure 2. Existing condition of 305-309 Seitz Street (vacant lots). Image courtesy of Google.

Proposed Conditions:

The applicant is proposing to construct four new single-family rowhouses on the existing vacant lot. The lot will be subdivided into four individual parcels approximately 24.75 feet wide and 62.67 feet deep. Each of the four units is similar in scale and style and mirrors each other when divided down the center of the development. All units are three-stories tall when measured from Seitz Street. The central interior units are physically connected presenting an unbroken street façade. The two periphery units are connected to the central units by a recessed entry hyphen. All units are similar in scale to the adjacent extant buildings and all four units feature similar building materials including brick facades on the Seitz frontage and metal and glass with siding on the rear elevations. Each unit features a two-car garage on the ground floor of the Seitz frontage. The central units have a side-gabled roof that masks the rear rooftop deck. Exterior units feature gently sloping shed roofs with a parapet along Seitz Street which masks the rear rooftop decks.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential Multi-Family Districts (RMX)
Variance Request:	Section 1405-07	Development 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

Historic Dist./Reg: [Section 1433](#) Hillside Overlay Districts
COA Standard: [Over the Rhine Historic District](#)
[Section 1435-09-2](#) Certificate of App.; Standard of Review

Details of Zoning Relief Required:

The applicant and/or owner(s) are requesting dimensional variances to allow rear yard setbacks of 6.5 feet for each of the four properties in the development.

- The project is in violation of **Section 1433-17** of the Cincinnati Zoning Code.
- The rear yard setback of the abutting property at 303 Seitz Street was averaged with the base Zoning setback of the RM-0.7 District, as the property at 311 Seitz is a double-frontage lot and has no official rear yard.
- Rear Yard Setback averaging requires a rear yard setback of 20 feet.
- **A dimensional variance of 13.5 feet is sought to allow a total rear yard setback of 6.5 feet** for each of the four properties in this application.

Zoning Analysis:

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

- 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-0.7. The proposed use of the subject property conforms to the underlying zone district regulations. The proposal does not conform to rear yard setback averaging. The proposed project is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
- 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.
- 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.
- 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 not be impacted by the construction of the new residential units.
- Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
This is not applicable.
- 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 prevailing land use in the area is residential and the proposed design conforms with the general building and structure patterns of the surrounding properties.
- 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.
- k. **Blight.** The elimination or avoidance of blight.
The proposed work will improve the aesthetic appeal of the streetscape on this stretch of Seitz 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. It does not appear likely to create permanent jobs.
- 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 residential units on formerly 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 to allow rear yard setbacks of 6.5 feet is appropriate in the interest of historic conservation. Historically, this area of Over-the-Rhine was densely developed with buildings often covering the majority of the lots with little open space in the rear yard.

- (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 variances for rear yard setbacks will allow the developer to fully develop the lots in question. The splitting of the single large lot into four smaller lots with 24.75' of frontage will make the project economically viable. 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 four rowhouse units on a single vacant lot that will be subdivided into four separate lots.

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, each with a defined base, middle and top. The composition responds to the adjacent Italianate buildings on either side of the current vacant lot. The buildings have a proposed brick veneer and a principal façade parallel to Seitz Street. The openings mirror adjacent buildings with three bays and window openings on the upper two stories with rolling garage doors on the ground floor. Garages with a similar orientation and placement have been approved on past projects, including 312 and 308 Mulberry Street, which are directly south of the subject properties.



Figure 1: 312 Mulberry and 308 Mulberry Street. Properties are directly to the south of the subject property.

- 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.

Roofs on the exterior rowhouse units consist of low-pitched shed roofs while the interior two units feature a narrow continuous side-gabled roof. The gable has a fairly steep pitch but will not be overbearing when viewed from Seitz Street. The roof further acts to screen the rear rooftop deck from the principal façade. The gabled roof will be clad in dimensional fiberglass shingles that mimic the appearance of slate.

- 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 along Seitz Street. Each unit is three bays wide and features one individual window in each bay of the upper floors. The ground floor has garage openings rather than windows. Windows are taller than wide and feature cast concrete lintels and sills. The lintels in the interior units feature segmental arches and the windows are arched to fill the entire openings. The exterior rowhouse units feature a projecting bay window from the second to third floors. All windows will be double-hung aluminum clad wood windows by Pella.

4. **Storefronts:** *The subject property is a residence and will not have a storefront.*
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 shallow setback that is in line with the adjacent buildings. The base Zoning District of RM-0.7 requires a 5' setback, which the development and the adjacent properties maintain. The bay windows on the exterior units will project to the property line on the second and third floors.

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 will be consistent with the surrounding area. The units include narrow stairway entrances between the adjacent existing properties and between the exterior and interior rowhouse units. The stairways help to break up the façade walls of the development and are consistent with the

spacing between buildings in many areas of the district. The garage door openings further prevent long unrelieved expanses of wall along Seitz Street.

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. The rowhouse units are each three narrow bays wide and three stories tall. The rear of the buildings, while they will be screened by new construction on Mulberry Street, continue to maintain strong verticality. Because of the topography, the buildings are four stories when viewed from the rear and verticality is emphasized by the steel columns and window openings.

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 rowhouses will be compatible with the height of adjacent contributing buildings along Seitz Street. While both the new construction and the existing buildings are three stories in height, the new construction will be slightly shorter than the existing buildings, but will be well within one story.

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 on the Seitz Street frontage with cast concrete foundations, lintels and sills and cornices. Bay windows will be clad with smooth painted cement board. Siding on the side and rear of the buildings will be smooth painted four inch shiplap cement board siding and glass and steel make up the remainder of the rear façade which will be screened from view by new construction on Mulberry Street. The proposed garage doors will be a smooth profile metal sectional door by Clopay.

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 decks are appropriate as they will not detract from the character of the building and will not be highly visible from street level. The decks will be screened from Seitz Street by a parapet on the exterior units and by the roof gable on the interior units. Portions of the access stair enclosure for the rooftop decks will be minimally visible when viewed from an angle along Seitz Street, but this minimal view will not detract from the character of the streetscape. The decks will not be visible from Mulberry Street due to the new construction that is currently underway immediately south of the proposed development.

Other Considerations:

Prehearing Results: A prehearing was held on October 26, 2016.

Comments Provided to Staff: N/A

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: N/A

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING VARIANCE

A. DIMENSIONAL VARIANCE

1. **APPROVE** the requested 13.5 foot variances for total rear yard setbacks of 6.5 feet for each of the four lots in the development.

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 305-309 Seitz Street submitted by Wichman Gunther Architects dated 9/21/2016 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:

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

WICHMAN GUNTHER
ARCHITECTS

November 28, 2016

Ms. Beth Johnson, Urban Conservator
Mr. Douglas Owens, Zoning Plan Examiner
City of Cincinnati

Re: COA Application for 305-309 Seitz Street

Dear Beth & Doug,

Enclosed please find two possible solutions to address the Board's comments. Although there are four single family townhomes, it has been the development team's desire to project a contiguous building mass. Being nestled between substantial contributing Italianate structures, and as shown in the example, it is a solution that is found when this much lineal street frontage is developed at one time. The slab base has been extended vertically and horizontally to surround the garage openings. Cornices now contain edge brackets, a central downspout subdivides the façade plus the application of street address signage are all components that allow subtle individuality in the monochromatic (i.e., single brown brick color) facade.

Also included is an additional solution that eliminates the monochromatic look in favor of two distinct (brown/tan) brick colors in an "A/B" rhythm.

With this submittal today, I understand we will be part of the December 5th Board agenda.

Sincerely,



Mark A. Gunther, RA, NCARB
for Wichman Gunther Architects, Inc.

cc: Renee Jefferson
Quante Ferguson
Brandon Smith



BAYMILLER BLOCK-DAYTON STREET DISTRICT



311 SEITZ

NORTH ELEVATION

SMOOTH-FLUSH SECTIONAL GARAGE DOOR

PRECAST CONC. PANEL BASE

305-309 SEITZ STREET

303 SEITZ



PRECAST
CONCRETE
LINTELS AND SILLS

PELLA CLAD WOOD
DOUBLE HUNG
WINDOWS

DIMENSIONAL
FIBERGLASS
SHINGLES

PAINTED SMOOTH
CEMENT BOARD
TRIM AT BAY

111 SEITZ

SMOOTH/FLUSH
SECTIONAL
GARAGE DOOR

PRECAST CONC.
PANEL BASE

303 SEITZ

NORTH ELEVATION

305-309 SEITZ STREET

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

APPLICATION #: COA2016090
APPLICANT: Bradley Cooper, designer
OWNER: Start Small LLC
ADDRESS: **144 Peete Street
Cincinnati OH 45202**
PARCELS: 080-0002-0481-00
ZONING: RM .07
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: April 11, 2016
HEARING DATE: N/A
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a change in approved material and a change from previous pavers to driveway ribbons. These are changes from the Historic Conservation Board findings of the September 14, 2015. The applicant had previously been approved for fiber cement lap siding as the exterior cladding material.

Existing Conditions:

The proposed project is located on vacant land on the northeast side of Peete Street between Land Street and Frintz Street. Peete is a narrower street than surrounding streets with a 22' right of way.

The proposed project is for two connected two story frame buildings. The proposed change in material is for only 1 of the two buildings.

The proposed project was approved by the Historic Conservation Board at the September 14, 2015 Historic Conservation Board meeting. Both a Certificate of Appropriateness and variances were approved

Applicable Zoning Code Sections:

Overlays: Historic Conservation District
Historic District/Reg: [Over the Rhine Historic District](#)
COA Standard: [Section 1435-09-2](#) Standard of Review

Zoning Recommendation to Planning Commission:

There are no additional zoning relief sought on this project that differ from the previous Approvals from the September 15, 2016 meeting.

Certificate of Appropriateness Review

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.

Staff has major reservations and concerns about the proposed changes in material, this includes the longevity of the material, the installation method and the highlighting of wood texture. Even with support from the Over-the-Rhine Infill Committee, staff is concerned with the precedence of allowing this treatment of wood within the district. Neither the applicant nor the Infill Committee has established how this singular request is uniquely exceptional circumstance to receive this endorsement. Staff would aware of the opportunity for future applicants to view this permission as a "precedent" unless the Board could find a compelling singular argument only for this case.

While wood is an appropriate material, both the Historic Conservation Staff and Building Permit Staff has major concerns about the longevity of the material. The product only has a 10 year water ingress warranty whereas James Hardie fiber cement board has a 30-50 year warranty on their lap siding. As water is the number one cause of deterioration in wood siding, to only have a 10 year water ingress warranty is a concern. While a typical paint job on wood will last about 7-10 years and on Fiber Cement board between 15-20 years, both of these sidings can be repainted as a form of maintenance but it is unclear how the homeowner will be able to do maintenance on this product to guarantee is longevity given its charred surface treatment.

Questions that staff could not find answers to in their research are

- 1) After that 10 years are there applications that can be done to prevent water ingress?*
- 2) Can the material be painted or will it always have to have a charred finish?*

When the applicant brought the material into staff, it left a visible residue when touched. According to information provided by the applicant this residue will continue to wash away over a year, potentially leaving rust looking stains on the foundation. Staff is concerned about this residue and if there is a guarantee that after a year stains will be removed from the building.

Further the applicant wants to install the siding as a rain screen in shiplap configuration. Traditionally in Over-the-Rhine horizontal wood siding is installed in a clapboard or lapped siding where there is an overhang to create showdown lines. When ship lap has been introduced on buildings it is often on a secondary façade or

as an accent not as a main cladding material. Shiplap has been consistently viewed by Staff and the Board as an inappropriate installation method for a main cladding material on the primary structure and particularly on the primary facades facing the public right of way.

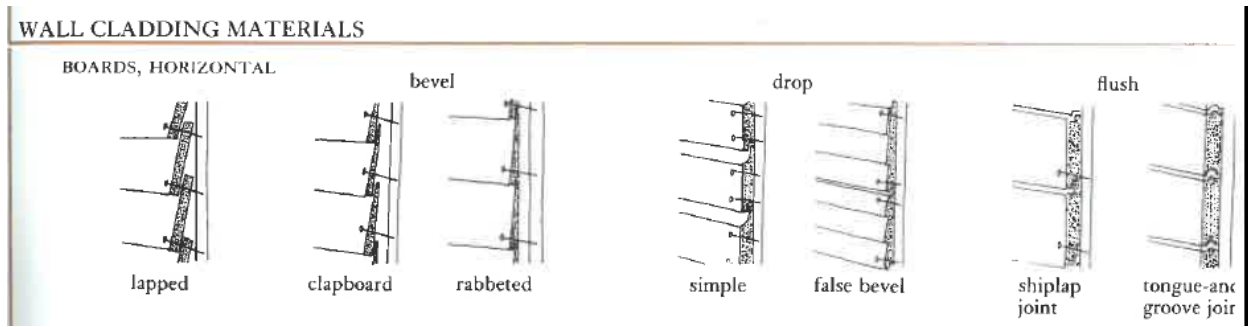


Figure 1: Image from A Field Guide to American Houses.

Wood and fiber cement siding are also painted finishes. This produces a surface that is smooth and the grain can only be slightly seen and is not enhanced by the finish but is rather instead hidden by the finish. Highlighting the grain of wood is an inappropriate treatment.

2. Parking Pads: Parking pads (parking for one or two cars) are permitted at the rear of the property, with access at alleys or existing curb cuts whenever possible. Parking pads in areas other than the rear yard shall be judged on a case-by-case basis and judged by their impact on the property and on the district.

5. Paving for sidewalks, patios and other similar areas: Materials used for paving should have the appearance of individual units to give the surface scale. Appropriate materials include brick, stone, scored concrete and unit pavers. Concrete should be limited to sidewalks and should not be used in large slabs over big areas, such as driveways and parking lots.

Staff is of the opinion that the parking ribbons are an acceptable treatment in the historic district. The parking ribbons provide less paved area and will not create a large slab of pavement. The area had already been previously approved as a parking pad.

Other Considerations:

Prehearing Results: 11/9/2016- Only the applicant was present.

Comments Provided to Staff: One letter of support from the OTR Foundation Infill Committee

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

A. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness for the change from a pervious paver to two ribbon strips of pavement for the parking pad/driveway area.
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
3. **DENY** a Certificate of Appropriateness for the change from hardi-plank traditional lap siding to a carbonized shiplap siding.
4. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - a) That the property owner has not demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
 - b) The wood siding in a shiplap installation is not an appropriate installation for an entire cladding on a frame building within Over-the-Rhine Historic Conservation Overlay Zone as appropriate siding installation would be a clapboard siding.
 - c) The wood siding with a carbonized finish is not an appropriate finish for an entire cladding on a frame building within Over-the-Rhine Historic Conservation Overlay Zone as the carbonized finish produces a rust like residue and provides a texture that is not seen on other wood cladded buildings.
 - d) The carbonized finished siding has a 10 year warranty on water infiltration and Board approved new materials installed in a historic district should demonstrate a quality and life-span of original or previously Board approved materials.



Justification for Certificate of Appropriateness

November 18, 2016

To Beth Johnson, Cincinnati's Urban Conservator, and the Historic Conservation Board,

After previously receiving a Certificate of Appropriateness for 144 Peete St., I am applying for a new COA because of a proposed change in the exterior siding. The home has been pre-sold and we plan to start construction in approximately 75 days.

The Over-the-Rhine Historic District's building stock is valued partially because of its exceptional quality. Furthermore, the proportion, composition, and rhythm creates an environment that is appropriately scaled from the perspective of a pedestrian. This is the same mentality and care I brought to the design of the home at 144 Peete St. From a distance the existing buildings are read for their openings, proportions, and rhythm. Up close, the materials like brick or wood reveal a deeper texture.

The buyer I have secured for 144 Peete St. has requested to use the material of carbonized wood siding. The wood will be solid cedar, a material inherently water and insect resistant. From afar, carbonizing the wood's outermost cellulose layer creates an iridescent sheen, enhanced by a deep penetrating seal coat. A rich texture is revealed the closer you get to the material.

Historically, wood siding would be clapboard and painted to protect and increase the longevity of the material. The same can be said of painting brick to protect the historically softer mortar and clay composition.

A similar goal is achieved when carbonizing wood. It makes the wood more insect, water, and decay resistant. It is non-toxic and almost maintenance free finish that can last for 80-100 years. The technology is hundreds of years old, beginning in Japan. It's now improved with standardized techniques and used around the world for its high quality, unique and beautiful finish.

With the carbonized wood siding, we're respecting the characteristics of historic use of clapboard siding to create a compatible design: horizontal orientation, similar board width, and in this case, a minimal shadow line. The added depth of the material's texture relates to the use of wood as siding and the a similar material texture depth in brick.

Carbonized wood siding will add to the layers of richness from building to building while taking advantage of modern techniques and materials. It is not attempting to replicate historic material use but work in harmony with the surrounding context.

Sincerely,

Brad Cooper
Start Small
bradcooper@peoplesliberty.org
513-813-8365

START SMALL ON PEETE

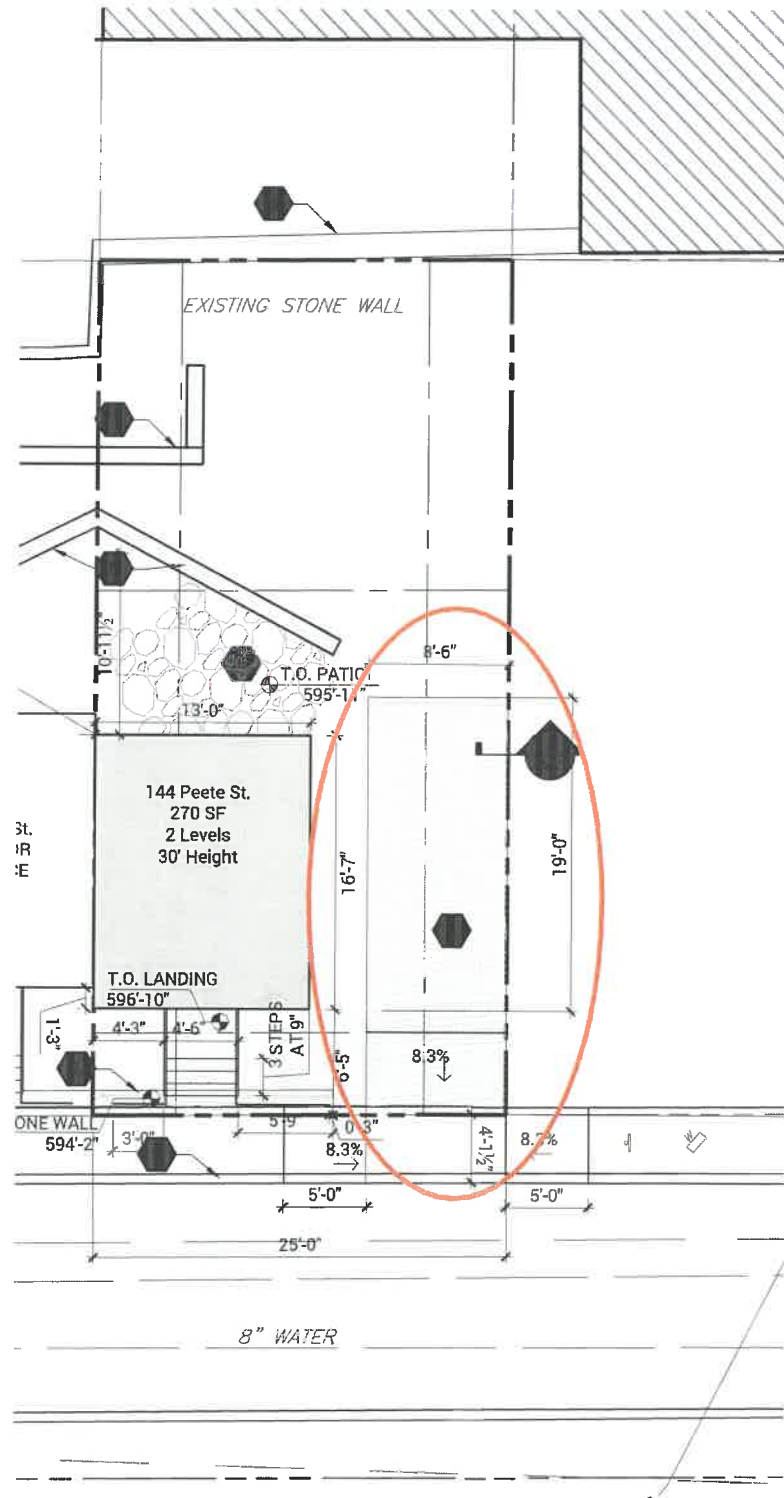
- 144 Peete Street
- Site currently vacant
- New Construction
- Single Family Home
- 3 Stories
- 690 sq. ft.

CONTENTS:
Site Plan
Context
Updated Elevations
Carbonized Siding
Updated Elevations
Details
Previous Elevations
Property Report
Assembly Examples

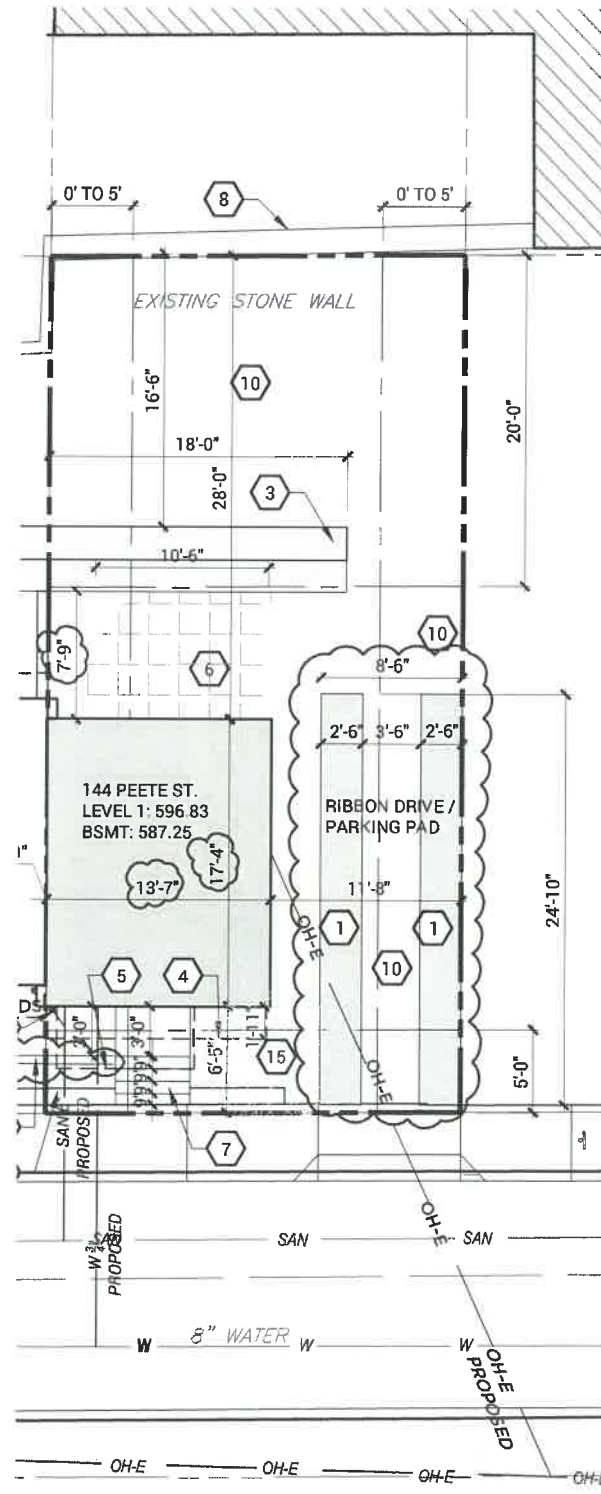


1. SITE PLAN

Previous Approval



Proposed Layout



Driveway Construction

Prior approval was granted to previous paver driveway. New layout to maintain maximum pervious material with grass/vegetative strip

Less impervious material
 +
 Features additional landscape
 =
 Far less water runoff and less intrusive and softer appearance



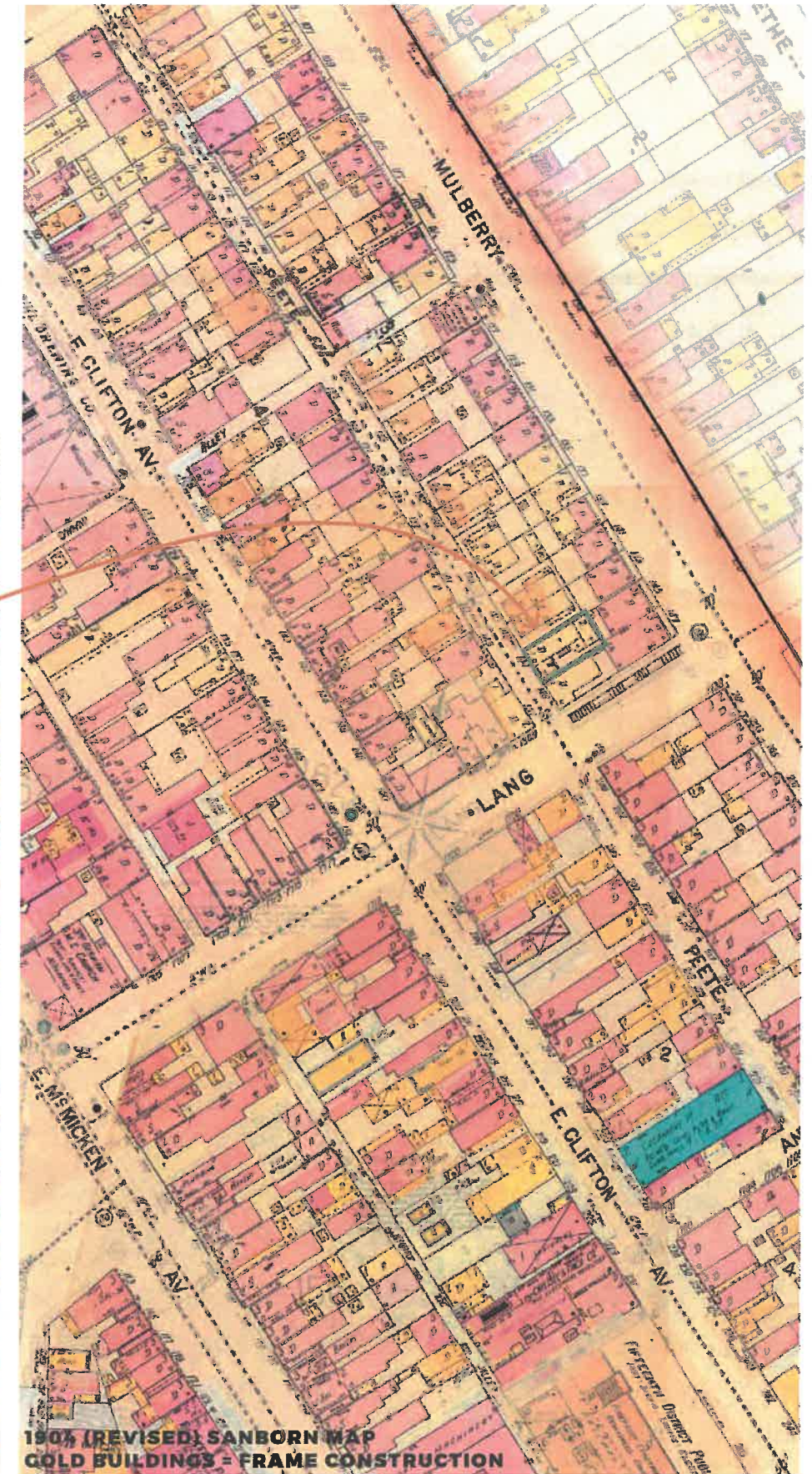
CONTEXT - SITE AND SURROUNDINGS

CONSERVATION GUIDELINES OVER-THE-RHINE HISTORIC DISTRICT

New Construction:

A.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.

A.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 ... how well the design **relates to the neighboring buildings** and to the intent of these guidelines.



CONTEXT - MATERIAL COMPATIBILITY

Clapboard Siding: Historical Precedent



Horizontal Emphasis, shadow line, wood texture, variation in boards, approximately 1/2" thick boards typically 4-6" wide

Lap Siding: Typical Today



Horizontal emphasis, small shadow line, uniform look, typical smooth texture, 5/16" thick with various board widths

Non-traditional Compatibility



Brick with fiber cement lap siding & wood shiplap siding; metal panel with horizontal emphasis, brick with metal panel appearing as wide flat siding & vertical wood siding

3. CARBONIZED CEDAR SIDING

Material of exceptional quality

- Wood listed as an important material in the Historic District
- Solid 1x6 cedar planks
- Intrinsic properties of cedar (insect resistance, water resistance) enhanced by carbonization
- Centuries old technique to preserve wood

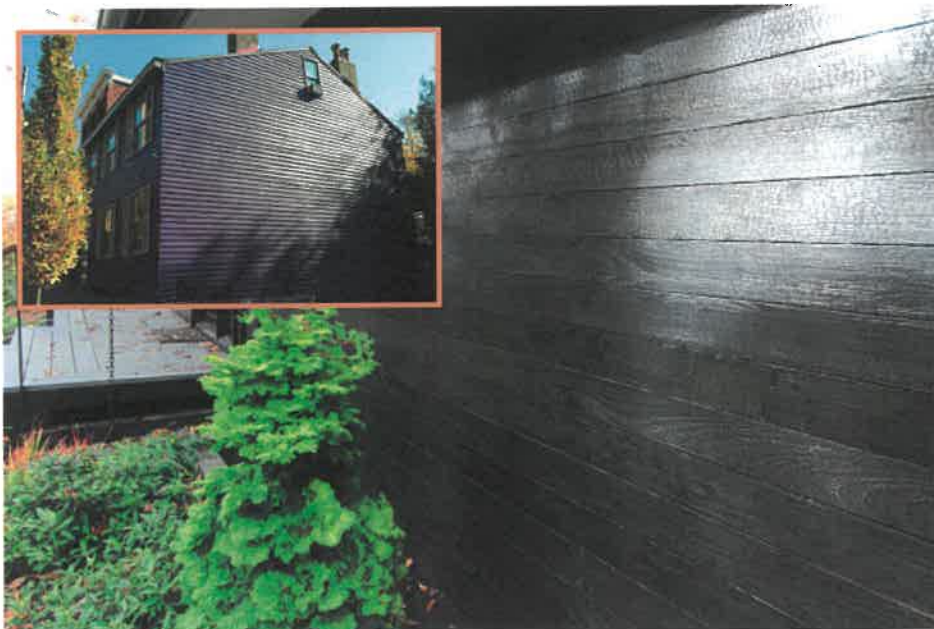
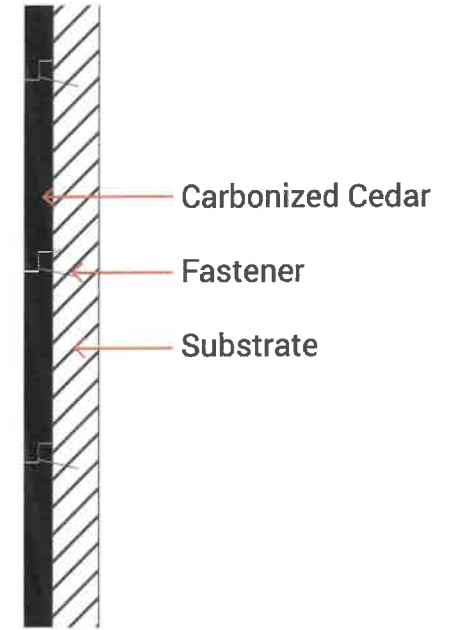
Compatible Design

Historic wood siding examples informed and inspired the use of the carbonized cedar siding. Specifically the material selection and assembly is compatible with surrounding structures (both brick and siding), without replicating lap siding, because of its relation to the following characteristics

