

HISTORIC CONSERVATION BOARD AGENDA

II CENTENNIAL PLAZA – 5TH FLOOR,
PUBLIC CONFERENCE ROOM, 805 CENTRAL AVE
Monday, March 21, 2016 – 3:00 pm

CALL TO ORDER

DISCUSSION ITEMS:

CERTIFICATES OF APPROPRIATENESS AND ZONING RELIEF

1. 331 EAST 13TH STREET Certificate Of Appropriateness For Rehabilitation And Zoning
Variance For Parking In Over The Rhine Historic District
Owner: Nassau Ave Investments Applicant: Platte Architecture and Design

2. 407 EAST 13TH STREET Certificate Of Appropriateness For Rehabilitation And Zoning
(aka 1218 Broadway) Variance For Parking In Over-The-Rhine Historic District
Owner: Lincoln Stargate Limited Partnership Applicant: Platte Architecture and Design

3. 412 EAST 12TH STREET Certificate Of Appropriateness For Rehabilitation And Zoning
(aka 408-414 E 12th St) Variance For Parking In Over-The-Rhine Historic District
Owner: Lincoln Stargate Limited Partnership Applicant: Platte Architecture and Design

4. 309 VINE STREET Certificate Of Appropriateness For Rehabilitation In Union
Central Life Annex Historic District
Owner: VG 309 Vine, LLC Applicant: BKV Group

CERTIFICATES OF APPROPRIATENESS

5. 719 AND 721 MAIN Certificate Of Appropriateness For Demolition In Main Street
STREET Historic District
Owner: Elka Real Estate Company, LTD. Applicant: Tom Rowe of Terrex, LLC

6. 1301 WESTERN AVE Certificate Of Appropriateness For Rehabilitation And
Restoration
Owner: Union Terminal, LLC Applicant: GBBN Architects

OTHER BUSINESS

ADJOURN

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

APPLICATION #: N/A
APPLICANT: Luke Field, Platte Architecture and Design
OWNER: Nassau Avenue Investments LLC
ADDRESS: 331 E. 13th Street, Cincinnati OH 45202
PARCELS: 075-001-0025-00
ZONING: Commercial Neighborhood-Pedestrian Oriented (CN-P)
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Pendleton
REPORT DATE: February 19, 2016
HEARING DATE: February 23, 2016 at 9:00 AM
STAFF REVIEW: Angie Strunc, City Interim Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) for renovation of existing structure and Zoning Variance for parking relief in order to rehabilitate a single story industrial/retail building as a “white box” finish for proposed future uses.

Existing Conditions:

The subject property is situated on the northwest corner of 13th Street and Broadway Street. Built in the early 1920's, this single story masonry building is a listed property on the Over the Rhine non-contributing resource list although it fits within the period of significance for this district of 1840 to 1941. The brick colors on the facades vary and could indicate masonry infill on both the Broadway and 13th Street facades. The rear of the building abuts Bunker Alley and the south side of the building abuts a four story historic building that is a multi-family dwelling. Across 13th Street to the north is the newly renovated Alumni Lofts Apartments.

The current use is storage but used up until 2014 by the Cincinnati Plating and Repair silverware factory.

Proposed Conditions:

The current proposal is to rehabilitate the existing structure as a “white box” finish with a proposed future use that could include an eating/drinking establishment or commercial uses. Any future uses will have to comply with the Cincinnati Municipal Code and Cincinnati Zoning Code.

The applicant will introduce wide expanses of storefront glazing on both Broadway and 13th Street facades,

Existing building rehabilitation includes:

- Masonry infill removal at original openings. Install new aluminum storefront windows and doors by Kawneer on the East and North Elevation.
- North elevation has two individual replacement windows in existing masonry openings and one conversion of a window opening into a new door. Windows will be single light aluminum tilt-in by Kawneer.
- North elevation also includes proposed new entry doors recessed slightly from façade wall on 13th Street but also pulled away from the corner column to remain on Broadway. Doors are aluminum by Kawneer.
- West elevation (Bunker Alley) existing windows to be removed and replaced in existing masonry openings. Windows will be single light aluminum tilt-in by Kawneer.
- South elevation five existing windows set in non-historic vinyl siding to be removed and infilled with masonry to match.
- Two replacement insulated steel roll up garage doors; one on Broadway and one on 13th Street in existing garage door masonry openings.
- New EPDM roof and skylight repairs.
- New roof top mechanical equipment placed away from the primary facades along the southern edge of the roof. Portions of the new units will be slightly visible from the public right of way at a distance.
- Existing rooftop exhaust equipment to be removed
- Tuck point and repair of existing masonry as needed.
- Interior demolition and new tenant finishes.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	1409	Commercial District (CN-P Community Neighborhood Pedestrian Oriented)
Variance Request:	1425-15	Off Street Parking and Loading Requirements
Variance Authority:	Section 1445-07	HCB authority: Section 1435-05-4
Variance Standard:	Section 1445-13 Section 1445-15	General Standards: Public Interest Standards for Variances
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	1435-09-2	Certificate of Appropriateness; Standard of Review

Details of Zoning Relief Required:

The owner seeks zoning relief from Parking and Loading Requirements per Chapter 25 and Schedule 1425-19-A. Based on this schedule, the owner needs 14 required parking spaces for the future intended use of eating/drinking establishment (3,780 SF of assembly space and 1,635 SF of Back of House/Food Preparation space). This includes the 2,000 SF reduction for the CN-M Zoning District. The owner is requesting a variance to Section 1425-15(c)(3) regarding how required off-site parking shall be established and maintained to allow for the following parking solution as conditioned below:

- a) Property owner shall control the rights to at least 14 parking spaces within 600 feet of the property during normal working hours for the life of the project.
- b) Property Owner shall initially demonstrate control for a period of at least 15 years and maintain documentation of such rights in a form approved by the City Solicitor. Said documentation shall be provided to the City of Cincinnati at any time within 3 business days of being requested to do so.
- c) Such control shall be established prior to issuance of the first Certificate of Occupancy.
- d) Termination or substitution of control shall be upon the prior written consent of the City. Such consent would not be withheld if an equivalency of parking spaces is provided or subsequent legislative actions reduce or eliminate the parking requirement.

Zoning Analysis:

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

- a) **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
The underlying zoning is CN-P. The proposed commercial development is a permitted use and fits within the nature of the zoning district. There may be limitations in the zoning code regarding uses that will be determined with a future tenant.
- b) **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
The proposed use conforms to the guidelines for the district.
- c) **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
This project conforms to the Over the Rhine Comprehensive Plan.
- d) **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
The existing street infrastructure and access are suitable for proposed commercial use. A large amount of off-street parking is available within 600 feet, including the future Ziegler Park Garage.
- e) **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
Not applicable.
- f) **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
Not applicable.

- g **Hours of Operation.** Operating hours are compatible with adjacent land uses.
Proposal is a “white box” finish. There is currently no tenant or user with known hours of operation.
- 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 uses of eating/drinking establishment and/or commercial are compatible with the neighborhood. Once a tenant is identified, there may be limits placed on the use in the Zoning Code that the tenant will be required to follow or return to this board for variances.
- 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 known proposed amendments under consideration that would impact this proposed project.
- j **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
There are no adverse impacts anticipated for the proposed use.
- k **Blight.** The elimination or avoidance of blight.
Rehabbing this building will eliminate blight and return a vacant structure to viable use.
- l **Economic Benefits.** The promotion of the Cincinnati economy.
The property will become a tax generating parcel and will add a viable business to the Pendleton neighborhood.
- m **Job Creation.** The creation of jobs both permanently and during construction.
Jobs will be created during construction and when complete.
- n **Tax Valuation.** Any increase in the real property tax duplicate.
The rehabilitated structure will increase the taxable value of the property.
- o **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit by rehabilitating the structure for viable use.
- p **Public Benefits.** The public peace, health, safety or general welfare.
There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed rehabilitation.

Additional Zoning Analysis

The proposal of a “white box” finish for future unknown tenants will require further zoning analysis once a user has been established. The adjacency of this parcel in the

CN-P zone to Residential zoning to the north and east may limit future uses and may bring future variances before the Historic Conservation Board.

Furthermore, the applicant is proposing a large square foot area (1635 S.F.) for back of house uses on the proposed “white box” plan drawing which reduces the overall parking requirements than if the entire floor were considered assembly use (A-2). Should this plan change once a tenant is established, additional parking spaces may be required and the applicant would need to bring a proposal for the additional spaces before the Historic Conservation Board.

Standards for Variances per Section 1435-05-4

Under Section 1435-05-4 of the Cincinnati Zoning Code, The Historic Conservation Board may grant relief when it finds such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located and either:

- (a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or
- (b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

Certificate of Appropriateness Review

Staff feels the proposed rehabilitation is generally appropriate in the Over-the-Rhine Historic District. The rehabilitation retains the existing structure and introduces storefront on two main facades. No photographs have been found of the original condition of this structure; therefore, the architects are introducing new storefront that is based largely on historical research of this type of auto related building with large storefront windows.

The recessed door opening on 13th Street is to meet code requirements for egress as well as keeping out of the public right of way. The corner masonry column will be retained and storefront glazing will die into the masonry column.

This proposal for a “white box” tenant finish could include future uses that may have limitations causing this building to come back before the Historic Conservation Board.

Other Considerations:

Prehearing Results: The architects, owner and Ms. Warminsky were in attendance. There was discussion regarding proposed rehabilitation and zoning/parking strategies which require further resolution with the applicant and Zoning Administrator.

Comments Provided to Staff: N/A

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

ZONING VARIANCE

1. **APPROVE** a variance to Section 1425-15(c)(3) regarding how required off-site parking shall be established and maintained to allow for the following parking solution as conditioned below:
 - a) Property owner shall control the rights to at least 14 parking spaces within 600 feet of the property during normal working hours for the life of the project.
 - b) Property Owner shall initially demonstrate control for a period of at least 15 years and maintain documentation of such rights in a form approved by the City Solicitor. Said documentation shall be provided to the City of Cincinnati at any time within 3 business days of being requested to do so.
 - c) Such control shall be established prior to issuance of the first Certificate of Occupancy.
 - d) Termination or substitution of control shall be upon the prior written consent of the City. Such consent would not be withheld if an equivalency of parking spaces is provided or subsequent legislative actions reduce or eliminate the parking requirement.

2. **FINDING:** The Board makes this determination per Section 1425-23(a) and per Section 1435-09-2:
 - a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
 - b) That the property owner has maintained their responsibility to provide adequate parking for their project while providing an alternative solution meeting the intent of the zoning ordinance yet offering flexibility in managing off-site parking solutions.

CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness for 331 E. 13th Street submitted by Platte Architecture and Design dated 2/23/2016 including any revisions submitted for permit subject to staff review and approval with the following conditions:
 - a. DOTE Revocable Street Privilege permit required for proposed outward swinging door in the public right of way.

 - 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.

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

APPLICATION #: N/A
APPLICANT: Luke Field, Platte Architecture and Design
OWNER: Lincoln Stargate Limited
ADDRESS: 407 E. 13th Street (1218 Broadway), Cincinnati OH 45202
PARCELS: 075-0003-0001-00
ZONING: Residential Multi Family (RM-0.7)
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Pendleton
REPORT DATE: February 19, 2016
HEARING DATE: February 23, 2016 at 9:00 AM
STAFF REVIEW: Angie Strunc, City Interim Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) for renovation of an existing structure and Zoning Variance for parking relief and a Use Variance in order to rehabilitate a 3 story plus attic masonry building for mixed use commercial and residential.

Existing Conditions:

The subject property is situated on the northeast corner of 13th Street and Broadway Street. The masonry structure is 3 stories plus and attic, currently vacant but most recently used as all residential.

The building abuts Schultz Alley to the east and a surface parking lot to the south.

Proposed Conditions:

The current proposal is to rehabilitate the existing structure and introduce commercial on the first floor with residential on the upper floors.

Existing building rehabilitation includes:

- New aluminum storefront windows and doors by Kawneer on the East and North Elevation. Existing pilasters will remain; new pilasters will be added at the corner and between new doors.
- Replacement windows in existing masonry openings; double hung 1/1 aluminum clad wood. Existing windows are replacement aluminum c.1970's. Attic windows are single light, fixed.
- Two new windows openings are proposed on the second and third floor on the south façade. Size to match existing masonry openings.
- Existing metal bars over the first floor windows will be removed with the windows.

- North façade first escape to be repaired and repainted but with ladders removed.
- New EPDM membrane roof
- New roof top mechanical equipment towards the east end of the building that will be visible from a distance in either direction on 13th Street.
- Tuck point and repair of existing masonry as needed.
- Cornice repair and repaint.
- Sidewalk access doors to be replaced per City standards.
- Interior demolition and new tenant finishes.

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	1405	RM-0.7 Residential Multi-Family
Variance Request:	1425-19	Off Street Parking and Loading Requirements
	1405-05	Land Use Regulations
Variance Authority:	Section 1445-07	HCB authority: Section 1435-05-4
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
	Section 1445-16	Use Variance Standards
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	1435-09-2	Certificate of Appropriateness; Standard of Review

Details of Zoning Relief Required:

The owner seeks zoning relief from Parking and Loading Requirements per Chapter 25 and Schedule 1425-19-A. Based on this schedule the owner needs 4 required parking spaces for the future intended use of office (365 SF - 1 space) and retail (875 SF - 3 spaces). The owner is requesting a variance to Section 1425-15(c)(3) regarding how required off-site parking shall be established and maintained to allow for the following parking solution as conditioned below:

- a) Property owner shall control the rights to at least 4 parking spaces within 600 feet of the property during normal working hours for the life of the project.
- b) Property Owner shall initially demonstrate control for a period of at least 15 years and maintain documentation of such rights in a form approved by the City Solicitor. Said documentation shall be provided to the City of Cincinnati at any time within 3 business days of being requested to do so.
- c) Such control shall be established prior to issuance of the first Certificate of Occupancy.
- d) Termination or substitution of control shall be upon the prior written consent of the City. Such consent would not be withheld if an equivalency of parking spaces is provided or subsequent legislative actions reduce or eliminate the parking requirement.

Additionally, the owner is requesting a Use Variance to allow a retail use on the subject property. According to Section 1405-05 of the Cincinnati Zoning Code, retail is not a permitted use in the RM-0.7 Zoning District. A Use Variance is required.

Zoning Analysis:

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

- a **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
The underlying zoning is RM-0.7. The proposed commercial development is a permitted use and fits within the nature of the zoning district. A Use Variance is required for the retail portion of the project. There may be limitations in the zoning code regarding uses that will be determined with a future tenant.
- b **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
The proposed use conforms to the guidelines for the district.
- c **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
This project conforms to the Over the Rhine Comprehensive Plan.
- d **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
The existing street infrastructure and access are suitable for proposed commercial use. A large amount of off-street parking is available within 600 feet, including the future Ziegler Park Garage.
- e **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
Not applicable.
- f **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
Not applicable.
- g **Hours of Operation.** Operating hours are compatible with adjacent land uses.
There is currently no tenant or user with known hours of operation.
- 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 uses of residential and/or commercial are compatible with the neighborhood. There may be limits placed on the use in the Zoning Code that the tenant will be required to follow or return to this board for variances.

- 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 known proposed amendments under consideration that would impact this proposed project.
- j **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
There are no adverse impacts anticipated for the proposed use.
- k **Blight.** The elimination or avoidance of blight.
Rehabbing this building will eliminate blight and return a vacant structure to viable use.
- l **Economic Benefits.** The promotion of the Cincinnati economy.
The property will become a tax generating parcel and will add a viable business to the Pendleton neighborhood.
- m **Job Creation.** The creation of jobs both permanently and during construction.
Jobs will be created during construction and when complete.
- n **Tax Valuation.** Any increase in the real property tax duplicate.
The rehabilitated structure will increase the taxable value of the property.
- o **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit by rehabilitating the structure for viable use.
- p **Public Benefits.** The public peace, health, safety or general welfare.
There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Additional Zoning Analysis

The retail portion of the project, consisting of 875 SF of space in the former storefront of the building requires a Use Variance. According to Section 1445-16 of the Cincinnati Zoning Code, 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;
The space could potential be utilized as office space, a permitted use, however, the building originally featured a retail storefront facing

Broadway Street. The owner plans to reopen the storefront that was previously bricked-in when it was converted to residential 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 presence of a storefront facing Broadway Street is not ordinarily found in the RM-0.7 Zoning District. The building was originally intended to house first-floor retail space.
- c The hardship condition is not created by actions of the applicant;
The actions of the applicant have not created a hardship condition.
- d The granting of the variance will not adversely affect the rights of adjacent property owners or residents;
Granting the variance will not adversely affect the rights of adjacent property owners.
- e The granting of the variance will not adversely affect the community character, public health, safety or general welfare;
Granting the variance will not adversely affect community character, public health, safety, or general welfare. In fact, these aspects will be improved by the addition of a viable business on the street, drawing more pedestrians to the area.
- f The variance will be consistent with the general spirit and intent of the Zoning Code or the Land Development Code, as applicable; and
The variance is consistent with the general spirit and intent of the Zoning Code, adding a viable retail space to a dense urban area.
- g The variance sought is the minimum that will afford relief to the applicant.
The variance sought is the minimum that will afford relief.

Standards for Variances per Section 1435-05-4

Under Section 1435-05-4 of the Cincinnati Zoning Code, The Historic Conservation Board may grant relief when it finds such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located and either:

- (a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or
- (b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

Certificate of Appropriateness Review

Staff feels the proposed rehabilitation is generally appropriate in the Over-the-Rhine Historic District. The rehabilitation re-introduces a commercial use to the first floor as it was originally constructed. New windows and storefront introduction on the primary facades are consistent with the guidelines.

The new rooftop mechanical units are placed on a platform on the pitched roof, south of the E. 13th Street façade and east of the Broadway façade. This is the best position on the roof to shield visibility from adjacent right of way but the platform will likely be visible from further away.

Other Considerations:

Prehearing Results: The architects, owner and Ms. Warminsky of the Cincinnati Preservation Association were in attendance. There was discussion regarding proposed rehabilitation and zoning/parking strategies which require further resolution with the applicant and Zoning Administrator.