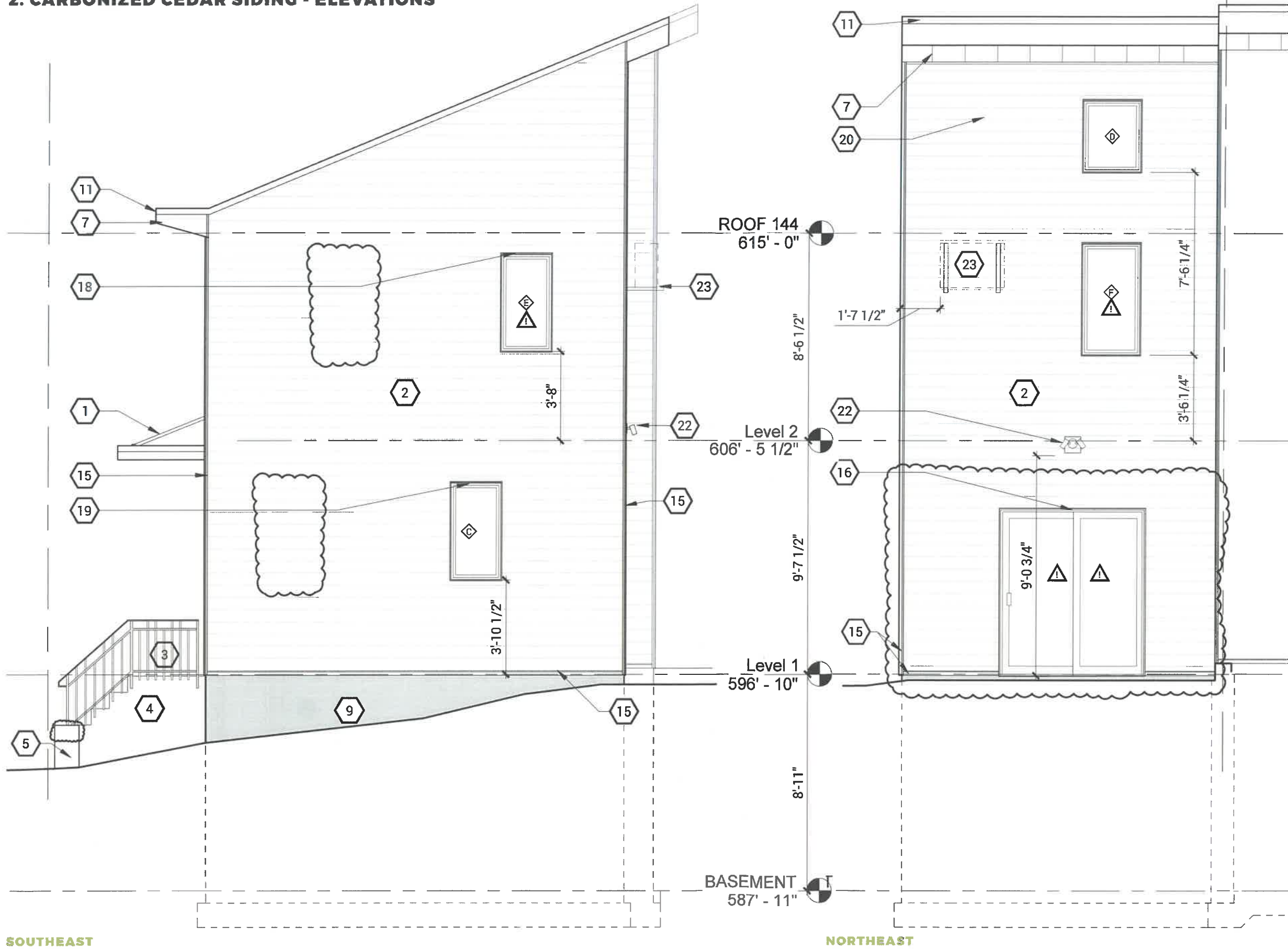
1. Horizontal layout
2. Shadow line
3. Iridescent sheen reminiscent of gloss from painted wood
4. Texture and depth revealed up close
5. Similar width of boards

Carbonized Benefits: Shiplap Detail

- Enhanced Weather Resistance
- Enhanced Decay Resistance
- Enhanced Bug / Pest Resistance
- Iridescent Sheen (deep penetrating seal coat, factory and field applied)
- Non-toxic preservation
- Examples have lasted 80-100 Year Finish, manufacturer 10-year warranty
- Non-toxic finish
- Reduced maintenance



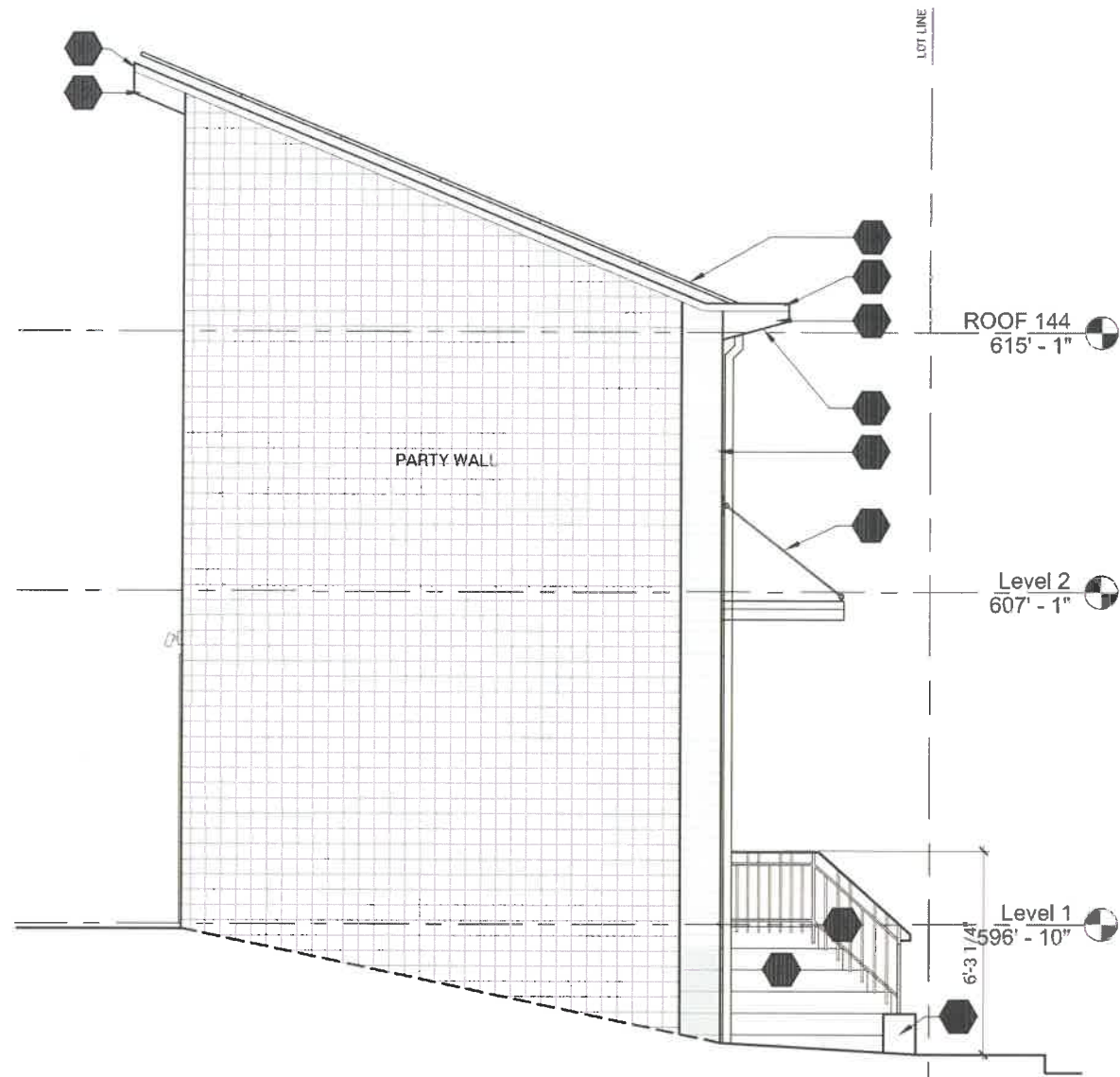
2. CARBONIZED CEDAR SIDING - ELEVATIONS



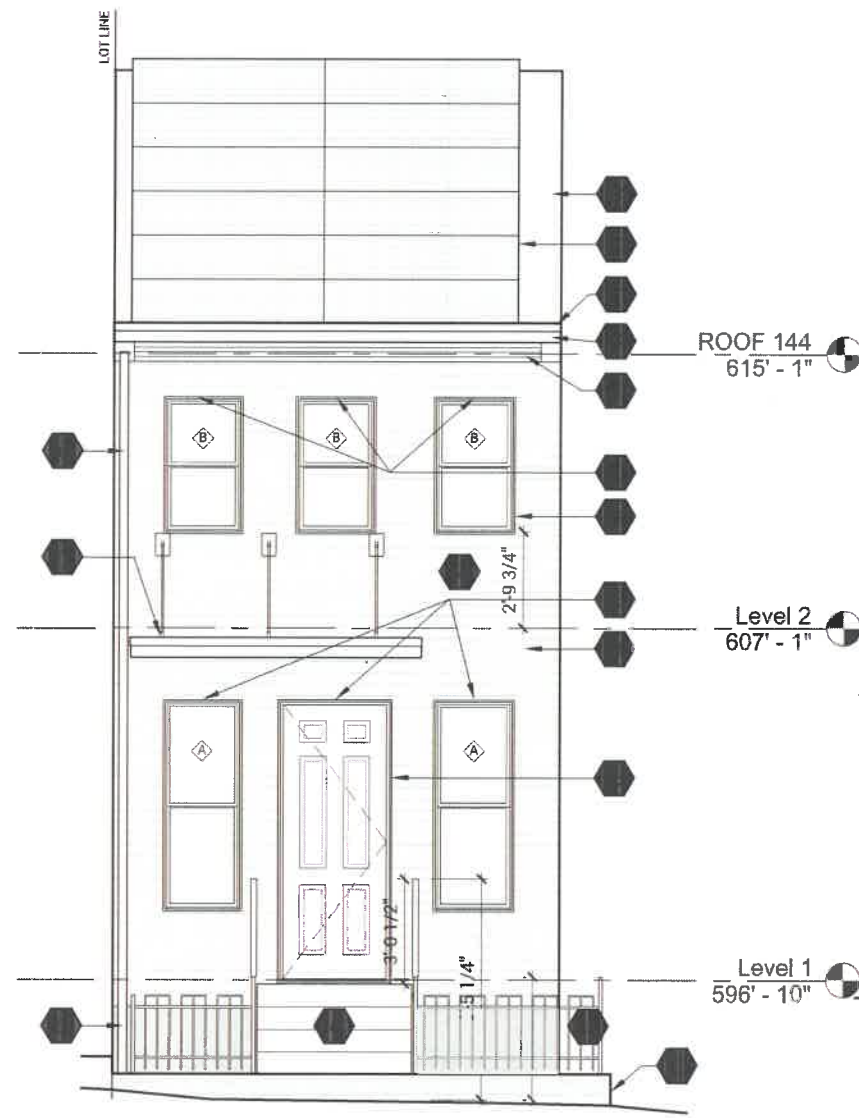
SOUTHEAST

NORTHEAST

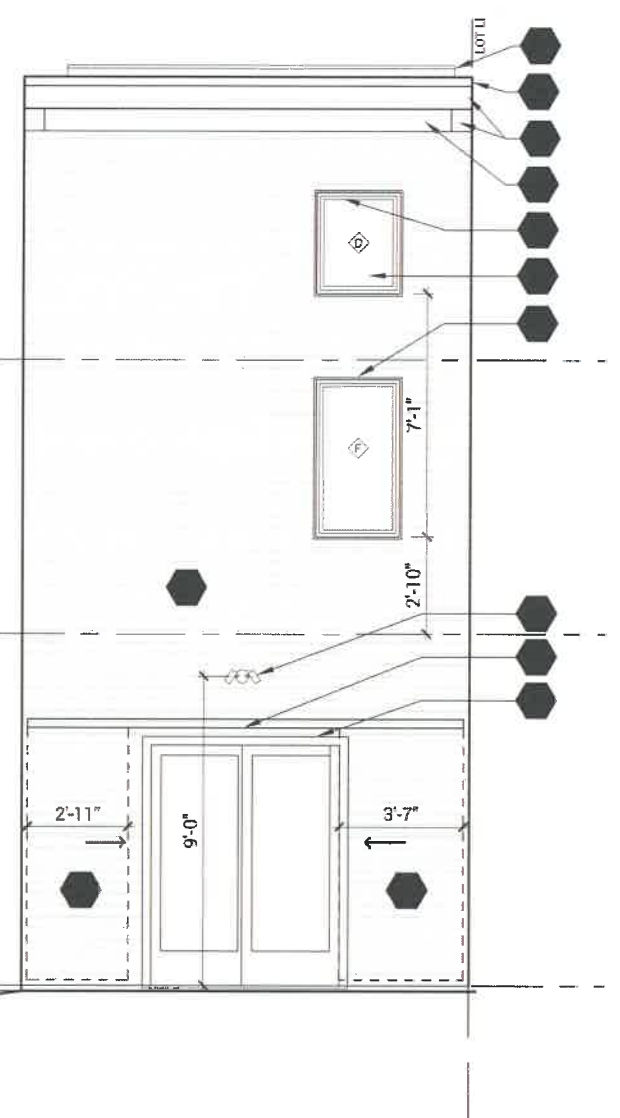
4. PREVIOUS ELEVATIONS - LAP



2 NORTHWEST ELEVATION
A03 SCALE: 1/4" = 1'-0"



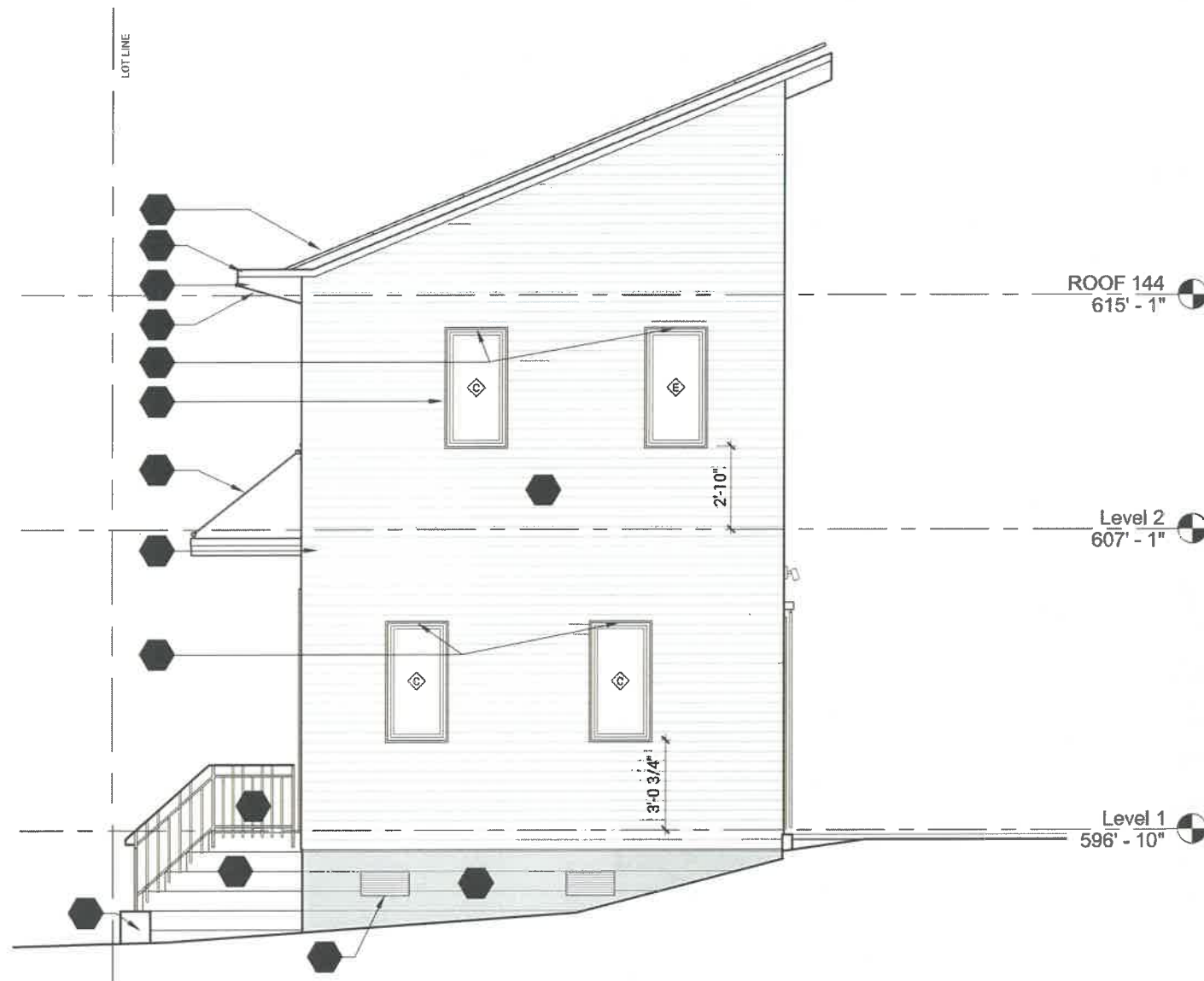
1 SOUTHWEST ELEVATION
A03 SCALE: 1/4" = 1'-0"



1 NORTHEAST ELEVATION
A04 SCALE: 1/4" = 1'-0"

4. PREVIOUS ELEVATIONS - LAP

5. PROPERTY REPORT



10/21/2016

Property Report

Dusty Rhodes, Hamilton County Auditor generated on 10/21/2016 9:24:02 AM EDT

Parcel ID 094-0005-0216-00	Address 144 PEETE ST	Index Order Parcel Number	Tax Year 2015 Payable 2016
--------------------------------------	--------------------------------	-------------------------------------	--------------------------------------

Property Information			Images/Sketches 
Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Land Use 500 - RESIDENTIAL VACANT LAND	
Appraisal Area 01801 - OVER THE RHINE 01	Owner Name and Address START SMALL LLC 7106 GRANTHAM WAY CINCINNATI OH 45230 <i>(call 946-4015 if incorrect)</i>	Mailing Name and Address START SMALL LLC 7106 GRANTHAM WAY CINCINNATI OH 45230 <i>(call 946-4800 if incorrect)</i>	Total Tax \$165.80
Assessed Value 2,390	Effective Tax Rate 74.799317		
Property Description 144 PEETE ST ST 25 X 52.50 S ONE HALF LOT 47 FINDLAY PER EXTRS SUB TIF ABATEMENT			

Appraisal/Sales Summary	
Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Sale Date	10/7/2015
Last Sale Amount	\$100
Conveyance Number	93815
Deed Type	WD - Warranty Deed (Conv)
Deed Number	357906
# of Parcels Sold	1
Acreage	0.030
Front Footage	25.00

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	6,840
CAUV Value	0
Market Improvement Value	0
Market Total Value	6,840
TIF Value	440
Abated Value	0
Exempt Value	0
Taxes Paid	\$165.80
Tax as % of Total Value	2.241%

Notes
1) 12-7-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

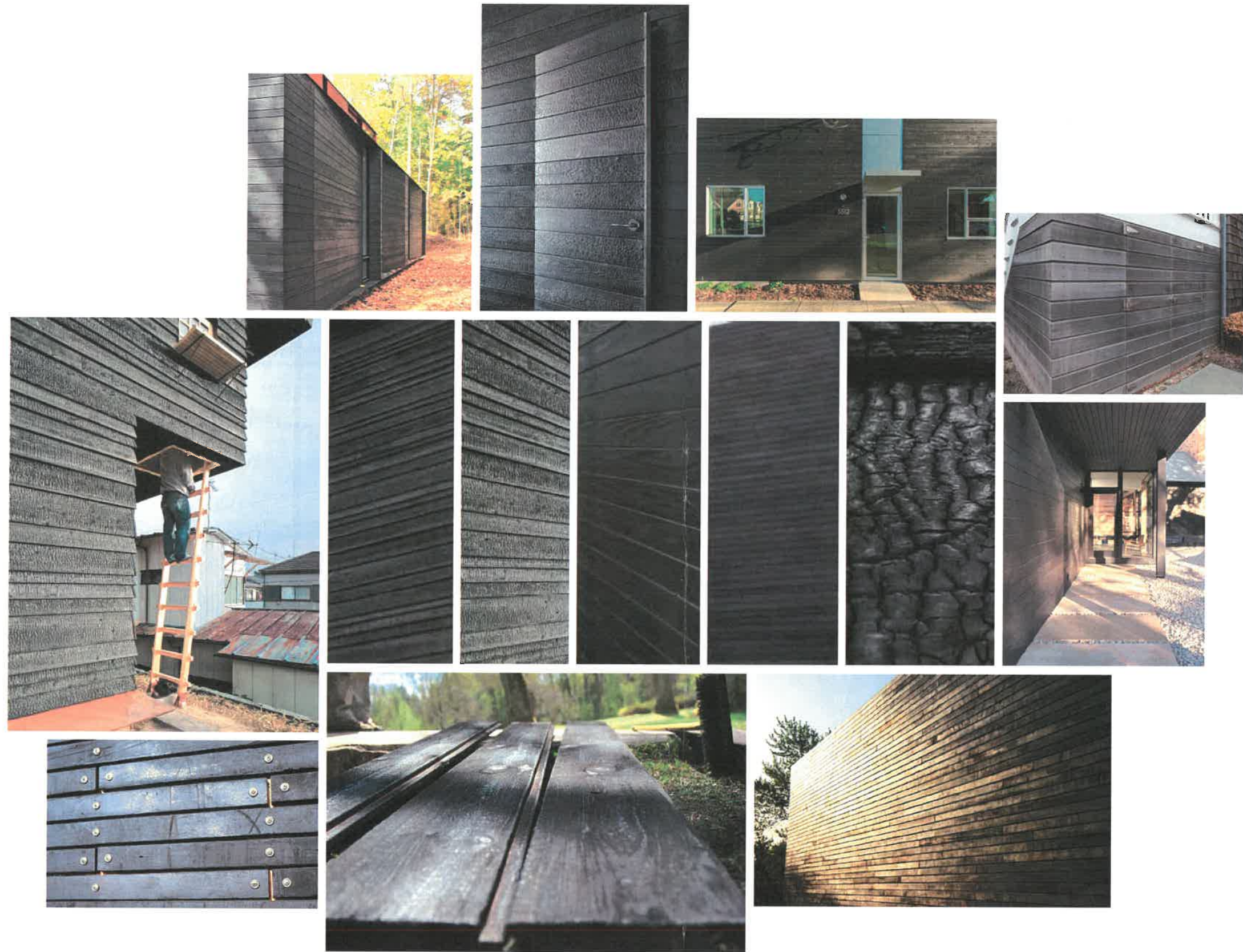
Structure List		
Structure Name	Finished Sq. Ft.	Year Built

http://wedge1.hcauditor.org/view/re/0940005021600/2015/print_report

16

2 **SOUTHEAST ELEVATION**
A04 SCALE: 1/4" = 1'-0"

4. CARBONIZED WOOD - ASSEMBLY EXAMPLES



6. CARBONIZED WOOD - SPECIFICATIONS



Sustainable Pioneers

Montana Timber Products
 3605 Arthur St
 Caldwell, ID 83605
 877-594-5525
www.montanatimberproducts.com



SPECIFICATION SHEET

Prepared For: _____
 Prepared By: _____

Siding Product:
 Product Name Charwood , no equal
 Manufacturer Montana Timber Products
 Coating Product Seal-Once, 2 face coats, 1 back coat
 Warranty 10 years for water ingress
 Species Western Red Cedar
 Grade 2&Btr
 Moisture Content Kiln Dried to less than 15%
 Width Within 1/2" of nearest 12"
 Thickness Within 1/8" of the nearest 1"
 Length Random

Siding Color (Circle color selection)

Siding	<u>Gator</u>	Ebony	Tiger	Other
Soffit	Gator	Ebony	Tiger	Other
Fascia	Gator	Ebony	Tiger	Other
Trim	Gator	Ebony	Tiger	Other
Timbers	Gator	Ebony	Tiger	Other

Siding Profile

Siding	Shiplap	T&G	Channel	SE Lap	SE	Other
Soffit	Shiplap	T&G	Channel	SE Lap	SE	Other
Fascia	Shiplap	T&G	Channel	SE Lap	SE	Other
Trim	Shiplap	T&G	Channel	SE Lap	SE	Other



Maintenance / Care

- The carbonized finish has been shown to last 80-100 years in traditional applications
- Reapplication of Seal-Once will help arrest the degradation of the charcoal top layer, but is not required.
- Any charcoal flaking will reveal a still burnt underlayer. If that layer further degrades and reveals the natural wood color over time, it can be touched up with a dark/ebony stain.

Wear

- The material will wear, but will stabilize. Any initial residue will wash away after a year.





November 28, 2016

Urban Conservator
Two Centennial Plaza
805 Central Avenue, Fifth Floor
Cincinnati, OH 45202

Re: COA Application for 144 Peete Street Material Change

Dear Ms. Johnson,

The Over-the-Rhine Foundation supports the Applicant's request for a material change to the use of charred cedar shiplap siding at 144 Peete Street in Over-the-Rhine. The Foundation feels that wood siding is an appropriate, historically utilized material in Over-the-Rhine, and that even though this is a shiplap application it is preferable to many of the exterior brick, metal, and synthetic veneers being used on infill buildings today.

It is important to note that the Foundation supports the use of this material *in this instance only*, and is not endorsing the use of this material throughout Over-the-Rhine. More study would be required to determine the extent to which widespread use of charred cedar would or would not be appropriate to the historic sense of place in Over-the-Rhine.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Daniel Klingler". The signature is fluid and cursive, with a long horizontal stroke at the end.

Daniel Klingler
Co-Chair, OTR Foundation Infill Committee

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

APPLICATION #: COA2016089
APPLICANT: Drawing Department
OWNER: Rhinegeist Properties
ADDRESS: **1910 Elm Street**
PARCELS: 096-0006-0042
ZONING: UM
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: November 28, 2016
HEARING DATE: December 5, 2016
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) for a stairwell and elevator addition set on the inside of an existing garage door opening that fronts to the front façade.

Existing Conditions

The existing building is a three story complex with two brick buildings that makes up the Rhinegeist Brewery. It is within an Urban Mix (UM) zoning district. A small portion of the existing structure is being used as a craft brewery with a tasting room at the northwest area of the building. At the October 20, 2014 meeting a proposal for the use of the remaining portions of the building as an eating and drinking establishment, office use, and expanded production use. At this meeting conditional uses and parking variances were granted for the proposed use.

There are two connected brick buildings onsite. The existing brewery is within the Old Moerlein Bottling plant which was built circa 1895 and expanded in 1899. The proposed stair addition is set inside an existing garage opening of the 1895 building and will serve the 1899 building.

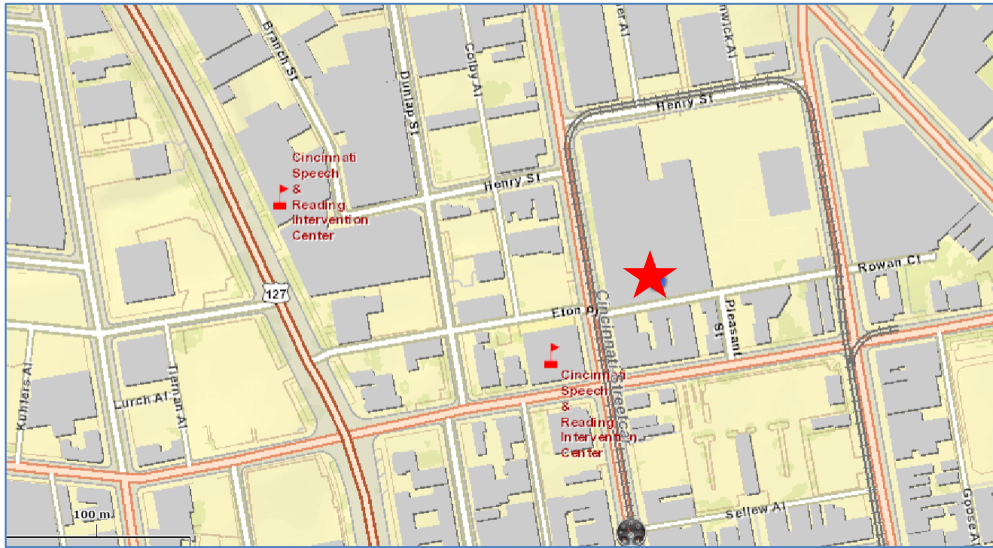


Figure 1:1910 Elm Street. Map from CAGIS Maps.

Proposed Conditions

The applicant is proposing to modify 1910 Elm Street with the following

- New lift/elevator and stairwell entrance.
- New two-over-two windows
- Repair and improve stairs at entrance
- New entrance door

Previous Reviews: October 20, 2014: Conditional Use and Variance Hearing
 June 9, 2016: Certificate of Appropriateness for a roof deck

Applicable Zoning Code Sections:

Zoning District: [Section 1410](#) UM
 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

All required zoning relief was granted at the October 20, 2014 Historic Conservation Board meeting. As the proposed stairway is within the existing footprint of the building there is no encroachment into any required setbacks.

Certificate of Appropriateness Review:

A COA is required for the stairway/lift addition and the changes to the windows and door.

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 two over two proposed aluminum clad wood windows with true-divided lights and the door is a wood door with sidelights and a half light on the door. Both treatments 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 addition is set back from the front façade and is set into an existing garage opening and will not be highly visible. The addition is needed to provide an ADA accessible entrance into the facility. The small addition has a concrete cade and stairs with a metal and glass handrail, the lower portion of the stairs will be masonry and addition will be sided in a stained lap wood.

Other Considerations:

N/A

Prehearing Results: A prehearing was held on November 9, 2016. The applicant was present.

Comments Provided to Staff: N/A

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

- A. **APPROVE** a Certificate of Appropriateness for 1910 Elm Street for ADA accessible entrance and façade changes per plans submitted by The Drawing Department submitted October 31, 2016.
 - 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.

drawing dept

architecture & design

3217 madison rd cincinnati ohio 45209
513.272.8099 | www.drawingdept.com

November 21, 2016

City of Cincinnati Historic Conservation Board
805 Central Avenue Suite 500
Two Centennial Plaza
Cincinnati, OH 45202
Attn: Beth Johnson, Urban Conservator

Proposed Exterior Stair, Accessible Lift and Window Replacement

Subject Property Address: 1910 Elm Street, Cincinnati, Ohio 45202
District: Over-the-Rhine Historic District

Dear Beth,

The owners of the above property wish to undertake several projects in need of Historic Conservation Board's Certificate of Appropriateness. Those projects include:

- Addition of an exterior stair and exterior ADA compliant passenger lift with enclosure
- Replacement of existing ahistorical windows with new historic profile windows
- Infill of 2 existing windows facing Eton Place with masonry, set back 1" from existing face
- Renovation of an existing set of stairs that has settled in an unsafe manner at the sidewalk
- Replacement of existing ahistorical door with new historic profile entry system

Existing Building

The subject building is the current Rhinegeist Brewery, which occupies almost the entirety of the building with its production brewing and canning facilities, operations offices, public tap room and recently completed rooftop deck. The proposed project includes the transformation of an unused portion of the building to a restaurant, which, based on the configuration of the building, requires its own accessible compliant entrance.

The existing building is on the east side of Elm Street, running from Henry Street on the north and Eton Place on the south. Built in many phases starting at the end of the 19th century, the current building has a footprint of over 50,000 square feet. The primary façade along Elm Street is largely comprised of the 220 foot long façade of the original brewery, which features a heavily rusticated stone base and two stories of brick and stone masonry above. Due south of this building, at street level, is a 25' wide loading dock area. Due south along Elm from that is a 75' wide building, which has sometimes been known as the Lamp Building, based on its most previous tenant many years ago. The first floor of this building is the site of the proposed restaurant.

Due to the elevation of the first floor of the building about 4' above the sidewalk level, there is not a way to provide an accessible entrance to this space. For that reason, we are proposing the addition of an exterior accessible lift in an enclosure as well as a set of exterior stairs. Both of these lead to a new door with access to the proposed restaurant.

Proposed Work

The proposed lift and stair are placed within the void of the loading dock, pushed back from the sidewalk and is considered an addition. This addition takes cues from the design of the proposed restaurant's interior as well as materials found elsewhere within Rhinegeist Brewery. It is our goal that this addition is compatible in character but not imitative in design of the original building. The proposed stairs will be concrete with a metal handrail and a metal and glass guardrail. The lower portion of the stair is to be masonry as a gesture to the rusticated base of the original building. The portion of the addition

that is the lift is an enclosure clad in stained wood boards of a material and spacing similar to those found elsewhere throughout Rhinegeist, such as on the roof deck. Cantilevering from the top of the lift enclosure is a wood framed roof, which will allow for lighting on the stairs as well as protection for the lift from dust and debris.

The renovation of the first floor of the Lamp Building requires the replacement of the existing windows in the original openings along Elm Street as well as some minor work along Eton Place. The existing Elm Street windows do not fit the original openings and are bordered by plywood. The Elm Street windows themselves are non-original, single glazed aluminum windows with a large fixed pane above a small hopper style unit. These windows are not visible from the exterior in their current state. These windows will be replaced by new windows custom built to fit the entire original opening with a brick mould and sash lugs. These new windows will be aluminum clad on the exterior and wood on the interior and will be in a 2 over 2 configuration to match existing windows on the Eton Place façade and will be true divided lites with clear glass, insulated with tinted divider strip to match frame color.

Along Eton Place the majority of the current windows will remain in place, with necessary repairs for finish, rot and weathertightness. Windows along this elevation are grouped into pairs, each pair being surrounded by a masonry arch on the exterior façade. The eastern-most 3 pairs of windows along this elevation are believed to be the original wood windows with sash lugs and both a 2 over 2 and 4 over 4 configuration. The remaining windows are pairs of galvanized metal double hung units in a 2 over 2 configuration. While these units are not likely original to the building, they are historic, in decent condition and lend a unique look to the space.

The eastern-most windows of this portion of the building along Eton Place occur in the proposed restaurant's kitchen. Due to thermal concerns and equipment layouts, these existing windows will be infilled with masonry. This masonry will be brick to match the color, size and coursing the existing adjacent masonry and will be held 1" back from the face to identify it as an infilled condition. Mortar for this infilled window will also be tinted to match the existing adjacent. Based on their proximity to the kitchen, there is a chance that some minor ventilation louvers might occur in these filled-in openings.

While the above work constitutes the majority of the exterior work for this project, we will also be renovating the existing set of concrete stairs leading from the Elm Street sidewalk up into the restaurant. The stairs and sidewalk have settled in different ways, which presents a large single step of over 9 inches at the bottom of the run, which is a safety hazard. We are planning on removing the concrete stairs and treads and replacing them with a new set of concrete stairs that complies with current building codes.

Additionally at this area, we are replacing the existing front door system, which is a narrow framed aluminum entry system with opaque spandrel glass in both the door and sidelights. This entry system will be replaced by a new wood door and sidelights with historic profiles, proportions and hardware. This new door will provide a secure entrance and be visually compatible with the building.

Conclusion

In conclusion, we feel that our proposed work at 1910 Elm Street is in accordance with the guidelines of the district. Our small addition is set back from the main façade of the building and, based on the overall mass of the building, does not threaten to overpower it but is sympathetic in its massing and materials. Additional projects are small in nature and in accordance with guidelines and will help to maintain this building's viability for many years to come. We hope that our application meets your approval.

Respectfully Submitted,

Kevin Kluender
Architect

APPLICATION

HC
B
HISTORIC
CONSERVATION
BOARD

CERTIFICATE OF APPROPRIATENESS

APPLICATION

BUILDING ADDRESS: 1910 ELM ST.

DISTRICT NAME: OVER THE RHINE
(if applicable)

OWNER NAME: RHINEGEIST PROPERTIES

ADDRESS: 1910 ELM ST

EMAIL: BOB@RHINEGEIST.COM

CONTRACTOR NAME: FURLONG BUILDING

ADDRESS: 1 MOOCK RD, WILDER KY 41071

EMAIL: KEN.MILLER@FURLONGBUILDING.COM

ARCHITECT NAME: DRAWING DEPT

ADDRESS: 3217 MADISON CINCI OH 45209

EMAIL: KEVIN@DRAWINGDEPT.COM

HC
B
USE ONLY

DATE RECEIVED BY HCB: _____

PERMIT/APD NO: _____

APP. COMPLETION DATE: _____

PHONE NO: 513 381 1367

PHONE NO: 859 647 2999

PHONE NO: 513 272 8099

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)

HC		B		USE ONLY	
<input type="checkbox"/>	MINOR ALTERATION				
<input type="checkbox"/>	NEW CONSTRUCTION				
<input type="checkbox"/>	ADDITION				
<input type="checkbox"/>	DEMOLITION				
<input type="checkbox"/>	REHABILITATION				
<input type="checkbox"/>	OTHER _____				

- PROPOSED ACCESSIBILITY LIFT + STAIRS ADDITION
IN EXISTING LOADING DOCK DRIVEWAY AREA.
MATERIALS TO BE CONCRETE, WOOD, STEEL + GLASS.

- PROPOSED NEW WINDOWS IN ORIGINAL, EXISTING
OPENINGS w/ SASHES DIVIDING LITES TO MATCH
ORIGINAL. EXTERIOR MATERIAL TO BE ALUMINUM.

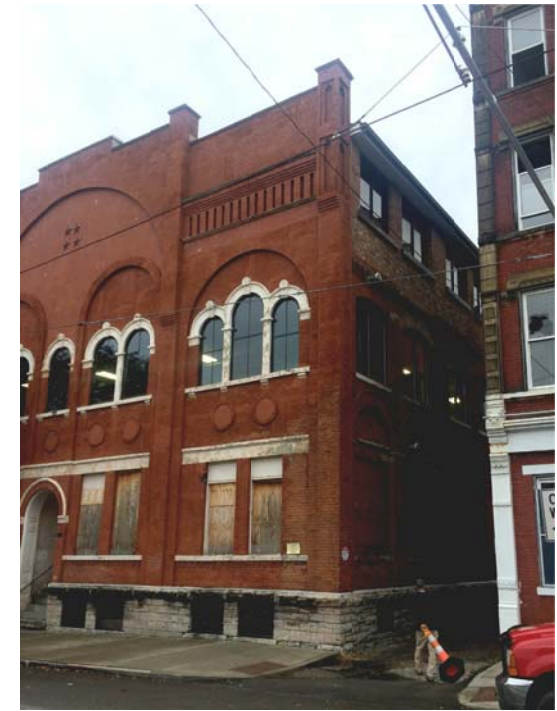
- PROPOSED STAIR + DOOR REPLACEMENT ALONG
ELM STREET. STAIRS TO BE CONCRETE, DOOR TO BE WOOD AND GLASS.

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.



01 VIEW OF EXISTING FACADE ON ELM STREET - PROPOSED ALUMINUM REPLACEMENT WINDOWS AT GROUND FLOOR



02 VIEW OF EXISTING FACADE AT SOUTHWEST CORNER OF ELM AND ETON PLACE



03 VIEW DOWN ETON PLACE - ORIGINAL WOOD WINDOWS AT GROUND FLOOR REPAIRED AS NECESSARY



04 VIEW OF EXISTING ETON PLACE FACADE - EXISTING METAL WINDOWS AT GROUND FLOOR REPAIRED AS NECESSARY



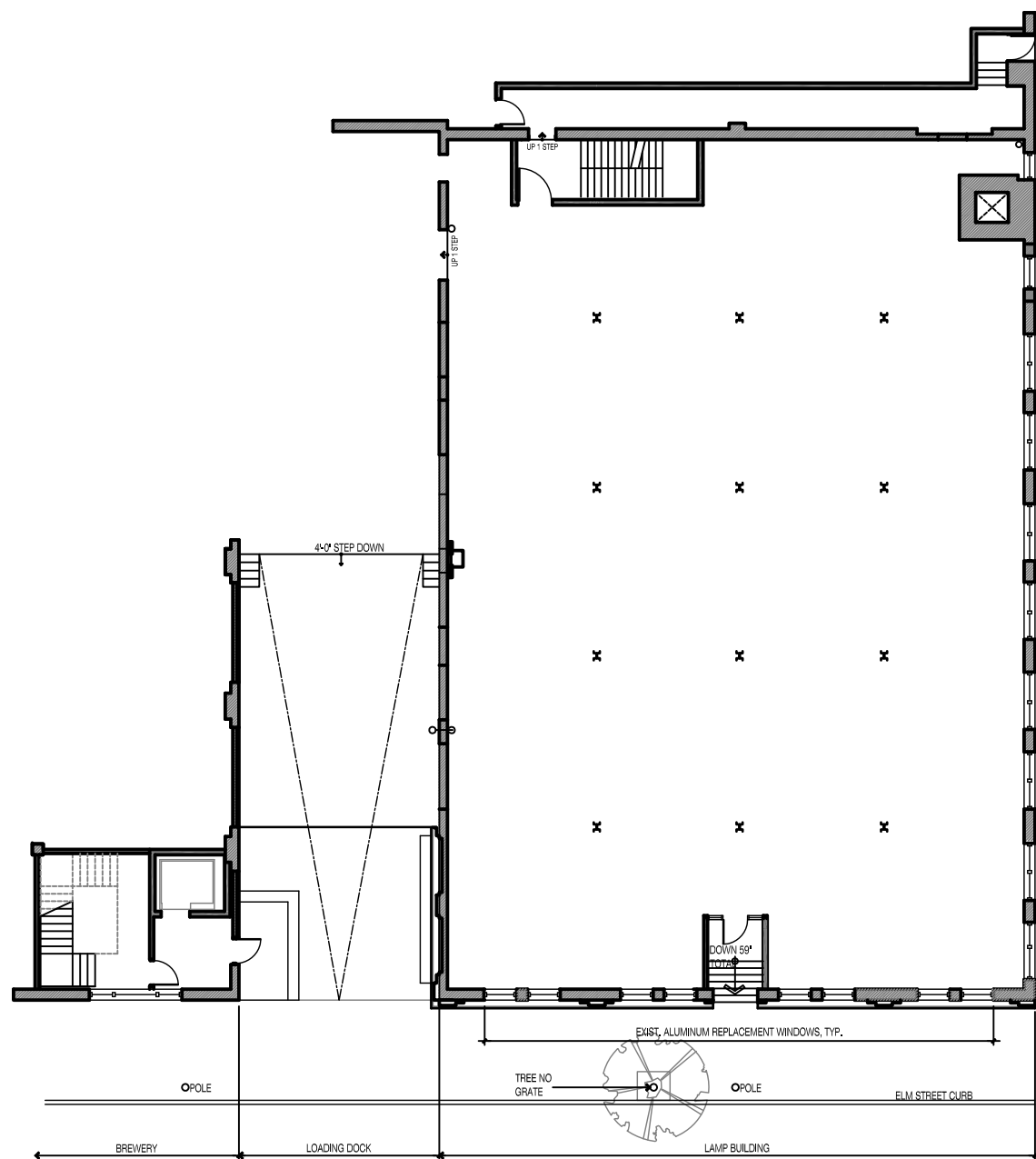
05 VIEW OF EXISTING ETON PLACE FACADE - INFILL EXISTING OPENING AT GROUND FLOOR, HOLD MASONRY BACK 1" FROM FACE

PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

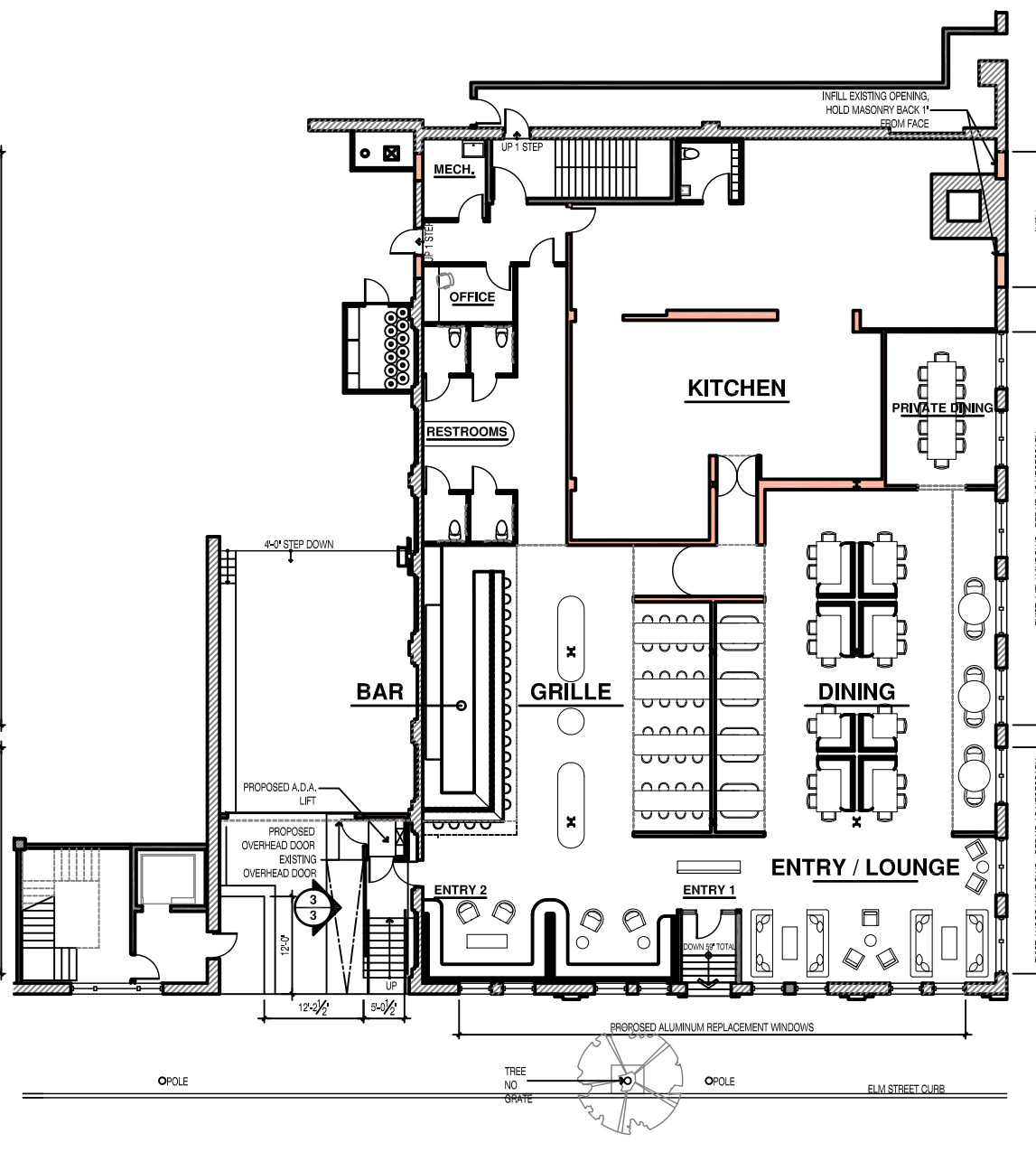
ETON PLACE RESTAURANT
1910 ELM STREET
CINCINNATI, OHIO 45202

PRELIMINARY
 NOT ISSUED FOR
 CONSTRUCTION

ETON PLACE RESTAURANT
 1910 ELM STREET
 CINCINNATI, OHIO 45202



1 Existing Level 1 Floor Plan
 2 3/64" = 1'-0"



2 Proposed Level 1 Floor Plan
 2 3/64" = 1'-0"

NOTE: REPOINT / REPAIR MASONRY AS NECESSARY
 ■ EXISTING WALL
 ■ PROPOSED WALL

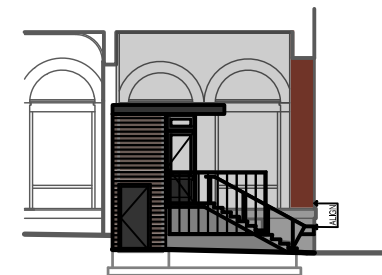


1
3 Partial Existing Exterior Elevation - Elm Street
3/64" = 1'-0"



2
3 Partial Proposed Exterior Elevation - Elm Street
3/64" = 1'-0"

- 1 PROPOSED LIFT & STAIRS
- 2 PROPOSED NEW WINDOWS IN EXISTING ORIGINAL OPENINGS
- 3 PROPOSED ALTERED STAIR AT LOCATION OF EXISTING
- 4 PROPOSED NEW DOOR IN EXISTING OPENING



3
3 Lift Elevation
3/64" = 1'-0"

PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

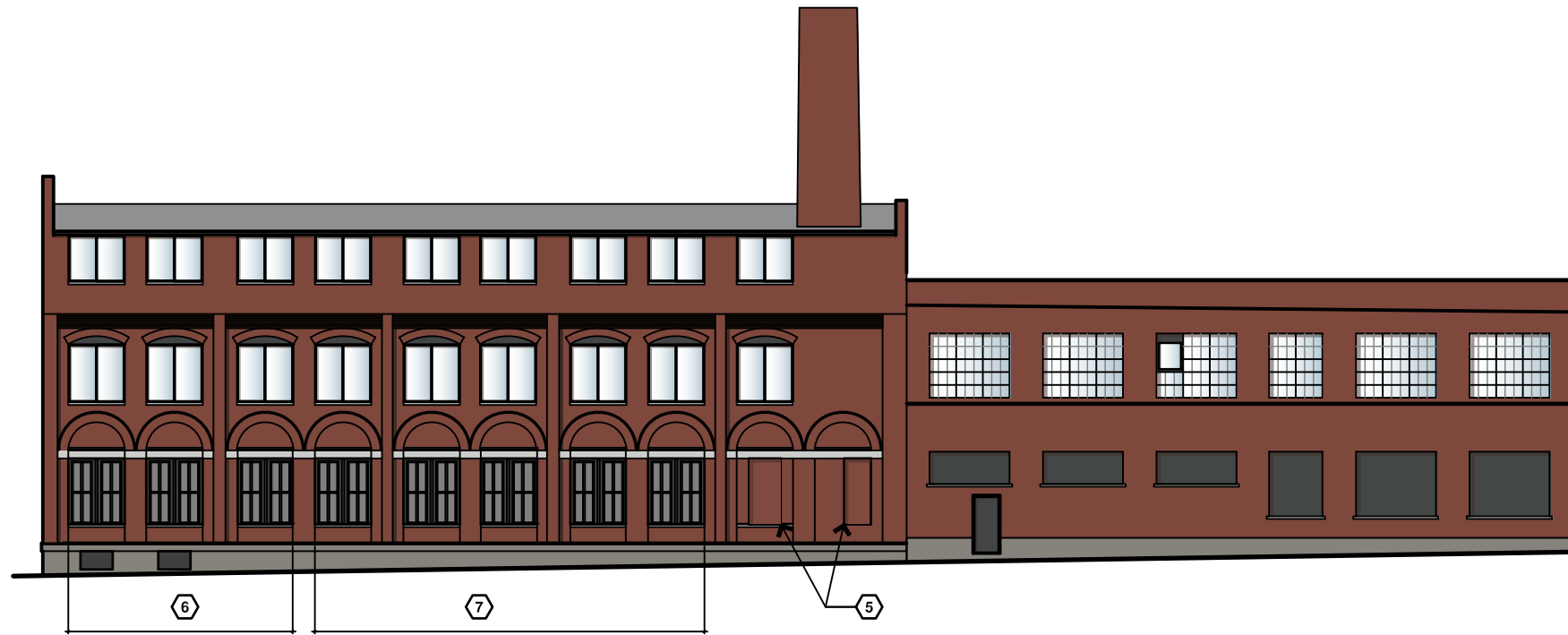
PRELIMINARY
 NOT ISSUED FOR
 CONSTRUCTION

ETON PLACE RESTAURANT
 1910 ELM STREET
 CINCINNATI, OHIO 45202

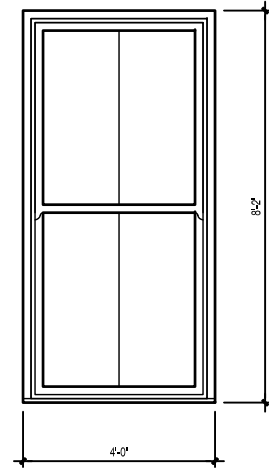


1 Existing Exterior Elevation - Eton Place
 3/64" = 1'-0"

- 5 EXISTING WINDOWS TO BE INFILLED WITH MASONRY
- 6 EXISTING WOOD-FRAMED WINDOWS TO REMAIN, REPAIR AS NECESSARY
- 7 EXISTING METAL WINDOWS TO REMAIN, REPAIR AS NECESSARY

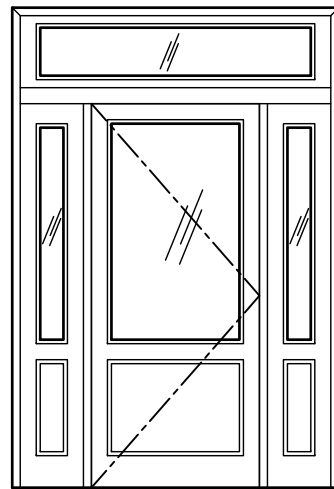


2 Proposed Exterior Elevation - Eton Place
 3/64" = 1'-0"



1
5 **Proposed Replacement Windows on Elm, Typ.**
1/4" = 1'-0"

- ALUMINUM-CLAD EXTERIOR / WOOD INTERIOR REPLACEMENT WINDOW
- CLEAR GLASS
- SASH LUGS
- TRUE DIVIDED LIGHTS



4
5 **Proposed Entry Door on Elm**
1/4" = 1'-0"

- WOOD DOOR, PAINTED; CLEAR GLASS



2
5 **Existing Wood Window**
NTS



3
5 **Existing Aluminum Window**
NTS



5
5 **Existing Metal Window**
NTS

**APPLICATION FOR
USE VARIANCE
HISTORIC CONSERVATION BOARD PUBLIC HEARING
STAFF REPORT**

APPLICATION #: ZHUV20160016
APPLICANT: ARP Commercial LLC
OWNER: 33 Green LLC
ADDRESS: **33 Green Street**
PARCELS: 094-0008-0082
ZONING: RM 1.2
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: November 28, 2016
HEARING DATE: December 5, 2016
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting Zoning Relief for a Use Variance from Section 1405-05 of the Cincinnati Zoning code in order to use part of the first floor listed as an office, retail or restaurant use. These uses are not permitted use in the RM 1.2 district.

Existing Conditions:

The property at 33 Green Street is a ca. 1910 mixed use four story masonry building. The building has a boarded up commercial space on the first floor and vacant apartments on the upper stories.

Proposed Conditions:

The applicant will be rehabilitating the building into affordable housing units on the upper stories and the rear half of the first floor abutting Green Street and is proposing to white box the first floor 101A space, which was traditionally a commercial space and is approximately 2150 sf. They would like to be able to market the space for retail, office or a restaurant/eating and drinking establishment.

This property is part of a larger project that encompasses 5 buildings and will be bringing 50 affordable housing into Over-the-Rhine using Low-Income Housing Tax Credits and State and Federal Historic Rehabilitation Tax Credits.



Figure 1: 33 Green Street. Picture from Google Street Views.



Figure 2: Map of 33 Green Street. Map provided by CAGIS.

Previous Reviews: N/A

Applicable Zoning Code Sections:

- Zoning District: [Section 1405](#) Residential Multi-Family
- Variance Request: [Section 1405-07](#) Development Regulations in RM districts
- 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](#) Certificate of Appropriateness; Standard of Review

Details of Zoning Relief Required:

The applicant and/or owner(s) are requesting a **Use Variance Approval** to allow **retail, office or eating/drinking establishment** at 33 Green Street.

- The project is in violation of **Section 1405-07** Cincinnati Zoning Code.
- Per Section 1405-07: retail, office and eating and drinking establishments are not permitted in the RM 1.2 Zoning District.

Zoning Analysis:

Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-16, Use Variance Standards.

No variance shall be granted to allow a use not permissible under the terms of the Zoning Code or the Land Development Code in the zoning district in which the property is located, unless the Zoning Hearing Examiner finds that the applicant for the use variance has demonstrated that the applicant will suffer unnecessary hardship if strict compliance with the terms of the Code or the Land Development Code is required and such hardship must be demonstrated by clear and convincing evidence as to the following criteria:

(a) The property cannot be put to any economically viable use under any of the permitted uses in the zoning district;

As this is a Low Income Housing Tax Credit project, the economics of the project are structured a bit differently than a normal mixed use development. Normal mixed use development projects often count on the residential development to support economic viability of the total development. Due to the type of development, and the potential limitations of the residential income generated on the properties, the commercial spaces, especially the need to provide 1-2 Eating and Drinking Establishments within the entire 5 building development are needed to underwrite and financially support the entire project. The applicants need flexibility to market all the properties as office, retail and restaurant use.

(b) The variance requested stems from a condition that is unique to the property at issue and not ordinarily found in the same zone or district;

The property was built as a mixed use building with a commercial space on the first floor fronting onto Race Street. This is not a condition that is usually found in RM 1.2. The scale and original design of this building clearly were developed with commercial intentions at inception. The inclusion of Eating and Drinking Establishments is requested because of its potential to maximize commercial income. This would often not be considered because it generates maximum nuisance for parking, noise, etc.

(c) The hardship condition is not created by actions of the applicant;

The property was built in 1910 before zoning was established in the City of Cincinnati. The building was built as a mixed use building and this configuration was not created by actions of the applicant. The applicant is deliberately not

seeking the entire first floor as commercial, minimizing commercial nuisance onto Green Street.

(d) The granting of the variance will not adversely affect the rights of adjacent property owners or residents;

Many of the neighboring properties have a similar configuration and were originally built as mixed use buildings with commercial on the first floor with residential on the upper floors. Just to the north of the subject property is a CC-P district where the proposed uses would be permitted.

(e) The granting of the variance will not adversely affect the community character, public health, safety or general welfare;

The granting of a use variance for the proposed uses will not adversely affect the community character, public health, safety or general welfare. The proposed uses will be beneficial to the community character as it will reopen a vacant and boarded up commercial space and reintroduce commercial activity onto a street that historically had commercial activity at street level. This property is also along the street car line which will further support and enhance any commercial venture. To mitigate nuisance, Outdoor Dining and Seating should be highly discouraged, to contain noise, odor, etc. within the building and not disrupting residents above.

(f) The variance will be consistent with the general spirit and intent of the Zoning Code or the Land Development Code, as applicable; and

Staff believes that the use variance is consistent with the general spirit and intent of the Zoning Code. The majority of the property will be used as a multi-family residential use and the applicant is proposing to allow the property to be used as it historically has been used. They have sought a reasonable minimal square footage of commercial uses.

(g) The variance sought is the minimum that will afford relief to the applicant.

The applicant is seeking for only a portion of the first floor to be granted the use variance and this is the portion of the first floor the fronts to the corner and is oriented toward Race Street, which is a commercial corridor. The approval should only grant the minimum necessary per this proposal.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is not required for this project at this time. When rehabilitation work is proposed for the building anything that cannot be approved by staff will be forwarded to the Historic Conservation Board. As the project is seeking Historic Rehabilitation Tax Credits all changes will have to comply with the Secretary of the Interiors Standards for Rehabilitation.

Other Considerations:

N/A

Prehearing Results: A Prehearing was held on November 9, 2016. No one was in attendance.

Comments Provided to Staff: N/A

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

ZONING RELIEF

1. **APPROVE** the **Use Variance** request to allow the space listed as 101A on page A1.1 of the drawings submitted by Chameleon Architect and dated 5/23/2016 subject property per the following conditions.
 - a. The Use Variance granted allows for all reasonable and customary retail, office and Eating and Drinking Establishments within the Unit 101A.
 - b. No Outdoor Dining shall be granted as a result of the creation of an Eating and Drinking Establishment to minimize nuisance of the residents above.
 - c. The relief is only to allow for the Use Variance and any parking relief to be sought will need to be addressed once a final use is established.

2. **FINDING:** The Board makes this determination that per Section 1435-05-4:
 - a. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
 - b. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.
 - c. The Use Variance increases the economic viability of the project to deliver upon community goals of increasing affordable housing within the historic district.

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 33 Green Street Cincinnati, Oh 45202 COMMUNITY Over the Rhine
 PARCEL ID(S) 094-0008-0082-00
 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 ARP Commercial LLC CONTACT PERSON (if legal entity) Susana Tolentino
 ADDRESS 1203 Walnut St 4th Floor CITY Cincinnati STATE OH ZIP 45202
 EMAIL stolentino@3cdc.org RELATIONSHIP TO OWNER (if not owner) representative
 TELEPHONE 513.977.8821

Section 3. OWNER

NAME 33 Green LLC CONTACT PERSON (if legal entity) Jennifer Walke
 ADDRESS 2170 Gilbert Ave. CITY Cincinnati STATE OH ZIP 45206
 EMAIL jwalke@modelgroup.net RELATIONSHIP TO OWNER (if not owner) representative
 TELEPHONE 513.559.5861

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 property 33 Green Street is involved in larger project comprised of five buildings in total.
All buildings are currently vacant and will be rehabilitated into 50 affordable housing units across the properties.
The first floor commercial spaces of the properties will be redeveloped into retail, office, and restaurant
uses. Cornerstone Renter Equity, The Model Group, and 3CDC are partners in this effort.

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 Susana Tolentino Signature  Date 10 / 06 / 2016

Date: 09/19/2016
Location: 33 Green Street
Request: Use Variance
Zoning District: RM-1.2

Susana Tolentino
3CDC

Dear Ms. Tolentino:

I have received and reviewed the subject project for compliance with the Zoning Code of the City of Cincinnati. Per Section 1405-05 eating and drinking establishments are not a permitted use in the RM-1.2 Zoning District. Your project will require the following relief items(s) from the Historic Conservation Board:

- A Use Variance for an eating and drinking establishment.

If you have any questions regarding the submission of your Zoning Hearing and the required documents, please contact Kasandra Maynes at 513-352-1559 or visit www.cincinnati-oh.gov/boards and select Zoning Hearing Examiner.

If you decide to revise your plans to meet the Zoning Code, you may apply for a building permit **in person** to the Buildings & Inspections Department at 805 Central Avenue, Suite 500. You **must** provide 3 copies of your plans.

You may also contact me at the information listed below with zoning questions, concerns or to make an appointment.

Sincerely,



Douglas Owen
Zoning Plan Examiner
douglas.owen@cincinnati-oh.gov
513.352.2441

Abington Race and Pleasant

Property in Question:
33 Green Street
Cincinnati Oh, 45202

This is a petition for Zoning Relief in the form of a Use Variance. The property in question is 33 Green Street, located in the Over-The-Rhine district of Cincinnati, and is currently owned by Cornerstone Renter Equity (33 Green, LLC). The rehabilitation of this building is part of a larger project involving the rehabilitation of five buildings in total, known as Abington Race Pleasant (ARP). Cornerstone Renter Equity, The Model Group, and The Cincinnati Center City Development Corporation (3CDC) are working together in order to redevelop these underutilized properties into meaningful use.

The five vacant buildings, 1523-27 Race Street, 1529-31 Race Street, 1533-35 Race Street, 1530-32 Pleasant Street, and 33 Green Street, that comprise the full ARP project, will be redeveloped into 50 affordable units and will bring 6,000 SF of first floor commercial space back into use. The residential units will be affordable to families living at or below 60% of the area median income. The commercial square footage has been designed for up to four retail/office tenants and 1-2 restaurant/bar tenants.

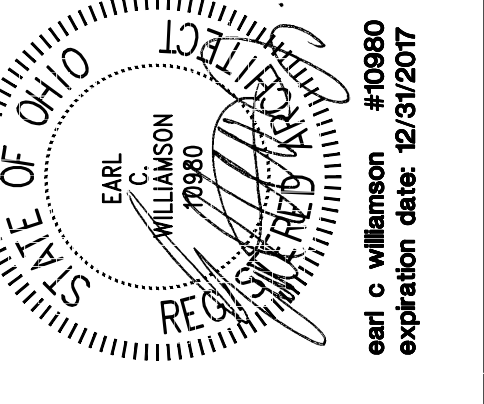
The residential space is being developed by a partnership between Cornerstone and Model, with the commercial space developed by 3CDC. The residential financing includes Low-Income Housing Tax Credits, Federal and State Historic Tax credits, Ohio Housing Financing Agency Housing Development Assistance Funds, and gap financing from the City. The commercial financing includes New Markets Tax Credits, Federal and State Historic Tax credits, and a loan from the Cincinnati Equity Fund II.

This petition for Zoning Relief at 33 Green Street would provide a Use Variance allowing the RM 1.2 zoned property to accommodate a restaurant/bar use as well as office or retail use. These uses would be consistent with the CC-P zoning designation that is directly across the street from the subject property. The current RM 1.2 zoning does not permit this range of commercial uses for the existing 2,150 square foot first floor commercial space, despite it clearly being designed and utilized as a commercial space historically. Within this Use Variance we also ask for permitted occupancy classifications to include both Assembly (A-2) and Mercantile (M) use groups.

Given the historic use of the space as commercial, we feel that the request for zoning relief is reasonable. No outdoor entertainment is planned at the location, or outdoor areas to be used as part of the operations. While a specific tenant has not yet been identified, the developer intends to pursue tenants that would be suitable for a small neighborhood-scale establishment. Given that the space is being developed in conjunction with the housing above, the developer is sensitive to the concerns of the residents that will be living directly above the space.

The financial viability of the Abington Race and Pleasant project, and the affordable housing it will create, is dependent on the commercial side of the financing being able to support a significant portion of the redevelopment costs. Most of the commercial spaces that comprise the ARP project are small in nature due to historic building configurations and cannot be enlarged to accommodate larger tenants. Within the project there are limited opportunities to provide a larger tenant space capable of attracting a restaurant or bar tenant, however this is possible with the 33 Green space. The ability to assume restaurant rents (which are typically significantly higher than retail or office rents) is critical to the commercial underwriting, which in turn supports the financing of the overall ARP project. Without the

availability to use the first floor space at 33 Green Street for a restaurant the projected commercial revenues decrease significantly which in turn widens the gap in the overall project financing and jeopardizes the ability for the ARP project, and the 50 affordable housing units it includes, to move forward.