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 VARIANCES

1. **APPROVE** a variance to Section 1425-15(c)(3) regarding how required off-site parking shall be established and maintained to allow for the following parking solution as conditioned below:
 - a) Property owner shall control the rights to at least 4 parking spaces within 600 feet of the property during normal working hours for the life of the project.
 - b) Property Owner shall initially demonstrate control for a period of at least 15 years and maintain documentation of such rights in a form approved by the City Solicitor. Said documentation shall be provided to the City of Cincinnati at any time within 3 business days of being requested to do so.
 - c) Such control shall be established prior to issuance of the first Certificate of Occupancy.
 - d) Termination or substitution of control shall be upon the prior written consent of the City. Such consent would not be withheld if an equivalency of parking spaces is provided or subsequent legislative actions reduce or eliminate the parking requirement.

2. **APPROVE** a Use Variance to allow a retail use in the newly reopened storefront portion of the subject property. The 875 SF space is identified on page A1.11 on the plans submitted by Platte Architecture + Design dated 2/23/2016.

3. **FINDING:** The Board makes this determination per Section 1425-23(a) and per Section 1435-09-2:
 - a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

- b) That the property owner has maintained their responsibility to provide adequate parking for their project while providing an alternative solution meeting the intent of the zoning ordinance yet offering flexibility in managing off-site parking solutions.

CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness for 407 E. 13th Street submitted by Platte Architecture and Design dated 2/23/2016 including any revisions submitted for permit subject to staff review and approval.
 - 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.

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

APPLICATION #: N/A
APPLICANT: Luke Field, Platte Architecture and Design
OWNER: Lincoln Stargate Limited
ADDRESS: 412 E. 12th Street, Cincinnati OH 45202 (408-414 E. 12th)
PARCELS: 075-0003-0013-00
ZONING: Residential Multi Family (RM-0.7)
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Pendleton
REPORT DATE: March 1, 2016
HEARING DATE: February 23, 2016 at 9:00 AM
STAFF REVIEW: Angie Strunc, City Interim Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) for renovation of an existing structure which includes an addition in the rear (north) courtyard. The applicant is also requesting a Zoning Variance for parking relief, a Use Variance for second floor office space and a Conditional Use for office space in excess of 2500 square feet in order to rehabilitate a 4 story masonry building for mixed use commercial and residential.

Existing Conditions:

The subject property is situated on the northeast corner of E. 12th Street and Spring Street in the Pendleton neighborhood. The masonry structure is 4 stories and is currently vacant but most recently used as all residential. The building abuts Levering Alley to the north Schultz Alley to the west.

412 E. 12th Street shares a façade and party wall with 408 E. 12th to the west. The address also includes 414 E. 12th to the east which is a separate but similar 4 story masonry building. The placement of buildings creates a courtyard to the rear (north) behind 412 E. 12th.

Proposed Conditions:

The current proposal is to rehabilitate the existing structures of 408-414 E. 12th Street including a rear (north) addition of an elevator and occupiable space. The rear addition includes modification of existing masonry openings both infill and new masonry openings for interior space programming as well as fire escape removal.

The applicant proposes a mixed use of commercial use for the first floor and second floor primarily along the front of the building. Eight residential units are planned throughout the first through fourth floors.

Existing building rehabilitation includes:

- Replacement windows in existing masonry openings; double hung 1/1 aluminum clad wood. Existing windows are not original.
- Two new window opening in existing masonry wall and two windows converted to new full light doors on south primary façade.
- Existing passageway from the south primary façade to the courtyard will be closed off with a new fixed window.
- South façade and corner of east façade new aluminum storefront. Non-historic masonry infill to be removed; existing piers to remain.
- Corner entrance at E. 12th and Spring Street to be introduced. Corner masonry pier remains.
- New EPDM membrane roofing; new gutters and downspouts.
- Existing cornice to be painted
- New roof top mechanical equipment away from the primary façade
- Existing fire escapes repaired and repainted
- Tuck point and repair of existing masonry as needed.
- Interior demolition and new tenant finishes.

New addition includes:

- New addition on the rear (north) façade that includes elevator with circulation space and other occupiable space on each floor.
- Exterior cladding is large panel cement composite boards.
- Aluminum storefront and window openings
- Accessible ramp at grade
- New EPDM membrane roofing

Previous Reviews: N/A

Applicable Zoning Code Sections:

Zoning District:	1405	RM-0.7 Residential Multi-Family
Variance Request:	1425-19	Off Street Parking and Loading Requirements
	1405-05	Land Use Regulations
Variance Authority:	Section 1445-07	HCB authority: Section 1435-05-4
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
	Section 1445-16	Use Variance Standards
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	1435-09-2	Certificate of Appropriateness; Standard of Review

Details of Zoning Relief Required:

The owner seeks zoning relief from Parking and Loading Requirements per Chapter 1425 and Schedule 1425-19-A. Based on this schedule the owner needs 13 required parking spaces for the future intended use of 5115 square feet of office space. The owner is requesting a variance to Section 1425-15(c)(3) regarding how required off-site parking shall be established and maintained to allow for the following parking solution as conditioned below:

- a) Property owner shall control the rights to at least 13 parking spaces within 600 feet of the property during normal working hours for the life of the project.
- b) Property Owner shall initially demonstrate control for a period of at least 15 years and maintain documentation of such rights in a form approved by the City Solicitor. Said documentation shall be provided to the City of Cincinnati at any time within 3 business days of being requested to do so.
- c) Such control shall be established prior to issuance of the first Certificate of Occupancy.
- d) Termination or substitution of control shall be upon the prior written consent of the City. Such consent would not be withheld if an equivalency of parking spaces is provided or subsequent legislative actions reduce or eliminate the parking requirement.

Additionally, the owner is requesting a Use Variance to allow office use on the second floor of the subject property. According to Section 1405-05 of the Cincinnati Zoning Code, office use is not permitted above the first floor in the RM-0.7 Zoning District. A Use Variance is required.

The owner is also requesting Conditional Use Approval for office space in excess of 2500 square feet as required by Section 1405-05 of the Cincinnati Zoning Code. The owner has proposed 5115 square feet of office space between the first and second floors.

Zoning Analysis:

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

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

The underlying zoning is RM-0.7. The proposed commercial development is a permitted use and fits within the nature of the zoning district. A Use Variance is required to allow office space on the second floor and Conditional Use approval is required for office square footage in excess of 2500 SF.

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

The proposed use conforms to the guidelines for the district.

- c **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
This project conforms to the Over the Rhine Comprehensive Plan.
- d **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
The existing street infrastructure and access are suitable for proposed commercial use. A large amount of off-street parking is available within 600 feet, including the future Ziegler Park Garage.
- e **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
Not applicable.
- f **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
Not applicable.
- g **Hours of Operation.** Operating hours are compatible with adjacent land uses.
There is currently no tenant or user with known hours of operation.
- 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 uses of residential and/or commercial are compatible with the neighborhood. There may be limits placed on the use in the Zoning Code that the tenant will be required to follow or return to this board for variances.
- 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 known proposed amendments under consideration that would impact this proposed project.
- j **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
There are no adverse impacts anticipated for the proposed use.
- k **Blight.** The elimination or avoidance of blight.
Rehabbing this building will eliminate blight and return a vacant structure to viable use.
- l **Economic Benefits.** The promotion of the Cincinnati economy.
The property will become a tax generating parcel and will add a viable business to the Pendleton neighborhood.

- m **Job Creation.** The creation of jobs both permanently and during construction.
Jobs will be created during construction and when complete.
- n **Tax Valuation.** Any increase in the real property tax duplicate.
The rehabilitated structure will increase the taxable value of the property.
- o **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit by rehabilitating the structure for viable use.
- p **Public Benefits.** The public peace, health, safety or general welfare.
There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Additional Zoning Analysis

The proposed project contains approximately 5115 square feet of office space between the first and second floors. According to Section 1405-05 of the Cincinnati Zoning Code, office space is limited to 2500 square feet on the ground floor. Conditional Use Approval is required for the additional 2615 square feet of office space and a Use Variance is required to allow office space on the second floor of the building. According to Section 1445-16 of the Cincinnati Zoning Code, 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;
Office space is a permitted use in the RM-0.7 Zoning District. The owner and/or applicant believe the best use of the space will include some office use on the second floor.
- 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 large amount of contiguous space is not ordinarily found in the RM-0.7 Zoning District and is well-suited for office usage.
- c The hardship condition is not created by actions of the applicant;
The actions of the applicant have not created a hardship condition.
- d The granting of the variance will not adversely affect the rights of adjacent property owners or residents;
Granting the variance will not adversely affect the rights of adjacent property owners.
- e The granting of the variance will not adversely affect the community character, public health, safety or general welfare;
Granting the variance will not adversely affect community character, public health, safety, or general welfare. In fact, these aspects will be improved

by the addition of a viable business on the street, drawing more pedestrians to the area.

- f The variance will be consistent with the general spirit and intent of the Zoning Code or the Land Development Code, as applicable; and
The variance is consistent with the general spirit and intent of the Zoning Code, adding a viable office space to a mixed-use building in a dense urban area.
- g The variance sought is the minimum that will afford relief to the applicant.
The variance sought is the minimum that will afford relief.

Standards for Variances per Section 1435-05-4

Under Section 1435-05-4 of the Cincinnati Zoning Code, The Historic Conservation Board may grant relief when it finds such relief from the literal implication of the Zoning Code will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located and either:

- (a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or
- (b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

Certificate of Appropriateness Review

Staff feels the proposed rehabilitation and rear (north) addition is generally appropriate in the Over-the-Rhine Historic District. New windows and storefront introduction on the primary facades are consistent with the guidelines. The applicant has historic evidence of a corner entry and will reconstruct that with new storefront while the corner masonry pier remains.

The proposed addition provides greater accessibility with the new elevator and circulation space between floors. While the exterior of the addition is contemporary in design with full height glazing and cement composite large panel cladding, there is no visibility into this courtyard from the primary rights of way.

Other Considerations:

Prehearing Results: The architects, owner and Ms. Warminsky of the Cincinnati Preservation Association were in attendance. There was discussion regarding proposed rehabilitation and zoning/parking strategies which require further resolution with the applicant and Zoning Administrator.

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 VARIANCES

1. **APPROVE** a variance to Section 1425-15(c)(3) regarding how required off-site parking shall be established and maintained to allow for the following parking solution as conditioned below:
 - a) Property owner shall control the rights to at least 13 parking spaces within 600 feet of the property during normal working hours for the life of the project.
 - b) Property Owner shall initially demonstrate control for a period of at least 15 years and maintain documentation of such rights in a form approved by the City Solicitor. Said documentation shall be provided to the City of Cincinnati at any time within 3 business days of being requested to do so.
 - c) Such control shall be established prior to issuance of the first Certificate of Occupancy.
 - d) Termination or substitution of control shall be upon the prior written consent of the City. Such consent would not be withheld if an equivalency of parking spaces is provided or subsequent legislative actions reduce or eliminate the parking requirement.

2. **APPROVE** a Use Variance to allow an office use on the second floor of the subject property. The office space is identified on page A1.12 and A1.13 on the plans submitted by Platte Architecture + Design dated 2/8/2016.

3. **APPROVE** a Conditional Use to allow 5115 square feet of office space on the subject property. This square footage is 2615 square feet above the allowable limit.

4. **FINDING:** The Board makes this determination per Section 1425-23(a) and per Section 1435-09-2:
 - a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
 - b) That the property owner has maintained their responsibility to provide adequate parking for their project while providing an alternative solution meeting the intent of the zoning ordinance yet offering flexibility in managing off-site parking solutions.

CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness for rehabilitation and new construction at 412 E. 12th Street submitted by Platte Architecture and Design dated 2/24/2016 including any revisions submitted for permit subject to staff review and approval.

- 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.

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

APPLICATION #:
APPLICANT: BKV Group
OWNER: VG 309 Vine LLC
ADDRESS: **309 Vine Street, Cincinnati OH 45202**
PARCELS: 0083-0001-0060-00
ZONING: Downtown Development Districts (DD)/Historic Landmark
OVERLAYS: Historic Landmark
COMMUNITY: Downtown
REPORT DATE: March 13, 2016
PRE HEARING: Prehearing on February 23, 2016
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

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

Existing Conditions:

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

Proposed Conditions:

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

This will also include replacing the current non-historic storefront glass system with stucco panels with a new storefront system in the southern most arch and new operable

windows and entry at the middle bay with a new entry system in the northernmost bay.

Previous Reviews:

N/A

Applicable Zoning Code Sections:

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

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

Certificate of Appropriateness Review:

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

Additions and Exterior Alterations

Intent and General Guidelines

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

Analysis:

A concern for staff regarding the platforms is the addition of elements onto the front of a building at the pedestrian level, which would change how the building is experienced greatly by pedestrians as they walk by the building. Both platforms would extend into the sidewalk approximately half the width of the sidewalk (approximately 6-8 feet). While no historic material will be damaged as the platform will not be attached to the building, and the alterations to the storefront systems are altering non-historic storefronts, staff does not feel that the platforms are appropriate to put on the front and major façade of the building.

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

Staff did ask if the applicant had considered recessing the storefront systems back into the arched space to still provide an outdoor space, but the architects say that this is not possible due to an infilled structure at the 3rd floor. Staff also inquired about the use of folding glass doors provides an open air feel while not building into the right-of-way, but the applicant's historic consultant did not feel that this would be acceptable to the tax credit process. Staff contacted the SHPO and talked with the reviewer over this tax credit application. In that conversation they said that the folding doors could be a potential option, but it depends on the design. As the storefront windows are not an original element to the building, there would be more flexibility for designs with this element.

Even with the restrictions placed on the design due to current conditions or Federal Historic Tax Credit standards and staff appreciates the desire to have outdoor space for the proposed uses, staff does not feel that these platforms are appropriate as it further alters a significant architectural feature with the arches and storefront systems.

The platforms sought a Revocable Street Privilege license from the City of Cincinnati Department of Transportation Engineering. An attached memo from the DOTE states that they object to the removable platform.

While it is the purview of the Urban Conservator and the Historic Conservation Board to evaluate how this proposed project meets the guidelines set out in the Union Central Life Building Annex Designation Report, it would be short sighted to not take into consideration the overall effect of proposed changes on the street and surrounding areas. The guidelines are silent in regards to pedestrian traffic and movement since that is not necessarily an element that would affect the historic nature of the building. ,

However, staff is supportive of DOTE's objection of the platforms in that location. Vine Street is a major pedestrian connection between Fountain Square/Central Business District and the Riverfront. Infringing upon half of the sidewalk right-of-way will impede the pedestrian movement. DOTE representatives noted that the structure is not temporary, would require foundations not permitted in the right-of-way and the structure impeded too greatly the limited sidewalk area. DOTE would require no less than 6 feet of unencumbered width on this walkway. Further the addition of tree wells and planters along with the already existing light pole, utility poles, parking signs, parking meters and a fire hydrant will create an environment where a pedestrian would have to weave through obstacles rather than have a clear pedestrian path.

Other Considerations:

Prehearing Results:

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

Comments Provided to Staff: N/A

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

A. CERTIFICATE OF APPROPRIATENESS:

1. **DENY** a Certificate of Appropriateness for platforms on the Vine Street façade of 309 Vine Street at the Central Arch and the storefront just to the north of the entry.

2. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - (a) That the property owner has not demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
 - (b) That granting the platform would negatively restrict an important pedestrian way between the riverfront and Fountain Square.

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

APPLICATION #: NA
APPLICANT: Tom Rowe/ Terrex LLC
OWNER: Elka Real Estate Co LTD
ADDRESS: **719-721 Main Street, Cincinnati OH 45202**
PARCELS: 079-0001-0025 and 0029-00
ZONING: Downtown Development Districts (DD)/Historic District Overlay
OVERLAYS: Main Street Historic District
COMMUNITY: Downtown
REPORT DATE: March 16, 2016
PRE HEARING: Prehearing on February 23, 2016
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The Applicant is requesting a Certificate of Appropriateness (COA) to demolish the “compatible” buildings located at 719-721 Main Street within the Main Street Historic District due to an Economic Hardship claim that the building(s) are not able to be reused and cannot create an economic return on investment. The Applicants are requesting a conditional approval that would be contingent on securing Historic Conservation Board approval on new construction plans for an infill development at the site.

Existing Conditions:

The project location is at the southwest corner of 8th and Main Street in the Main Street Historic District. It is made up of two connecting buildings. The building at 719 Main Street is a two story masonry infill building. 720 Main Street is a masonry construction 6 1/2 story building that was built around 1875.

The property to the west of the property is a parking lot outside of the historic district, and the property to the south is a 3 1/2 story brick turn of the century Colonial Revival Brick building.

Proposed Conditions:

The proposal includes the following work:

1. Demolish both 719-721 Main Street, contingent on the approval of a subsequent proposal for a 30 unit condominium building, with first floor retail. The proposal was originally 11 stories and 140 feet, but has since increased to 14 stories and 170 feet. The Applicant is further proposing a second building at the northwest corner of 8th and Main Street of equal scale. Development of the northwest tower is not contingent upon the demolition upon this site.

Previous Reviews: N/A

Applicable Zoning Code Sections:

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

Details of Zoning Relief Required: The Applicant has not sought formal zoning relief from any of the guidelines that are the equivalent of law within the district. (Section 1435-011-3). Should any proposed project seek variances to traditional zoning standards regulated within the Main Street Guidelines or the DD Zoning District, notice of such variances shall be required prior to the Historic Conservation Board granting any approval.

Certificate of Appropriateness Review:

Historic Districts: Legislation and Purpose

The City of Cincinnati has a long history of Historic Preservation and supporting protection of historic resources in both individual landmarks and historic districts. Legislation for “districts” was first established in 1964 with the establishment of “protection” areas (later referred to as Historic Districts). With authority granted to an Architectural Review Board (updated to the Historic Conservation Board in 1980), standards were created for the board to make determination of the compatibility of new construction, alteration to existing buildings and partial or total demolitions. Cincinnati became an early adopter of legislation to protect its historic resources preceding the Federal Historic Preservation Act by two years. Today, 23 local districts have been established.

The support and desire for Historic Districts has been supported in Master Plans and the Zoning Code. Within the “Cincinnati 2000 Plan”, published in 1982, it states

“Cincinnati is a proud city, rich in history, its tradition, in the quality of life. Its splendid heritage must be preserved; nothing in its future development must be permitted to diminish its high standards.”

Further the plan goes on to say,

“Downtown Cincinnati’s cultural heritage and its historic character form a valuable legacy contributing to the richness of the City’s personality...To conserve these assets as a functional part of downtown, a preservation program is an integral part of Cincinnati Plan.”

In “Plan Cincinnati”, the current Master Plan, the city supports and encourages historic preservation;

“As housing demand increases in the oldest neighborhoods, the City’s broad and reputable historic building stock should be preserved....”

Historic Conservation is seen as a basic building block to Cincinnati's future with policy principles including

"Preserve our resources and facilitate sustainable development."

"Cincinnati is known for our historic built character and spectacular natural beauty. The City will focus on preserving and protecting our unique assets and reverse the modern trend of 'disposable' development."

Within the Zoning Code, Cincinnati made a commitment to historic conservation/preservation through its goals and policies. Three specific purposes of historic preservation, according to the current Zoning Code Section 1435-03 include, *"to safeguard the heritage of the city by preserving districts and landmarks which reflect elements of its history, architecture and archeology, engineering or culture,"*

"to conserve the valuable material and energy resources by ongoing use and maintenance of the existing built environment,"

"to maintain the historic urban fabric of the city."

With these stated purposes and intent as well as Cincinnati's demonstrated commitment to its historic building stock, demolition and disposing of buildings in areas that the City has designated historic should only be considered when every option to reuse a building has been explored.

Main Street Historic District – Establishment

Following the adoption of the Cincinnati 2000 Plan in June 1982, the Main Street Historic District was proposed as an implementation step. This plan noted the proposed district

"retains a continuity of character which affords it as a high potential for rehabilitation as commercial and professional office space without sacrificing its historic interest."

On November 5, 1984, the Historic Conservation Board voted unanimously to recommend the establishment of the Main Street Historic District and its related guidelines. The Planning Commission recommended the district on November 9, 1984 and on December 19, 1984; City Council approved the establishment of the Main Street Historic District. In its approval, City Council cited that it considered the establishment to be in the best interest of the city and the general public. (Attachment A)

At the time of the establishment of the Main Street Historic District, the governing ordinance was Municipal Code Chapter 741. In this code the purpose of a district and its associated guidelines were that they shall

"promote the conservation, development and use of structures, sites and districts...and shall promote the special historic, architectural, community or aesthetic interest or value (of the districts.)"

The Guidelines that were written were based on a thorough streetscape analysis and a building-by-building assessment of existing conditions. They were, and still are, aimed at promoting, not just regulating, appropriate change and economic revitalization in the

districts. In the original Staff report to the Historic Conservation Board in 1984, Staff explains that the more detailed and building-by-building approach is a
“direct result of (a) citizens’ study committee requests for guidelines which strike a fine balance between the need for flexible case-by-case review and the need for as much predictability as possible.” (Attachment B)

A part of the predictability was determining which buildings were incompatible for the district. This designated which buildings the City and the community would be more likely to be permitted major changes to including demolition.

Once the Main Street Historic District was established, the City of Cincinnati certified the district as a “Registered Historic District” with the National Park Service, who deemed the district eligible for listing in the National Register of Historic Places. This certification allows individual property Owners of depreciable buildings within the District to qualify for the Federal Historic Rehabilitation Tax Incentives. (Attachment C). The remaining work required is minimal and such designation would allow property Owners to capitalize on incentives within Section 1411-41 of the Zoning Code.

Main Street Historic District – Significance

The Main Street Historic District has since the 1850’s been a mixed use district with buildings is a variety of styles and sizes. The majority of the buildings were constructed between 1880 and 1925, reflecting the importance of those years of the area as a center for wholesale businesses and offices. During the period 1870’s to the 1890’s, Main Street north of 6th became the identified center of wholesale in the quickly growing city and as such many new buildings, often six stories or higher, were constructed to provide facilities for these uses. When the district was established up through today, it is a unique area within the Central Business District as it largely retains its historic fabric from its major period of significance between 1880 and 1925 and creates a cohesive and mostly contiguous, intact “turn of the century” district.

Main Street Historic District –Site’s Contribution to the District

Within the Main Street Historic District Designation Report and Historic Conservation Guidelines, an architectural analysis of the district, properties are listed as National Register, Outstanding, Significant, Compatible or Incompatible. Both 719-721 Main Street are listed as compatible properties to the Historic District. While listed as compatible, upon further specific research on 721 Main Street, Staff feels that this property can be considered a Significant building in the Main Street Historic District for its association with the Alter and Julian Company as well as for its architecture, that while not highly ornamental, represents Cincinnati’s late 19th century manufacturing and wholesale heritage that was centered on Main Street.

The building is a transitional building with small Italianate type brackets at the cornice and simple Greek Revival massing details. The cornice wraps around the building to the 8th Street façade, while the stone lintels are only on the front of the building and on the 8th Street and rear façade, the lintels transition into an arched soldier course. In 1875,

721 Main Street (listed in 1875 as 721-723 Main Street) was originally built as the home for Richard Wooley's Sons, manufacturers of harnesses, saddles, collars and other leather products. By 1895, the Alter & Julian Company, which were designers, builders and distributors of ladies fine footwear. The Alter and Julian Company was founded in 1893 by William Julian, who served as U.S. Treasurer from 1933 to 1949 and Franklin Alter, who was also prominent business man involved in many Cincinnati institutions including the Chamber of Commercial, First National Bank, and American Tool Works Company. The company transitioned into the Julian and Kokenge Company in 1897. This building housed their headquarters until the turn of the century, during which they were selling shoes across the nation as far as Spokane Washington. The Julian and Kokenge would grow to become ones of the nation's largest manufactures of women's shoes in the nation.

The building at 719 Main Street was built in 1955 and while it is considered a compatible building, in the general notes of the Main Street Historic District Conservation Guidelines, this building is noted that it breaks the rhythm of the street and new infill at this location was desirable. (Attachment D)

Materials Presented by Applicant

Summary of the Applicant's submittal packets:

Demolition Request

- 1) Submittal dated March 14, 2016 in response to questions from Staff
- 2) Email dated March 4, 2016 with details regarding the Applicant's opinion as to why a development with the historic building and an infill component is viable.
- 3) Submittal dated February 9, 2016 titled 8th and Main Street Project- Demolition Support Document
- 4) Original submittal dated February 2, 2016

New Construction Concept

- 1) Submittal from March 14, 2016 titled Condominiums at 719 Main Street
- 2) Submittal dated November 23, 2015 (received by our office January 27, 2016, 2016) titled Design Districts Eight & Main Condominium Projects.

DEMOLITION REQUEST

Main Street Demolition Guidelines:

Below are the Demolition Guidelines as outlined in the Main Street Historic District. The Applicants are asking for a conditional approval on demolition contingent of the approval of new infill design. If a demolition is permitted, Staff is supportive that the demolition only be permitted once a final design has been approved. However the evaluation of whether the demolition of historic buildings at 719-721 Main Street is appropriate is entirely independent of a new project at this location. The Applicant has posed a question of what is the highest and best use of the properties. However, this question is not within the adopted guidelines and should not be a consideration in the evaluation if the demolition at 719-721 Main Street should be permitted.

Demolition of existing buildings shall be permitted if one of the following conditions exists:

- a) ***Demolition has been ordered by the Director of Buildings & Inspections for the public safety because of an unsafe or dangerous condition which constitutes an emergency.***

This is not the case. City has only been called for minor property maintenance violations. (Attachment E). Current disrepair of the roof is a result of lack of maintenance by the long time property Owner.

- b) ***The Owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition.***

- 1) Test 1 - Can the structure be reused?

Applicant's submission states seismic regulations required by the Zoning Department, two new fire-rated stairwells, new elevator and additional improvements to the building would make a residential use impossible (Page 81). They additionally state that fire separation and masonry and timber framing are no longer acceptable under current building code and it would be unfeasible to update it (Page 81). However, the Deputy Director of Buildings and Inspections has determined that some claims may be overstated. (Attachment F).

Staff did not receive information that fully vetted the concept of retaining 721 Main Street, the Substantial historic 6-story building, demolishing 719 Main Street the Compatible 2- story 1955 addition guidelines suggest could be demolished, and building a new structure that would be able to have a merged with the historic building. Demolishing 719 Main Street provides 2/3 of the parcel to be redeveloped. Recent Historic Conservation Board approved projects, such as the Shakespeare Theatre, Mercer IV and 15th and Vine, have combined new infill architecture while incorporating historic buildings into their project. (Attachment G) While the Applicants have provided reasons as to why they do not feel that this is a viable option (Page 4-5 and 45-47), this discussion was inadequate to determine whether a reasonable economic return could be established through a partial reuse.

- 2) Test 2 - Can a reasonable economic return be gained from the use of all or part of the building?

Zoning Code Section 1435-09-2 Certificate of Appropriateness; Standards of Review establishes factors the Historic Conservation Board shall consider in determining if a property Owner has demonstrated an economic hardship by credible evidence. These factors are:

(i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness?

- The Applicant's argument is that the entire building cannot be reused. However, part of it can continue to be used as it has since 1994 by the current tenants. While the current use might not be considered the highest and best use for the property, the highest and best use for a property is not guaranteed as was established in the U.S. Supreme Court Decision of "Penn Central Transportation Co v. New York City". Further, the Standards of Review do not offer the Board the allowance to consider whether a new project resulting from the demolition would be more beneficial to the district.
- Staff asked the Applicants to demonstrate that Donato's does not have desire to remain at this location once their lease expires in 2017. No answer or documentation was provided.

(ii) Will the reasonable investment-backed expectations of the property Owner be maintained without approval of a Certificate of Appropriateness; and

- In the article "Assessing Economic Hardship Claims under Historic Preservation Ordinances," Julia Miller states *"The Supreme Court has also said that the Applicant's "reasonable investment-backed expectations" should be taken into consideration. Although the meaning of this phrase has not been delineated with precision, it is clear that "reasonable" expectations do not include those that are contrary to law. Thus, an Applicant's expectation of demolishing a historic property subject to a preservation ordinance at the time of purchase may not be considered "reasonable."* As the Applicant is not the current Owner, and their purchase is assumed to be contingent on approval of a demolition, their investment backed expectations are dependent on the approval of a Certificate of Appropriateness for a demolition, but with full knowledge that the demolition is subject to approval.

(iii) Whether the economic hardship was created or exacerbated by the property Owner.

- The Applicants have a contract for purchase on the building. They have not permitted the city to view the purchase contract but have stated that they would not go through with the purchase of the building unless a demolition was permitted. The Applicants have been in contact with the city since January 27, 2016. Applicants have vetted their idea since November 23, 2015 (Page 118) Applicants first presented to Staff their demolition idea on February 4, 2016, one day prior to the submission deadline for this meeting. The Applicant is basing an economic hardship claim that any potential reuse of the property, according to the pro formas that they have provided, is not financially feasible as the gap is too big even with the use of Federal and State Historic Tax Credits. This lends to

the question whether the purchase price, at \$860,500, partially contributes to the economic hardship for the Applicant. Applicant states that Owners would not accept a lower price. (Page 2)

- Maintenance issues, such as a leaky roof has caused deterioration to the building which has increased the rehabilitation costs. Staff asked for the Applicants to provide a statement/answer from the current Owner as to why there has been lack of maintenance on the building causing significant deterioration. (Page 3) An answer was not provided.

In evaluating the above factors for economic hardship, the Historic Conservation Board may consider any or all of the following:

(iii)(aa) A property's current level of economic return;

The Applicants have provided this information through tax returns. (Page 71-76). In the year 2014, the building netted \$396, however in the previous year of 2013 the building netted \$20,637 and in 2012 it netted \$15,645. The change in return on the property was due to taxes doubling on the property. It is unclear why taxes changed significantly or why Owners didn't appeal their tax valuation as they had in previous periods. (Attachment H)

(iii)(bb) Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;

An affidavit with purchase contract dates; purchaser and price were provided to Staff. (Page 20-24). Staff did ask for testimony or an affidavit as to why the contracts failed but no answer was given other than "all purchasers chose to terminate their agreements." It was noted that a significant price decrease occurred between the current and previous one. Attachment I provides a list of comparable sized buildings sold within 45202, highlighting sales in 2014, and 2015/2016. Comparable buildings, many also within historic districts, demonstrated sales at a different and lower price per square foot.

(iii)(cc) The feasibility of alternative uses for the property that could earn a reasonable economic return;

The Applicant has provided many pro formas for various uses including multi-family, office and storage. The most recent are provided in pages 29-41. All of the provided pro formas do only consider rehabilitation for all of the building, where as the guidelines ask if a reasonable economic return be gained from the use of all or part of the building proposed for demolition. A phased approach to the rehabilitation could be a viable option where only part of the building is rehabilitated until rents and therefore economic return increase. It has not been demonstrated that this option has been explored. The revitalization and increase in rents on properties 4 blocks north in a short amount of time show how rapidly the

market in Cincinnati is changing and it could be premature to demolish the building with the continually increasing rents in the urban area.

(iii)(dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;

Maintenance issues, such as a leaky roof have caused deterioration to the building which has increased the rehabilitation costs. Staff asked for the Applicants to provide a statement/answer from the current Owner as to why there has been lack of maintenance on the building causing significant deterioration. (Page 3) An answer was not provided. This contributed to at least \$174,700 for estimated roof repairs within the Applicant's rehabilitation pro forma. (Page 84)

(iii)(ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or

The Applicant has stated and acknowledged that they understand the property is within a Historic District. (Page 52) The property Owner owned the building at the time of the designation being enacted.

(iii)(ff) Economic incentives and/or funding available to the Applicant through federal, state, city, or private programs.

The Applicant does state that they did consider federal and Historic Tax Credits, but did not calculate them within the pro formas (Pages 9-10, 52). The Applicant did not consider the transfer of development rights for historic properties (Section 1411-41(a)) as an incentive that the City would offer. The use of this transfer of development rights tool could be particularly valuable as the Applicant could potentially use this additional floor area to increase the number of units within the project on the NW corner. If the projects were unequal in height, the northern building's units would have more units with broader views. With views protected by the historic district to the south, the units would likely be more marketable and increase the economic return to the proposed northwest building.

c) The demolition request is for an inappropriate addition, or an incompatible building and the demolition of said structure will not adversely affect the streetscape as determined by the Historic Conservation Board

While the Architectural Analysis in the Main Street Historic Guidelines states that 719 Main Street is a compatible building, it is Staff recommendation that this building is not of the time period of significance and is not a contributing building the district. Staff would not be opposed to 719 Main Street being demolished to make way for an infill project at that location that would be more in keeping with the architecture and rhythm of the street than the current building.

721 Main Street is compatible building and Staff would argue a significant building to the district due to its history, its location, and its architecture. Further

the Guidelines allow for the demolition of only buildings listed as incompatible, so all other levels from compatible, to significant to outstanding would not meet this standard and should be preserved.

- d) *The demolition request is for a non-significant portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board.***

As stated in c) Staff would not oppose a request to demolish only 719 Main Street to allow to a new addition. The demolition would have to take care not to harm 721 Main Street.

NEW CONSTRUCTION CONCEPT/PROPOSAL

Proposed New Construction:

The Applicants are requesting a conditional approval of the demolition contingent on a final approval of a new infill project that would encompass the lot at the northwest corner of 8th and Main, as well as the 719-721 Main Street. Staff felt that if the Historic Conservation Board were to find clear and convincing evidence that an economic hardship existed and could potentially allow a demolition, the Board needed to understand and at a minimum provide the Applicant with a sense of an approvable proposed massing as the Applicants require a certain square footage, and therefore a certain height, to make their project work. Further, if the Historic Conservation Board would not consider approving a project with the massing that is requested by the Applicant, potentially jeopardizing the scale and feasibility of the project, then this calls into question the need to permit a demolition at the site in the first place.

Zoning Standards

1411-05 Use Subdistrict C – proposal is compliant with multi-family housing, retail
1411-07 Development Regulations

- FAR – 9 or less – Substantially Compliant – By definition (1400-27-F) parking is excluded from the calculation. This constitutes 3 floors of the proposal and impacts total height.
- Maximum Ht. – 200 ft. – Superseded by historic authority (1425-011-3) (See Below) – Applicant shall need to seek variance to height
- Minimum Ht. - 40 ft. - Substantially Compliant
- Minimum Setback – 0 ft. - Substantially Compliant
- Commercial Continuity – Required on Main – Appears Substantially Compliant
- Ground Floor Transparency – 60% - Appears Substantially Compliant
- Required Parking – 1 per newly constructed dwelling when exceeding 20 – Compliant and exceeds requirements by 15 spaces; 25% is not required to be on-site parking (1411-29)
- Applicants request appears to be considered a Phased Development (1411-45). As such the Board may wish to consider seeking to approve all phases (Northwest and Southwest) in a concurrent approval.

In the Main Street Historic District Conservation Guidelines, there are guidelines that are applicable to the entire district and then specific guidelines for each block and each specific infill site.

As the infill guidelines do not have specific comments on the site at 719-721 Main Street since the Main Street Historic District encourages the retention of existing buildings, there are guidelines for the site at the northwest corner of 8th and Main which should also be used for the site at 719-721 Main Street.

The proposed new building is 14 stories and 170 feet tall. While the base zoning allows for up to a 200 ft tall building the Main Street Historic District Conservation Guidelines state (Page 32) that “maximum height of approximately 120ft; less than the landmark buildings such as Gwynne Building and Second National Bank Building”. In the guidelines these buildings are measured at 153ft to the top of the parapet of the Gwynne with an addition 27ft to the top of the tower and 160ft to the top of the Second National Bank Building. The Applicants have done their own field measurements to show that the Second National Bank Building is actually 170 ft 6 in tall (Page 6). The guideline as stated can be interpreted two ways: that the maximum height is to be approximately 120 ft because that is less than the landmark buildings or that there is a range from 120 ft to the height of the landmark buildings. The height of the building is an integral component of the building that needs evaluation and consideration. Staff does see opportunity to reduce the height by at least a floor considering the applicants are providing 15 more spaces than is required.

Staff has reviewed the concept proposal submitted by the applicant and wanted to reiterate key guiding principles (page 32) of the guidelines that are and are not currently reflected in the design.