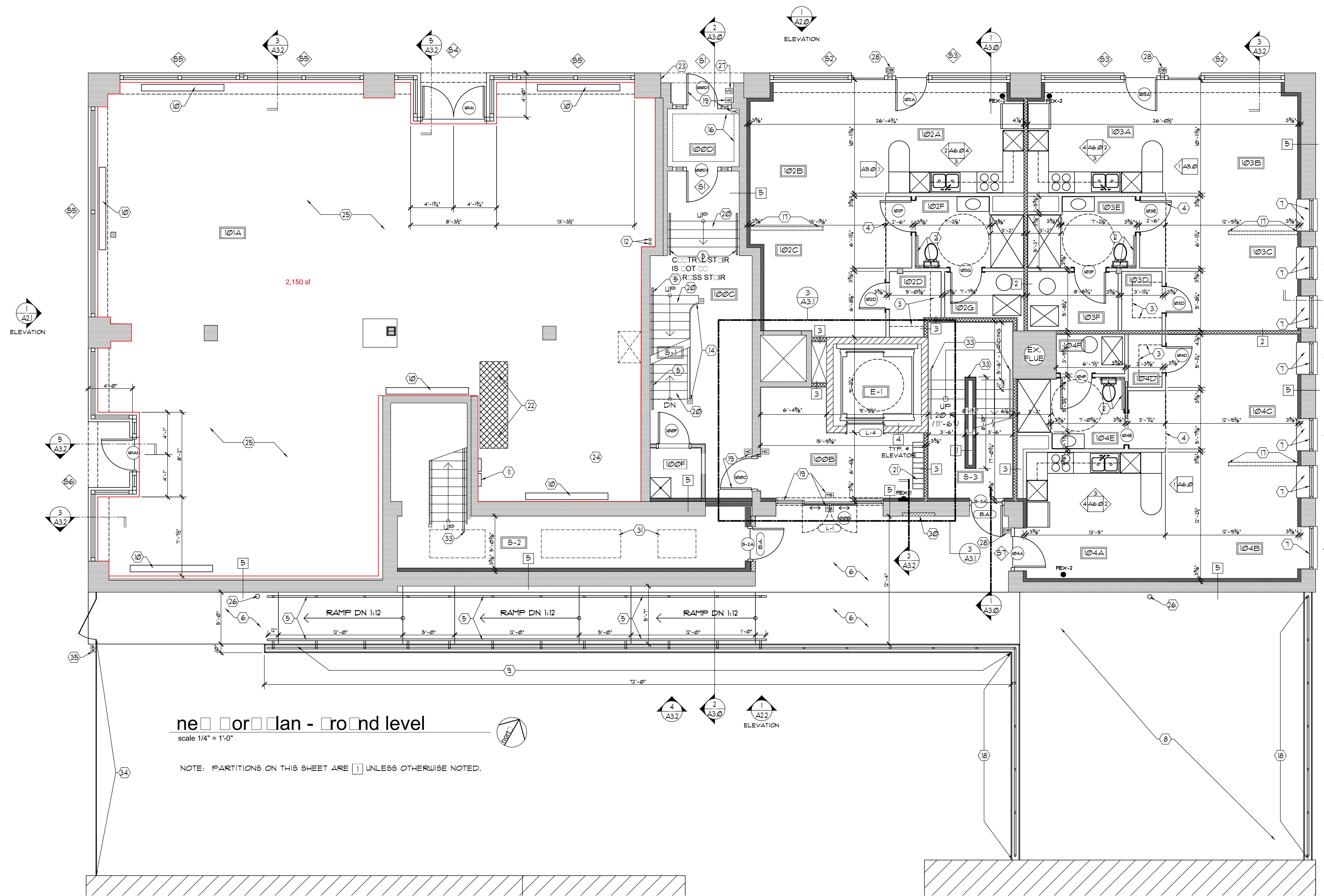


chameleon architecture
 earl c. williamson architect • lead AP
 7866 larrywood drive west chester, oh 45009
 chameleonarch.com (615) 762-0862

Abington Flats Apartment Building
 Historic Rehabilitation
 33 Green Street Over-the-Rhine Cincinnati OH 45202
 new work plan - ground level

A1.1

ISSUED FOR PERMIT REV1 05/23/2016



GROUND LEVEL

ROOM ID	ROOM NAME
100	ELEVATOR
S-1	STAIR S-1
S-2	STAIR S-2
100A	VESTIBULE
100B	STAIR LOCKER
100C	STAIR LOCKER
100D	STAIR LOCKER
100E	STAIR LOCKER
100F	STAIR LOCKER
100G	STAIR LOCKER
100H	STAIR LOCKER
100I	STAIR LOCKER
100J	STAIR LOCKER
100K	STAIR LOCKER
100L	STAIR LOCKER
100M	STAIR LOCKER
100N	STAIR LOCKER
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100Q	STAIR LOCKER
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150	STAIR LOCKER

new work plan - ground level
 scale 1/4" = 1'-0"
 NOTE: PARTITIONS ON THIS SHEET ARE 1 UNLESS OTHERWISE NOTED.

NEW WORK PLAN NUMBERED KEY NOTES (APPLIES TO THIS SHEET ONLY):

- 1 EXISTING CONSTRUCTION TO REMAIN, VERIFY IN FIELD.
- 2 DASHED LINES INDICATE GRAB BARS TO BE INSTALLED IN THIS LOCATION. PROVIDE WOOD BLOCKING OR PLYWOOD IN STUD CAVITY SPACE AS NECESSARY FOR GRAB BAR ANCHORAGE.
- 3 DASHED LINES INDICATE EXTENT OF WIRE SHELVING TO BE INSTALLED IN THIS LOCATION. MOUNT THE HIGHEST SHELF AT 54" AFF. MAX. PROVIDE WOOD BLOCKING OR PLYWOOD IN STUD CAVITY SPACE AS NECESSARY FOR SHELVING ANCHORAGE.
- 4 DASHED LINE INDICATES CHANGE IN CEILING HEIGHT AT THIS LOCATION. REFER TO REFLECTED CEILING PLANS FOR MORE INFORMATION/DETAILS.
- 5 PROVIDE NEW PIPE HANDRAIL AS REQUIRED BY THE OHIO BUILDING CODE. EPOXY ANCHOR INTO NEW CONSTRUCTION AS NECESSARY FOR PROPER HANDRAIL ANCHORAGE. PAINT HANDRAIL AND BRACKETS.
- 6 NEW EXTERIOR CONCRETE SLAB. SLOPE FOR DRAINAGE. SEE APPROPRIATE SECTIONS.
- 7 NEW WINDOW UNIT AND SILL.
- 8 EXISTING CONCRETE SLAB TO REMAIN AS-IS. CLEAN PRIOR TO TURNOVER.
- 9 NEW 10" POURED CONCRETE RAMP GUARD WALL WITH PAINTED STEEL GUARD RAIL. SEE APPROPRIATE SECTIONS. TOP OF GUARD RAIL SHALL NOT BE LESS THAN 42" ABOVE ADJACENT WALKING SURFACE AT ANY POINT AS REQUIRED BY THE OHIO BUILDING CODE.
- 10 8"-10" ELECTRIC BASEBOARD HEATER WITH INTEGRATED THERMOSTAT.
- 11 DASHED LINE REPRESENTS 10000 SQUARE INCH EXHAUST CHASE FROM COMMERCIAL SPACE THROUGH TO ROOF FOR FUTURE KITCHEN EXHAUST FAN.
- 12 TWO (2) 3 INCH PVC CONDUIT PIPES FOR FUTURE HVAC ROOF TOP CONDENSING UNITS.
- 13 DASHED LINES INDICATE MASONRY OPENING HEAD ABOVE.
- 14 RESTORE AND REPAINT EXISTING STAIR RAILING TO ITS ORIGINAL HISTORICAL CONDITION.
- 15 NOT USED.
- 16 DASHED LINES INDICATE EXISTING FLOOR MAT RECESS. INSTALL NEW FLOOR MAT TO ACCOMMODATE EXISTING RECESS SIZE.
- 17 OPTIONAL: PARTIAL HEIGHT WALL INSTALLED AT THE DIRECTION OF THE OWNER/RESIDENT.
- 18 EXISTING FOUNDATION WALL TO REMAIN. REPAIR AS REQUIRED TO INSTALL NEW GUARDRAIL.
- 19 DOOR TO BE EQUIPPED WITH HANDICAPPED PUSH BUTTON (HC) OR MOTION SENSOR (MS).
- 20 EXISTING SLATE STAIR TREADS AND STEEL STRUCTURE TO BE RESTORED.
- 21 NEW BANK OF MAILBOXES.
- 22 FRAME AND SHEATHING OVER EXISTING STAIR OPENING.
- 23 KNOX BOX LOCATION - COORDINATE WITH FIRE DEPARTMENT.
- 24 NO WORK IN THIS ROOM.
- 25 MINIMAL WORK IN THIS ROOM. EXISTING CEILING, SUB-FLOORING AND WALLS INDICATED TO REMAIN. THE PERIMETER EXTERIOR WALLS TO BE FURRED OUT AND INSULATED. STOREFRONT WALLS AND NEW STOREFRONT AS SHOWN ON THE DRAWINGS. DEMOLITION AS INDICATED. PATCH ALL REMAINING ADJACENT SURFACES TO MATCH.
- 26 NEW ROOF DRAIN DOWNSPOUT. SECURE TO EXTERIOR FACE OF BUILDING.
- 27 NEW MULTI-UNIT INTERCOM SYSTEM. PROVIDE ENOUGH SEPARATE CONNECTIONS TO EACH LIVING UNITS PROPOSED. PROVIDE MONITOR RECEIVER IN EACH UNIT.
- 28 PROVIDE DOORBELL AND BUTTON FOR THIS UNIT.
- 29 NOT USED.
- 30 REPLACE EXISTING BRICK INFILL WITH SALVAGED BRICK TO MATCH HISTORIC BRICK.
- 31 PATCH SKYLIGHT OPENINGS ABOVE WITH 2-HOUR RATED CONSTRUCTION. PATCH TO MATCH ADJACENT SURFACES.
- 32 REMOVE EXISTING SECTION OF MASONRY WALL. PROVIDE NEW LINTEL AND CAP SILL OF OPENING WITH MASONRY SILL WHERE APPLICABLE.
- 33 EXISTING HANDRAILS TO REMAIN - PREP AND PAINT TO MATCH ADJACENT WALLS.
- 34 DECORATIVE PICKET FENCE, GATE, AND PIER. SEE SITE PLAN.
- 35 KEYPAD FOR GATE ACCESS - SEE HARDWARE SPECIFICATIONS.
- 36 NOT USED.

FLOOR PLAN GENERAL NOTES (PERTAINS TO ALL PLANS)

- A - PROVIDE WOOD STUD BLOCKING IN STUD PARTITIONS AT LOCATIONS REQUIRED TO PROVIDE SOLID ANCHORAGE TO WALL. SUPPORTED ITEMS INDICATED BY THE DRAWINGS INCLUDE BUT ARE NOT LIMITED TO GRAB BARS, SHELVING, CASEWORK, TOILET ACCESSORIES, FIRE EXTINGUISHERS, ETC.
- B - SEE CODE PLAN SHEETS G11 THROUGH G12 FOR REQUIRED RATED ENCLOSURES AND SHEET A00 FOR WALL TYPES-UL RATINGS.
- C - PROVIDE ZERO THRESHOLD OR ADA TRANSITION AT ALL FLOORING MATERIAL CHANGE - SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
- D - ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- E - SEE RME SHEETS FOR ADDITIONAL INFORMATION ON PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS.
- F - DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN WITHOUT PERMISSION FROM THE ARCHITECT.

I hereby certify to Race & Green Limited Partnership, its successors and/or assigns, that on the January 3, 2011 (a) an accurate, 'as built' on the ground instrument survey entitled 'ALTA/ACSM Land Title Survey Plat (the survey)' of the premises (the property) known by street address #33 Green Street, was conducted under my direction according to local professional practices; (b) the survey and information, courses and distances shown thereon are correct; (c) all monuments shown on the survey actually exist, and the location, size and type of materials are correctly shown; (d) the title lines and lines of actual possession of the Property are the same; (e) the size, location, and type of all buildings and improvements, if any, on the Property are shown on the survey; (f) the Property has direct access to Green Street which is a public way; (g) there are no easements, right-of-ways, old highways, or abandoned roads, lanes, or driveways affecting the Property appearing from a careful inspection of the same, other than those shown and depicted on the survey or those which may be discovered by a complete title examination of the Property and all adjoining; (h) there are no viable boundary line conflicts; (i) all recorded agreements, as noted in the Title Insurance Corporation Commitment No. _____ dated _____ have been correctly platted or noted on the survey; (j) except as shown on the survey there are no encroachments of improvements on the Property upon the Property upon any easement or right-of-ways of which I have knowledge, or adjacent land nor encroachments of improvements located on adjacent land upon the Property; (k) the survey shows the location of any visible telephone, telegraph, electric, or other power lines, wires, and poles on the Property; (l) the survey shows the location of all visible drainage structures located on the Property; (m) the parcel described on the survey does lie in Flood Zone 'X' and does not lie in a 'special Flood Hazard Area' in accordance with maps entitled 'Flood Insurance rate Map,' which such map covers the area in which the Property is situated; (n) the Property is a separately subdivided tract; (o) all utilities for the operation of the Property appear to be available at the lot lines; (p) that to the best of my knowledge there is no violation of zoning classification with reference to the site.

I hereby certify that this survey is made at least in accordance with the minimum standards established by the State of Ohio for surveyors and with the 'Minimum Standard Detail Requirements For ALTA/ACSM Land Title Survey' jointly established and adopted by ALTA/ACSM and NSPS in 2005 and the size and location of item (d) (appearing from a careful physical inspection of the property) of Schedule B Section 2 thereof.

R. Michael Dettmer P.S. #8078

ALTA/ACSM LAND TITLE SURVEY

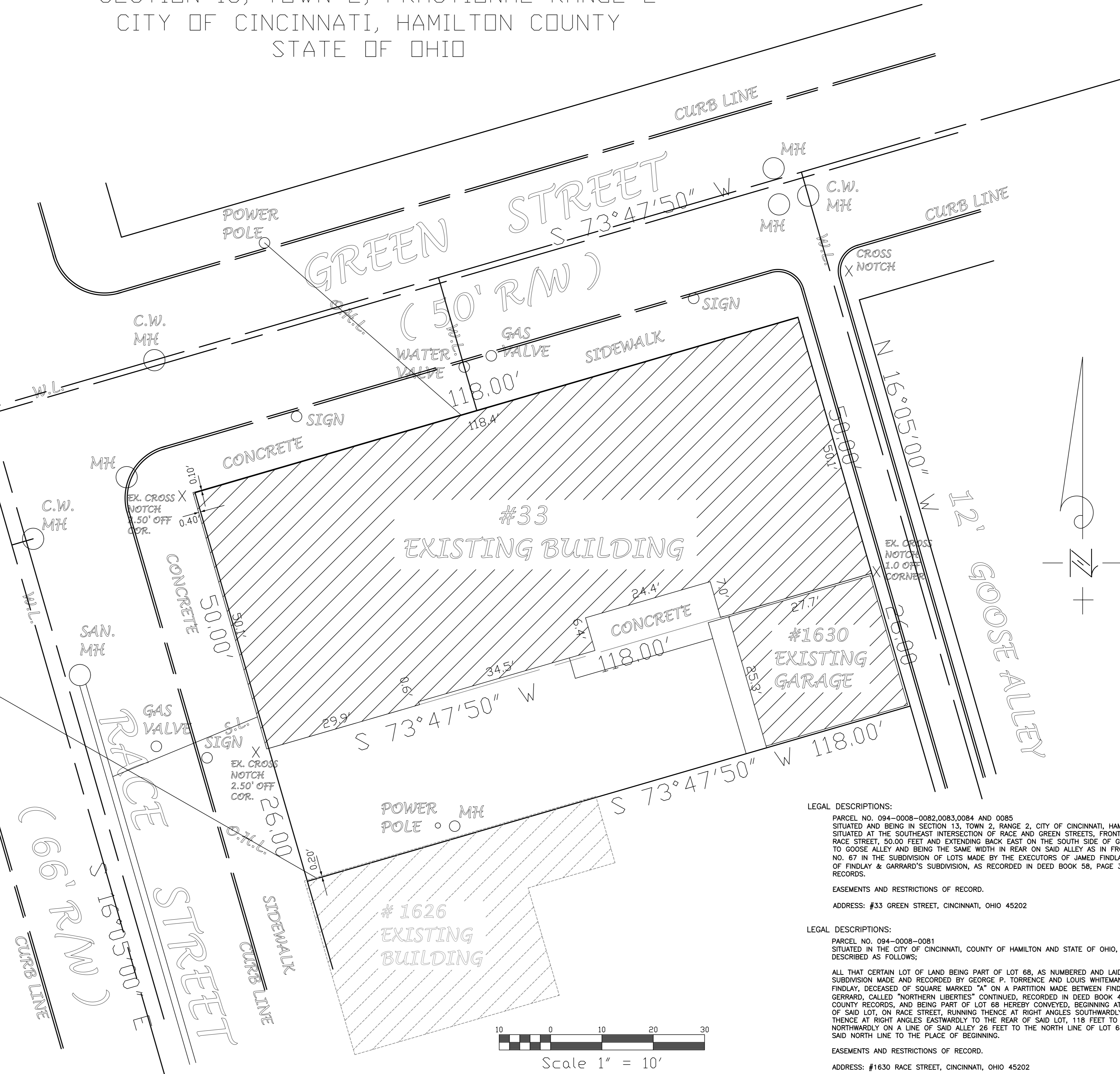
#33 GREEN STREET/#1630 RACE STREET

SECTION 13, TOWN 2, FRACTIONAL RANGE 2
CITY OF CINCINNATI, HAMILTON COUNTY
STATE OF OHIO

PARKING SPACES
0 CAR SPACES

Title Commitment - Schedule B - Section 2

THIS PROPERTY LIES IN FLOOD ZONE "X"
COMMUNITY PANEL NUMBER 39061C0332E
OF THE FIRM MAP
AND DOES NOT LIE IN A "SPECIAL FLOOD HAZARD AREA"



LEGAL DESCRIPTIONS:
PARCEL NO. 094-0008-0082,0083,0084 AND 0085
SITUATED IN THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO,
SITUATED AT THE SOUTHEAST INTERSECTION OF RACE AND GREEN STREETS, FRONTING ON THE EAST SIDE OF
RACE STREET, 50.00 FEET AND EXTENDING BACK EAST ON THE SOUTH SIDE OF GREEN STREET, 118.00 FEET
TO GOOSE ALLEY AND BEING THE SAME WIDTH IN REAR ON SAID ALLEY AS IN FRONT, AND KNOWN AS LOT
NO. 67 IN THE SUBDIVISION OF LOTS MADE BY THE EXECUTORS OF JAMES FINDLAY, DECEASED, IN BLOCK "A"
OF FINDLAY & GARRARD'S SUBDIVISION, AS RECORDED IN DEED BOOK 58, PAGE 32, HAMILTON COUNTY
RECORDS.

EASEMENTS AND RESTRICTIONS OF RECORD.
ADDRESS: #33 GREEN STREET, CINCINNATI, OHIO 45202

LEGAL DESCRIPTIONS:
PARCEL NO. 094-0008-0081
SITUATED IN THE CITY OF CINCINNATI, COUNTY OF HAMILTON AND STATE OF OHIO, AND MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN LOT OF LAND BEING PART OF LOT 68, AS NUMBERED AND LAID DOWN UPON THE
SUBDIVISION MADE AND RECORDED BY GEORGE P. TORRENCE AND LOUIS WHITEMAN, EXECUTORS OF JAMES
FINDLAY, DECEASED OF SQUARE MARKED "A" ON A PARTITION MADE BETWEEN FINDLAY AND JEPHTHA C.
GERRARD, CALLED "NORTHERN LIBERTIES" CONTINUED, RECORDED IN DEED BOOK 47, PAGE 313, HAMILTON
COUNTY RECORDS, AND BEING PART OF LOT 68 HEREBY CONVEYED, BEGINNING AT THE NORTHWEST CORNER
OF SAID LOT, ON RACE STREET, RUNNING THENCE AT RIGHT ANGLES SOUTHWARDLY ON RACE STREET 26 FEET,
THENCE AT RIGHT ANGLES EASTWARDLY TO THE REAR OF SAID LOT, 118 FEET TO A 12 FOOT ALLEY, THENCE
NORTHWARDLY ON A LINE OF SAID ALLEY 26 FEET TO THE NORTH LINE OF LOT 68; THENCE WESTWARDLY ON
SAID NORTH LINE TO THE PLACE OF BEGINNING.

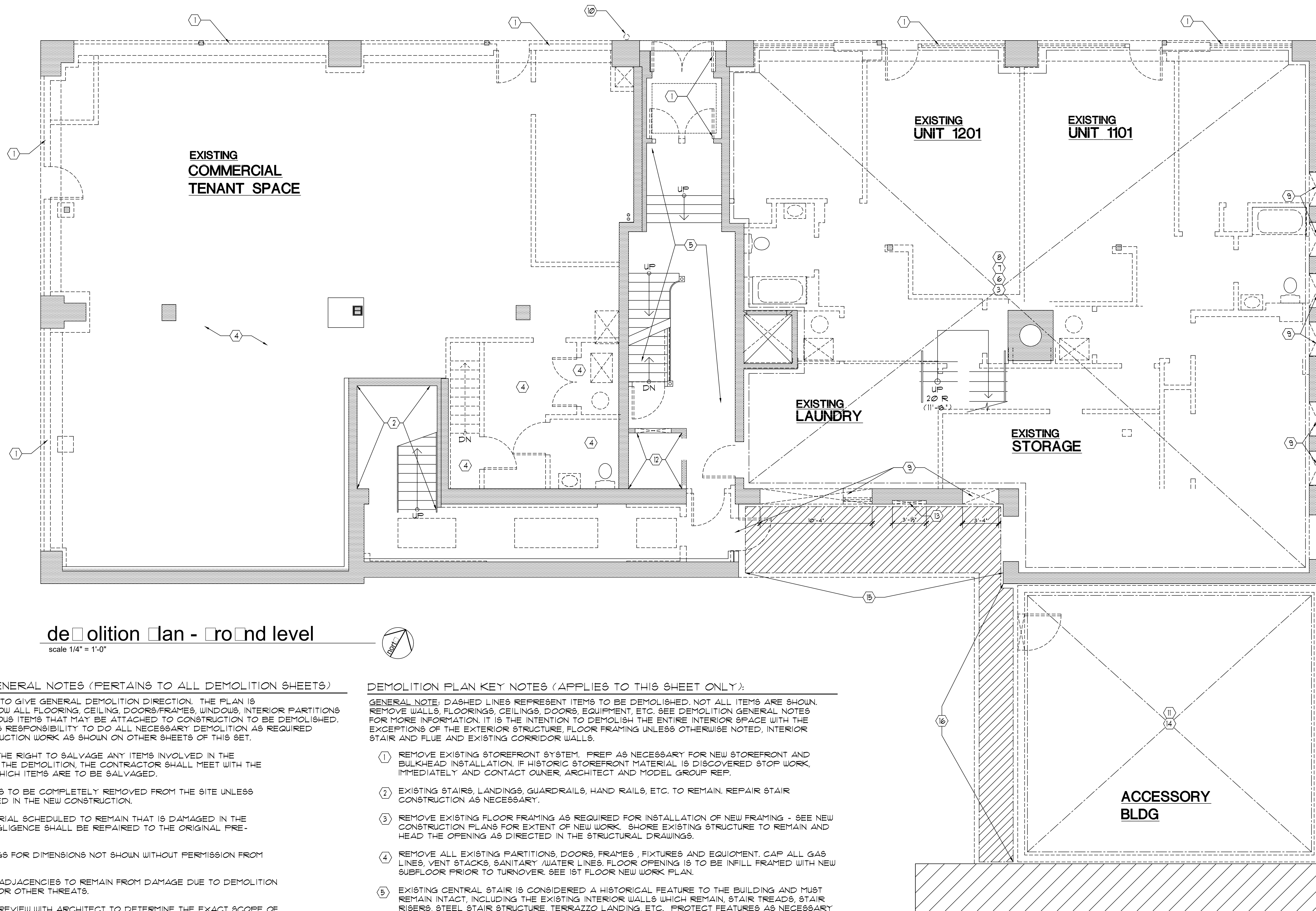
EASEMENTS AND RESTRICTIONS OF RECORD.
ADDRESS: #1630 RACE STREET, CINCINNATI, OHIO 45202

REVISIONS:	DATE:	BY:

PARCEL NO. 94-08-81,82,83,84 & 85
#33 GREEN STREET/#1630 RACE STREET
CITY OF CINCINNATI, HAMILTON COUNTY
STATE OF OHIO

DETTMER
ENGINEERING - SURVEYING
4069 BRAMBLE COURT HAMILTON, OHIO 45011 (513)-742-9890
www.dettmersurveying.com

JOB No.20110011
DATE: 2/3/2011
SCALE: 1"=10'
DRAWN BY: RMD



demolition plan - ground level
 scale 1/4" = 1'-0"

DEMOLITION PLAN GENERAL NOTES (PERTAINS TO ALL DEMOLITION SHEETS)

- A - THIS PLAN IS INTENDED TO GIVE GENERAL DEMOLITION DIRECTION. THE PLAN IS NOT INTENDED TO SHOW ALL FLOORING, CEILING, DOORS/FRAMES, WINDOWS, INTERIOR PARTITIONS OR OTHER MISCELLANEOUS ITEMS THAT MAY BE ATTACHED TO CONSTRUCTION TO BE DEMOLISHED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DO ALL NECESSARY DEMOLITION AS REQUIRED TO DO THE NEW CONSTRUCTION WORK AS SHOWN ON OTHER SHEETS OF THIS SET.
- B - THE OWNER RESERVES THE RIGHT TO SALVAGE ANY ITEMS INVOLVED IN THE DEMOLITION. PRIOR TO THE DEMOLITION, THE CONTRACTOR SHALL MEET WITH THE OWNER TO DETERMINE WHICH ITEMS ARE TO BE SALVAGED.
- C - ALL DEMOLITION DEBRIS TO BE COMPLETELY REMOVED FROM THE SITE UNLESS ITEMS ARE TO BE REUSED IN THE NEW CONSTRUCTION.
- D - ANY SURFACE OR MATERIAL SCHEDULED TO REMAIN THAT IS DAMAGED IN THE DEMOLITION DUE TO NEGLIGENCE SHALL BE REPAIRED TO THE ORIGINAL PRE-DEMOLITION CONDITION.
- E - DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN WITHOUT PERMISSION FROM THE ARCHITECT.
- F - PROTECT ALL EXISTING ADJACENCIES TO REMAIN FROM DAMAGE DUE TO DEMOLITION OPERATIONS, WEATHER OR OTHER THREATS.
- G - PRIOR TO DEMOLITION, REVIEW WITH ARCHITECT TO DETERMINE THE EXACT SCOPE OF ALL AREAS TO BE DEMOLISHED. A COMPLETE REVIEW BY THE CONTRACTOR OF ALL CONSTRUCTION DOCUMENTS INCLUDING NEW CONSTRUCTION DOCUMENTS SHOULD BE MADE PRIOR TO DEMOLITION TO DETERMINE IF DISCREPANCIES BETWEEN DEMOLITION AND NEW CONSTRUCTION EXISTS. CONTRACTOR TO REPORT ANY DISCREPANCIES TO ARCHITECT FOR CLARIFICATION PRIOR TO START OF OPERATIONS.
- H - SELECTIVE DEMOLITION IN AREAS REQUIRING CAREFUL WORK (SUCH AS CAPPING UTILITIES) SHALL BE DONE BY PERSONS QUALIFIED TO PERFORM SUCH OPERATIONS.
- J - LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND PROTECT THE ONES TO REMAIN. NOTIFY OHIO UTILITIES PROTECTION SERVICE (800-362-2764) AS REQUIRED BY LAW PRIOR TO WORK. OBTAIN ALL NECESSARY PERMITS.
- K - SHORE ALL EXISTING WALLS, ROOF, STRUCTURAL MEMBERS, ETC. AS REQUIRED PRIOR TO ANY DEMOLITION.
- L - THOROUGHLY REMOVE, CLEAN, AND PATCH ANY/ALL SURFACES AS REQUIRED TO ACCEPT NEW CONSTRUCTION. SEE FLOOR PLANS, ROOM FINISH SCHEDULE AND ASSOCIATED DETAILS FOR NEW FINISHES.
- M - DEMOLITION AGAINST EXISTING CONSTRUCTION SHALL BE DONE IN A CONTROLLED MANNER TO MINIMIZE DISTURBANCE OF EXISTING CONSTRUCTION.
- N - SEE PLUMBING, MECHANICAL, AND ELECTRICAL SHEETS FOR FURTHER INFORMATION ON DEMOLITION WHERE APPLICABLE.

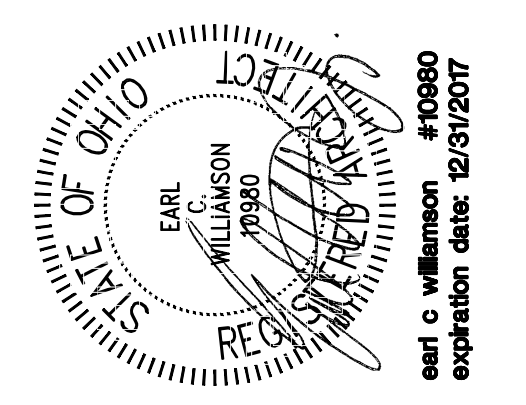
DEMOLITION PLAN KEY NOTES (APPLIES TO THIS SHEET ONLY):

GENERAL NOTE: DASHED LINES REPRESENT ITEMS TO BE DEMOLISHED, NOT ALL ITEMS ARE SHOWN. REMOVE WALLS, FLOORINGS, CEILINGS, DOORS, EQUIPMENT, ETC. SEE DEMOLITION GENERAL NOTES FOR MORE INFORMATION. IT IS THE INTENTION TO DEMOLISH THE ENTIRE INTERIOR SPACE WITH THE EXCEPTIONS OF THE EXTERIOR STRUCTURE, FLOOR FRAMING UNLESS OTHERWISE NOTED, INTERIOR STAIR AND FLUE AND EXISTING CORRIDOR WALLS.

- 1 REMOVE EXISTING STOREFRONT SYSTEM. PREP AS NECESSARY FOR NEW STOREFRONT AND BULKHEAD INSTALLATION. IF HISTORIC STOREFRONT MATERIAL IS DISCOVERED STOP WORK IMMEDIATELY AND CONTACT OWNER, ARCHITECT AND MODEL GROUP REP.
- 2 EXISTING STAIRS, LANDINGS, GUARDRAILS, HAND RAILS, ETC. TO REMAIN. REPAIR STAIR CONSTRUCTION AS NECESSARY.
- 3 REMOVE EXISTING FLOOR FRAMING AS REQUIRED FOR INSTALLATION OF NEW FRAMING - SEE NEW CONSTRUCTION PLANS FOR EXTENT OF NEW WORK. SHORE EXISTING STRUCTURE TO REMAIN AND HEAD THE OPENING AS DIRECTED IN THE STRUCTURAL DRAWINGS.
- 4 REMOVE ALL EXISTING PARTITIONS, DOORS, FRAMES, FIXTURES AND EQUIPMENT. CAP ALL GAS LINES, VENT STACKS, SANITARY /WATER LINES. FLOOR OPENING IS TO BE INFILL FRAMED WITH NEW SUBFLOOR PRIOR TO TURNOVER. SEE 1ST FLOOR NEW WORK PLAN.
- 5 EXISTING CENTRAL STAIR IS CONSIDERED A HISTORICAL FEATURE TO THE BUILDING AND MUST REMAIN INTACT, INCLUDING THE EXISTING INTERIOR WALLS WHICH REMAIN, STAIR TREADS, STAIR RISERS, STEEL STAIR STRUCTURE, TERRAZZO LANDING, ETC. PROTECT FEATURES AS NECESSARY TO BE RESTORED TO LIKE ORIGINAL CONDITION.
- 6 REMOVE ALL EXISTING CEILING AND CEILING STRUCTURES TO EXPOSE EXISTING FRAMING ABOVE.
- 7 REMOVE ALL EXISTING INTERIOR WALL PARTITIONS, INCLUDING PLUMBING, HVAC, AND ELECTRICAL LINES IN ITS ENTIRETY.
- 8 REMOVE ALL EXISTING FLOORING TO EXPOSE THE SUB-FLOORING.
- 9 REMOVE EXISTING BRICK INFILL OR WALL FOR INSTALLATION OF NEW WINDOWS/DOORS. INSTALL NEW HEADER / LINTEL INDICATED IN STRUCTURAL DOCUMENTATION.
- 10 REMOVE EXISTING ELECTRICAL SERVICE, CABLE, CONDUIT. - REVIEW ELECTRICAL DOCUMENTS FOR ADDITIONAL INFORMATION.
- 11 EXISTING CONCRETE SLAB TO REMAIN. REMOVE DEBRIS AND PREP FOR FUTURE TOPPING.
- 12 EXISTING JANITORS CLOSET AND FIXTURES TO REMAIN.
- 13 REMOVE FACE BRICK IN OLD OPENING. INFILL WITH SALVAGED BRICK TO MATCH EXISTING ADJACENT SURFACES.
- 14 REMOVE EXISTING EXTERIOR CMU WALLS AND INTERIOR PARTITIONS TO CONCRETE SLAB.
- 15 DIAGONAL HATCH REPRESENTS REMOVING EXISTING SLAB OVER EXISTING FOUNDATION.
- 16 DIAGONAL HATCH REPRESENTS REMOVING EXISTING SLAB BACK TO EXISTING FOUNDATION WALL.

DEMOLITION PLAN LEGEND (PERTAINS TO ALL DEMOLITION PLANS)

- (X) NUMBERED NOTE INDICATOR
- EXISTING CONSTRUCTION TO BE REMOVED - VERIFY IN THE FIELD.
- ===== EXISTING CONSTRUCTION TO REMAIN - VERIFY IN THE FIELD.



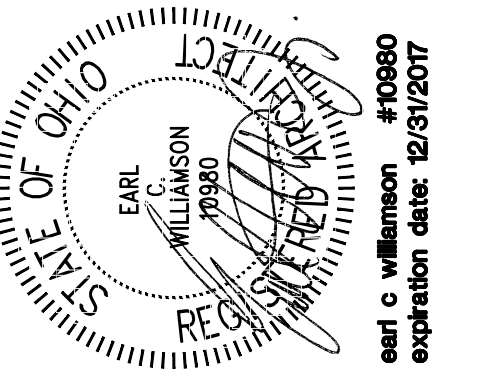
chameleone architecture
 145 Jefferson Street, 1st Fl. JP
 7065 Barnwood Ave. West Chester, OH 45389
 chameleon@cham.com (610) 785-7882

designer	checked by	DATE
drawn by	issued	05/18/16
checked by	issued	02/16/16
checked by	issued	04/07/16
checked by	issued	05/06/16
checked by	issued	05/23/16

Abington Flats Apartment Building
Historic Rehabilitation
 33 Green Street Over-the-Rhine Cincinnati OH 45202
 demolition plan - ground level

D1.1

ISSUED FOR PERMIT REV1 05/23/2016



chameleone
architecture
 145 Jefferson Street, 1st Fl. #2
 7865 Warrwood Ave. West Chester, OH 43081
 chameleonarch.com (610) 785-7882



1 north elevation
 scale 1/4" = 1'-0"

DEMOLITION PLAN LEGEND

- (X) NUMBERED NOTE INDICATOR
- EXISTING CONSTRUCTION TO BE REMOVED - VERIFY IN THE FIELD.
- EXISTING CONSTRUCTION TO REMAIN - VERIFY IN THE FIELD.