- Height of the buildings should meet the intention of the guidelines. *Staff still feels this discussion needs to be evaluated; If the HCB interprets this guideline to mean a range of a maximum height between 120 ft and the landmark heights, the proposed 170 ft is at the upper range. If the HCB interprets the guideline to mean a maximum of 120 ft, the applicants need to evaluate if their project will be feasible with this limitation. If the board is comfortable with a 170ft height, staff recommends that the building have a step back at around 120 ft, such as they are providing on the 8th street façade.*
- Maximum Bay size of 20ft. *Currently there are structural bays that are 29 ft wide and the bays at the base range from 12-18 ft. While the bays at the base do have a break both visually with different materials, as well as with different setbacks, this bay rhythm does not follow the building vertically. The bay rhythm should be expressed in the building vertically, not just at the base. A bay rhythm further needs to be defined to help break up a large 120 ft wall. Buildings on the 700 block of Main Street are between 20 to 60 ft wide, with most of the buildings being between 20 to 40 ft wide. While the current design does incorporate a small bay size, the building still reads as a 120 ft wall, and the design of the building should read as masses that are no larger than those found on the block.*

- The building needs to have a visual end, such as a cornice, parapet, or articulation similar to other buildings in the district. *Buildings in the district do not have tops that simply end, but have detailing and ornamentation to give the building a strong top. Currently the design does not have a strong top; it simply has a change in height and setback. More detail or articulation needs to be explored for this element of the building.*
- Tall buildings should have a base that is 2 floors tall. *The current base goes up to 4 floors in certain areas. Staff appreciates that this can be a design function to help break up a large façade into smaller elements, but a strong definable base of no more than 2 floors still needs to be present.*
- Vertical emphasis. *The current design does have some strong vertical elements, but the vertical emphasis starts at the 3rd floor where it needs to be reflected in a marriage with the bay structure. On the 8th Street façade, a vertical masonry mass is interrupted by a cantilevered bay of windows that extends to the top of the building. This overhang has not been negotiated with the city, would require a permit from DOTE and is not seen on other buildings within the district. This element should be reevaluated for its compatibility to make sure elements that are not context sensitive are not introduced into the district.*
- Windows
 - Windows should be within definable openings per floor. *The design currently has double height bays, which do not define windows within definable openings per floor.*
 - No ribbon windows. *Ribbon windows are defined as a series of windows set side by side to form a continuous band horizontally across a façade. Ribbon windows are at the corners of the building and the guidelines have a strong statement that these are not allowed to be used.*
 - Grouped windows should be subdivided. *The ribbon windows at the corner are not subdivided.*
 - Windows should be stacked vertically. *The current design achieves this.*
 - Windows should have clear glass; no mirrored glass. *Glass samples should be submitted to show that they will not have a mirrored finish.*
 - There should be between 20%-80% glass on the façade. *The current design achieves this.*
- As corner buildings design should relate to both Main Street and 8th Street. *The 8th Street façade should have more consideration as the entrance and pedestrian articulation are cut off with a large masonry mass. The corner design should turn the corner more prominently to engage 8th Street.*
- Surface ornamentation and a variety of materials are encouraged. *Most buildings in the district typically have 2-4 materials at the most. The current design has 7 materials listed (2 materials are different types of glass) a consideration of less materials should be explored.*
- Consider additional detailing seen in the district (banding sills or lintels should be considered). *There needs to be better consideration of the type of ornamentation as is seen in the district.*

Financial Viability of New Proposal

The Applicants are proposing a project that would require a 30% higher price point for condos that what is currently selling downtown (Page 6). Staff requested market data supporting a condominium project (Page 8). However, the Applicants have stated that a formal market study has not been done and provided a letter from Michael Dinn of Dinn Focused Marketing group that supports a market for homeownership but he does not state at what price point. Staff does believe it is pertinent to the boards understanding of the project that the proposed use as luxury condos will have a market to support the product.

Other Considerations:

Prehearing Results:

February 23, 2016 – The Applicant, Representative from Cincinnati Preservation Association, and representatives from neighboring properties were in attendance.

Comments Provided to Staff: Attachment J

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

Not consistent with the “Sustain” Initiative Area “Preserve our built history”

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

A. CERTIFICATE OF APPROPRIATENESS:

1. **DENY** a Certificate of Appropriateness to demolish the building at 719-721 Main Street as the Applicants have not demonstrated with credible evidence that the structure cannot be reused and have not demonstrated with credible evidence that a reasonable economic return cannot be found from the use of all or part of the building.
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - (a) That the Applicant and/or the property Owner have not demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
 - (b) That the Applicant or the property Owner has demonstrated by credible evidence that the property Owner will suffer economic hardship if the Certificate of Appropriateness is not approved.
 - (c) That the Applicant and/or the property Owner have not demonstrated by credible evidence that the structure cannot be reused nor can a reasonable economic return be gained from the use of all or part of the

building proposed for demolition, particularly since the property Owner and Applicants have not thoroughly analyzed the merits of a partial demolition to the site.

If during the Public Hearing, the Board finds that credible evidence has been found to meet the economic hardship test; Staff respectfully requests a tabling of no greater than 30 days, to devise a series of conditions to provide a preliminary approval of the proposed building. If tabling is proposed, the Staff would seek any preliminary guidance regarding aspects, particularly height, important to the Board.

Staff Report Attachments

- A. Ordinance 539-1984: Designation of the Main Street Historic District
- B. Staff Report for the designation of the Main Street Historic District
- C. Letter dated June 28, 1985 stating the Main Street Historic District is Certified
- D. Main Street Historic District Conservation Guidelines
- E. Letter from Lawrence Kieffer, Assistant Supervisor of Inspections, Department of Buildings and Inspections and a listing of code enforcement actions
- F. Statement from Rick Schriewer, Supervisor of Building Construction Inspections, Department of Building and Inspections
- G. Project overviews and schematic plans for Mercer IV, 15th and Vine and Shakespeare Theatre
- H. Hamilton County Auditor Property Valuation Report on 719-721 Main Street
- I. List of Comparable Sales
- J. Comments provided to Staff

January 1, 1985

THE CITY BULLETIN

AN ORDINANCE No. 539-1984

To establish the Main Street Historic District in the vicinity of Main Street, north of Sixth Street and south of Court Street, as an overlay district pursuant to Chapter 35, Regulations for Historic Structures, Sites, and Districts, of the Cincinnati Zoning Code, and Chapter 741, Historic Conservation, of the Cincinnati Municipal Code, by ordaining supplementary Section 102.1.942 of the Zoning Code to amend Building Zone Map No. 335.

Whereas:

In 1982, Council adopted the Cincinnati 2000 Plan as the Comprehensive Development Plan for downtown Cincinnati. The 2000 Plan proposed as appropriate for designation as a local historic district along Main Street from Sixth Street to Central Parkway.

The Urban Conservator has prepared a designation report including conservation guidelines for the proposed district.

Following a public hearing, the Historic Conservation Board, at its meeting held November 5, 1984, favorably recommended designation of the Main Street Historic District including the recommended Conservation Guidelines for such district.

Upon receipt of the decision of the Historic Conservation Board, the City Planning Commission at its meeting of November 9, 1984, approved the designation of the Main Street Historic District, taking into account the factors enumerated in Section 741-7(c) of the Cincinnati Municipal Code.

Council considers the establishment of the Main Street Historic District to be in the best interest of the city and the general public.

Now, Therefore, Be It Ordained by the Council of the City of Cincinnati, State of Ohio:

Section 1. Council adopts the Designation Report prepared by the Urban Conservator for the Main Street Historic District. That report, "Exhibit A," attached, is incorporated by this reference as a part of this ordinance. Council specifically adopts as its own the findings that the Main Street Historic District has historic significance as defined by Section 741-1-H1 of the Cincinnati Municipal Code and qualifies in all respects for historic designation under Chapter 741 of the Cincinnati Municipal Code and Chapter 35 of the Cincinnati Zoning Code.

Section 2. Supplementary Section 102.1.942 shall read:

Sec. 102.1.942. The Main Street Historic District in the vicinity of Main Street, north of Sixth Street and south of Court Street as shown as an overlay on Building Zone Map 335, shall include the following described area:

Situate in the City of Cincinnati, Hamilton County, State of Ohio and being more particularly described as follows:

Beginning at a point in the center line of Main Street, said point being the point of intersection with the center line of East Sixth Street; thence westwardly with the center line of East Sixth Street a distance of 127.25 feet to a point of intersection

with the center line of an unnamed 8.5 foot alley; thence northwardly with the center line of said alley to the point of intersection with the center line of Gano Alley; thence eastwardly with the center line of Gano Alley to the point of intersection with the southwardly extension of the west parcel line of Parcel 87 Plat Book 78 Page 1 HCAP; thence northwardly along said parcel line extended and said line to the south parcel line of Parcel 96 Plat Book 78 Page 1 HCAP; thence westwardly along said parcel line to the southwest corner of said parcel thence northwardly along the west parcel line of said parcel 96 to the south parcel line of Parcel 97 Plat Book 78 Page 1 HCAP; thence westwardly along said parcel line to the southwest corner of said parcel; thence northwardly along the west parcel line of said parcel to the northwest corner of said parcel; thence eastwardly along the north parcel line of said parcel 97 to the southwest corner of Parcel 98 Plat Book 78 Page 1 HCAP; thence northwardly along the west parcel line of said parcel and continuing along the west parcel line of Parcels 99, 100, 101 and 102 Plat Book 78 Page 1 HCAP and said line extended of said parcel 102 to the center line of East Seventh Street; thence eastwardly with said center line to the point of intersection with the southwardly extension of the west parcel line of Parcel 20 Plat Book 79 Page 1 HCAP; thence northwardly along said parcel line extended and said line and continuing along the west parcel line of Parcels 21, 22, 23, 24, and 25 Plat Book 79 Page 1 HCAP to the irregular south parcel line of Parcel 28 Plat Book 79 Page 1 HCAP; thence northwardly 5.10 feet and westwardly 9.93 feet along said parcel line to the southwest corner of said parcel; thence northwardly along the west parcel line of said parcel 28 and continuing along the west parcel line of Parcels 150, 29, and 30 Plat Book 79 Page 1 HCAP and said line extended of said parcel 30 to the center line of East Eighth Street; thence westwardly with said center line to the point of intersection with the southwardly extension of the west parcel line of parcel 61 Plat Book 79 Page 1 HCAP; thence northwardly along said parcel line extended and said line to the south parcel line of Parcel 64 Plat Book 79 Page 1 HCAP; thence westwardly along said parcel line to the southwest corner of said parcel; thence northwardly along the west parcel line of said parcel and said line extended to the south parcel line of Parcel 69 Plat Book 79 Page 1 HCAP; thence westwardly along said parcel line and continuing along the south parcel line of Parcel 151 Plat Book 79 Page 1 HCAP to the southwest corner of said parcel 151; thence northwardly along the west parcel line of said parcel and said line extended to the center line of East Ninth Street; thence eastwardly with said center line a distance of 8 feet to the point of intersection with the center line of an unnamed 10 foot alley; thence northwardly with the center line of said alley to the point of intersection with the westwardly extension of the north parcel line of Parcel 110 Plat Book 79 Page 1 HCAP; thence eastwardly along said parcel line extended, said line and said line extended to the center line of Main Street; thence north-

wardly with said center line to the point of intersection with the center line of East Court Street; thence eastwardly with the center line of East Court Street to the point of intersection with the center line of Pancoast Alley; thence southwardly with the center line of Pancoast Alley to the point of intersection with the center line of East Ninth Street; thence eastwardly with the center line of East Ninth Street to the point of intersection with the center line of Pancoast Alley; thence southwardly with the center line of Pancoast Alley to the point of intersection with the center line of Whetstone Alley; thence eastwardly with the center line of Whetstone Alley to the point of intersection with the center line of Crow Alley; thence southwardly with the center line of Crow Alley to the point of intersection with the center line of East Seventh Street; thence westwardly with the center line of East Seventh Street to the point of intersection with the center line of Leslie Alley; thence southwardly with the center line of Leslie Alley to the point of intersection with the center line of East Sixth Street; thence westwardly with the center line of East Sixth Street to the point of beginning.

Section 3. "Exhibit B," attached, is a plat of the territory described in Section 2. It is incorporated by this reference as a part of this ordinance.

Section 4. Council adopts and incorporates by this reference as a part of this ordinance the "Main Street Historic District Conservation Guidelines," "Exhibit C," attached, for the purposes set forth in Section 741-11 of the Cincinnati Municipal Code.

Section 5. The Clerk of Council is directed to notify the Historic Conservation Board, the City Planning Commission, the Director of Buildings and Inspections, and the City Solicitor of the designation of Main Street as an Historic District. The Solicitor shall cause the designation to be recorded by the Hamilton County Recorder. The Historic Conservation Board shall notify all interested or affected property owners, groups, City departments, boards and commissions.

Section 6. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety. It shall go into immediate effect. The reason for the necessity of immediate effect is the need to protect the structures in the Main Street Historic District from alteration detrimental to their maintenance as part of the city's cultural and historic heritage.

Passed December 19, A.D., 1984

CHARLES J. LUKEN,
Mayor.

Attest: DENNIS H. ROGERS,
Clerk. 1-1-lt

Vote 6-3
Nay votes: Luken, Blackwell,
Guckenberger
Yes votes: Mann, Bortz,
Spencer, Strauss,
Fellerhoff, Sterne

November 5, 1984

The Honorable Historic Conservation Board
Cincinnati, Ohio

Subject: Transmittal of Designation Reports and Conservation Guidelines for Court Street Historic District and Main Street Historic District

Background

The passage of the Cincinnati 2000 Plan in mid-1982 resulted in the lifting of a City Council moratorium on historic designations in the Central Business District. Since then, staff of the City Planning Department's Historic Conservation Office have been conducting the detailed research, analysis and preparation of conservation guidelines which precede the designation of historic buildings and districts.

Work is now complete on two major districts, one running along Court Street from Plum to the Hamilton County Court House, and the other flanking Main Street from 6th Street north to Court. Although the districts abut, they are distinct from each other in style, period, and character.

Necessary "Findings" and "Impacts" Found in Conservation Study

According to Chapter 741 of the Municipal Code, certain findings must be made about a proposed district's historic and architectural merit, and about the distinction of the proposed district as an identifiable area.

Consideration must also be given to whether the proposed district is in conformance with other city plans, and attention must be given to other planning considerations.

Conservation Studies for both Main and Court Street Districts, attached, provide a "Designation Report" (Section I) which addresses the findings and impact considerations which must be made prior to district designation.

Conservation Study Also Includes Marketing Recommendations

The Main Street Historic District Study Committee concentrated primarily on the financial incentives and support programs which could promote preservation in the districts.

Committee and staff recommendations, applicable to both Court and Main Street Districts, are included in the Conservation Study, as "Marketing Opportunities" (Section II).

Conservation Guidelines Attached Separately

At the time of district designation, conservation guidelines must also be adopted by City Council. The guidelines, according to Municipal Code Chapter 741, "shall promote the conservation, development and use of structures, sites and districts ... and shall promote the special historic, architectural, community or aesthetic interest or value (of the districts)." The guidelines address rehabilitation, new construction, and demolition.

The guidelines for the Main Street and Court Street Districts are based on a thorough streetscape analysis and a building-by-building assessment of existing conditions. They are aimed at promoting, not just regulating, appropriate change and economic revitalization in the districts.

The guidelines are somewhat different from those adopted for other districts in the city. They are geared toward educating property owners about what makes each district unique and valuable, what kinds of questions the Historic Conservation Board considers when it reviews building permit applications, and what types of changes are appropriate or inappropriate for the district.

This new, more detailed, approach is a direct result of citizens' study committee requests for guidelines which strike a fine balance between the need for flexible, case-by-case review and the need for as much predictability as possible. Thus the analysis sheets are incorporated into the guidelines as an educational and informative tool, almost all of the guidelines are illustrated for greater clarity and communication, and -- unique to the Main Street District -- guidelines for Main Street were prepared for each existing development site. Despite the specificity, the guidelines are written with very few rigid "rules".

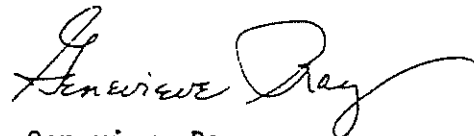
Guidelines for each district are attached to this report.

Recommendations

1. That the Historic Conservation Board find that the proposed Court Street Historic District contains structures of architectural significance which together constitute an identifiable area important to the city's history and which meet criteria for historic designation as specified in Chapter 741 of the Municipal Code.
2. That the Historic Conservation Board recommend to the City Planning Commission the approval of the Court Street Historic District, with boundaries as recommended in the Designation Report, and further recommend its adoption by City Council.

3. That the Historic Conservation Board endorse the conservation guidelines prepared for the Court Street Historic District and recommend their approval by the City Planning Commission and their adoption by City Council.
4. That the Historic Conservation Board find that the proposed Main Street Historic District contains structures of architectural significance which together constitute an identifiable area important to the city's history and which meet criteria for historic designation as specified in Chapter 741 of the Municipal Code.
5. That the Historic Conservation Board recommend to the City Planning Commission the approval of the Main Street Historic District, with boundaries as recommended in the Designation Report, and further recommend its adoption by City Council.
6. That the Historic Conservation Board endorse the conservation guidelines prepared for the Main Street Historic District and recommend their approval by the City Planning Commission and their adoption by City Council.
7. That the Historic Conservation Board recommend to the Planning Commission and City Council that provisions of the city's Anti-Displacement Ordinance be applied to the Main Street Historic District and the Court Street Historic District.
8. That the Historic Conservation Board endorse the economic development incentive concepts as recommended in the Conservation Study (Section III), and urge the City Administration to devote major effort to 1) refinement of those suggested incentives, and 2) development of further incentives for encouraging rehabilitation and promotion of the historic districts.

Respectfully submitted,

A handwritten signature in cursive script that reads "Genevieve Ray". The signature is written in black ink and is positioned above the printed name.

Genevieve Ray
Urban Conservator

Attachments



United States Department of the Interior

NATIONAL PARK SERVICE

MID-ATLANTIC REGION
143 SOUTH THIRD STREET
PHILADELPHIA, PA. 19106

IN REPLY REFER TO:

F78(MAR-PDS)

28 JUN 1985

Ms. Genevieve Ray
Urban Conservator
City of Cincinnati
Room 222, City Hall
Cincinnati, OH 45202

Dear Ms. Ray:

This is to notify you as duly authorized representative that the Main Street Historic District has been certified by the Secretary of the Interior for purposes of §2124 of the Tax Reform Act of 1976, §§701 (f) and 315 of the Revenue Act of 1978, and §§212 and 214 of the Economic Recovery Tax Act of 1981 as meeting substantially all the requirements for listing of districts in the National Register of Historic Places. In accordance with Federal Regulations (36 CFR 67.9 [g], March 12, 1984) this district is also determined to be eligible for listing in the National Register of Historic Places effective the date of this letter.