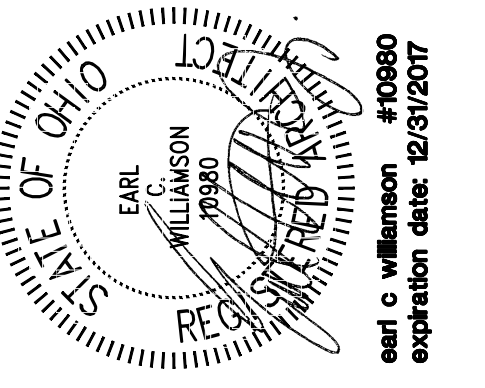
DEMOLITION PLAN GENERAL NOTES (PERTAINS TO ALL DEMOLITION SHEETS)

- A - THIS PLAN IS INTENDED TO GIVE GENERAL DEMOLITION DIRECTION, THE PLAN IS NOT INTENDED TO SHOW ALL SHELVING, FLOORING, CEILING, TACK STRIPS, WINDOW BLINDS, OR OTHER MISCELLANEOUS ITEMS THAT MAY BE ATTACHED TO CONSTRUCTION TO BE DEMOLISHED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DO ALL NECESSARY DEMOLITION AS REQUIRED TO DO THE REMODELLING AND NEW CONSTRUCTION AS SHOWN ON OTHER SHEETS OF THIS SET.
- B - THE OWNER RESERVES THE RIGHT TO SALVAGE ANY ITEMS INVOLVED IN THE DEMOLITION. PRIOR TO THE DEMOLITION, THE CONTRACTOR SHALL MEET WITH THE OWNER AND ARCHITECT TO DETERMINE WHICH ITEMS ARE TO BE SALVAGED.
- C - ALL DEMOLITION DEBRIS TO BE COMPLETELY REMOVED FROM THE SITE UNLESS ITEMS ARE TO BE REUSED IN THE NEW CONSTRUCTION.
- D - ANY SURFACE OR MATERIAL SCHEDULED TO REMAIN THAT IS DAMAGED IN THE DEMOLITION DUE TO NEGLIGENCE SHALL BE REPAIRED TO THE ORIGINAL PRE-DEMOLITION CONDITION.
- E - DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN WITHOUT PERMISSION FROM THE ARCHITECT.
- F - PROTECT ALL EXISTING ADJACENCIES TO REMAIN FROM DAMAGE DUE TO DEMOLITION OPERATIONS, WEATHER OR OTHER THREATS.
- G - PRIOR TO DEMOLITION, REVIEW WITH ARCHITECT TO DETERMINE THE EXACT SCOPE OF ALL AREAS TO BE DEMOLISHED. A COMPLETE REVIEW BY THE CONTRACTOR OF ALL CONSTRUCTION DOCUMENTS INCLUDING NEW CONSTRUCTION DOCUMENTS SHOULD BE MADE PRIOR TO DEMOLITION TO DETERMINE IF DISCREPANCIES BETWEEN DEMOLITION AND NEW CONSTRUCTION EXISTS. CONTRACTOR TO REPORT ANY DISCREPANCIES TO ARCHITECT FOR CLARIFICATION PRIOR TO START OF OPERATIONS.
- H - SELECTIVE DEMOLITION IN AREAS REQUIRING CAREFUL WORK (SUCH AS CAPPING UTILITIES) SHALL BE DONE BY PERSONS QUALIFIED TO PERFORM SUCH OPERATIONS.
- J - LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND PROTECT THE ONES TO REMAIN. NOTIFY OHIO UTILITIES PROTECTION SERVICE (800-362-2164) AS REQUIRED BY LAW PRIOR TO WORK. OBTAIN ALL NECESSARY PERMITS.
- K - SHORE ALL EXISTING WALLS, ROOF, STRUCTURAL MEMBERS, ETC. AS REQUIRED PRIOR TO ANY DEMOLITION.
- L - THOROUGHLY REMOVE, CLEAN, AND PATCH ANY/ALL SURFACES AS REQUIRED TO ACCEPT NEW CONSTRUCTION. SEE FLOOR PLANS, ROOM FINISH SCHEDULE AND ASSOCIATED DETAILS FOR NEW FINISHES.
- M - DEMOLITION AGAINST EXISTING CONSTRUCTION SHALL BE DONE IN A CONTROLLED MANNER TO MINIMIZE DISTURBANCE OF EXISTING CONSTRUCTION.
- N - SEE PLUMBING, MECHANICAL, AND ELECTRICAL SHEETS FOR FURTHER INFORMATION ON DEMOLITION.

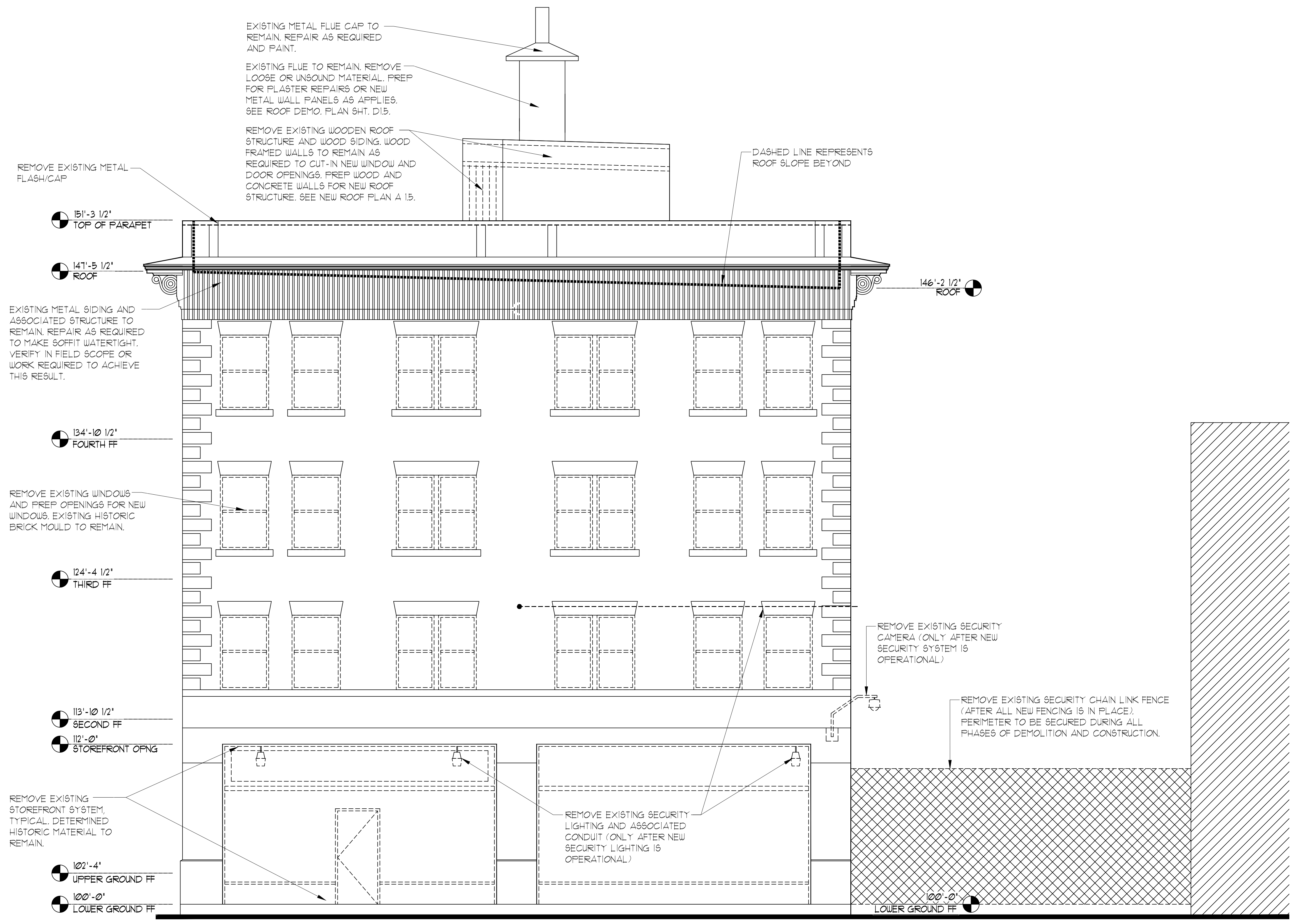
Abington Flats Apartment Building
D2.0 Historic Rehabilitation
 33 Green Street Over-the-Rhine Cincinnati OH 45202
 demolition - north elevation

DATE: 05/23/2016
 DRAWN BY: [signature]
 CHECKED BY: [signature]
 ISSUED: 05/23/16
 PERMIT: 05/23/16

ISSUED FOR PERMIT REV1 05/23/2016



chameleone
architecture
 145 - Jefferson - Suite 101 - 2nd Fl.
 7065 Barnwood Drive West Chester, OH 45389
 chameleon@cham.com (610) 785-7382



1 West elevation
 scale 1/8" = 1'-0"

DEMOLITION PLAN LEGEND

- (X) NUMBERED NOTE INDICATOR.
- EXISTING CONSTRUCTION TO BE REMOVED - VERIFY IN THE FIELD.
- EXISTING CONSTRUCTION TO REMAIN - VERIFY IN THE FIELD.

DEMOLITION PLAN GENERAL NOTES (PERTAINS TO ALL DEMOLITION SHEETS)

- A - THIS PLAN IS INTENDED TO GIVE GENERAL DEMOLITION DIRECTION. THE PLAN IS NOT INTENDED TO SHOW ALL SHELVING, FLOORING, CEILING, TACK STRIPS, WINDOW BLINDS, OR OTHER MISCELLANEOUS ITEMS THAT MAY BE ATTACHED TO CONSTRUCTION TO BE DEMOLISHED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DO ALL NECESSARY DEMOLITION AS REQUIRED TO DO THE REMODELLING AND NEW CONSTRUCTION AS SHOWN ON OTHER SHEETS OF THIS SET.
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- E - DO NOT SCALE DRAWINGS FOR DIMENSIONS NOT SHOWN WITHOUT PERMISSION FROM THE ARCHITECT.
- F - PROTECT ALL EXISTING ADJACENCIES TO REMAIN FROM DAMAGE DUE TO DEMOLITION OPERATIONS, WEATHER OR OTHER THREATS.
- G - PRIOR TO DEMOLITION, REVIEW WITH ARCHITECT TO DETERMINE THE EXACT SCOPE OF ALL AREAS TO BE DEMOLISHED. A COMPLETE REVIEW BY THE CONTRACTOR OF ALL CONSTRUCTION DOCUMENTS INCLUDING NEW CONSTRUCTION DOCUMENTS SHOULD BE MADE PRIOR TO DEMOLITION TO DETERMINE IF DISCREPANCIES BETWEEN DEMOLITION AND NEW CONSTRUCTION EXISTS. CONTRACTOR TO REPORT ANY DISCREPANCIES TO ARCHITECT FOR CLARIFICATION PRIOR TO START OF OPERATIONS.
- H - SELECTIVE DEMOLITION IN AREAS REQUIRING CAREFUL WORK (SUCH AS CAPPING UTILITIES) SHALL BE DONE BY PERSONS QUALIFIED TO PERFORM SUCH OPERATIONS.
- J - LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND PROTECT THE ONES TO REMAIN. NOTIFY OHIO UTILITIES PROTECTION SERVICE (800-362-2764) AS REQUIRED BY LAW PRIOR TO WORK. OBTAIN ALL NECESSARY PERMITS.
- K - SHORE ALL EXISTING WALLS, ROOF, STRUCTURAL MEMBERS, ETC. AS REQUIRED PRIOR TO ANY DEMOLITION.
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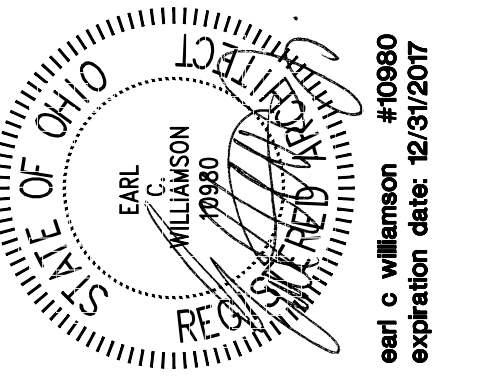
Abington Flats Apartment Building
Historic Rehabilitation
 33 Green Street Over-the-Rhine Cincinnati OH 45202
 demolition - west elevation

D2.1

Issued	05/23/16
Checked	05/23/16
Reviewed	05/23/16
Permitted	05/23/16

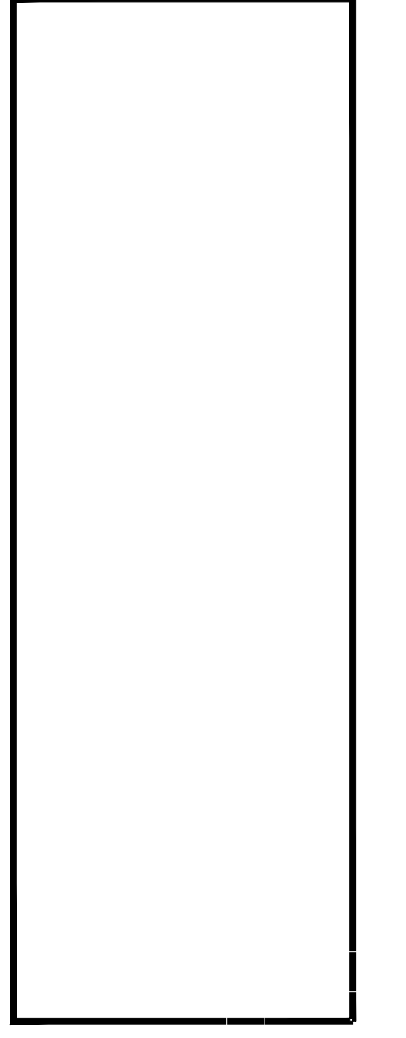
OH 45202
 OH 45202
 OH 45202
 OH 45202

ISSUED FOR PERMIT REV1 05/23/2016



chameleon
architectre

146 Jefferson Avenue, 1st Fl., J.P.
7860 Fernwood Drive, West Chester, OH 43081
chameleon@chameleon.com (610) 785-7882

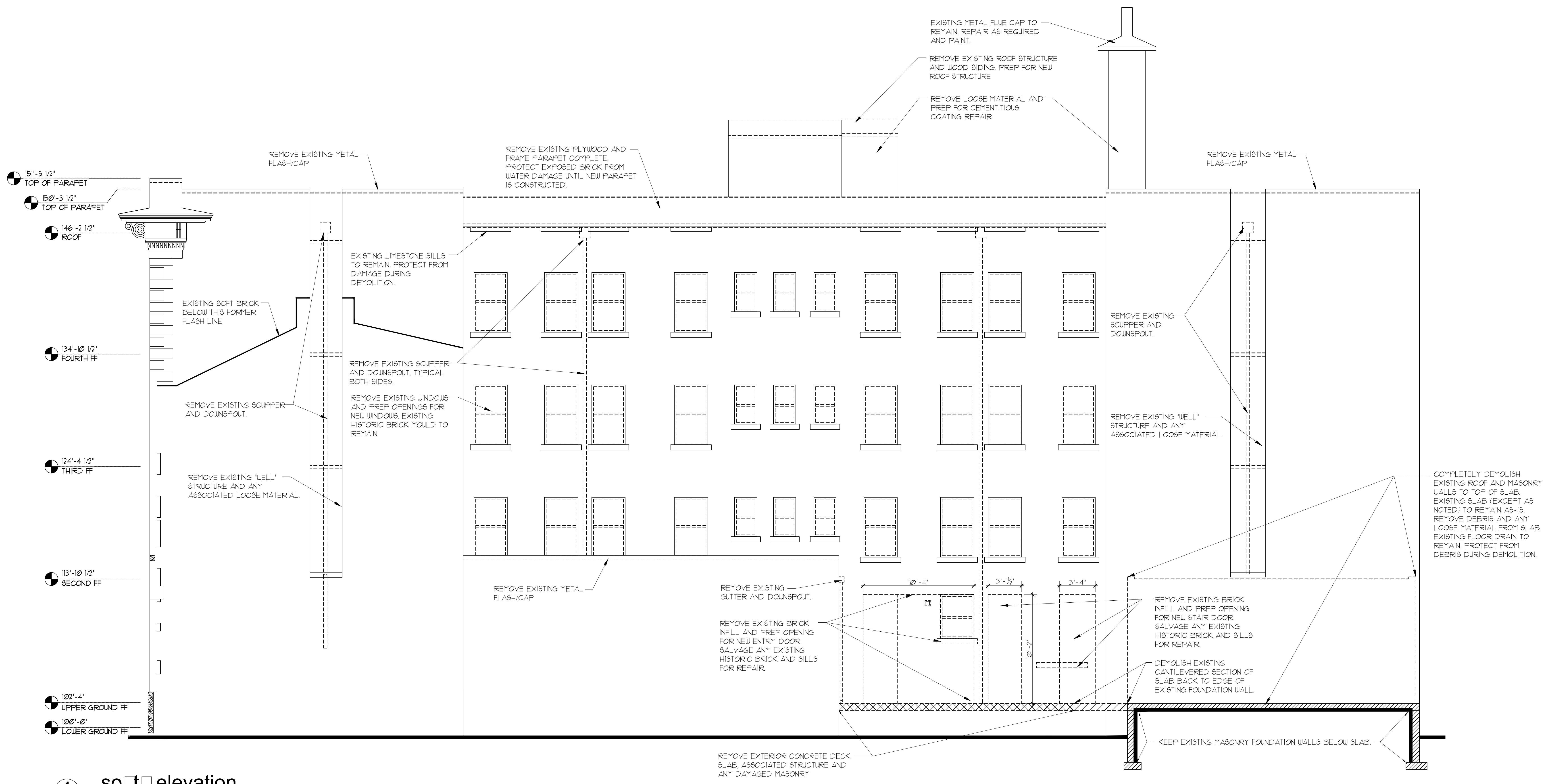


Issue Date	05/23/2016
Drawn By	ew
Checked By	
Issue Date	05/23/2016
Issue Date	05/23/2016
Issue Date	05/23/2016
Issue Date	05/23/2016
Issue Date	05/23/2016

Abington Flats Apartment Building
Historic Rehabilitation
33 Green Street Over-the-Rhine Cincinnati OH 45202
demolition - south elevation

D2.2

ISSUED FOR PERMIT REV1 05/23/2016



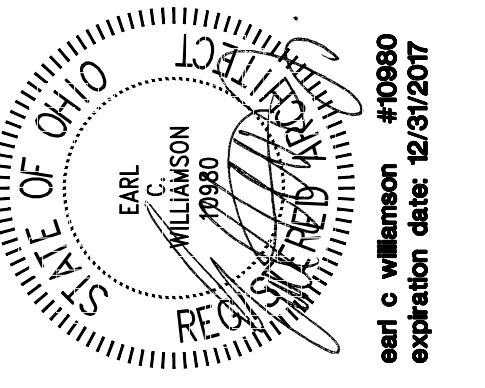
1 south elevation
scale 1/4" = 1'-0"

DEMOLITION PLAN LEGEND

- (X) NUMBERED NOTE INDICATOR
- EXISTING CONSTRUCTION TO BE REMOVED - VERIFY IN THE FIELD.
- ===== EXISTING CONSTRUCTION TO REMAIN - VERIFY IN THE FIELD.

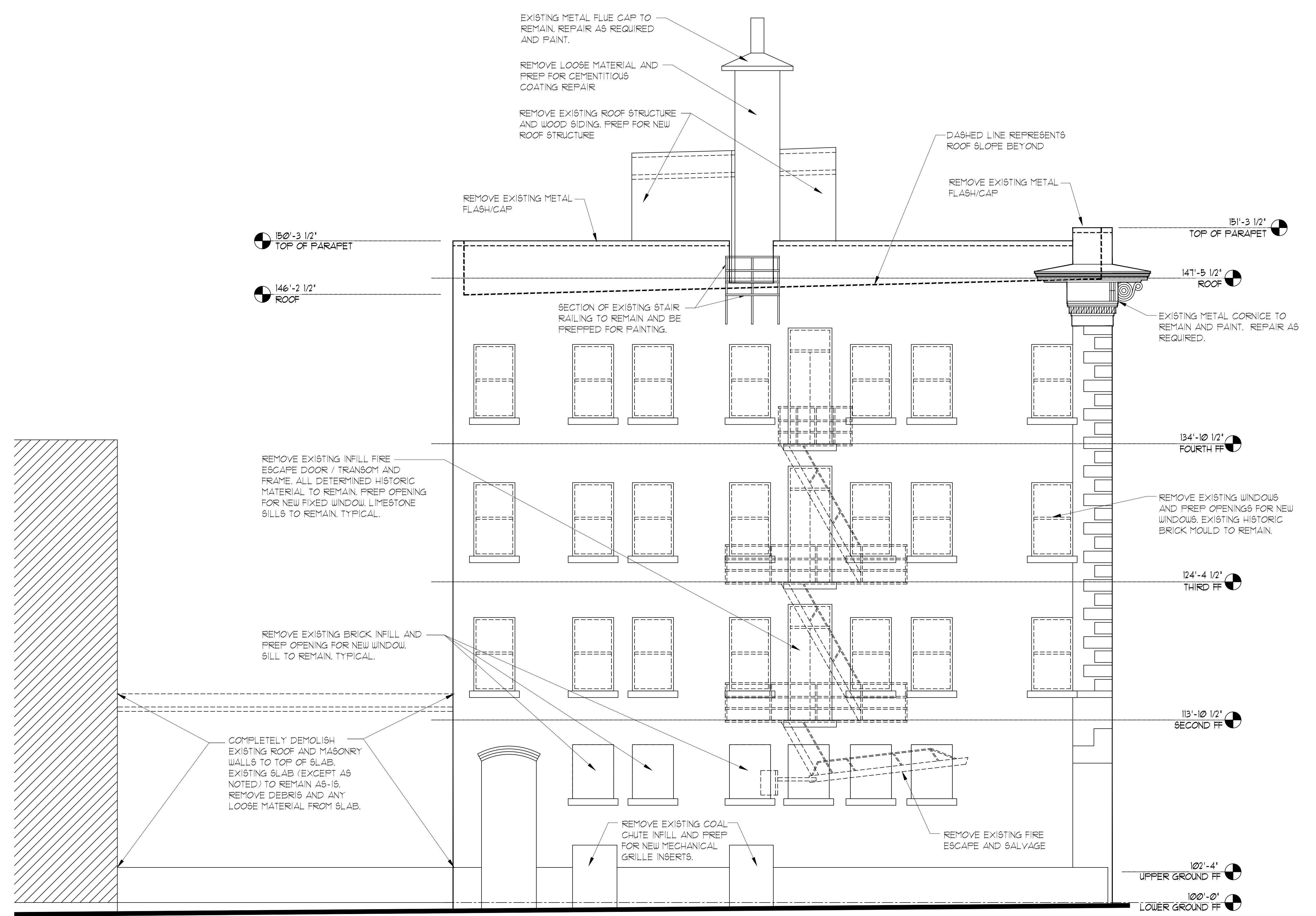
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chameleon
architecture

115 Jefferson Street, 1st Fl. AP
7860 Riverwood Drive West Chester, OH 45380
chameleon@chameleon.com (610) 785-7882



1 east elevation
scale 1/4" = 1'-0"

DEMOLITION PLAN LEGEND

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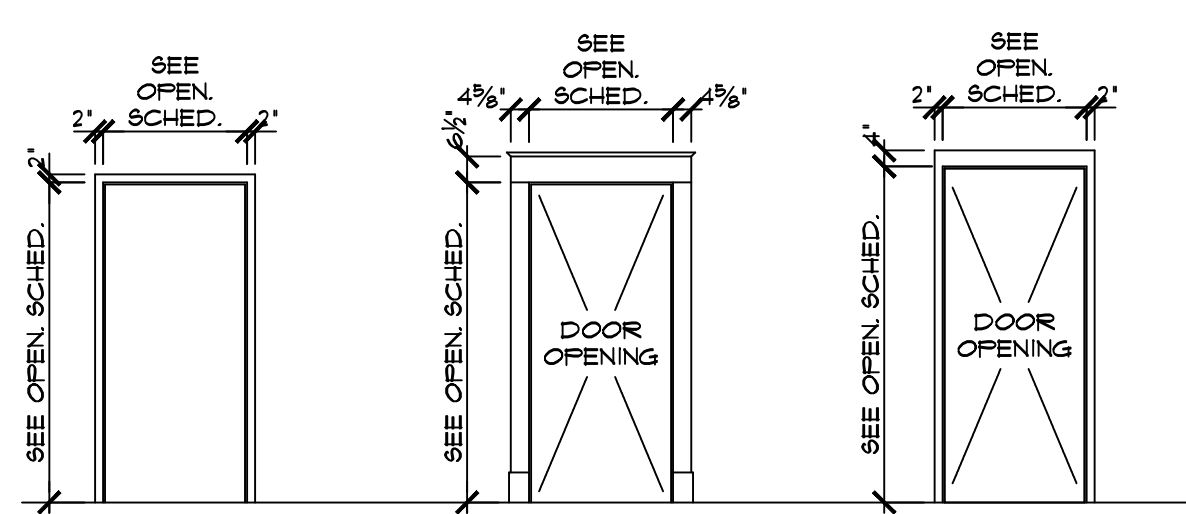
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Abington Flats Apartment Building

D2.3 Historic Rehabilitation
33 Green Street Over-the-Rhine Cincinnati OH 45202
demolition - east elevation

DATE: 05/18/16
DRAWN BY: [initials]
CHECKED BY: [initials]
ISSUED: 02/16/16
REVISION: 05/08/16
PERMIT: 05/23/16

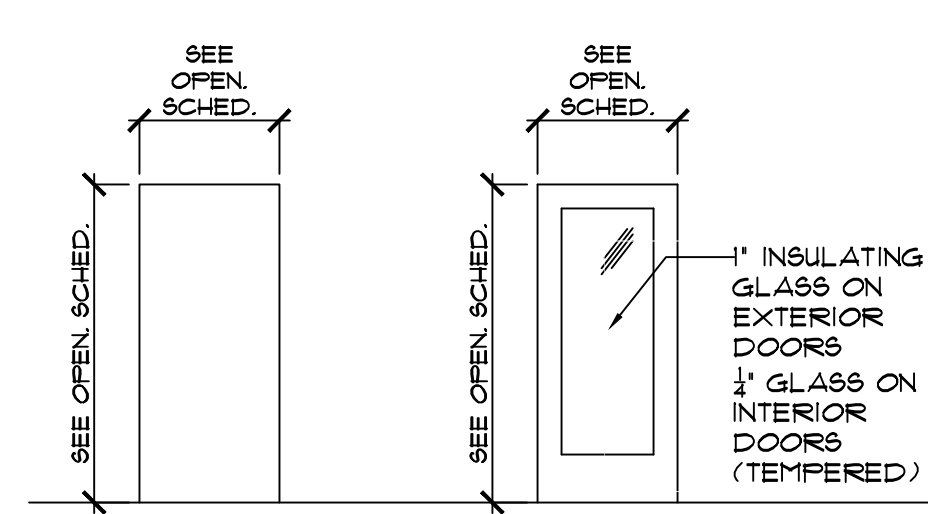
ISSUED FOR PERMIT REV1 05/23/2016



F-1 PAINTED HM
SEE OPENING SCHEDULE FOR REQUIRED RATING

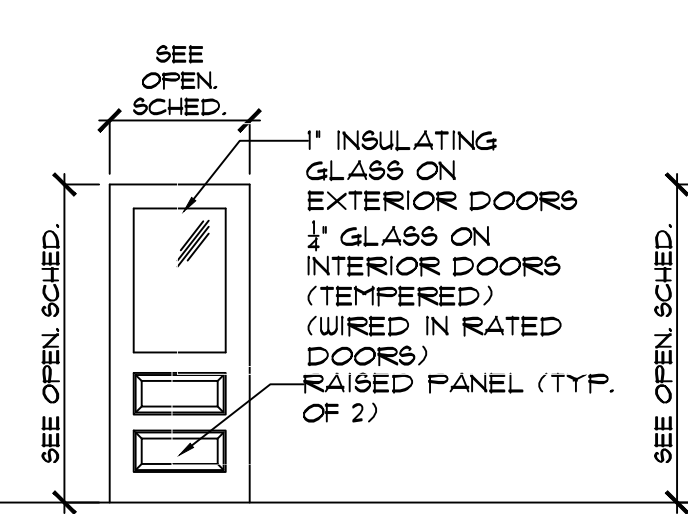
F-2 PAINTED WOOD CASING
SEE OPENING SCHEDULE FOR REQUIRED RATING

F-3 PAINTED HM
SEE OPENING SCHEDULE FOR REQUIRED RATING



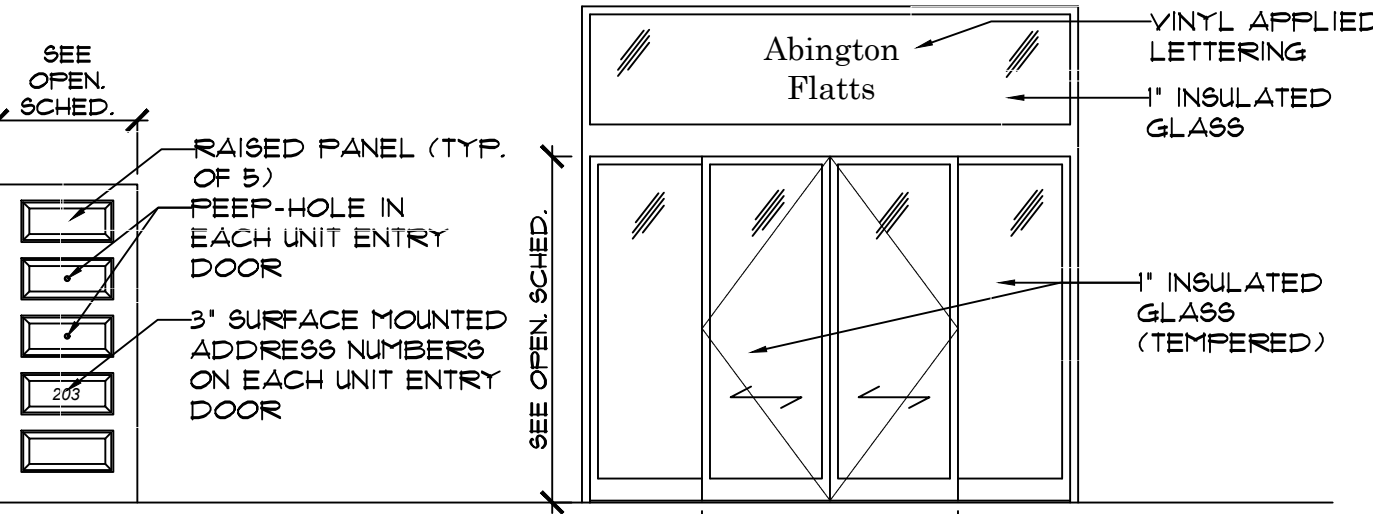
F FLUSH PANEL, NO GLASS
SEE OPENING SCHEDULE FOR MATERIAL

FG FULL GLASS
SEE OPENING SCHEDULE FOR MATERIAL



HG HALF GLASS
SEE OPENING SCHEDULE FOR MATERIAL

5P 5-PANEL
SEE OPENING SCHEDULE FOR MATERIAL



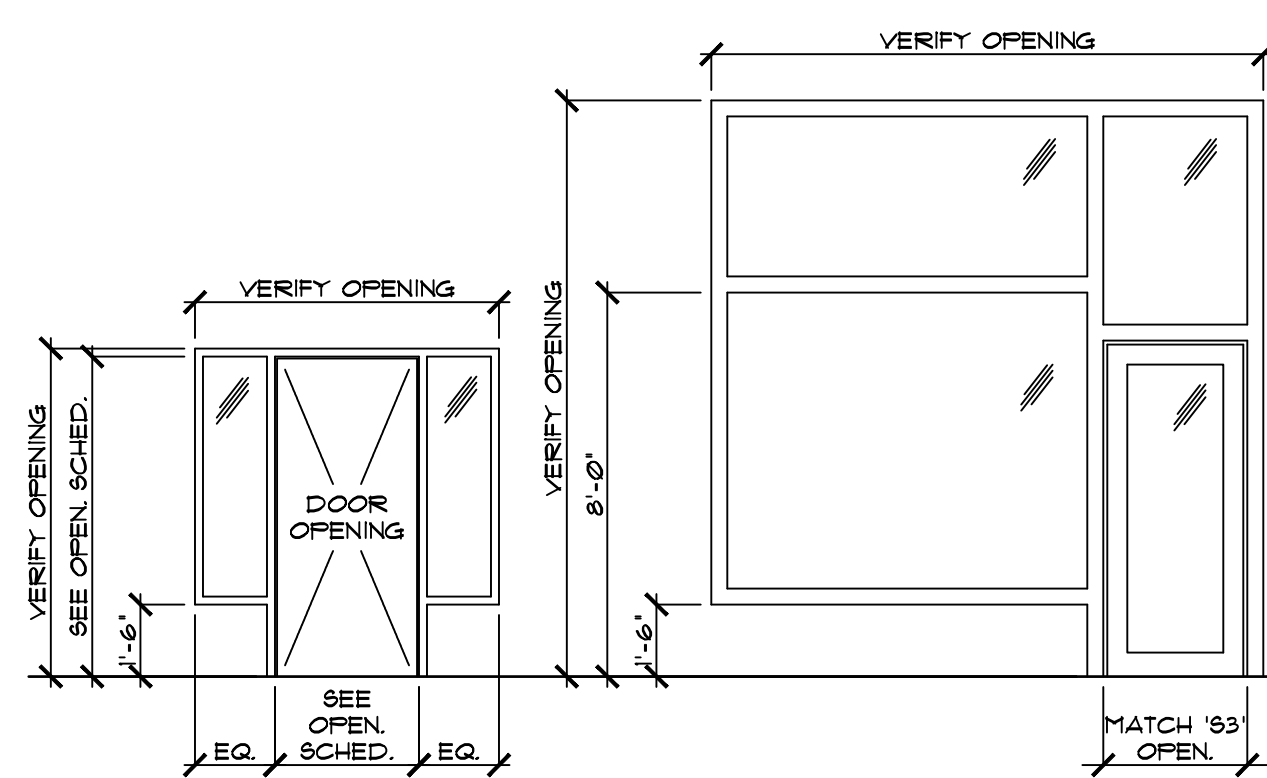
MS MOTION SENSOR
SLIDING WITH ALUMINUM FRAME (DOOR REQUIRED TO HAVE EMERGENCY BREAKAWAY MODE PER 1008.1.4.2, EXCEPTION #3)

OHIO BUILDING CODE 2011, SECTION 1008.1.4.2, EXCEPTION #3 STATES:

THE FORCE REQUIRED TO OPERATE THE DOOR SHALL NOT EXCEED 30 POUNDS (133 N) TO SET THE DOOR IN MOTION AND 15 POUNDS (67 N) TO CLOSE THE DOOR OR OPEN IT TO THE MINIMUM REQUIRED WIDTH.

door r a e t i e s

scale 1/4" = 1'-0"



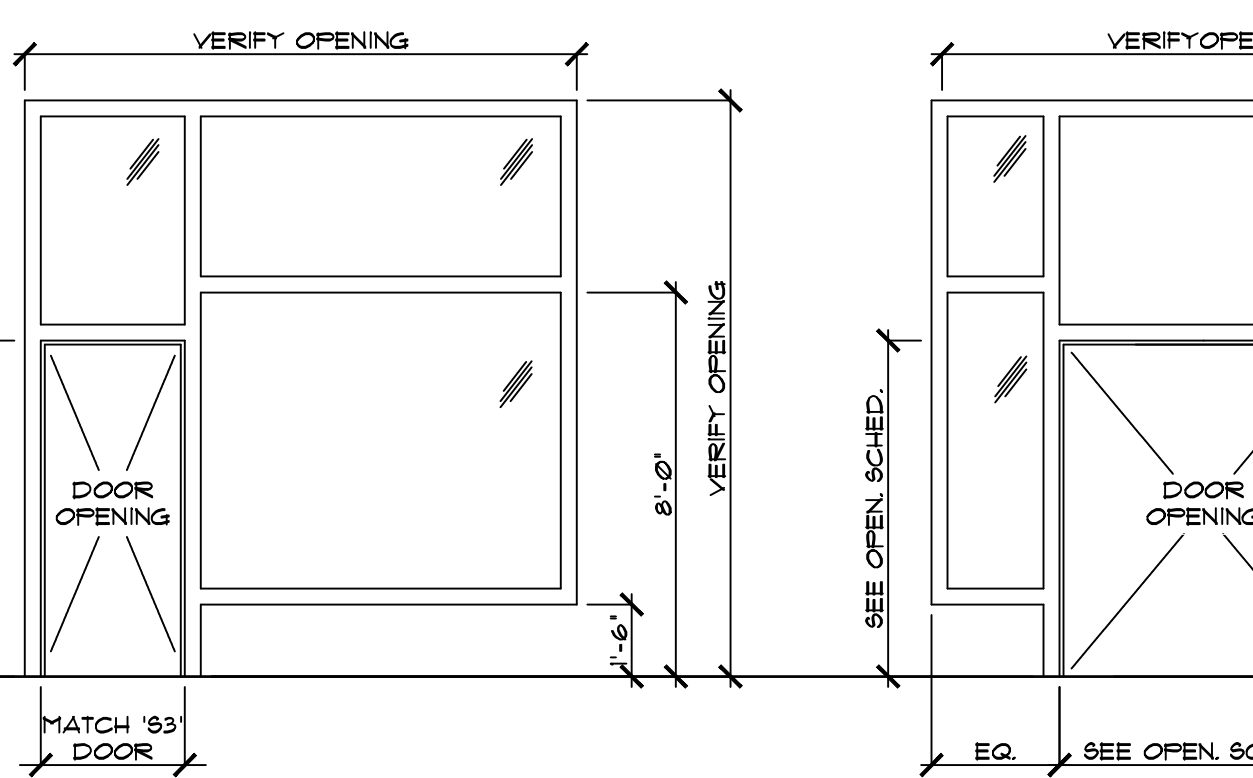
S1 WOOD STOREFRONT FRAMING W/ 1" INSULATED CLEAR GLASS AS SHOWN

S2 WOOD STOREFRONT FRAMING W/ 1" INSULATED CLEAR GLASS AS SHOWN + FIXED WOOD DOOR PANEL

S3 WOOD STOREFRONT FRAMING W/ 1" INSULATED CLEAR GLASS AS SHOWN

door t i e s

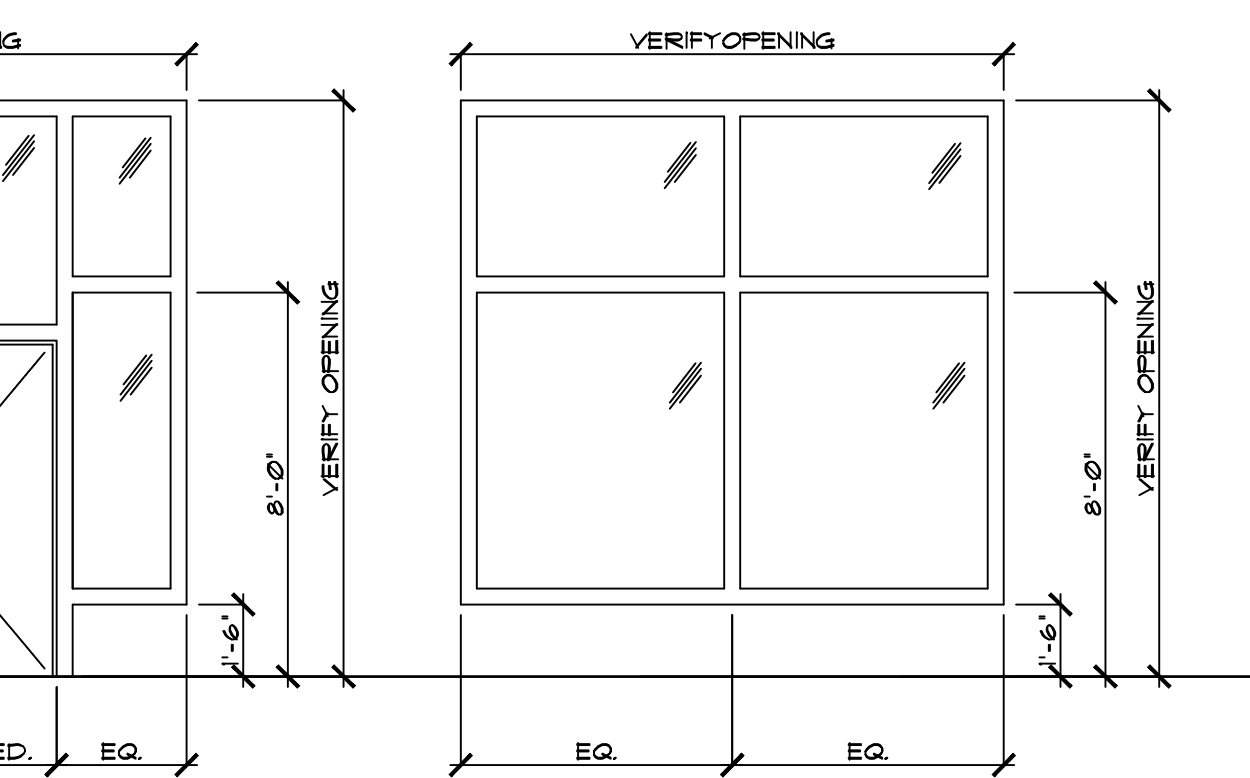
scale 1/4" = 1'-0"



S4 WOOD STOREFRONT FRAMING W/ 1" INSULATED CLEAR GLASS AS SHOWN

S5 WOOD STOREFRONT FRAMING W/ 1" INSULATED CLEAR GLASS AS SHOWN

S6 WOOD STOREFRONT FRAMING W/ 1" INSULATED CLEAR GLASS AS SHOWN

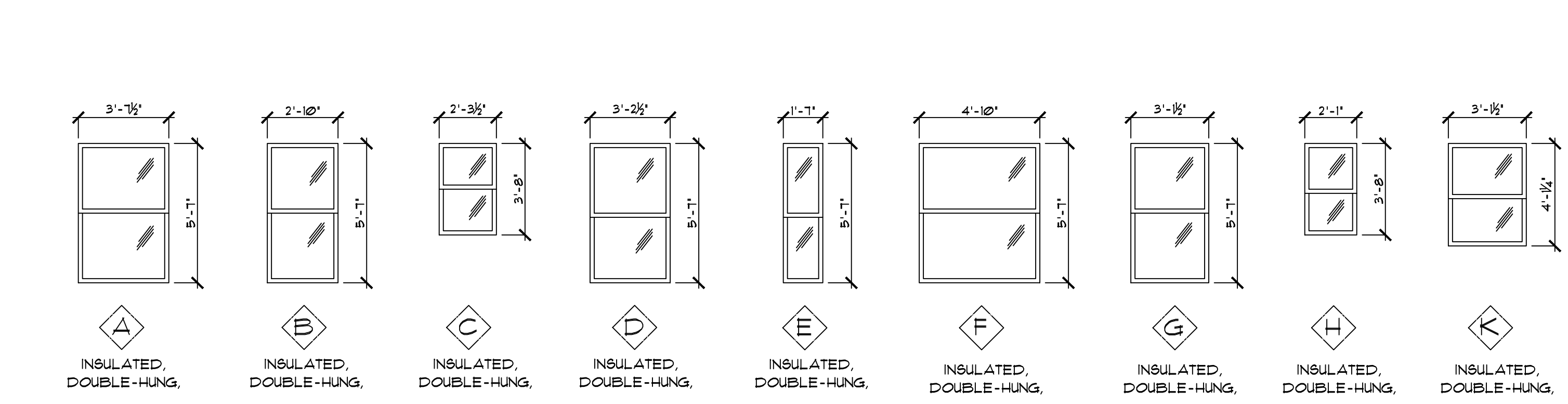


S7 WOOD STOREFRONT FRAMING W/ 1" INSULATED CLEAR GLASS AS SHOWN

S8 WOOD STOREFRONT FRAMING W/ 1" INSULATED CLEAR GLASS AS SHOWN + FIXED WOOD PANELS (NON-OPERABLE)

store front t i e s

scale 1/4" = 1'-0"



A INSULATED, DOUBLE-HUNG

B INSULATED, DOUBLE-HUNG

C INSULATED, DOUBLE-HUNG

D INSULATED, DOUBLE-HUNG

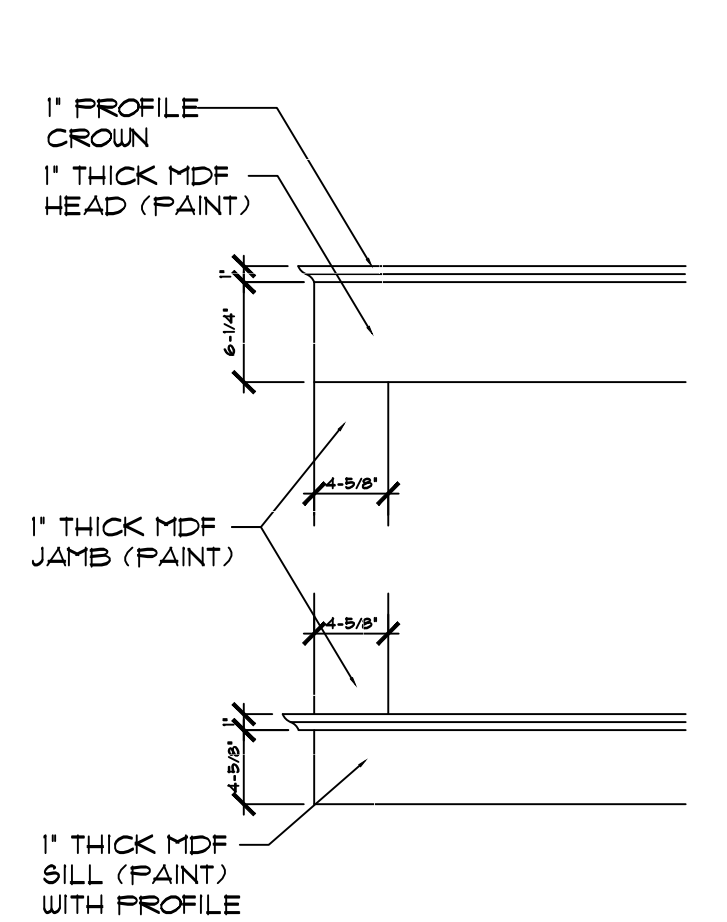
E INSULATED, DOUBLE-HUNG

F INSULATED, DOUBLE-HUNG

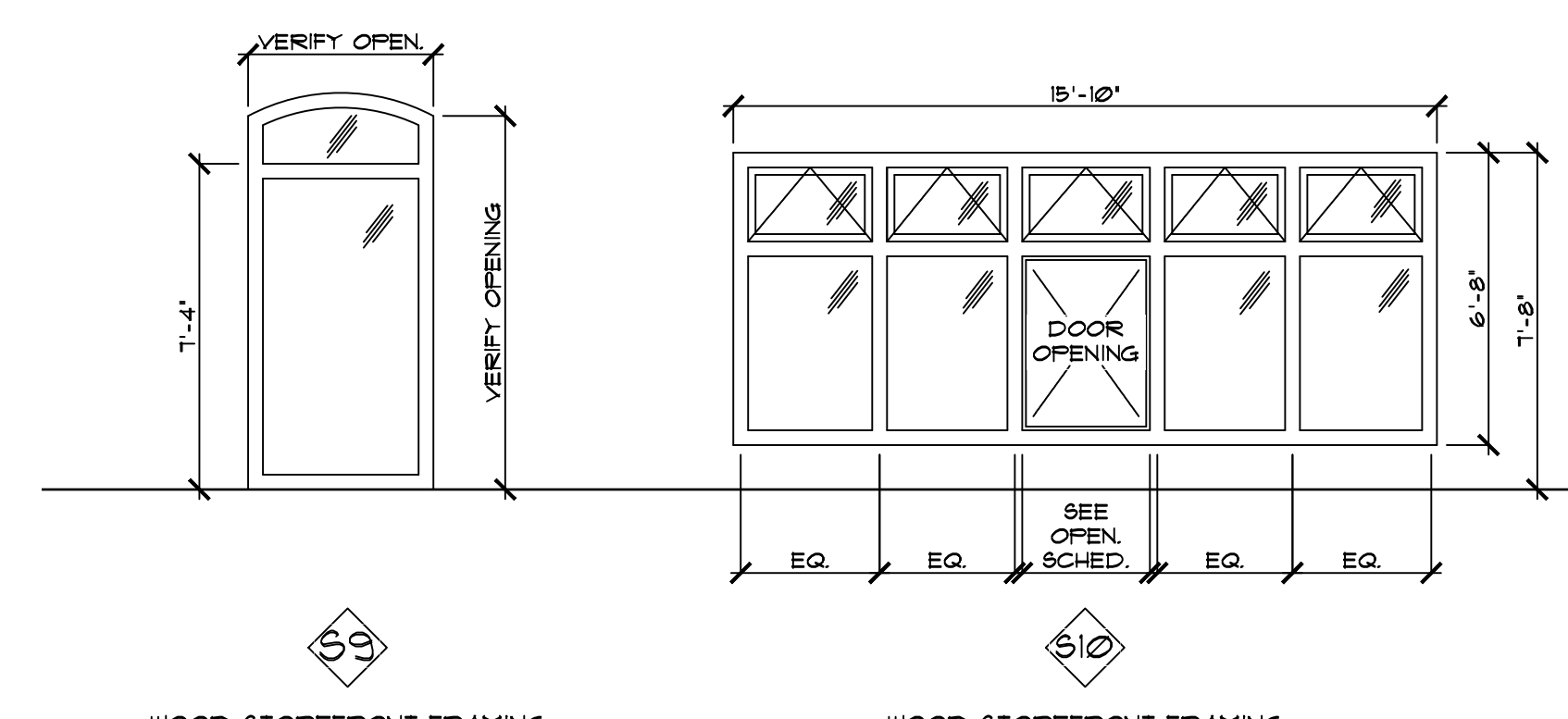
G INSULATED, DOUBLE-HUNG

H INSULATED, DOUBLE-HUNG

K INSULATED, DOUBLE-HUNG



TYPICAL WINDOW TRIM
TO BE INSTALLED AT ALL WINDOWS (VERIFY TRUE SIZES AND PROFILES IN FIELD WITH ARCHITECT)



S9 WOOD STOREFRONT FRAMING W/ GLASS AS SHOWN

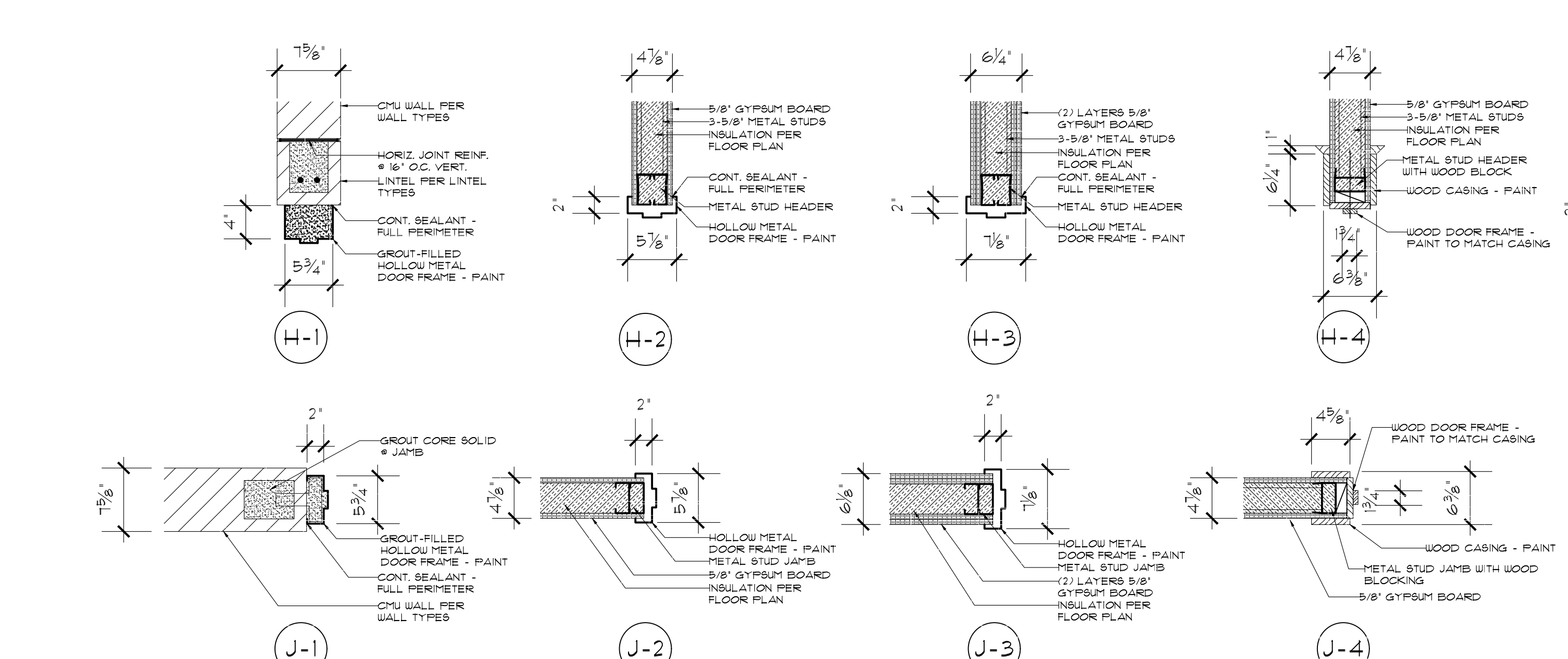
S10 WOOD STOREFRONT FRAMING W/ GLASS AS SHOWN + ALIEN WINDOW

store front t i e s c o n t i n u e d

scale 1/4" = 1'-0"

i n d o o r t i e s

scale 1/4" = 1'-0"



H-1 NOTE: SEE OPENING SCHEDULE FOR FIRE RATING REQUIREMENTS. SEE WALL TYPES FOR WALL CONSTRUCTION.

H-2 NOTE: SEE OPENING SCHEDULE FOR FIRE RATING REQUIREMENTS. SEE WALL TYPES FOR WALL CONSTRUCTION.

H-3 NOTE: SEE OPENING SCHEDULE FOR FIRE RATING REQUIREMENTS. SEE WALL TYPES FOR WALL CONSTRUCTION.

H-4 NOTE: SEE WALL TYPES FOR WALL CONSTRUCTION.

H-5 NOTE: SEE WALL TYPES FOR WALL CONSTRUCTION.

J-1 NOTE: SEE OPENING SCHEDULE FOR FIRE RATING REQUIREMENTS. SEE WALL TYPES FOR WALL CONSTRUCTION.

J-2 NOTE: SEE OPENING SCHEDULE FOR FIRE RATING REQUIREMENTS. SEE WALL TYPES FOR WALL CONSTRUCTION.

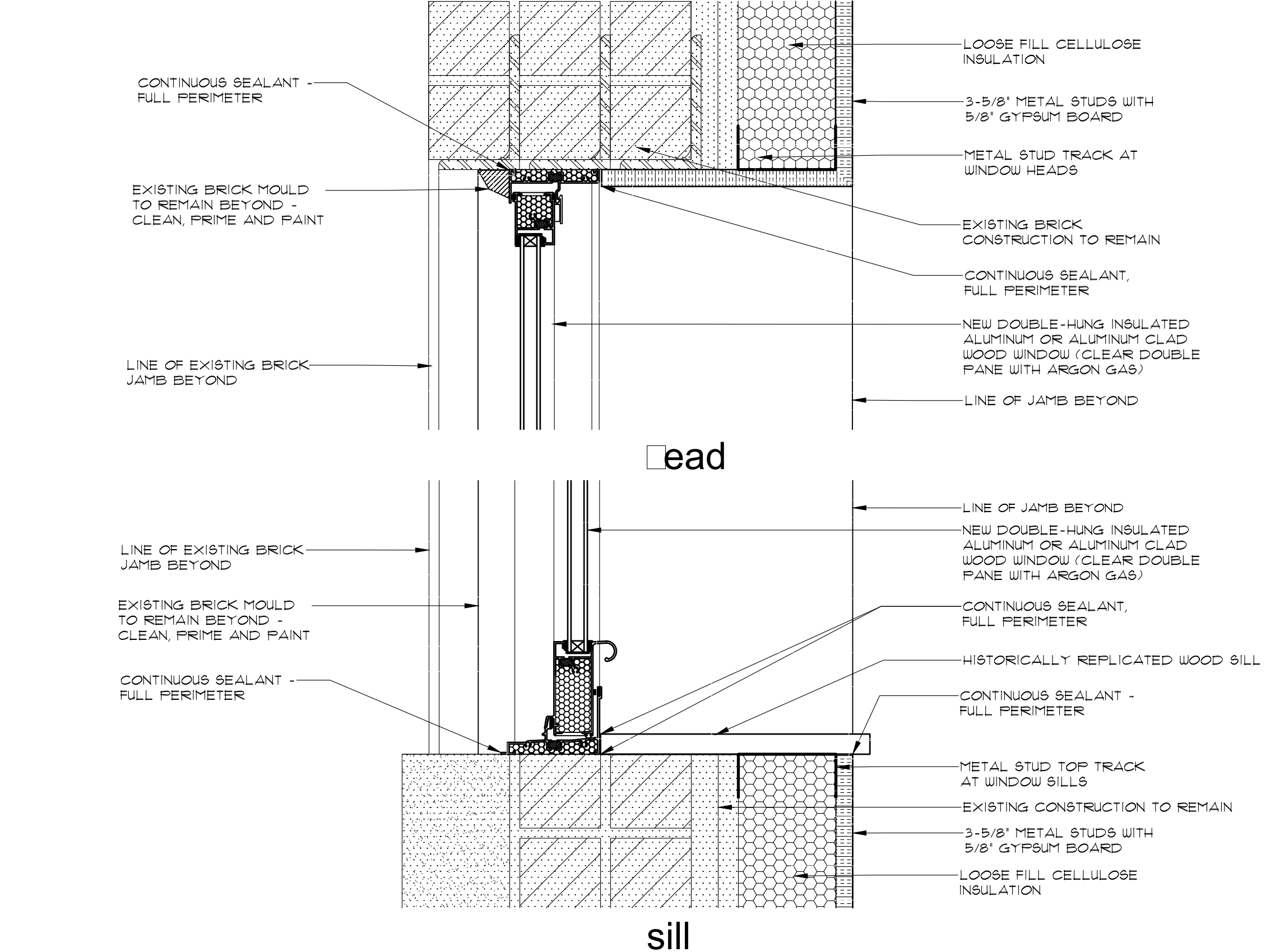
J-3 NOTE: SEE OPENING SCHEDULE FOR FIRE RATING REQUIREMENTS. SEE WALL TYPES FOR WALL CONSTRUCTION.

J-4 NOTE: SEE WALL TYPES FOR WALL CONSTRUCTION.

J-5 NOTE: SEE WALL TYPES FOR WALL CONSTRUCTION.

door o e n i n g d e t a i l s

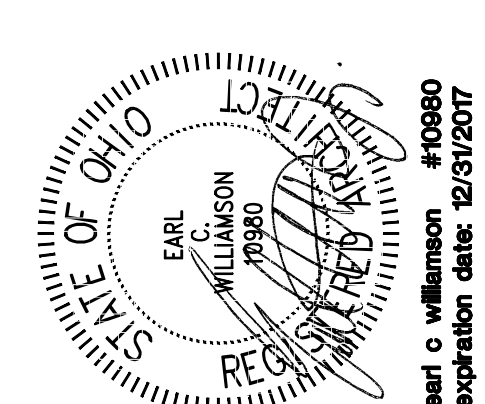
scale 1" = 1'-0"



t i p i c a l i n d o o r d e t a i l

scale 1" = 1'-0"

tri o entire o enin o r o t o c o l o d o o TRIM

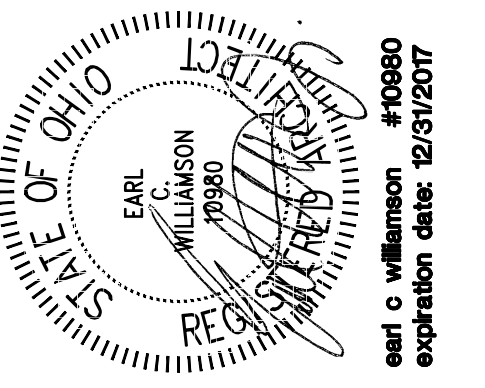


chameleon architecture
 145 W. Main Street, Cincinnati, OH 45202
 Tel: (513) 533-1111
 Fax: (513) 533-1112
 Email: info@chameleonarch.com

Abington Flats Apartment Building
 Historic Rehabilitation
 33 Green Street Over-the-Rhine Cincinnati OH 45202

A0.2
 opening details

ISSUED FOR PERMIT REV1 05/23/2016

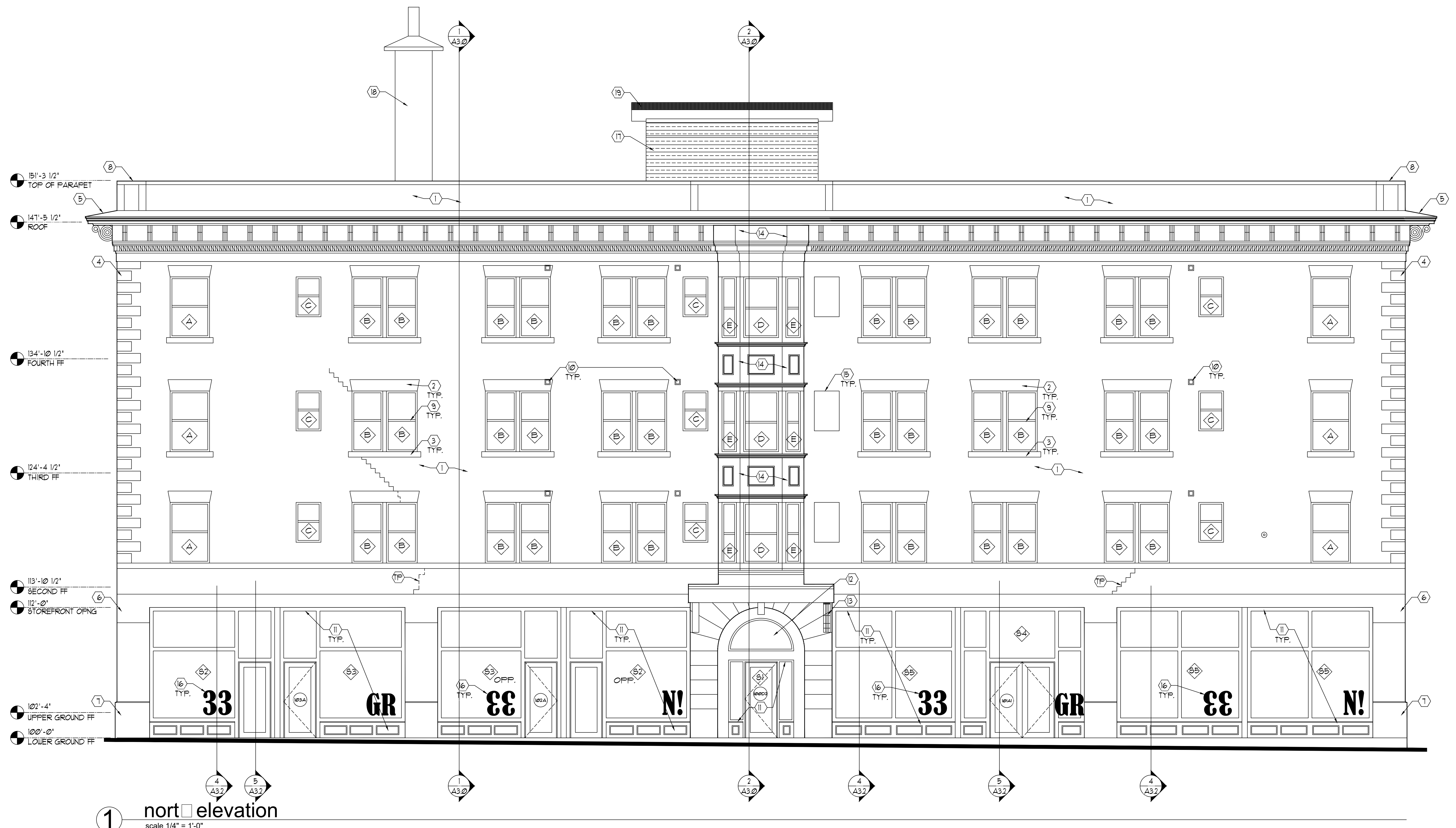


chameleon architecture
 416 Williamson Street Cincinnati, OH 45202
 (513) 785-7892
 www.chameleonarch.com

Abington Flats Apartment Building
 Historic Rehabilitation
 33 Green Street Over-the-Rhine
 Cincinnati OH 45202
 building elevation - north

Issue Date	05/23/2016
Checked by	new
Issued	CHFA 805 01/18/16
Issued	SFPO 02/16/16
Issued	SFPO-RI 04/07/16
Issued	0-02/20/16
Issued	SFPO-RI 05/23/16
Issued	PERMIT-RI 05/23/16

A2.0
 ISSUED FOR PERMIT REV1 05/23/2016



1 north elevation
 scale 1/4" = 1'-0"