Individual property owners of depreciable buildings within this district can qualify for the Federal tax incentives by filling out Parts 1 and 2 of a Historic Preservation Certification Application (sample enclosed) and submitting them to the Ohio State Historic Preservation Officer (SHPO). Additional application forms are available from the SHPO. For optimum results it is important that these applications be submitted as early as possible in the planning of a rehabilitation project.

Review Boards and Commissions should become familiar with the Secretary of the Interior's "Standards for Rehabilitation" (copy enclosed). These standards are used by the Secretary in certifying rehabilitation work for the tax incentives of the Tax Reform Act. Both the SHPO and this office are available to advise individuals and organizations in this matter.

If you have any questions, please call Martha Raymond of this office at (215)597-1578.

Sincerely,

Myra F. Harrison
for Myra F. Harrison
Assistant Regional Director
Office of Cultural Programs

Enclosure

cc: NR/WASO
OH SHPO



AS REVISED AND RECOMMENDED BY
Historic Conservation Board, 11/5/84
City Planning Commission, 11/9/84
Revisions completed 11/30/84

MAIN STREET HISTORIC DISTRICT

CONSERVATION GUIDELINES



HISTORIC CONSERVATION OFFICE

CITY PLANNING DEPARTMENT

CINCINNATI OHIO

NOVEMBER 1984

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CONSERVATION GUIDELINES
 MAIN STREET HISTORIC DISTRICT

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I. INTRODUCTION

Conservation Guidelines are used by owners, architects, contractors and the City's Historic Conservation Board when owners in historic districts decide to make changes to the outside of their buildings.

They are not rigid sets of rules, but rather a guide on how to make improvements in the district which are compatible with its character. Guidelines give building owners advice on how to undertake work in the district, and they give the Historic Conservation Board a way to determine whether proposed work is appropriate. The guidelines set broad parameters within which district changes should occur while maintaining ample opportunity for design creativity and individual choices and tastes.

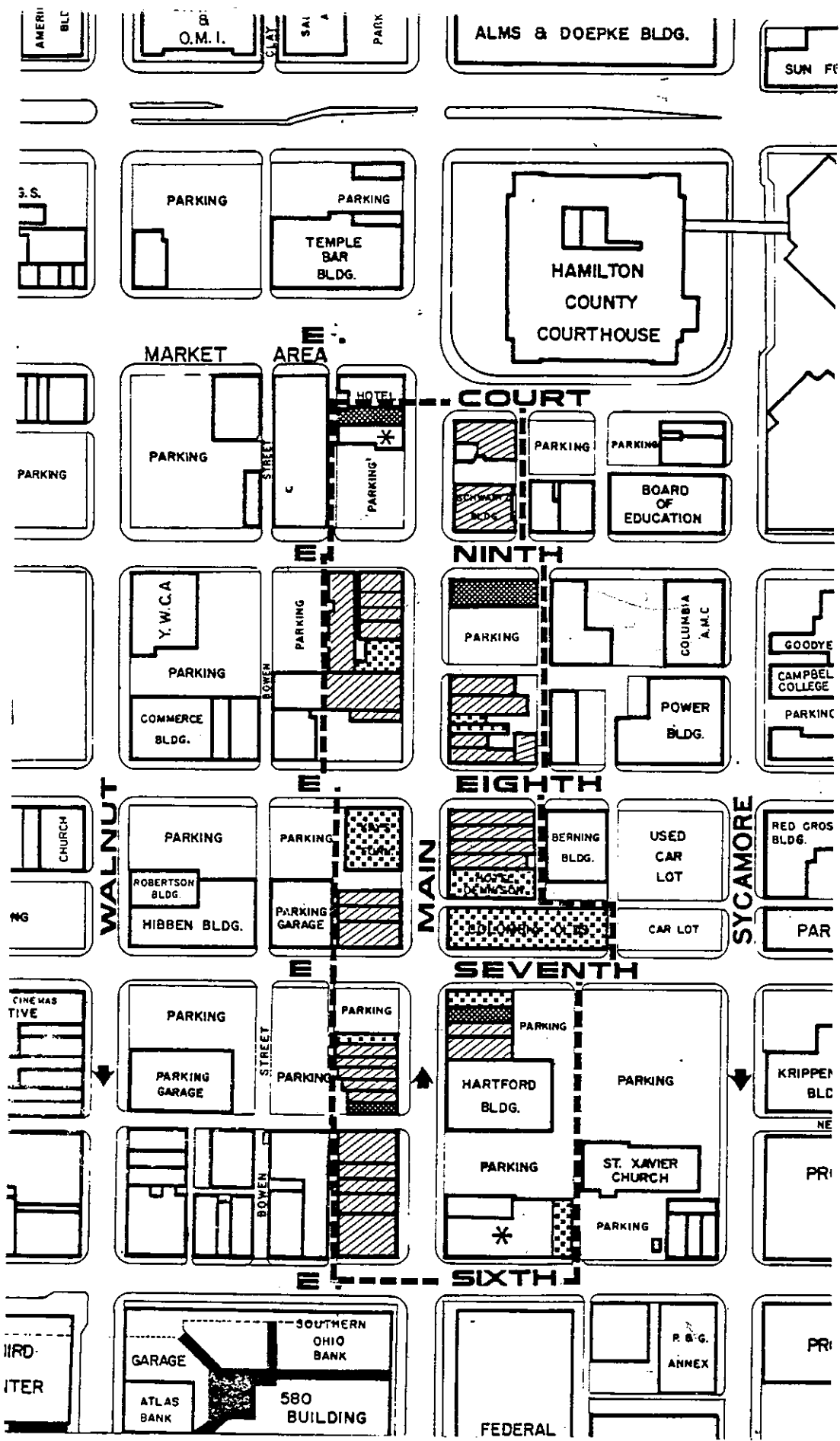
If an improvement is proposed within the Historic District, a Certificate of Appropriateness (C.O.A.) must first be obtained from the Historic Conservation Board. This is in addition to a building permit, though there is no additional fee. The following kinds of work do not require a C.O.A.:

- Interior work such as plumbing, wiring, plastering.
- Ordinary repair and maintenance which does not result in an exterior change.

The following points are of extreme importance:

- The guidelines do not require that an owner make improvements.
- The guidelines do not force an owner to "take the property back to the way it was."
- The HCB may modify certain guidelines, as appropriate, in cases of economic hardship. The Board must approve the proposal, even if it doesn't meet the guidelines, when the owner demonstrates
 - a) that there is no "economically feasible and prudent alternative" which would conform to the guidelines, and
 - b) that strict application of the guidelines would deny the owner a reasonable rate of return on the property, and would amount to a "taking of the property without just compensation."
- The guidelines, and the legislation which set up the Board, are geared toward negotiating solutions which will give the owner substantial benefit without causing substantial harm to the district. The Board may grant approval, set conditions, or waive certain guidelines as "trade-offs" to aid negotiations.
- Any applicant who disagrees with a Board decision may appeal the decision to City Council. In the 4½ years that the Board has reviewed proposals in historic districts all over the city, not one applicant has appealed. This indicates overwhelming success of the negotiation process.

The Conservation Guidelines for the Main Street Historic District are based on an analysis of each block in the District. Analysis showed that the buildings on Main Street had great architectural variety as well as certain shared characteristics. These are noted in the analysis section of the guidelines and are intended to serve as a general guide to anyone contemplating changes to their property.



ARCHITECTURAL ANALYSIS

MAIN STREET HISTORIC DISTRICT

- * NATIONAL REGISTER
- OUTSTANDING
- SIGNIFICANT
- COMPATIBLE
- INCOMPATIBLE

HISTORIC CONSERVATION OFFICE
CITY PLANNING DEPARTMENT
CINCINNATI, OHIO JULY 1983
BOUNDARIES OCTOBER 1984

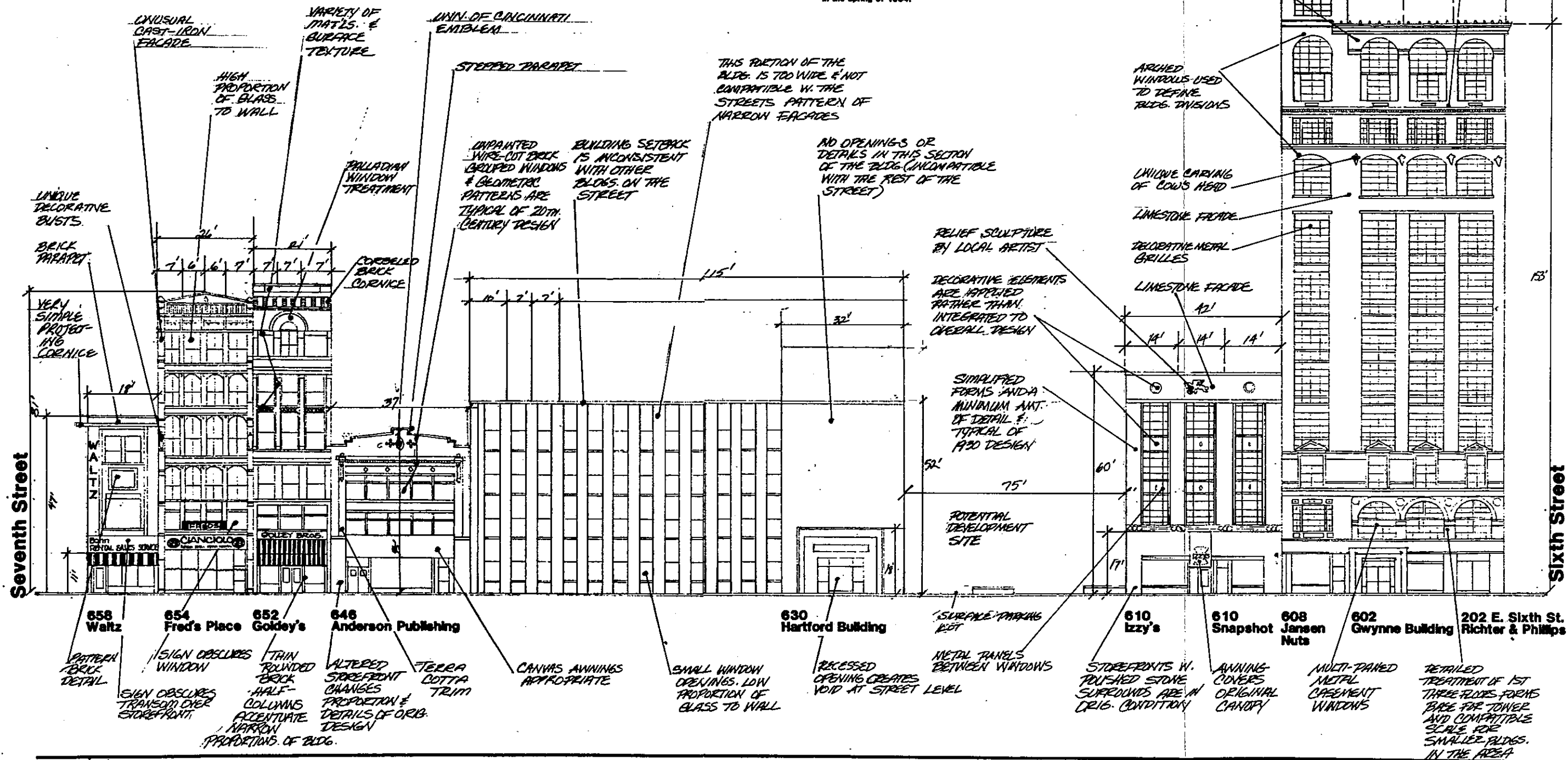
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MAIN STREET - EAST SIDE

7th to 6th

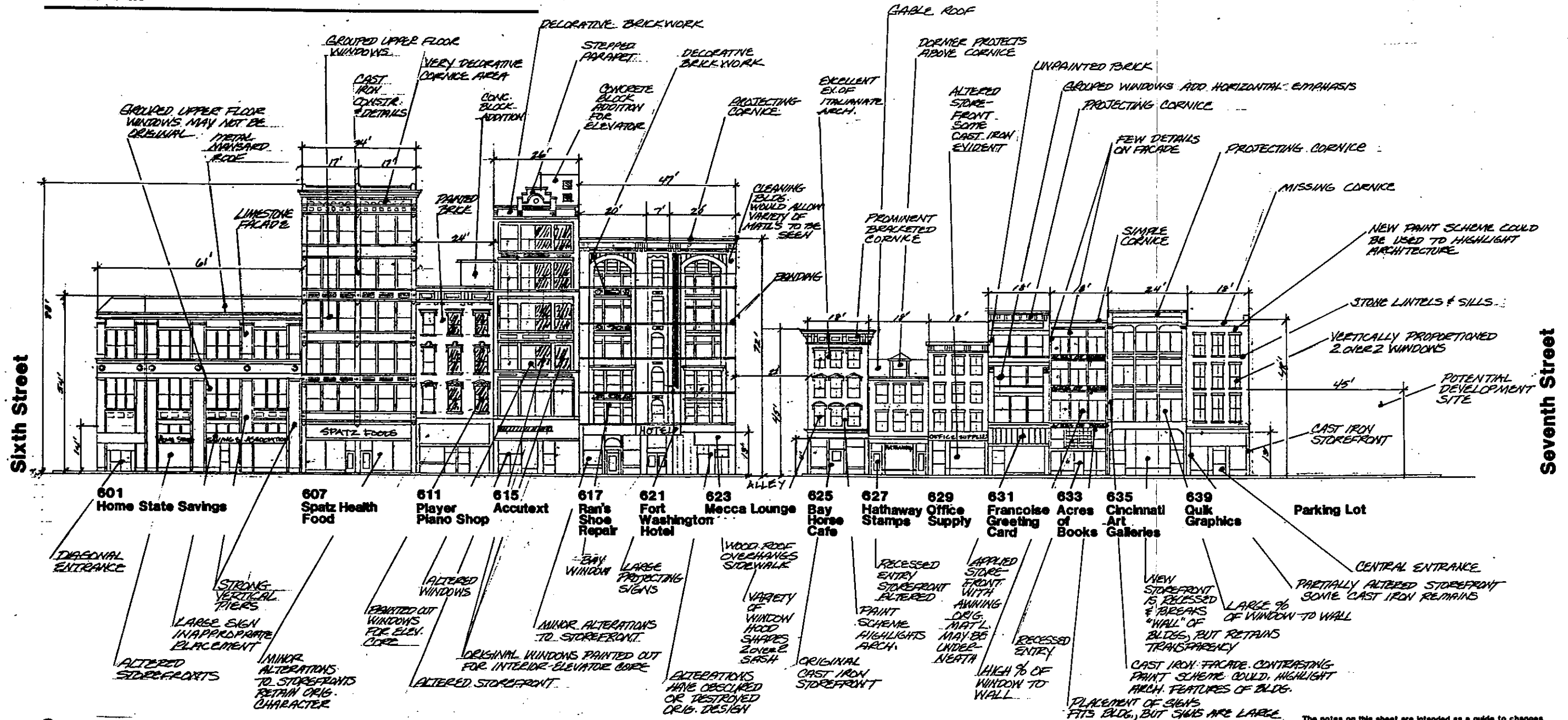
The notes on this sheet are intended as a guide to changes which will help market the district image of a historic, lively, pedestrian-oriented shopping area which is architecturally distinctive. Owners in historic districts do not have to make any changes at all, but may find these notes helpful when contemplating rehabilitation or new construction.

Note that the dimensions on these drawings are approximate and the buildings have been somewhat simplified for the purpose of illustration. Buildings were measured and drawn in the spring of 1984.



MAIN STREET - WEST SIDE

6th to 7th



General Notes/Special Features

- The Fort Washington Hotel (built c. 1887 as the Bodman Building) was the first home of Western-Southern Life Insurance Company.
- Henry Korff's jewelry store was located at 625 Main for nearly 50 years, from 1875 to 1920.

- The cohesiveness of the block is especially evident on the northern half, in which all seven buildings are four stories tall.
- Although most of the buildings have had some modification over the years, the architectural integrity still remains and the potential for rehabilitation is extraordinary.

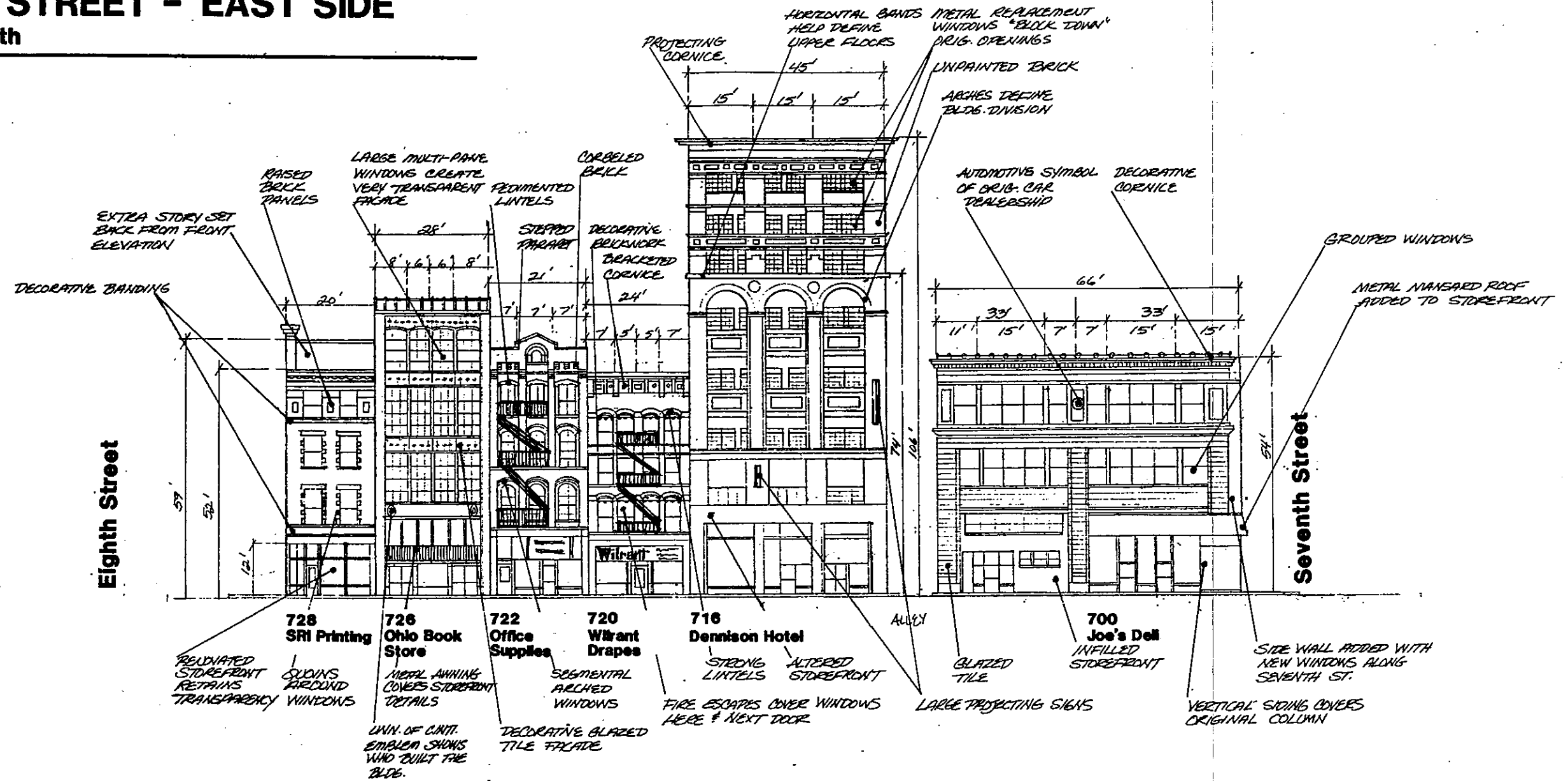
- There are no gaps on the blockface. A large parking lot at the northern end provides the potential for sympathetic new construction to complete the block. Parking should be incorporated into the design if possible.
- Several buildings contain large individual windows or groups of windows, resulting in a high percentage of glass to wall.