ELEVATION LEGEND

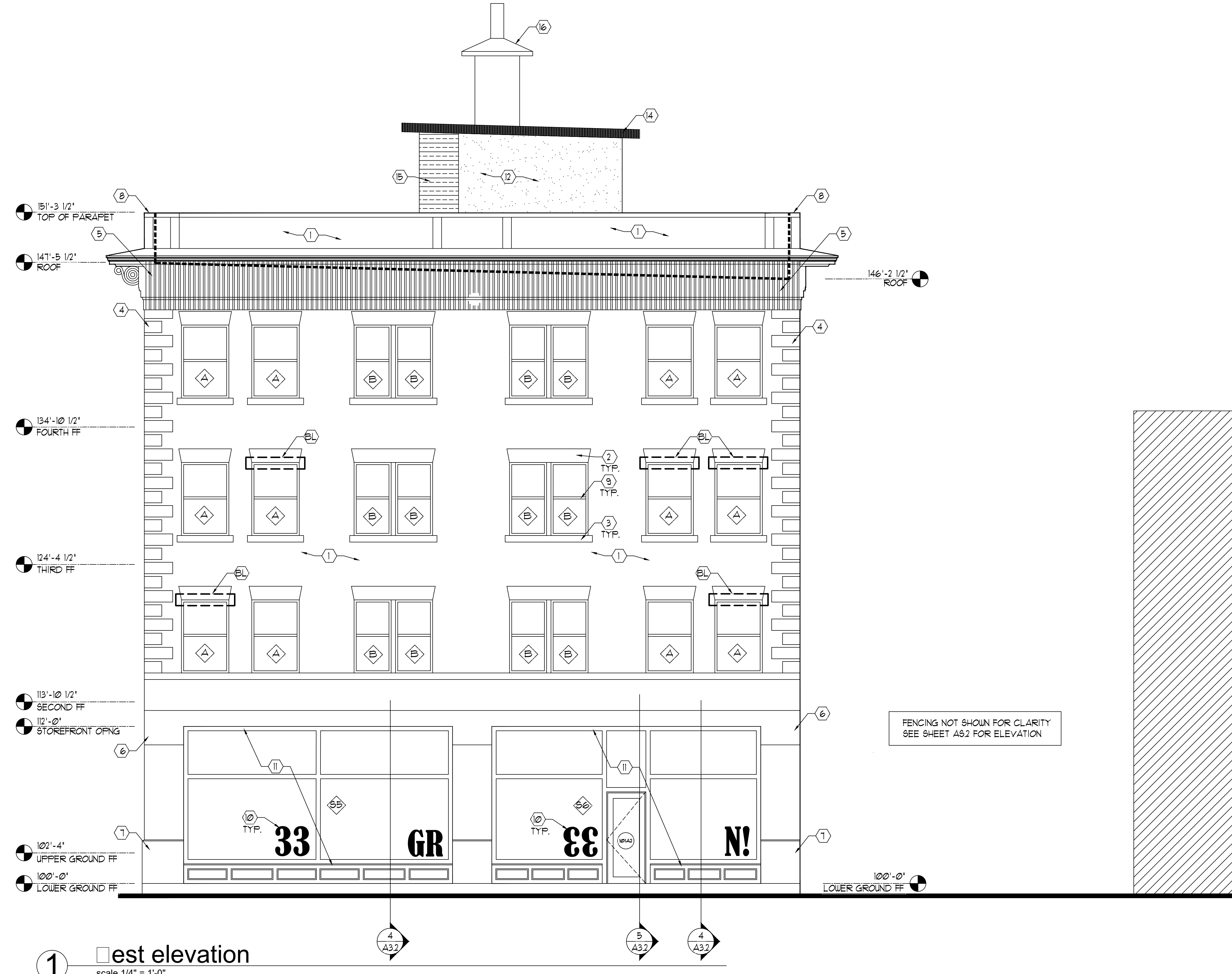
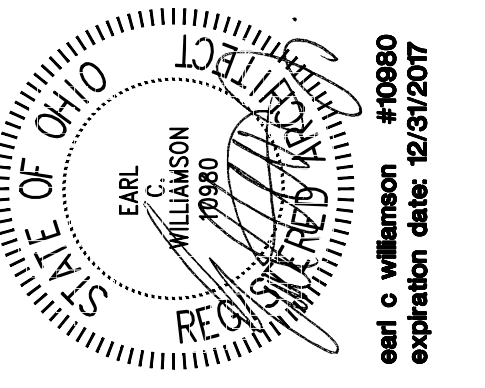
	NUMBERED NOTE INDICATOR		WINDOW INDICATOR		STOREFRONT INDICATOR		151'-3 1/2" TOP OF PARAPET	ELEVATION INDICATOR
	EXISTING ADJACENT BUILDING		NEW BRICK INFILL		NEW METAL WALL PANEL			
	NEW GRAVEL BACKFILL		AREAS REQUIRING EXTENSIVE BRICK REPAIR AND TUCKPOINTING		NEW METAL FASCIA			

ELEVATION GENERAL NOTES (PERTAINS TO ALL ELEVATION SHEETS)

- A - VERIFY IN FIELD ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION - NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
- B - ALL HISTORIC FEATURES, COMPONENTS AND REMNANTS TO BE PROTECTED FROM DAMAGE THROUGH ALL PHASES OF CONSTRUCTION.
- C - A COMPLETE AND THOROUGH EXTERIOR MASONRY SURVEY IS TO BE CONDUCTED PRIOR TO BIDDING, LOCATING DAMAGED BRICK, MISSING GROUT, MASONRY JOINT DAMAGE, SURFACE SPALDING AND ALL OTHER MASONRY DEFICIENCIES. EXISTING MASONRY DEFICIENCIES TO BE REPAIRED WHERE DAMAGE IS IDENTIFIED.
- D - EXISTING 'SOFT BRICK' AND GROUT TO BE REPAIRED. PAINT 'SOFT BRICK' AS INDICATED ON ELEVATIONS. HISTORIC CONSERVATION APPROVAL REQUIRED PRIOR TO PROCEEDING WITH WORK.
- E - REFER TO WINDOW, DOOR SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO SIZE, TYPE AND FINISH.
- F - REFER TO ELECTRICAL DOCUMENTS FOR ADDITIONAL INFORMATION PERTAINING TO EXTERIOR LIGHTING FIXTURES.
- G - NOT USED.
- H - REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION PERTAINING TO BEARING HEIGHTS, LINTELS AND MECHANICAL CONNECTIONS.
- I - ELEVATIONS DO NOT INDICATE ALL MECHANICAL / ELECTRICAL / PLUMBING EQUIPMENT AND/OR PENETRATIONS - REFER TO AND COORDINATE WITH MECHANICAL / ELECTRICAL / PLUMBING DOCUMENTS.
- J - REFER TO WALL SECTIONS FOR ADDITIONAL INFORMATION.
- K - ALL METAL COPINGS, METAL FASCIA, ROOF ACCESSORIES, LOUVERS SHALL BE PRE-FINISHED UNLESS NOTED OTHERWISE.
- L - NOT USED.

NEW WORK PLAN NUMBERED KEY NOTES (APPLIES TO THIS SHEET ONLY):

- ① EXISTING FACE BRICK TO BE REPAIRED AND TUCKPOINTED AS NECESSARY. VERIFY IN FIELD.
- ② EXISTING BRICK/MASONRY HEADER TO REMAIN - VERIFY IN FIELD.
- ③ EXISTING MASONRY SILL TO REMAIN - VERIFY IN FIELD.
- ④ EXISTING BRICK QUOINS TO REMAIN - VERIFY IN FIELD.
- ⑤ EXISTING DECORATIVE CORNICE TO REMAIN. REPAIR AND REATTACH TO STRUCTURE. PAINT ENTIRE CORNICE - VERIFY IN FIELD.
- ⑥ EXISTING STEEL HEADER TO REMAIN, PAINT - VERIFY IN FIELD.
- ⑦ EXISTING CONCRETE WATERTABLE TO REMAIN - VERIFY IN FIELD.
- ⑧ NEW SPECIFIED METAL COPING - MECHANICALLY ATTACH TO TOP OF EXISTING MASONRY WALL.
- ⑨ NEW DOUBLE-HUNG WINDOW UNIT - SEE WINDOW TYPES AND SPECIFICATIONS.
- ⑩ EXISTING EXHAUST LOUVER WITH GRAVITY DAMPER TO REMAIN AND BE REUSED - VERIFY IN FIELD.
- ⑪ NEW WOOD STOREFRONT AND BULKHEAD.
- ⑫ EXISTING WOOD ARCHED WINDOW TO REMAIN - VERIFY IN FIELD.
- ⑬ NEW DECORATIVE WALL BRACKET TO MATCH EXISTING ADJACENT BRACKET - VERIFY IN FIELD.
- ⑭ EXISTING WINDOW BAY TO REMAIN. REPAIR AND PAINT - VERIFY IN FIELD.
- ⑮ EXISTING MASONRY WALL RECESS TO REMAIN - VERIFY IN FIELD.
- ⑯ NEW DIRECTLY APPLIED WINDOW DECALS.
- ⑰ NEW PAINTED PRE-FAB CEMENT BOARD SIDING TO BE INSTALLED OVER EXISTING FRAMING OF EXISTING PENTHOUSE STRUCTURE (VERIFY IN FIELD).
- ⑱ EXISTING CONCRETE FLUE TO REMAIN, REPAIR AND APPLY CEMENTIOUS COATING (VERIFY IN FIELD).
- ⑲ NEW PRE-FINISHED METAL FASCIA.



ELEVATION LEGEND

	NUMBERED NOTE INDICATOR		WINDOW INDICATOR		STOREFRONT INDICATOR		151'-3 1/2" TOP OF PARAFET ELEVATION INDICATOR
	EXISTING ADJACENT BUILDING		NEW BRICK INFILL		NEW METAL WALL PANEL		
	NEW GRAVEL BACKFILL		AREAS REQUIRING EXTENSIVE BRICK REPAIR AND TUCKPOINTING		NEW METAL FASCIA		

ELEVATION GENERAL NOTES (PERTAINS TO ALL ELEVATION SHEETS)

- A - VERIFY IN FIELD ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION - NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
- B - ALL HISTORIC FEATURES, COMPONENTS AND REMNANTS TO BE PROTECTED FROM DAMAGE THROUGH ALL PHASES OF CONSTRUCTION.
- C - A COMPLETE AND THOROUGH EXTERIOR MASONRY SURVEY IS TO BE CONDUCTED PRIOR TO BIDDING, LOCATING DAMAGED BRICK, MISSING GROUT, MASONRY JOINT DAMAGE, SURFACE SPALDING AND ALL OTHER MASONRY DEFICIENCIES. EXISTING MASONRY DEFICIENCIES TO BE REPAIRED WHERE DAMAGE IS IDENTIFIED.
- D - EXISTING 'SOFT BRICK' AND GROUT TO BE REPAIRED. PAINT 'SOFT BRICK' AS INDICATED ON ELEVATIONS. HISTORIC CONSERVATION APPROVAL REQUIRED PRIOR TO PROCEEDING WITH WORK.
- E - REFER TO WINDOW, DOOR SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO SIZE, TYPE AND FINISH.
- F - REFER TO ELECTRICAL DOCUMENTS FOR ADDITIONAL INFORMATION PERTAINING TO EXTERIOR LIGHTING FIXTURES.
- G - NOT USED.
- H - REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION PERTAINING TO BEARING HEIGHTS, LINTELS AND MECHANICAL CONNECTIONS.
- I - ELEVATIONS DO NOT INDICATE ALL MECHANICAL / ELECTRICAL / PLUMBING EQUIPMENT AND/OR PENETRATIONS - REFER TO AND COORDINATE WITH MECHANICAL / ELECTRICAL / PLUMBING DOCUMENTS.
- J - REFER TO WALL SECTIONS FOR ADDITIONAL INFORMATION.
- K - ALL METAL COPINGS, METAL FASCIA, ROOF ACCESSORIES, LOUVERS SHALL BE PRE-FINISHED UNLESS NOTED OTHERWISE.
- L - NOT USED.

NEW WORK PLAN NUMBERED KEY NOTES (APPLIES TO THIS SHEET ONLY):

- EL - EXISTING BRICK LINTEL NEEDING REPAIR, VERIFY IN FIELD.
- TF - EXISTING STAIR-STEP CRACKING IN BRICK/MORTAR JOINTS, TUCKPOINT, VERIFY IN FIELD.
- 1 - EXISTING FACE BRICK TO BE REPAIRED AND TUCKPOINTED AS NECESSARY, VERIFY IN FIELD.
- 2 - EXISTING BRICK/MASONRY HEADER TO REMAIN - VERIFY IN FIELD.
- 3 - EXISTING MASONRY SILL TO REMAIN - VERIFY IN FIELD.
- 4 - EXISTING BRICK QUOINS TO REMAIN - VERIFY IN FIELD.
- 5 - EXISTING METAL SIDING TO REMAIN, CLEAN AND REPAIR AS REQUIRED TO MAKE BUILDING SOFFIT WATERTIGHT, VERIFY IN FIELD SCOPE OF WORK REQUIRED.
- 6 - EXISTING STEEL HEADER TO REMAIN, PAINT - VERIFY IN FIELD.
- 7 - EXISTING CONCRETE WATERTABLE TO REMAIN - VERIFY IN FIELD.
- 8 - NEW SPECIFIED METAL COPING - MECHANICALLY ATTACH TO TOP OF EXISTING MASONRY WALL.
- 9 - DOUBLE-HUNG WINDOW UNIT - SEE WINDOW TYPES AND SPECIFICATIONS.
- 10 - DIRECTLY APPLIED WINDOW DECALS.
- 11 - WOOD STOREFRONT AND BULKHEAD.
- 12 - CEMENTIOUS COATING OVER EXISTING EXPOSED CONCRETE PENTHOUSE WALLS
- 13 - NOT USED.
- 14 - PRE-FINISHED METAL FASCIA.
- 15 - NEW PAINTED PRE-FAB CEMENT BOARD SIDING TO BE INSTALLED OVER EXISTING FRAMING OF EXISTING PENTHOUSE STRUCTURE (VERIFY IN FIELD).
- 16 - EXISTING CONCRETE FLUE TO REMAIN, REPAIR AND APPLY CEMENTIOUS COATING - VERIFY IN FIELD.

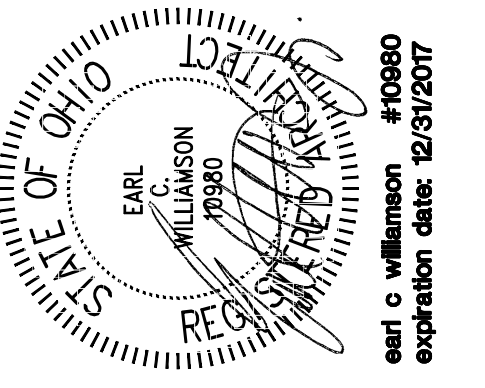
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 115 - William - South - 1 - 2nd - 1P
 7065 Greenwood Ave West Chester OH 40899
 chameleon@cham.com (513) 785.7862

Issue	Drawn	Checked	Scale
05/23/2016	05/23/2016	05/23/2016	1/4" = 1'-0"

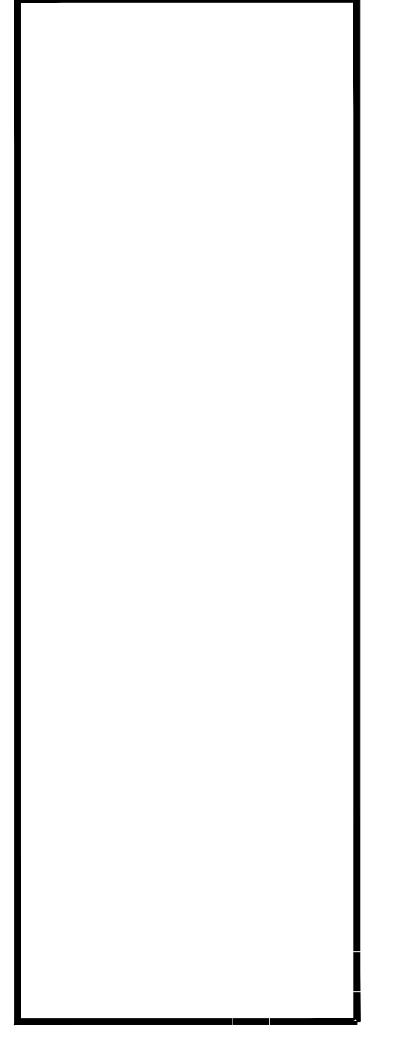
Abington Flats Apartment Building
Historic Rehabilitation
 33 Green Street Over-the-Rhine Cincinnati OH 45202
 building elevation - west

A2.1

ISSUED FOR PERMIT REV1 05/23/2016

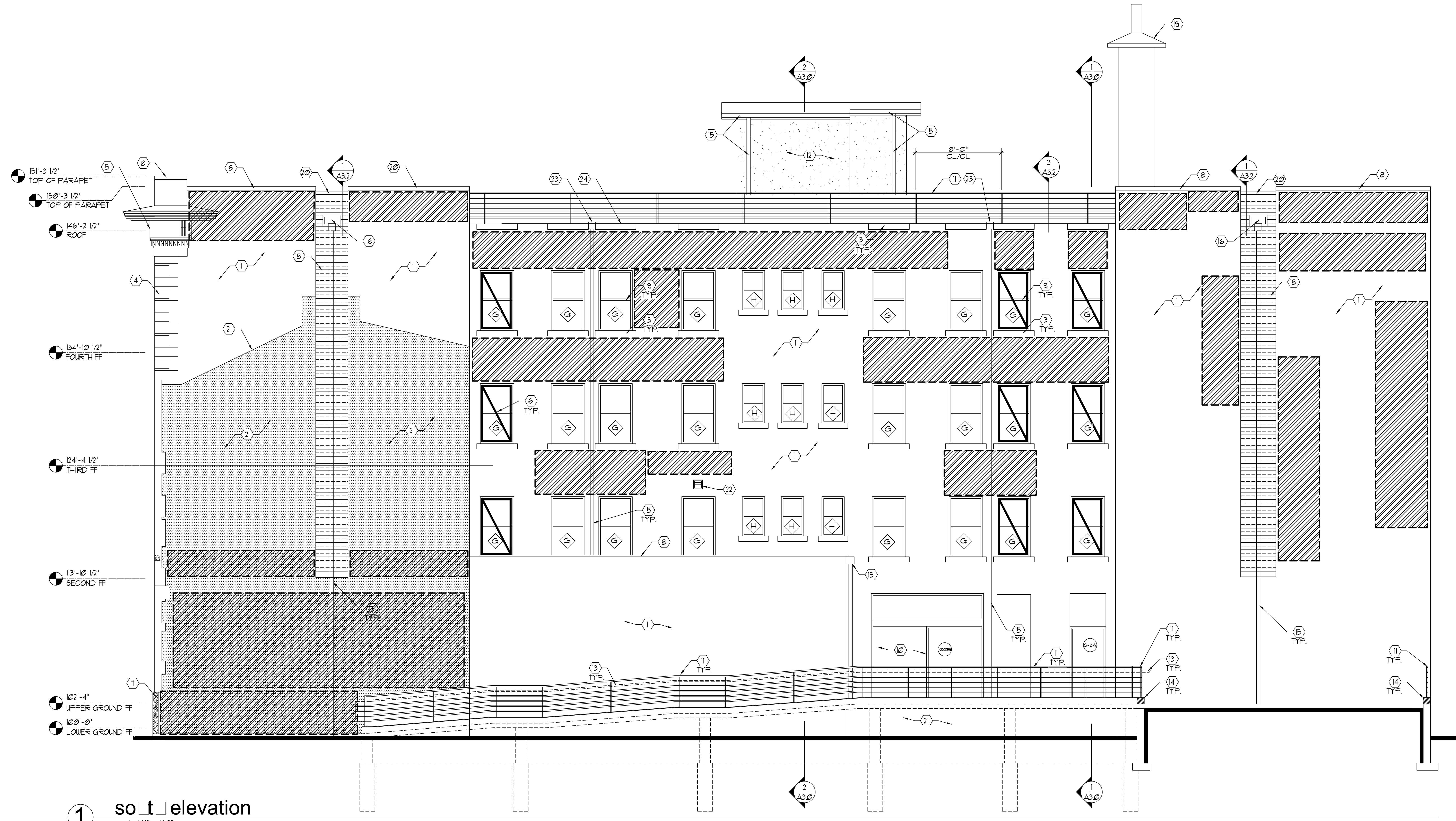


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 950 Williamson Architect - lead architect
 950 Williamson Architect - lead architect
 chameleonarchitect.com
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Issue Date: 05/23/2016
 Drawn By: [blank]
 Checked By: [blank]
 Issued: [blank]
 Issued: [blank]
 Issued: [blank]
 Issued: [blank]
 Issued: [blank]

Abington Flats Apartment Building
A2.2 Historic Rehabilitation
 33 Green Street Over-the-Rhine Cincinnati OH 45202
 building elevation - south
ISSUED FOR PERMIT REV1 05/23/2016



1 south elevation
 scale 1/4" = 1'-0"

ELEVATION LEGEND

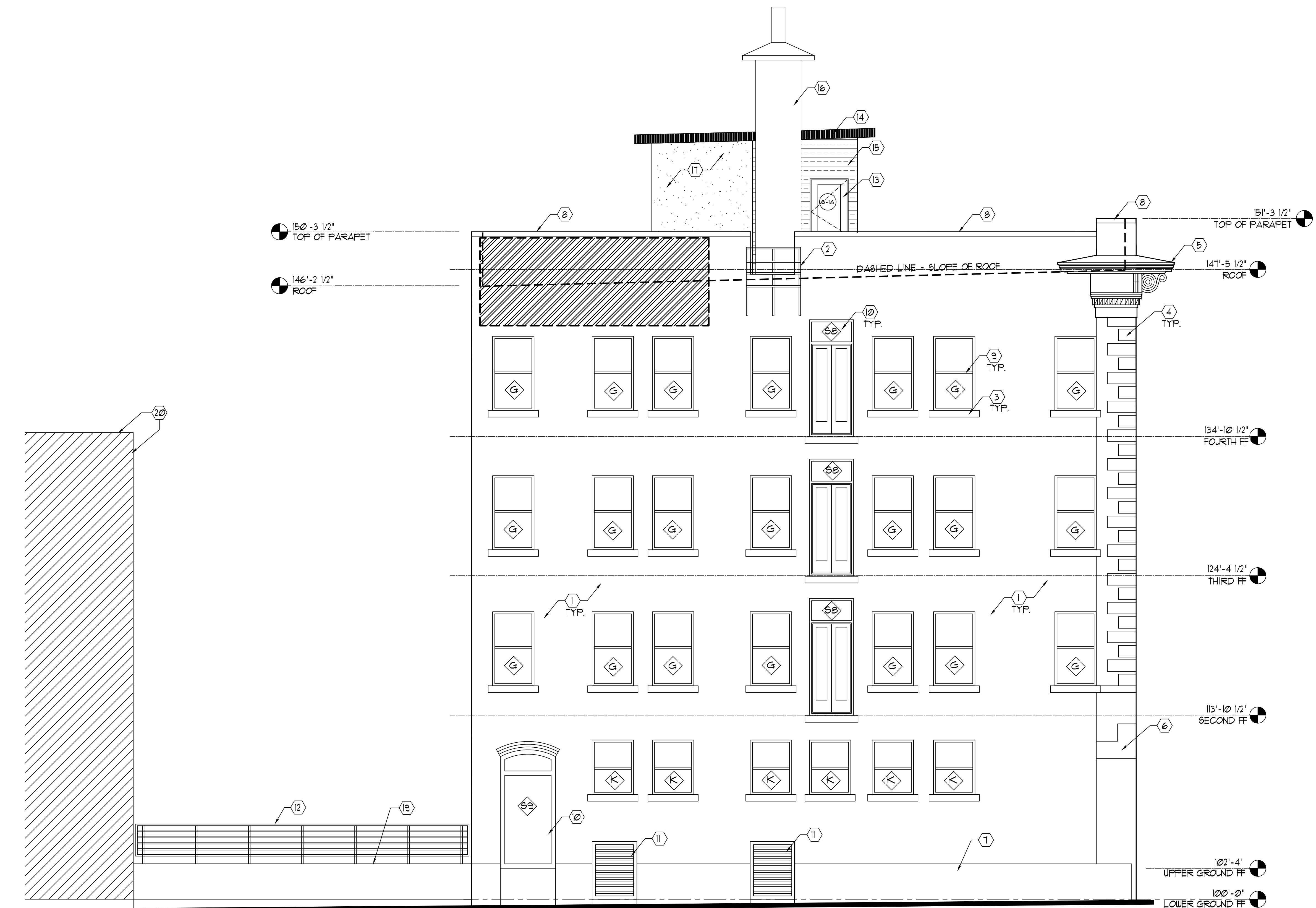
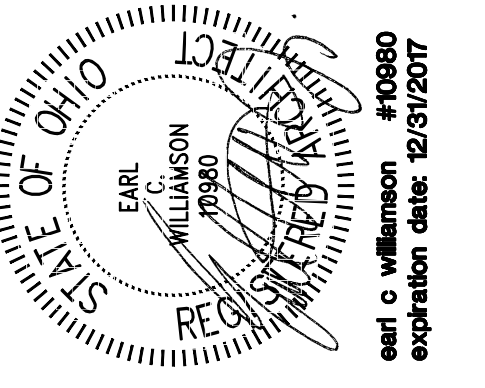
- | | | | | | | | | |
|-----------------------|----------------------------|---------------------|---|--------------------|----------------------|------------------|----------------------------|---------------------|
| (X) | NUMBERED NOTE INDICATOR | ◇ | WINDOW INDICATOR | ◇ | STOREFRONT INDICATOR | ⊙ | 151'-3 1/2" TOP OF PARAPET | ELEVATION INDICATOR |
| [diagonal hatching] | EXISTING ADJACENT BUILDING | [brick pattern] | NEW BRICK INFILL | [horizontal lines] | NEW METAL WALL PANEL | [dotted pattern] | | |
| [cross-hatch pattern] | NEW GRAVEL BACKFILL | [diagonal hatching] | AREAS REQUIRING EXTENSIVE BRICK REPAIR AND TUCKPOINTING | [solid black] | NEW METAL FASCIA | | | |

ELEVATION GENERAL NOTES (PERTAINS TO ALL ELEVATION SHEETS)

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- E - REFER TO WINDOW, DOOR SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO SIZE, TYPE AND FINISH.
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- L - NOT USED.

NEW WORK PLAN NUMBERED KEY NOTES (APPLIES TO THIS SHEET ONLY):

- 1 EXISTING FACE BRICK TO BE REPAIRED AND TUCKPOINTED AS NECESSARY, VERIFY IN FIELD.
- 2 EXISTING SOFT BRICK TO BE REPAIRED AND TUCKPOINTED AS NECESSARY, VERIFY IN FIELD. PAINT TO EXTENT SHOWN.
- 3 EXISTING MASONRY SILL TO REMAIN - VERIFY IN FIELD.
- 4 EXISTING BRICK QUOINS TO REMAIN - VERIFY IN FIELD.
- 5 EXISTING VINYL SIDING TO REMAIN, CLEAN AND REPAIR AS REQUIRED TO MAKE BUILDING SOFFIT WATERTIGHT. - VERIFY IN FIELD SCOPE OF WORK NECESSARY.
- 6 NEW WINDOW IN EXISTING OPENING. OPENING IS ENCLOSED FROM INTERIOR. PAINT INTERIOR GUB (WHITE). REVIEW CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION.
- 7 EXISTING CONCRETE WATERTABLE TO REMAIN - VERIFY IN FIELD.
- 8 NEW SPECIFIED METAL COPING - MECHANICALLY ATTACH TO TOP OF EXISTING MASONRY WALL.
- 9 NEW DOUBLE-HUNG WINDOW UNIT - SEE WINDOW TYPES AND SPECIFICATIONS.
- 10 NEW AUTOMATIC OPERATING SLIDING ENTRY DOOR.
- 11 STEEL GUARDRAIL WITH 1 1/2 INCH DIAMETER PIPE AND MAXIMUM 5' O.C. INSET MOUNT TO EXISTING CONCRETE FOUNDATION. GUARDRAIL TO BE MINIMUM 42" ABOVE WALKING SURFACE. GUARDRAIL TO BE PAINTED.
- 12 CEMENTIOUS COATING OVER EXISTING EXPOSED CONCRETE PENTHOUSE WALLS
- 13 DASHED LINES INDICATE NEW STEEL HANDRAIL AT 36 INCHES ABOVE THE RAMP SLAB - PAINT.
- 14 8 INCH CONCRETE CURB DOUBLED INTO EXISTING SLAB/FOUNDATION WALL. SEE STRUCTURAL DETAILS FOR ADDITIONAL INFORMATION.
- 15 NEW PRE-FINISHED DOWNSPOUT (W/GUTTER AT LOW ROOF) TIED INTO STORMWATER PIPING IN BASEMENT.
- 16 NEW PRE-FINISHED THROUGH WALL FLASH, SCUPPER CONDUCTOR AND DOWNSPOUT.
- 17 NEW PRE-FINISHED METAL FASCIA.
- 18 NEW PAINTED CEMENT BOARD SIDING INSTALLED TO METAL STUD STRUCTURE -VERIFY IN FIELD.
- 19 EXISTING CONCRETE FLUE TO REMAIN, REPAIR AND APPLY CEMENTIOUS COATING - VERIFY IN FIELD.
- 20 NEW PRE-FINISHED METAL COPING.
- 21 NEW CONCRETE RAMP RETAINING WALL WITH SMOOTH FINISH AND CHAMFERED TOP. TOP OF WALL TO FOLLOW RAMP SURFACE AT 8 INCHES ABOVE CONCRETE SLAB. SEE STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION.
- 22 NEW 8 X 8 THROUGH-WALL MECHANICAL GRAVITY GRILL - SEE MECHANICAL DOCUMENTS FOR ADDITIONAL INFORMATION.
- 23 NEW PRE-FINISHED OPEN TOP OVERFLOW SCUPPER FLASHING, CONDUCTOR AND DOWNSPOUT
- 24 PROVIDE ROOF FLASHING AND COUNTERFLASHING AT ROOF EDGE. ROOFING CONTRACTOR TO SUBMIT SPECIFIC DETAIL TO GC AND ARCHITECT PRIOR TO INSTALLATION. FOR ADDITIONAL INFORMATION SEE DETAIL 1/A3.2.



1 east elevation
scale 1/4" = 1'-0"

ELEVATION LEGEND

	NUMBERED NOTE INDICATOR		WINDOW INDICATOR		STOREFRONT INDICATOR		ELEVATION INDICATOR
	EXISTING ADJACENT BUILDING		NEW BRICK INFILL		NEW METAL WALL PANEL		
	NEW GRAVEL BACKFILL		AREAS REQUIRING EXTENSIVE BRICK REPAIR AND TUCKPOINTING		NEW METAL FASCIA		

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- L - NOT USED.

NEW WORK PLAN NUMBERED KEY NOTES (APPLIES TO THIS SHEET ONLY):

- 1 EXISTING FACE BRICK TO BE REPAIRED AND TUCKPOINTED AS NECESSARY, VERIFY IN FIELD.
- 2 EXISTING FIRE ESCAPE BALCONY TO REMAIN, RE-SECURE TO BUILDING AND PAINT - VERIFY IN FIELD.
- 3 EXISTING MASONRY SILL TO REMAIN - VERIFY IN FIELD.
- 4 EXISTING BRICK QUOINS TO REMAIN - VERIFY IN FIELD.
- 5 EXISTING DECORATIVE CORNICE TO REMAIN. REPAIR AND REATTACH TO STRUCTURE. PAINT ENTIRE CORNICE.
- 6 EXISTING STEEL HEADER TO REMAIN, PAINT - VERIFY IN FIELD.
- 7 EXISTING CONCRETE WATERTABLE TO REMAIN - VERIFY IN FIELD.
- 8 NEW SPECIFIED METAL COPING - MECHANICALLY ATTACH TO TOP OF EXISTING MASONRY WALL.
- 9 NEW DOUBLE-HUNG WINDOW UNIT - SEE WINDOW TYPES AND SPECIFICATIONS.
- 10 NEW FIXED WINDOW UNIT.
- 11 EXISTING IN-FILLED COAL CHUTE OPENINGS TO REMAIN, OPEN AS NECESSARY FOR GENERATOR INTAKE LOUVER - VERIFY IN FIELD.
- 12 STEEL GUARDRAIL WITH 1 1/2 INCH DIAMETER PIPE AND MAXIMUM 5' O.C. INSET MOUNT TO EXISTING CONCRETE FOUNDATION. GUARDRAIL TO BE MINIMUM 42" ABOVE WALKING SURFACE. GUARDRAIL TO BE PAINTED.
- 13 NEW ACCESS DOOR WITH CLEAR GLAZING. PROVIDE CLOSER AND WEATHER STRIPPING AS INDICATED IN DOOR SCHEDULE.
- 14 NEW PRE-FINISHED METAL FASCIA.
- 15 NEW PAINTED PRE-FAB CEMENT BOARD SIDING TO BE INSTALLED OVER EXISTING FRAMING OF EXISTING PENTHOUSE STRUCTURE (VERIFY IN FIELD).
- 16 EXISTING CONCRETE FLUE TO REMAIN, REPAIR AND APPLY CEMENTIOUS COATING - VERIFY IN FIELD.
- 17 CEMENTIOUS COATING OVER EXISTING EXPOSED CONCRETE PENTHOUSE WALLS
- 18 NOT USED
- 19 TOP OF EXISTING SLAB OVER EXISTING FOUNDATION- VERIFY HEIGHT ABOVE ALLEY IN FIELD.
- 20 EXISTING NEIGHBORING BUILDING TO REMAIN - VERIFY IN FIELD.