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MAIN STREET - EAST SIDE

8th to 7th



General Notes/Special Features

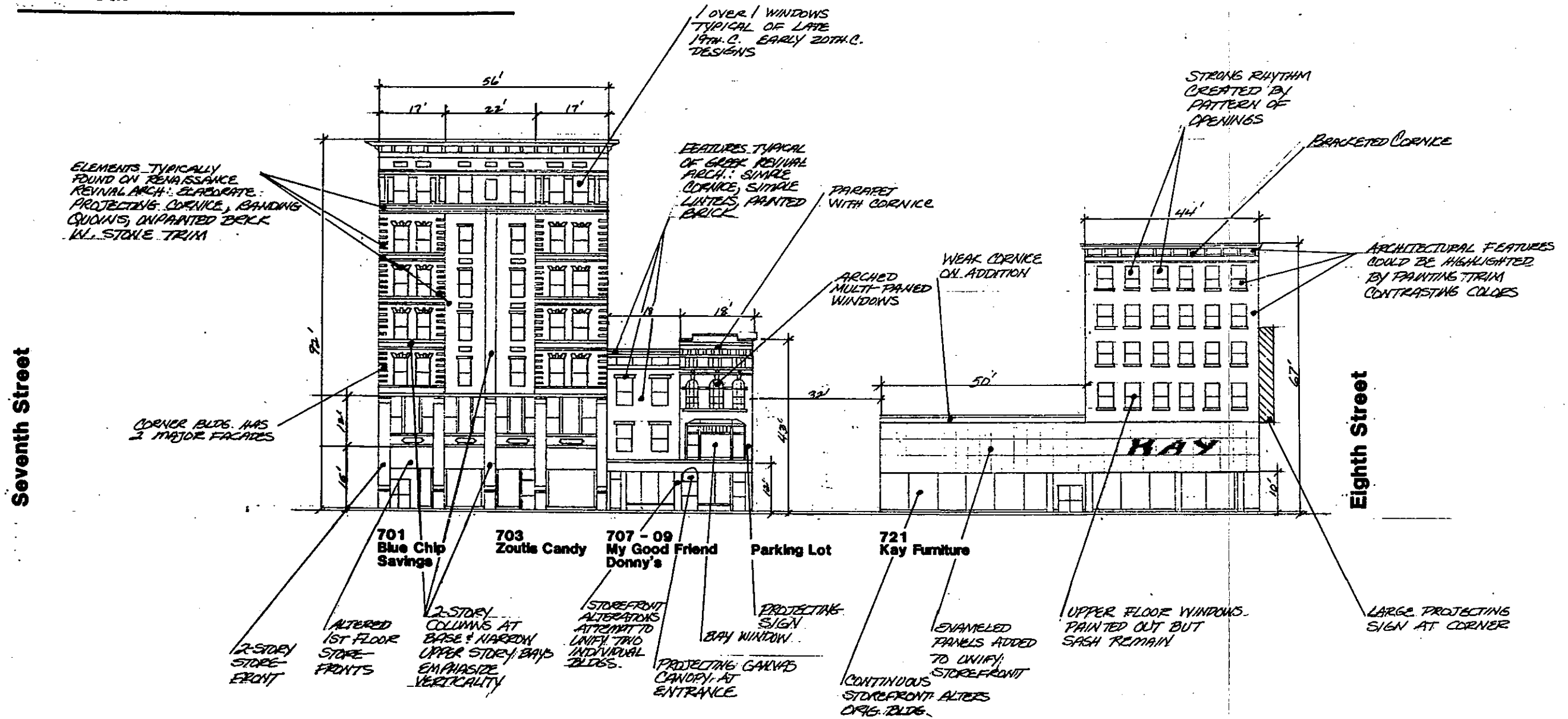
- All of the buildings incorporate storefronts at the street level and all have cornices or parapets which visually end the design of the facade.
- The block is visually cohesive, without intrusions or gaps. The buildings are in relatively good condition and retain most of their architectural integrity.
- The Aurora apartment building (728 Main), constructed in 1910, was the first structure in the district to be built with housing as its principal use.
- 726 Main was one of two office buildings built by the University of Cincinnati for investment purposes. The seal of the University can still be seen above the 2nd floor.
- 700 Main was built c. 1910 as an automobile sales office. The auto showrooms on the first floor now serve new functions, but symbols from the dealership remain above the second floor.
- Four of the six buildings on the block have unpainted brick facades; the two others use decorative terra cotta.

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MAIN STREET - WEST SIDE

7th to 8th



General Notes/Special Features

- Like many on Main Street, this block has larger buildings on the corners and smaller buildings between.
- In the 1880's, the Kay Furniture building (721 Main) was the home of Richard Wooley's Sons, manufacturers of harnesses, saddles, collars and other leather products. In 1895, the building housed the Alter & Julian company, designers, builders and distributors of ladies' fine footwear.

- The two smaller buildings (707 & 709) may have once been identical. Their height, proportion and continuous storefronts physically link the buildings. The facade at 709 (My Good Friend Donny's) may be an example of updating a structure by changing its facade. The design and details of the newer facade are typical of turn-of-the-century Colonial Revival design, while the other facade is more typical of 1860's Greek Revival.

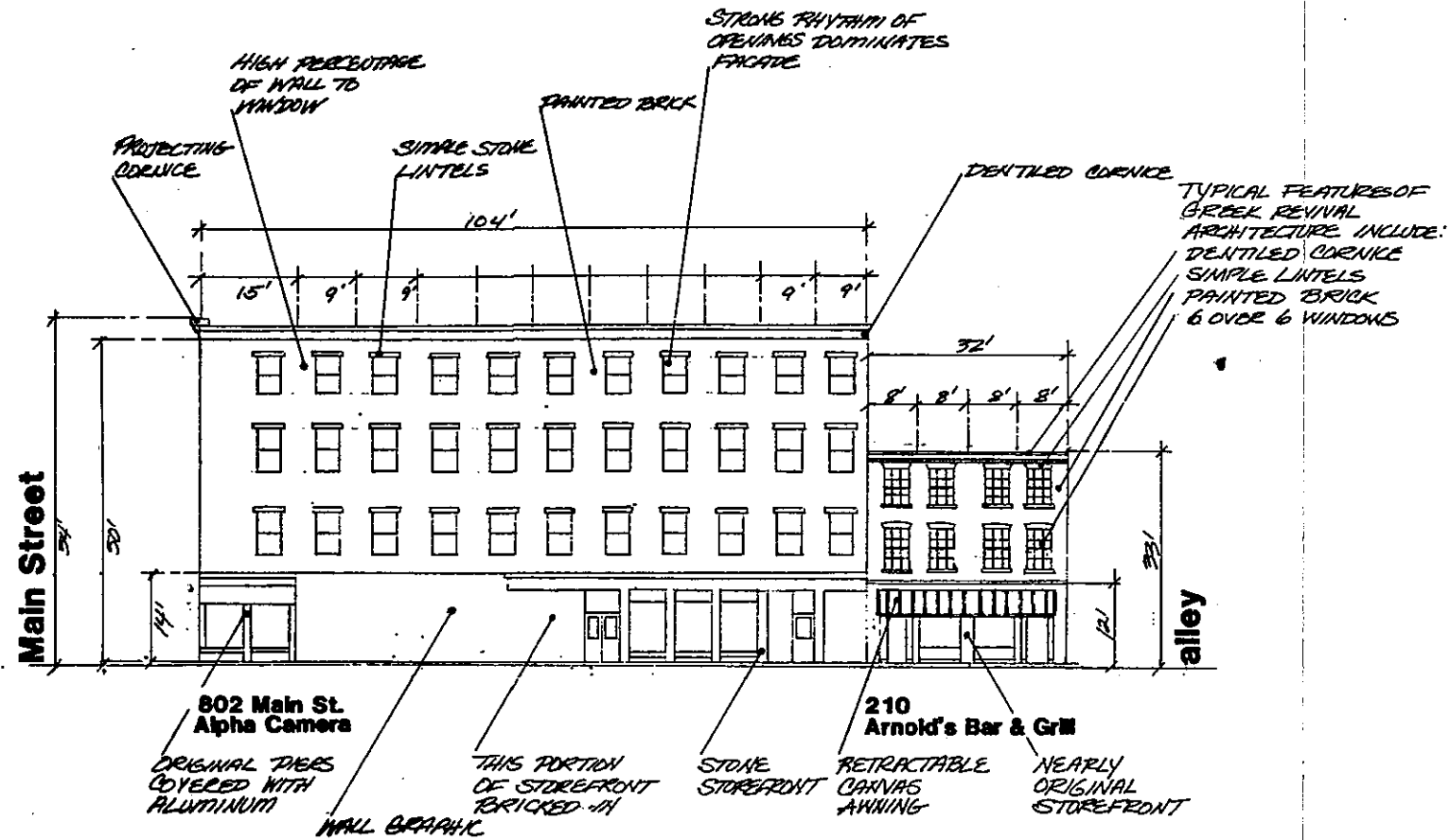
- The one-story addition at Kay Furniture and the small parking lot to the south break the rhythm of the street. While new infill at the lot and above the one-story addition would be desirable, it is unlikely that this could occur in the near future. A low wall and trees at the parking lot could help bridge the gap in the block-face.

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EIGHTH STREET - NORTH SIDE

at Main



General Notes/Special Features

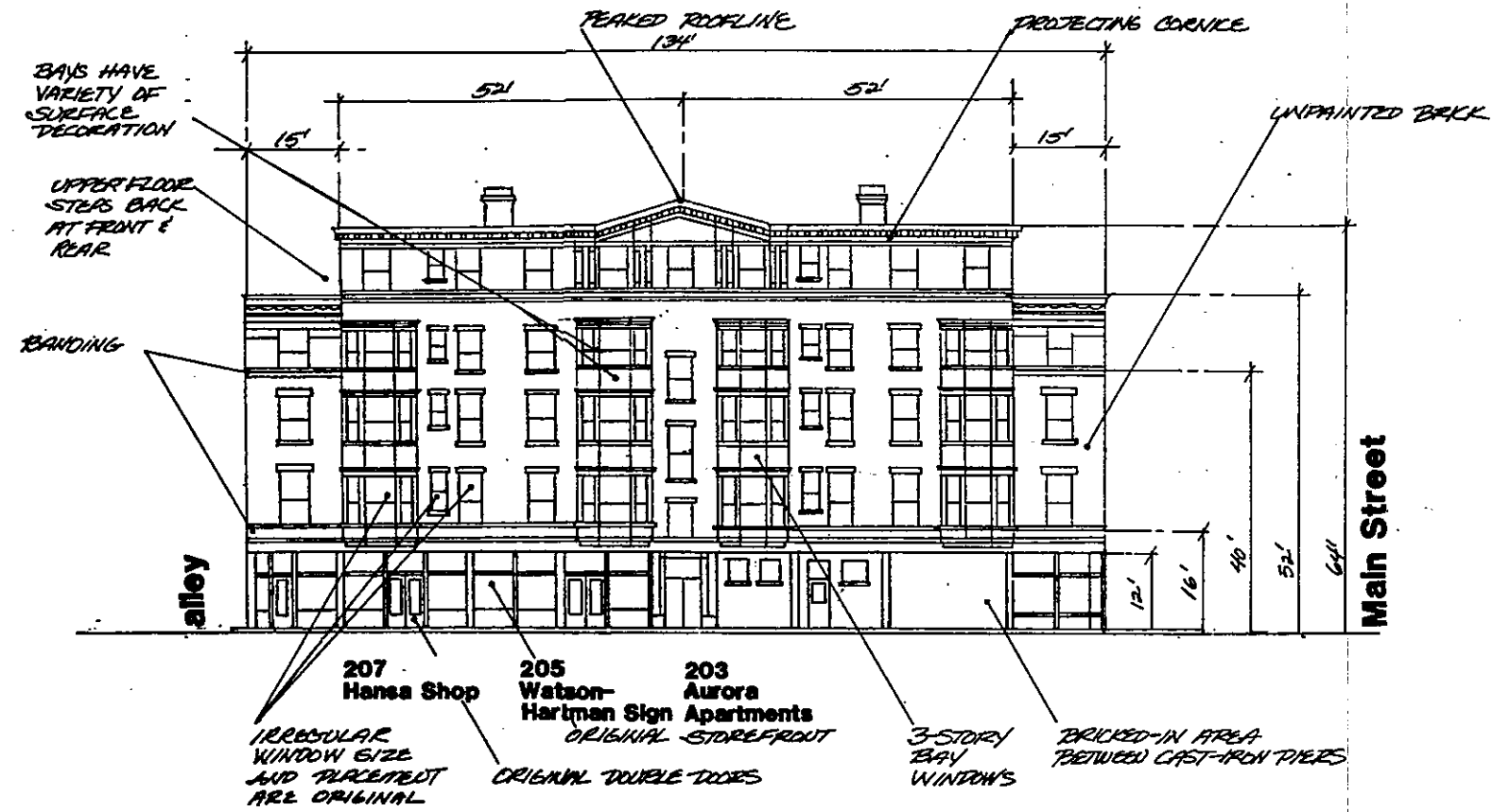
- Opened as a tavern in 1861, Arnold's Bar & Grill, 210 E. Eighth, was owned by the same family for over 100 years.
- The side of 800 Main Street along Eighth is less decorative than the principal facade. The cornice has dentils rather than brackets and the lintels over the windows are plain. This may indicate that the facade was "updated" in the latter part of the nineteenth century from Greek Revival to Italianate style.
- The building at 210 E. Eighth is typical of those built in the mid 1800's. The windows are 6 over 6, there are dentils under the cornice and there is a general lack of fancy decoration.

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EIGHTH STREET - SOUTH SIDE

at Main



General Notes/Special Features

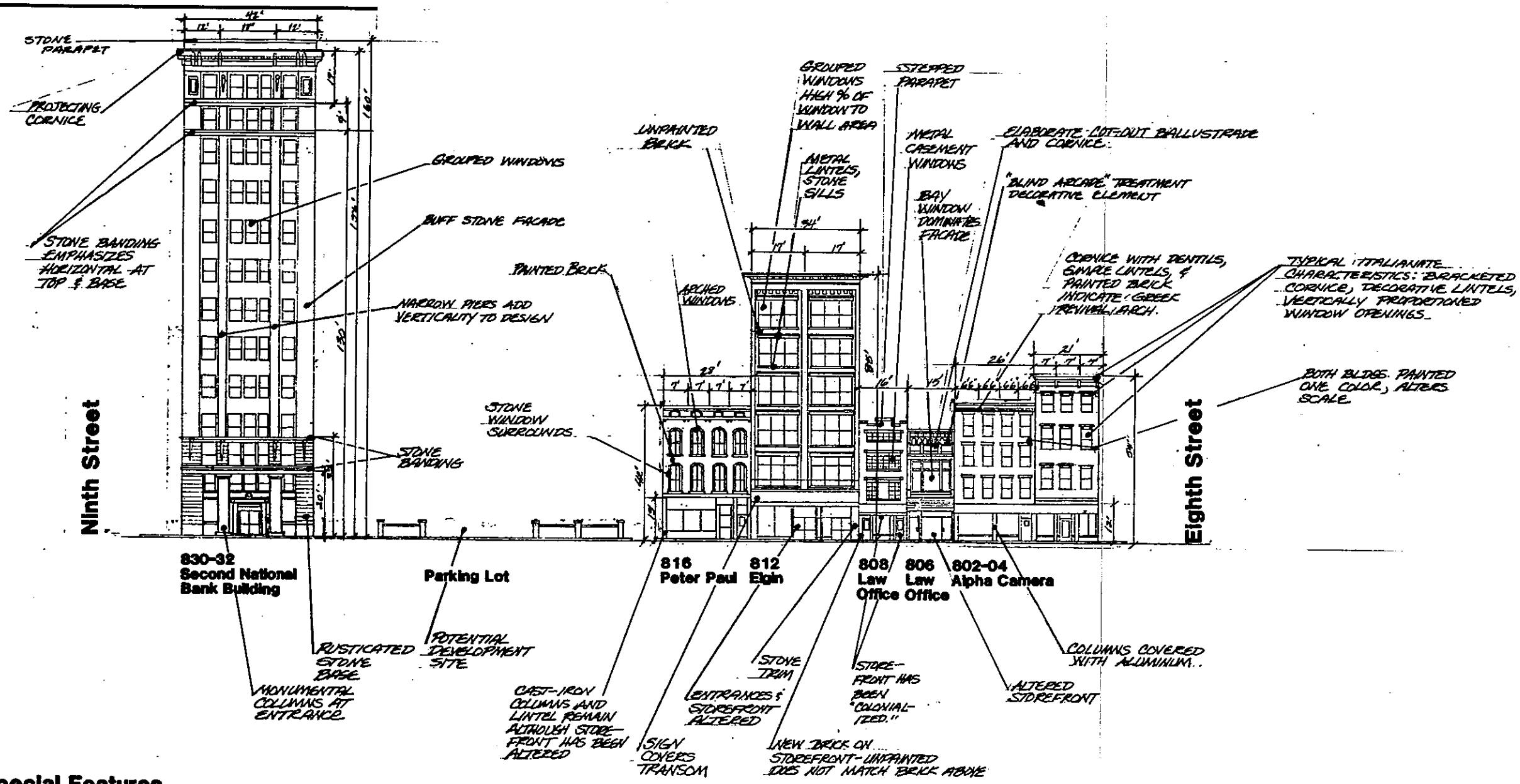
- The Aurora Apartment Building, 203 E. Eighth, was built in 1910 and is not only an example of turn of the century Colonial Revival architecture but also marks the first time an apartment building was built in the area.
- The building design continues the Main Street trend of having first floor storefronts.