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 7065 Harwood Ave. West Chester, OH 41099
 chameleon@chameleon.com (616) 783-7882

Abington Flats Apartment Building
A2.3 Historic Rehabilitation
 33 Green Street Over-the-Rhine Cincinnati OH 45202
 building elevation - east

Issue Date: 05/23/2016
 Drawn By: [blank]
 Checked By: [blank]

OFPA 80% 01/18/16
 SFPD-R1 04/07/16
 SFPD-R2 05/18/16
 PERMIT-R1 05/23/16

ISSUED FOR PERMIT REV1 05/23/2016

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
AND DIMENSIONAL/ LOCATIONAL VARIANCES
HISTORIC CONSERVATION BOARD PUBLIC HEARING
STAFF REPORT**

APPLICATION #: ZH20160188
APPLICANT: Hub and Weber- Jim Guthrie
OWNER: Acme Lock
ADDRESS: **125 East 9th Street**
PARCELS: 0079-0001-0069
ZONING: DD Downtown District
OVERLAYS: Main Street Historic District
COMMUNITY: Downtown
REPORT DATE: November 28, 2016
HEARING DATE: December 5, 2016
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for changes to an existing awning and for signage. The applicant is also seeking Zoning Relief for a Dimensional Variance and Locational Variance to allow for signage along the west wall, a non-street fronting wall. The applicant is also seeking a dimensional variance the size of an awning sign along the 9th Street façade.

This is a locational, dimensional and numerical variance from Section 1411-39 Sign Standards for the DD District of the Cincinnati Zoning Code which only allows for signs on facades that have building frontages.

Existing Conditions:

The property at 125 E 9th Street is a contributing in the Main Street Historic District. The building is a circa 1890 and is a 4 story mixed use building with a commercial storefront on the first floor. The building is boarded by a vacant parking lot on the west. There is a 3 foot easement between the building and the parking lot.

The building recently was issued both a Certificate of Appropriateness and Building permit for minor exterior façade changes.



Figure 1: 125 E 9th Street. Image provided by applicant



Figure 2: Map of 125 E 9th Street. Map provided by Cagis Map.

Proposed Conditions:

The applicant is proposing the following.

- Reroof the existing awning with a standing seem awning
- Install the previously approved Acme Lock projecting sign at 925 Main Street to their new location at 125 E 9th Street
- Install a 32 sf internally illuminated sign on the awning to stand vertically on top of the awning.
- Two signs on the west wall, a non-street facing façade. These will include
 - o Non-illuminated acrylic letter logo sign over the rear/parking lot entrance to the store. The sign size is 3.5 sf.
 - o Vinyl/painted store mural to be 20’ by 13.75’ for a total of 275 sf sign.

Applicable Zoning Code Sections:

Zoning District:	Section 1411	Downtown District
Variance Request:	Section 1411-39	Sign Regulations
Variance Authority:	Section 1445-07	HCB authority: Section 1435-05-4
Variance Standard:	Section 1445-13 Section 1445-15	General Standards: Public Interest Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Mainstreet Historic District	
COA Standard:	Section 1435-09-2	Certificate of Appropriateness; Standard of Review

Details of Zoning Relief Required:

The applicant and/or owner(s) are requesting a **Locational Variance** to allow a sign on a non-street fronting elevation.

- The project is in violation of **Section 1411-39** of the Cincinnati Zoning Code.
- Per Section 1411-39, signs are not permitted on non-street fronting elevations.
 - o A Locational Variance is required to allow a sign on a non-street facing elevation

The applicant and/or owner(s) are requesting a **Numerical Variance** to allow for 2 sign on a façade that does not allow signs.

- The project is in violation of **Section 1411-39** of Cincinnati Zoning Code.
- Per Section 1411-39, non-street fronting elevations are allowed 0 signs.
 - o A Numerical Variance of 2 sign required to allow a sign on the façade.

The applicant and/or owner(s) are requesting a **Dimensional Variance** to allow a 275 sf sign and a 3.5sf sign on an elevation that is allowed to have a sign of 0 sf.

The project is in violation of **Section 1411-39** of the Cincinnati Zoning Code.

- Per Section 1411-39, signs are not permitted on non-street fronting elevations.
 - o A Dimensions Variance of 278.5 sf is required to allow a sign on the west facade

The applicant and/or owner(s) are requesting a **Dimensional Variance** to allow a 32 sf sign on an awning.

The project is in violation of **Section 1411-39** of the Cincinnati Zoning Code.

- Per Section 1411-39, signs on awnings are allowed to be 12 square feet
 - A Dimensions Variance of 20 sf is required to allow an awning sign of 32 sf on the north/street facing elevation.

Zoning Analysis:

Below is analysis of the consideration factors for the proposed Variances for signs at 4147 Hamilton Avenue, 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 DD which is the Downtown District zone.

The underlying use of the property is for a commercial hardware store. This is a permitted use for the district.

The proposed signage for the street facing façade generally conforms to the zoning district as the signage while on an awning is under the 39.6 square feet permitted size for a wall sign. The sign is technically on the awning but with its vertical nature and the non-traditional awning size and type, it not a typical awning sign. Most permitted signs within the district are canvas and have a valance. This awning is an existing awning that does not have a valance.

The signs on the west wall do not conform to the underlying zoning as signs are not permitted on non-street facing walls. Having a sign at the rear entrance is understandable and supported by staff in order to inform and direct customers to the entrance. Allowing this sign would also keep the total wall signage for the business within the allowable sign area based on the street frontage on the north side of the building.

While staff is sympathetic to the design for a wall sign in reference and similar to the ghost signs on neighboring buildings, the sign is 275 sf, which would be one of the larger signs to be approved in the downtown area. Staff encourages the applicant to seek a partnership with Artworks for the summer mural program to activate this wall in a noncommercial manner.

- 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 on the front façade substantially conforms to the Main Street Historic District guidelines that have been adopted for the district. The side wall signs do not.

- 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 Plan Cincinnati Comprehensive Plan in the following

Foster a Climate conducive to growth, investment, stability and opportunity including “Grow our own” by focusing on retention, expansion and relocation of existing businesses.

Increase residential opportunities, decrease the office vacancy and reposition retail in Central Business District.

- 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 not be adversely impacted by the proposed project. Traffic runs east to west on E 9th Street and the only signs visible to the traffic will be the awning and projecting sign.
- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
No buffering is required. No adverse impacts due to light, noise, and visual elements are anticipated.
- 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 property and its architecture are contributing to the Historic District the current store and use is located in the neighborhood and is being expanded into a larger space. The use is a compatible use with the neighborhood.
- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
There are no proposed amendments under consideration that would impact this proposed project.
- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
There are no adverse impacts anticipated.
- k. **Blight.** The elimination or avoidance of blight.
This is not applicable.
- l. **Economic Benefits.** The promotion of the Cincinnati economy.

The proposed work is providing signage and improvements to the current property. This work will increase the value of the property and will increase the economic benefits to the store and neighborhood with a larger hardware store in downtown Cincinnati.

- m. **Job Creation.** The creation of jobs both permanently and during construction.
The proposed project may create temporary construction jobs.
- n. **Tax Valuation.** Any increase in the real property tax duplicate.
Property tax values may increase by making improvements to the property.
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed improvements.
- 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 signs will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District or of the building.
- (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 of the requested variance would not deprive the property of all economically viable uses.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the signs and the new roofing material for the awning.

Based on the Conservation Guidelines outlined below, staff feels the proposed signs and the change to the awning are generally appropriate in the Mai Street Historic District and substantially conforms to the applicable conservation guidelines.

Applicable Guidelines

SIGNS

- 6. Signs a. Location: Signs are most successful visually when they work with, not against, the architecture. They are usually attached to or at the height of the storefront

lintel. Signs should not project above the 2nd floor window sills or above the roof line where it would overpower the building. Signs should not cover up or require the removal of significant architectural elements.

Guideline – Signs should be located at the top of the storefront and should not cover up the special features of the building.

Both the awning sign and the projecting sign are located at the top of the storefront and do not cover up special features. The signs on the parking lot/west side of the building also do not cover up or require the removal of architectural elements, however neither sign is on a storefront and the large mural sign would project above the 2nd floor window sills.

b. Size and Number: Simple, bold designs on a minimal number of signs communicate more clearly than many competing signs. Signs should not significantly reduce storefront transparency or overpower the architecture of the building in terms of size and number of signs or in the ornateness of the design.

Guideline – Signs should not overwhelm, oversize or clutter the storefront.

The applicant is requesting 4 signs, an awning sign, projecting sign and two wall signs. Staff is supportive of the awning and projecting sign on the front façade and the wall sign over the rear entrance as it is necessary to help direct customers to the rear entrance, but staff feels that the additional large 275 sf wall sign is not in keeping with the minimal number of signs to communicate that the business is located at this location, especially since the large wall sign/mural is located the opposite direction of traffic flow.

c. Character: Signs should capitalize on the special character of the building and district and reflect the nature of the business they are identifying. Small projecting signs such as symbol signs are appropriate. Signs painted on windows and signs on awnings are also appropriate.

Guideline – Signs should be as distinctive as the businesses they identify.

The proposed signs reflect the nature of the business. The awning sign combined with the new awning material reflect and give a feeling of a hardware store. The projecting sign is being relocated from the existing business and will help with continuity of marketing and identity for the business.

d. Prohibited signs:

- Billboards
- Standardized, internally illuminated signs with brand names
- Sandwich boards which obstruct pedestrian traffic
- Temporary illuminated signs

None of the proposed signs are any of the above signs, however the size of the proposed mural sign is similar to a billboard.

7. Awnings

a. Materials: Fabric awnings are appropriate on most district buildings and add color to the area. Awnings and canopies made of plastic, wood, or metal are generally inappropriate. Decorative metal canopies may be appropriate on early 20th century buildings.

Guideline – Fabric awnings are encouraged.

b. Location: Awnings can be installed so that they do not cover significant architectural features or alter the character of the original building.

Guideline – Awning installation should not require the removal of or cover significant architectural features. Storefront awnings should not cover 2nd floor window sills.

The awning is an existing awning that is a wood framed with roofing material. While this type of awning would not be permitted to be built new, the applicants are not proposing to remove the awning, but make improvements to the awning- mainly installing a new standing seam roof. Given the use of the business as a hardware store and the current condition of the awning, the standing seam metal roofing will be an improvement and the material is an acceptable material for this existing awning.

Other Considerations:

Prehearing Results: A prehearing was held on November 9, 2016

Comments Provided to Staff: N/A

Consistency with *Plan Cincinnati (2012)*:

“Sustain” Initiative Area “Preserve our built history”

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

A. **APPROVE** the **20 foot Dimensional Variance** to allow the awning sign to be 32 square feet on the north elevation, as per plans submitted by Hub and Weber and dated November 22, 2016.

B. **APPROVE** a **Locational** and **Numerical Variance** for 1 sign over the rear entrance on the west elevation, a non-street fronting elevation, as per plans submitted by Hub and Weber and dated November 22, 2016.

C. **APPROVE** the **Dimensional Variance** to allow a sign totaling 3.5 sq. ft. on the west elevation, a non-street fronting elevation, as per plans submitted by Hub and Weber and dated November 22, 2016.

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

(a) Such relief from literal implication of the Zoning Code will not be materially

- detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
- (b) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.
 - (c) As the total square footage of wall signage is proximate to the total amount of wall signage within the proposal.

II. ZONING RELIEF

- A. **DENY** the Numerical, Locational and **Dimensional Variance** to allow the 275 sf wall sign/mural on the west elevation, a non-street fronting elevation, as per plans submitted by Hub and Weber and dated November 22, 2016.
- B. **FINDING:** The Board makes this determination that per Section 1435-05-4:
 - (a) Such relief from literal implication of the Zoning Code will be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
 - (b) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

III. CERTIFICATE OF APPROPRIATENESS

- A. **APPROVE** a Certificate of Appropriateness for 125 E 9th Street for the change in awning material, awning sign and projecting sign on the north façade, and the rear entrance sign on the west façade per plans submitted by Hub and Weber dated November 22, 2016 with the following condition.
 - a. All permits must be issued within two years of the decision date or the COA shall expire.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

IV. CERTIFICATE OF APPROPRIATENESS

- A. **DENY** a Certificate of Appropriateness for the 275 sf sign/mural on the west façade per plans submitted by Hub and Weber dated November 22, 2016 with the following condition.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - (a) That the property owner has not demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
 - (b) the Main Street Conservation Guidelines require minimal amount of signs necessary and the placement of this sign where it will not be visible by the flow of traffic as well as being well above the permitted amount of wall sign for the building is not considered minimal amount.

Date: 09/26/16
Location: 125 E 9th Street
Request: Locational Variance/ Dimensional Variance
Zoning District: DD-C

Jessica Werbeach
Hub+Weber Architects
200 West Pike Street
Covington, KY 41011

Dear Ms. Werbeach:

I have received and reviewed the subject project for compliance with the Zoning Code of the City of Cincinnati. Per Section 1411-39 wall signs are limited to one square foot per linear foot of building frontage and are limited to elevations with street frontage. Your project will require the following relief items(s) from the Historic Conservation Board:

- A Dimensional Variance for a wall sign over 1 s.f. per linear foot of frontage.
- A Locational Variance for a wall sign on an elevation with no street frontage.

If you have any questions regarding the submission of your Zoning Hearing and the required documents, please contact Kasandra Maynes at 513-352-1559 or visit www.cincinnati-oh.gov/boards and select Zoning Hearing Examiner.

If you decide to revise your plans to meet the Zoning Code, you may apply for a building permit **in person** to the Buildings & Inspections Department at 805 Central Avenue, Suite 500. You **must** provide 3 copies of your plans.

You may also contact me at the information listed below with zoning questions, concerns or to make an appointment.

Sincerely,



Douglas Owen
Zoning Plan Examiner
douglas.owen@cincinnati-oh.gov
513.352.2441



not obscure an item's architectural significance on the front facade. This sign would not require a variance and would help to recreate the historic character of the building.

Side

- Because signs are not permitted on non-street facing facades, it would also like to request a variance for our signage proposal for the side of the building. This includes a 20' x 13.75' painted mural sign that would be illuminated. There is already precedent for signs of this type on East 4th street (see included photos). This sign is historically appropriate for this building and would help the community recognize the presence of the Cardare store when approaching the building from the West.
- This also includes signage above the building lot entrance to the building on that same side. The signage would be in the form of "tall" thin, non-illuminated acrylic lettering stacked double at 7.5' long for a total of 15'. Sign would be illuminated. There is already precedent for signage mounted to the building above the new glass door and sidewalk. This is an important facade for this building, so these items are important for the success of the business so that patrons can recognize the side entrance to the store from the building lot area.

The requested variances be granted as described above. The conditions of this project are finite and were not caused by the owner or those that preceded it. Strict application of the zoning regulations would prevent reasonable and practical development and use of the project. The requested variances are in the best interests of the public in allowing redevelopment and commercial vitality of an abandoned building.

Sincerely,

RICHARD RICHARDS

Jessica Perle
Architectural Intern
4144

cc: Julie
Matt Woods
Michele Valencic



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APPLICATION



CERTIFICATE OF APPROPRIATENESS

APPLICATION

BUILDING ADDRESS: 125 EAST 9TH STREET

DISTRICT NAME: MAIN STREET HISTORIC DISTRICT
(if applicable)

OWNER NAME: MULTY WOODS

ADDRESS: 925 MAIN STREET

EMAIL: mwoods@acmelock.com

CONTRACTOR NAME: URBANSITES

ADDRESS: 1209 SYCAMORE STREET

EMAIL: mikev@urbansites.com

ARCHITECT NAME: JEN GUTHRIE

ADDRESS: 200 WEST PEEK STREET COVINGTON, KY

EMAIL: jguthrie@hubmeber.com

HCB USE ONLY

DATE RECEIVED BY HCB: _____

PERMIT/APD NO: _____

APP. COMPLETION DATE: _____

PHONE NO: 513-241-2614

PHONE NO: 513-621-6296

PHONE NO: 513-621-6296

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	
<input type="checkbox"/>	MINOR ALTERATION
<input type="checkbox"/>	NEW CONSTRUCTION
<input type="checkbox"/>	ADDITION
<input type="checkbox"/>	DEMOLITION
<input type="checkbox"/>	REHABILITATION
<input type="checkbox"/>	OTHER

DUE TO THE POOR CONDITION OF THE EXISTING AWNINGS, THE EXISTING AWNING WILL BE RE-ROOFED WITH HUNTER GREEN STAINING SEAM ROOFING TO MATCH THE BUILDING'S STOREFRONT. HARDWARE STORE SIGNAGE WILL BE ATTACHED AT NUMEROUS LOCATIONS: TO THE EXISTING AWNING, AT THE BUILDING'S CORNER AS A BLADE SIGN, AND ON THE BUILDING'S SIDE WALL AS BOTH A MURAL SIGN AND SIDE

ENTRY DOOR SIGNAGE.

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)

- ELEVATIONS
- SITE PLAN
- FRONT & SIDE SIGNAGE RENDERINGS
- FRONT & WEST SIDE PHOTOS & OVERALL BUILDING PHOTO
- MURAL SIGN PRECEDENT PHOTO
- WRITTEN STATEMENT

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.

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 125 EAST 9TH STREET COMMUNITY DOWNTOWN
PARCEL ID(S) 007900010069
BASE ZONING CLASSIFICATION COMMERCIAL ZONING OVERLAY (if applicable) MAIN STREET HIST. DIST.
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME JAMES GUTHRIE CONTACT PERSON (if legal entity) _____
ADDRESS 200 WEST PIKE STREET CITY COVINGTON STATE KY ZIP 41011
EMAIL jguthrie@hubweber.com RELATIONSHIP TO OWNER (if not owner) ARCHITECT
TELEPHONE 859-491-3844

Section 3. OWNER

NAME MATT WOODS CONTACT PERSON (if legal entity) _____
ADDRESS 925 MAIN STREET CITY CINCINNATI STATE OH ZIP 45202
EMAIL mwoods@acmelock.com RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-241-2614

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)

WE PROPOSE THE ATTACHMENT OF ADVERTISING SIGNAGE TO THE EXISTING BUSINESS TO SERVE AS PRIMARY SIGNAGE FOR THE BUILDING. WE ALSO PROPOSE HISTORIC MURAL SIGNAGE AND ENTRY SIGNAGE FOR THE SIDE OF THE BUILDING TO ENHANCE THE BUILDING'S SIDE ENTRY.

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 Jim Guthrie Signature  Date 10/13/16



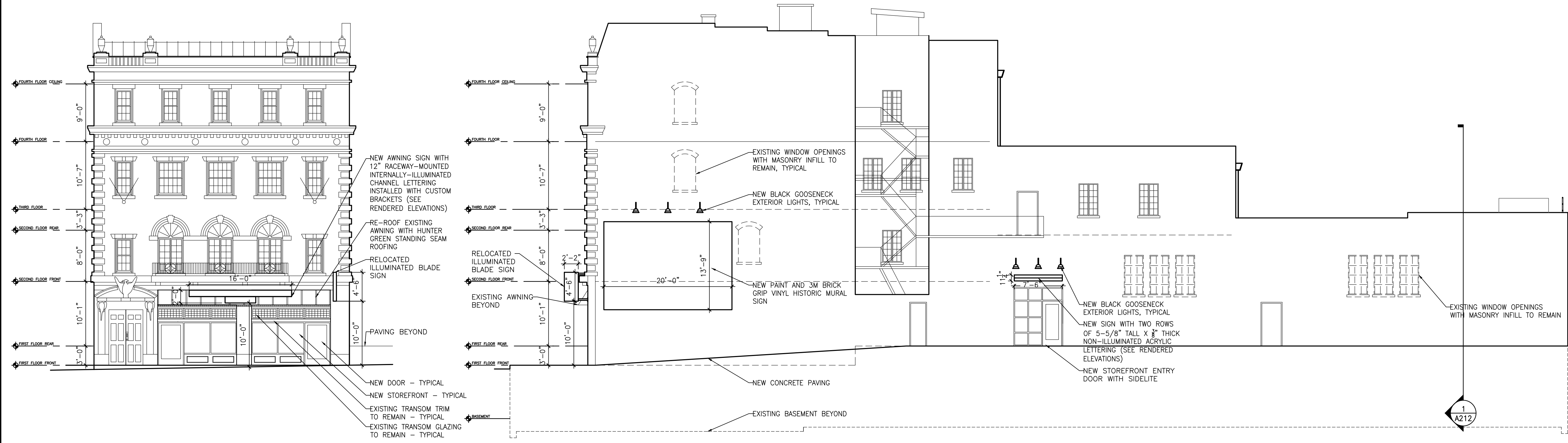
Hub + Weber
Architects, PLLC

200 West Pike Street
Covington, KY 41011
Ph: 859-491-3844
Fx: 859-655-3243
hw@hubweber.com

Issued: 07/04/16
Revised: 11.22.16 ADDITIONAL INFORMATION

EXTERIOR ELEVATIONS

A01



1 NORTH ELEVATION
A201 1/8" = 1'-0"

2 WEST ELEVATION
A201 1/8" = 1'-0"



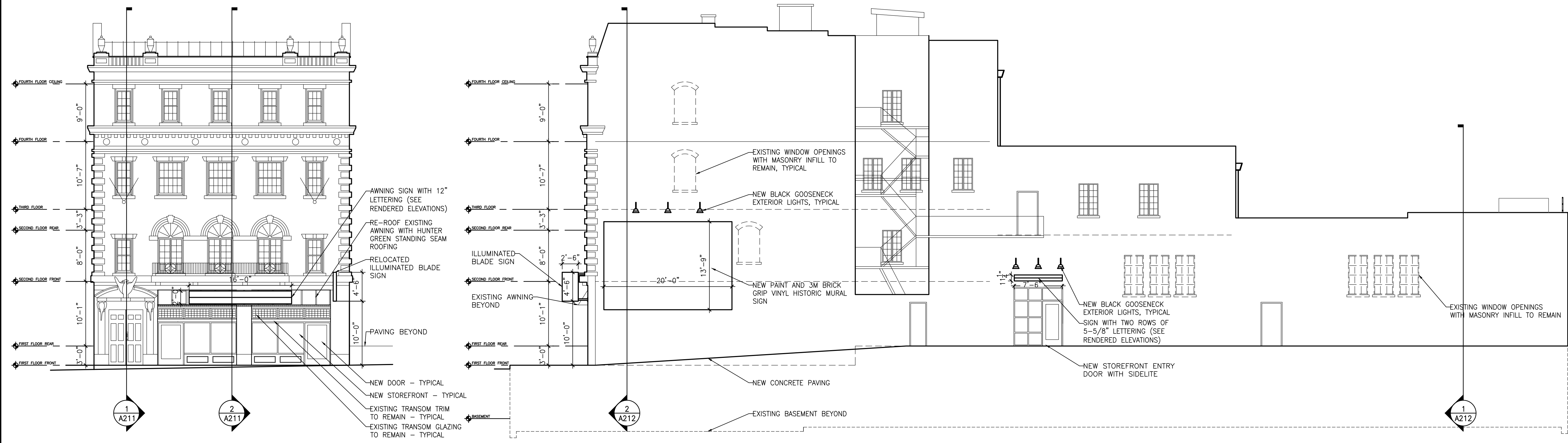
Hub + Weber
Architects, PLLC

200 West Pike Street
Covington, KY 41011
Ph: 859-491-3844
Fx: 859-655-3243
hw@hubweber.com

Issued: 07/04/15
Revised:

EXTERIOR
ELEVATIONS

A01



1 NORTH ELEVATION
A201 1/8" = 1'-0"

2 WEST ELEVATION
A212 1/8" = 1'-0"



Lawyers Title

No Left Turn

Navy



Existing Elevation

- STANDING SEAM AWNING (FOREST GREEN)
- 12" ILLUMINATED CHANNEL LETTER LOGO SIGNS (WHITE)
- 54" H ILLUMINATED LOGO SIGN





US-22

WELL & CO. INC.
CORPORATORS

PARKING

THE
FIRE
DEPT.
OF
THE
CITY



127 East Ninth Street

Lawyers Title

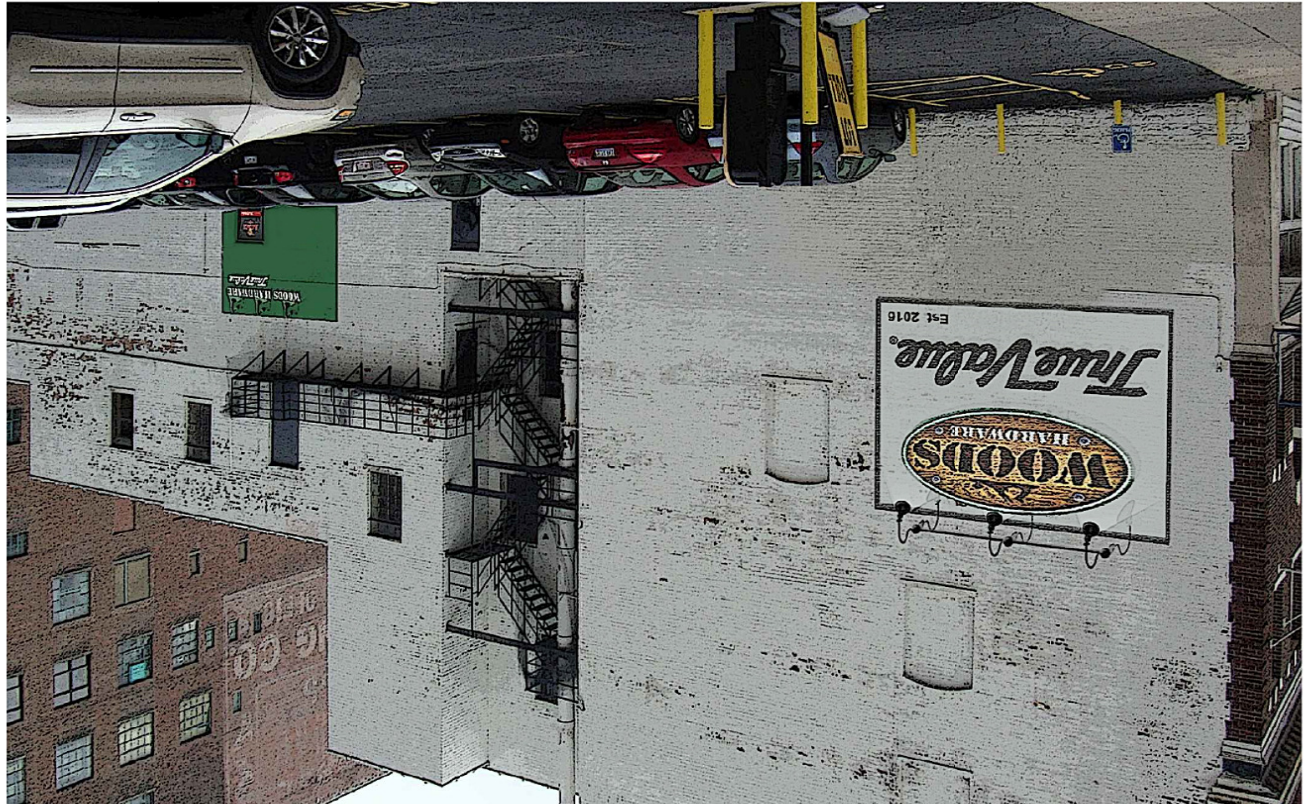
127 East Ninth St

STREETS



Existing Side Elevation

VINYL/PAINTED STORE MURAL
BLACK GOOSE NECK LIGHTS (3 OF 6)



Proposed Parking Lot Elevation

5-5/8" NON-ILLUMINATED ACRYLIC
LETTER LOGO SIGNS (WHITE)
BLACK GOOSE NECK LIGHTS (3 OF 6)

PAINTED SECTION (FOREST GREEN)





Hub + Weber Architects, PLLC

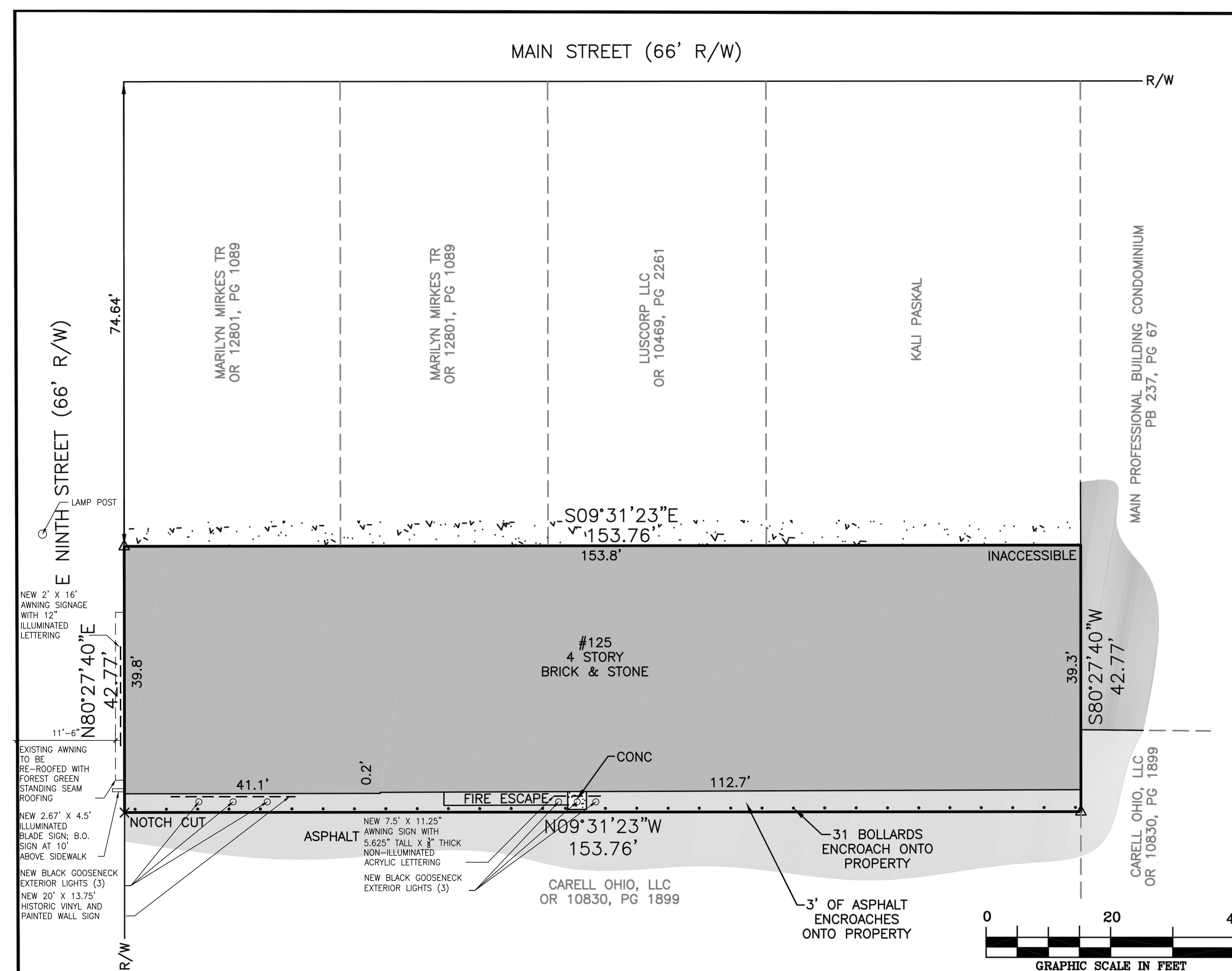
200 West Pike Street
Covington, KY 41011
Ph: 859-491-3844
Fx: 859-655-3243
hw@hubweber.com

Issued: 07/04/2015

Revised: 11.22.16 ADDITIONAL INFORMATION

SURVEY

C101



ANDREW R. AMENT,
LAND SURVEYOR, PSC
OHIO-KENTUCKY
655 Fair Oaks Lane
Edgewood, Kentucky 41017
amentsurveying@gmail.com
O: (859) 341-7878 F: (859) 341-7827

RETRACEMENT SURVEY

ACME LOCK
125 E NINTH STREET
HAMILTON COUNTY
CINCINNATI, OH

OR 10264
PG 1167

SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision. The unadjusted precision ratio meets or exceeds minimum standards. The survey as shown hereon is a Class A survey and the accuracy and precision of said survey meets all the specifications of this class.

Field work was completed on 8-25-2015.
Date of Plat of Map is 9-3-2015.

Andrew R. Ament PLS

Andrew R Ament, Land Surveyor, PSC
Registered Land Surveyor
Registration No. OH 5684, KY 1729

MONUMENT LEGEND

- Iron Pin (fd)
- Iron Pin (set)
- ⊙ Iron Pipe (fd) OD size per plan
- ⊠ Stone (fd)
- ▲ P.K. or Mag Nail (found)
- △ P.K. or Mag Nail (set)

Notes:
1. All streets are public unless otherwise noted.
2. Survey was performed using a dual frequency Topcon Hiper SR in Kentucky State Plane North Zone, NAD 83 & NAVD 88, utilizing Geoid12A.



JOB#: 2015- SCALE: 1"=20'
DRAWN: CDM CHECKED: ARA

SITE PLAN
1" = 10'
PLAN NORTH