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MAIN STREET - EAST SIDE

9th to 8th



General Notes/Special Features

- The block is anchored by one of the two major landmarks in the district, the Second National Bank Building (830 Main). The 12-story building dominates the smaller buildings surrounding it.
- The remainder of the block is typical of Main Street, with smaller masonry buildings ranging in height from 3 to 6 stories.

- All of the buildings except Second National are faced with brick, either painted or unpainted.
- The parking lot to the south of Second National provides an opportunity for major new construction which should relate to the design and detailing of the buildings on either side. It may be appropriate for the new building to "take a back seat" to the bank building in its design.

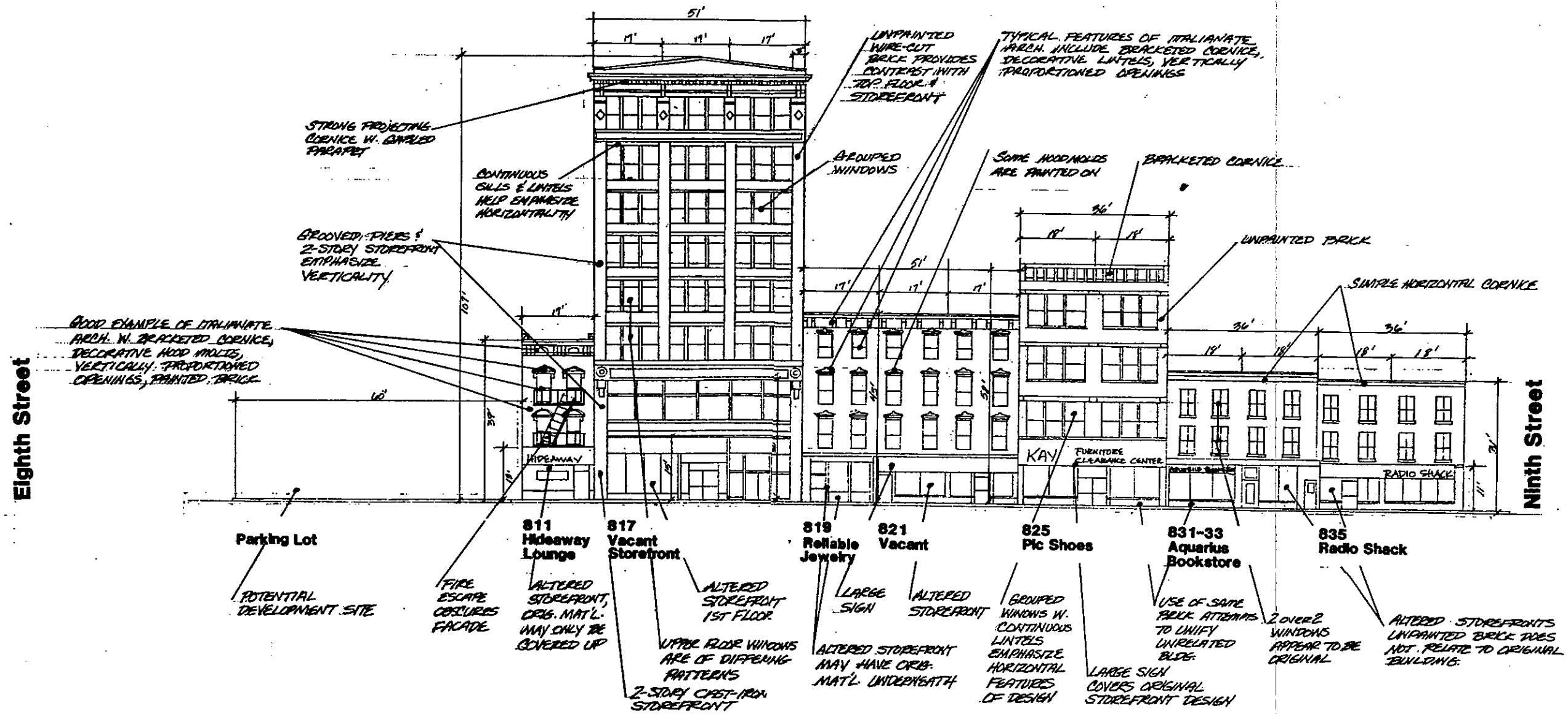
- Despite a wide variety of architectural styles found in the block, buildings all have first floor storefronts and strong design elements at the tops. These range from a simple, stepped parapet at 808 Main (Stagnaro Law Office) to the visually dominant projecting cornice at 812 Main (Elgin Office Equipment).

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MAIN STREET - WEST SIDE

8th to 9th



General Notes/Special Features

- This is a typical Main Street block with variety of building size ranging from 3 stories to 8 stories.
- The building at 817 dominates the block in terms of size. It is typical of large scale buildings along the street and includes a two story base and decorative upper-most floor.
- Windows on this block are handled in two ways: within single openings punched in the wall or in groups set between piers.

- The corner lot offers potential development site. New construction could anchor corner as well as help fill void in the middle of the district. Larger infill building should draw from other large buildings in the area for sense of detail, proportion and other architectural characteristics.
- A small group of materials (brick, cast-iron, stone, tin and wood) are used in various combinations to create a wide range of details and architectural styles.

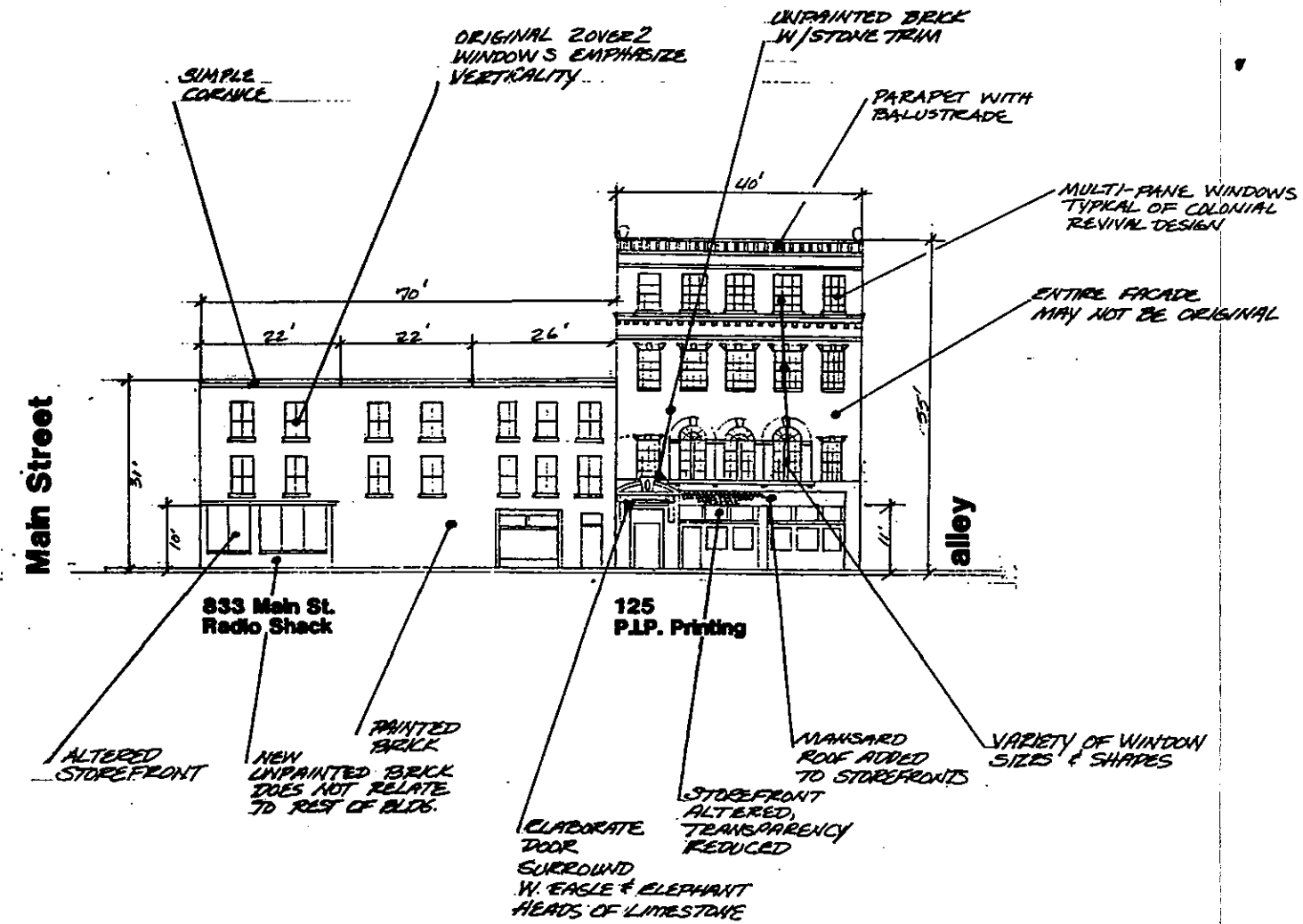
- Despite the architectural variety, all buildings share common design features - storefront, masonry upper floors and cornices.

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NINTH STREET - SOUTH SIDE

at Main



General Notes/Special Features

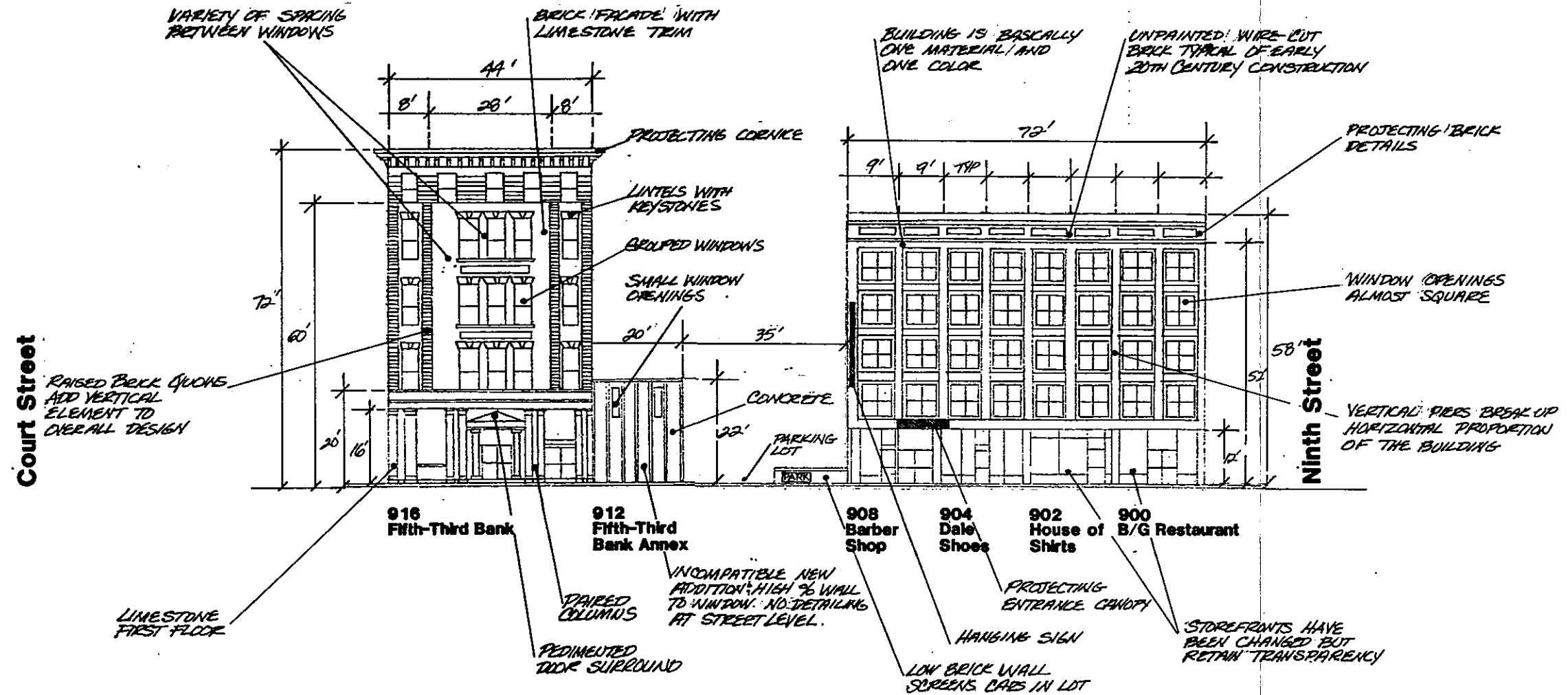
- The building at 125 (P.I.P. Printing) is highlighted by elephant heads and an eagle around the entrance. These design elements are evidence that the Republican Party Headquarters occupied the building. The Headquarters were here from 1928 to 1965.
- The Colonial Revival facade of 125 may have been added to an existing building. The entire front facade appears to be different from the rest of the building and possibly constructed at a different time.

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MAIN STREET - EAST SIDE

Court to 9th



General Notes/Special Features

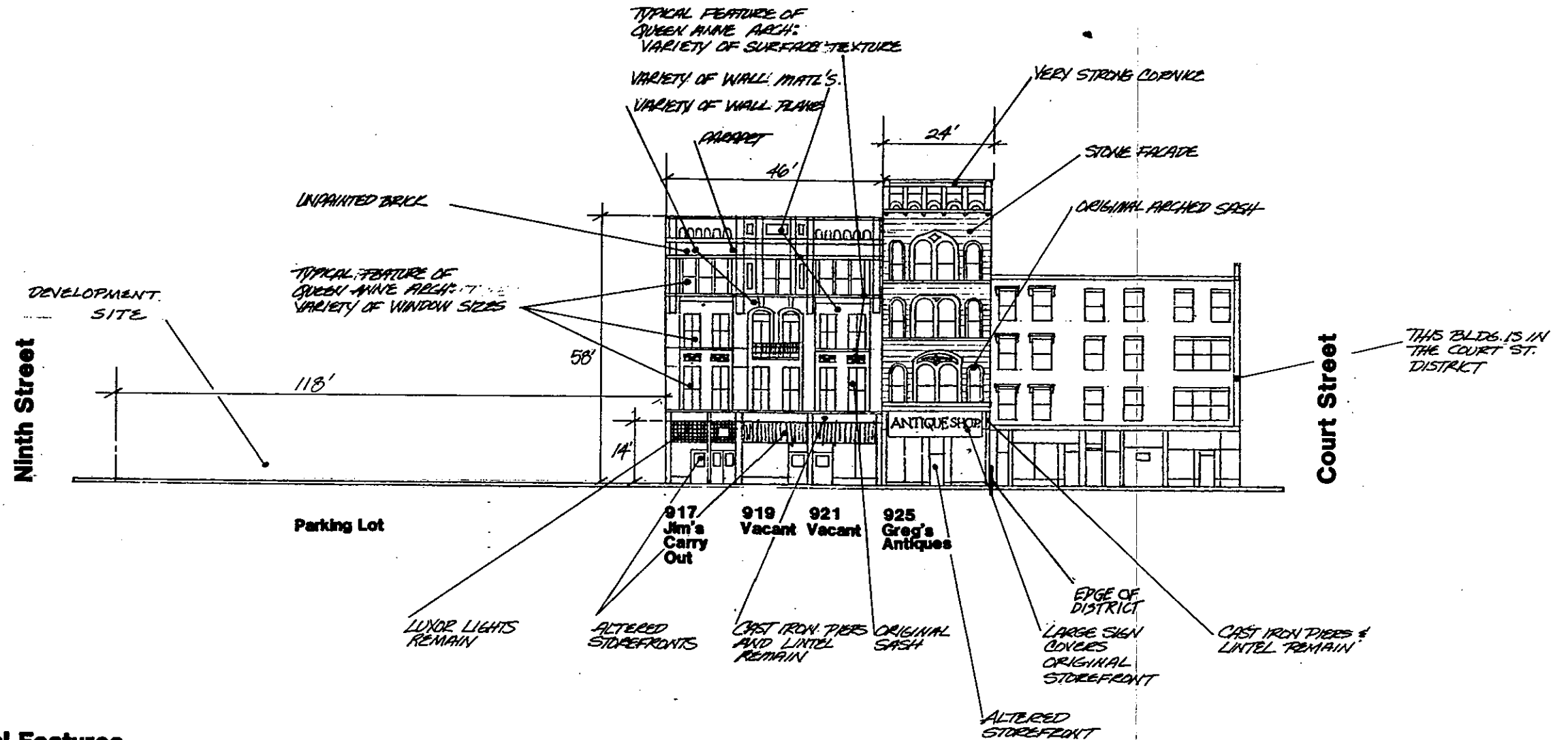
- There are only two buildings on this block, but they are substantial structures, each with two principal facades and each anchoring a corner.
- The B/G Restaurant (900 Main) has been at the same location for 50 years. The 5/3rd Bank was originally built as the Court House Savings Bank in 1911.

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MAIN STREET - WEST SIDE

9th to Court



General Notes/Special Features

- The majority of this block is a large parking lot on the southern half. This is the largest existing development site in the district, and provides an excellent opportunity for new construction to complete the block and to relate to existing architecture.
- The Nathaniel Ropes Building at 917 Main is individually listed in the National Register of Historic Places, and is an outstanding example of Queen Anne commercial design.
- The stone facade of 925 Main (Greg's Antiques) is enlivened with decorative trim around the windows, an elaborate cornice and an eagle carved into the area above the second floor center windows.
- The northern edge of the Main Street District lies on the northern side of 925 Main (Greg's Antiques). The building at 927-931 (Rose Lee and Charlie's Tavern) is within the Court Street District. Its north facade contains storefronts which relate to Court Street.

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IV. REHABILITATION AND ALTERATION

A. Intent and General Guidelines

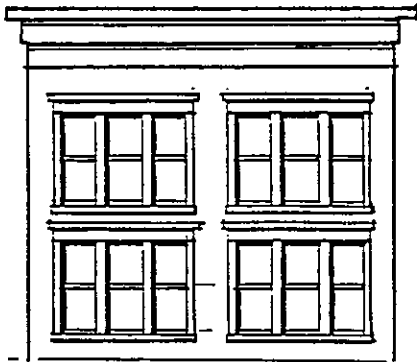
- 1) Avoid removing or altering historic material or distinctive architectural features: if it's original and in good shape, try to keep it.
- 2) Repair rather than replace wherever possible. If replacing, replicate the original based on existing materials. Do not invent something new that "might have been."
- 3) When extensive replacement of missing or severely deteriorated materials is necessary and replication to exactly match the original is not feasible, the new work should match the character of the original in terms of scale, texture, design and composition.
- 4) Don't try to make the building look older than it really is. Rehabilitation work should fit the character of the original building. If your building has been substantially altered, nearby buildings of similar age and style may indicate what its original character was.
- 5) Your building may contain clues to guide you during rehabilitation. Original detailing may be covered up with other, later materials, or there may be physical evidence of what original work was like and where it was located.
- 6) A later addition to an old building or a non-original facade or storefront may have gained significance on its own. It may be significant as a good example of its style, or as evidence of changing needs and tastes. Don't assume it's historically worthless just because it's not part of the original building.
- 7) Surface cleaning should be done by the gentlest means possible. Never sandblast or use other abrasive methods. Cleaning or paint removal may not be necessary at all.
- 8) If no evidence of original materials or detailing exists, alterations should be simply detailed and contemporary in design, yet fit the character of the building. Ideas on how to achieve "fit" are illustrated in New Construction Guidelines.

REHABILITATION AND ALTERATION

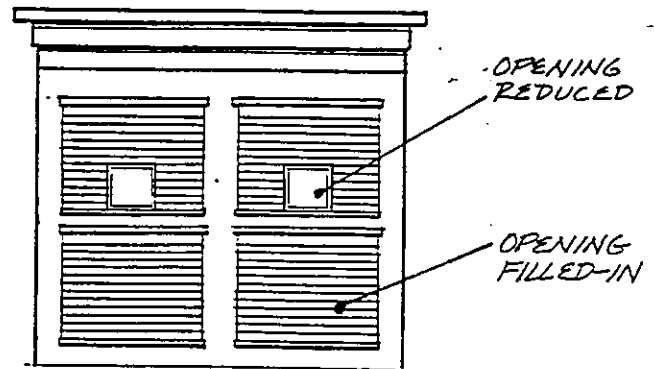
B. Specific Guidelines

1. Upper Floor Windows

A. Openings: Closing in window openings makes the face of a building appear to have lost its "Eyes." Reducing or enlarging window openings makes the "eyes" appear too small or too large for the face of the building wall.



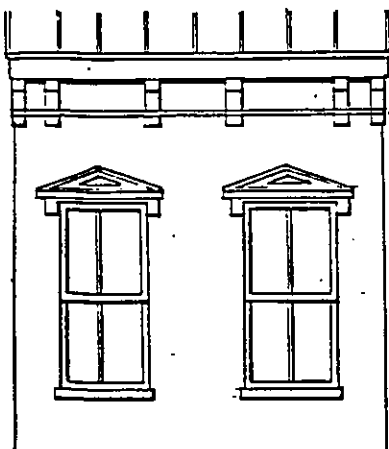
ORIGINAL



INAPPROPRIATE

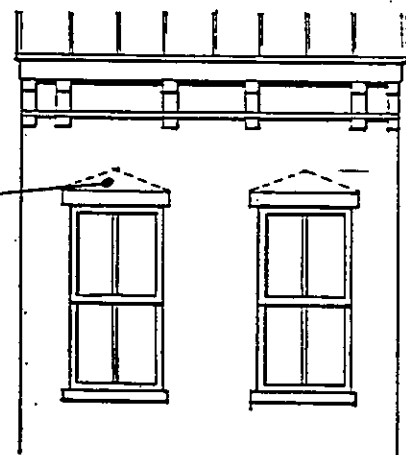
Guideline Original openings should not be altered.

B. Trim: Removing window trim such as window heads removes the sense of depth and definition a window has and is like removing the eye brows over the "eyes" (windows) of the building face.



ORIGINAL

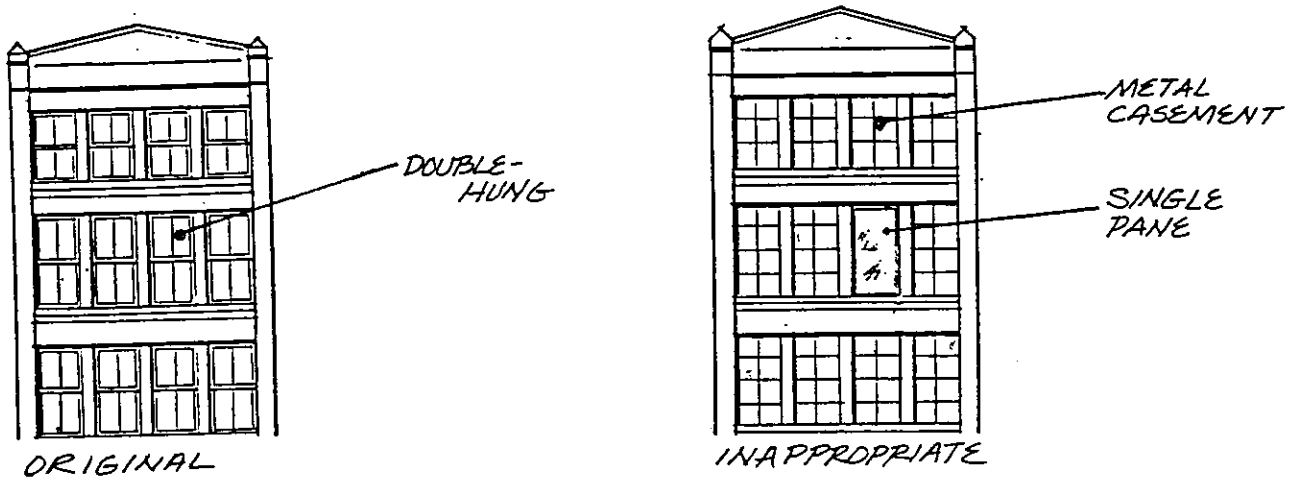
WINDOW
HEAD
REMOVED



INAPPROPRIATE

Guideline Original window trim should not be removed.

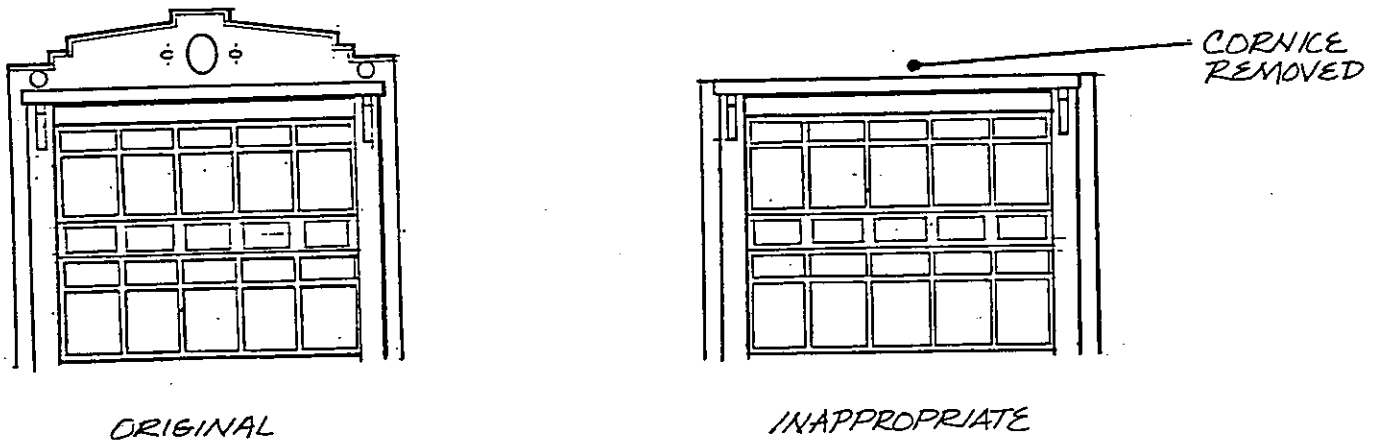
C. Type: Replacing original windows with an entirely different type of window (casement replacing double-hung for example), can appear out-of-place given the type of window commonly found on buildings of particular styles and particular time periods.



Guideline Window replacements should match the character of the original.

2. Cornice

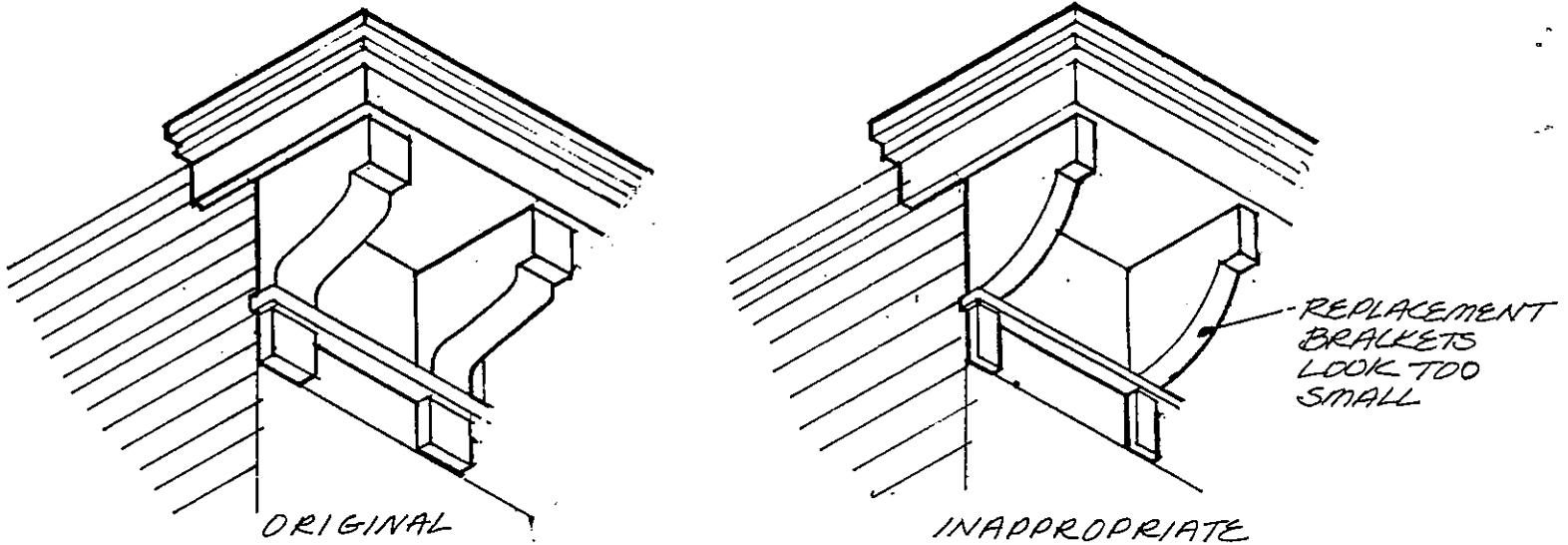
Reducing the depth of a cornice or parapet or removing the cornice makes the building look like it has lost its top.



Guideline Cornices should not be removed.

3. Ornamentation

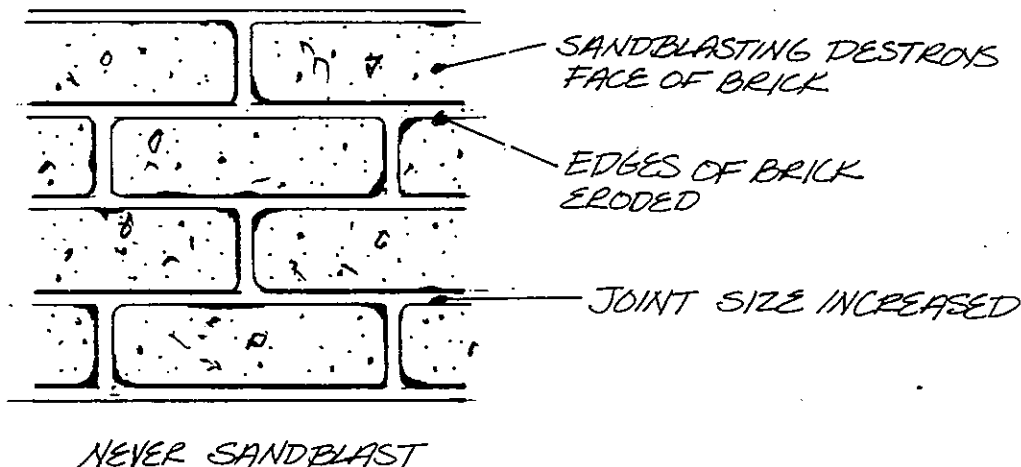
Removing ornamentation or replacing it with substitutes which are of a different scale and design from the original leave a building looking stripped and bare. New ornament should match the original (if you have any left as a model) in size, shape, scale and general design character.



Guideline Replacement ornamentation should match the character of the original.

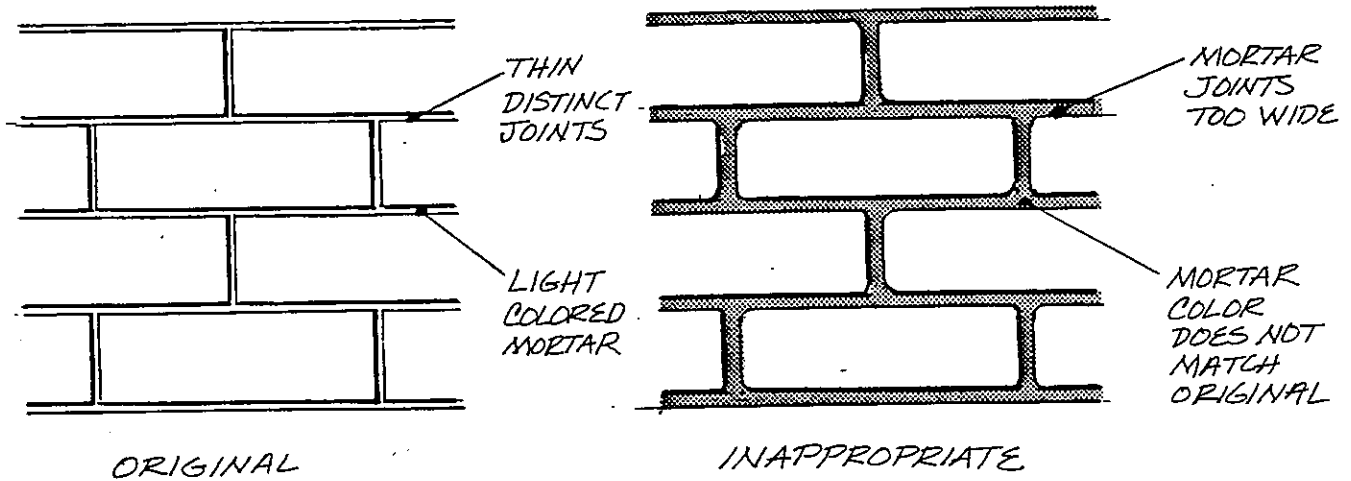
4. Masonry

A. Cleaning: Cleaning dirt or old paint off of a building should be done by the gentlest means possible. Low pressure water, detergent, and natural bristle brushes are often adequate. Never sandblast. Sandblasting permanently damages the surface of brick.



Guideline Never sandblast.

B. Pointing: Repointing masonry walls built before the turn of the century should be done with a soft lime-based mortar mix rather than a harder Portland cement based mortar which would be stronger than the old brick and could crack the brick itself. The mortar color, texture, and type and size of joint should match the original or the wall will look like a patchwork.

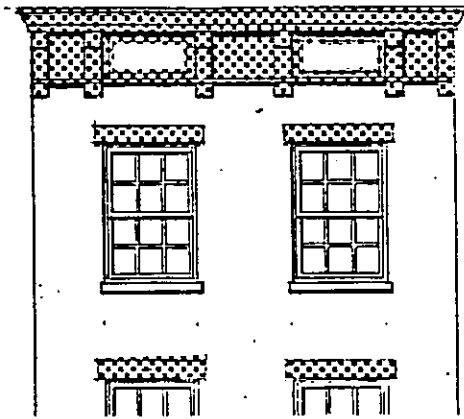


Guideline Repoint old masonry with care.

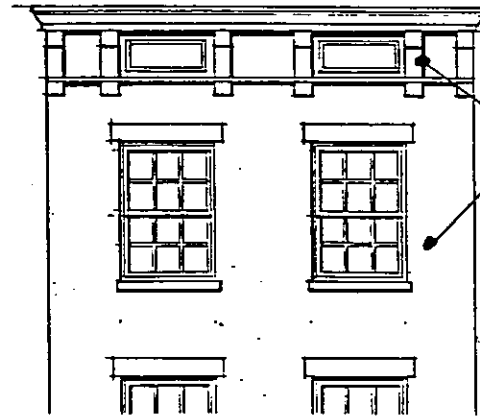
C. Painting 19th Century Buildings: Removing paint from buildings originally painted, generally pre-1900, leaves the brick surface unprotected, is historically inappropriate, and results in a less lively and less colorful streetscape. Repainting of these older buildings is recommended.

Guideline Generally do not remove paint from 19th century building.

D. Painting Trim: Architectural trim and decorative features should be painted in a color or shade which contrasts with the wall color to enliven the facade.



ORIGINAL



TRIM
AND
WALL
BLEND
TOGETHER

INAPPROPRIATE

Guideline Trim should contrast with the wall.

E. Painting 20th Century Buildings: Painting hard face brick (on buildings built after 1895) and painting stone is unnecessary for the protection of the surface and is historically inappropriate. The contrast of early, painted buildings and later, unpainted buildings adds to liveliness of the street.

Guideline Generally, do not paint 20th century buildings.

Credits

These guidelines will be used by the Historic Conservation Board to review exterior changes in the proposed Main Street Historic District. The district boundaries and guidelines were recommended to City Council by the Historic Conservation Board and the City Planning Commission after public hearings on November 5, 1984 and November 9, 1984, respectively.

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Estelle B. Berman - Vice Chair
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Director of City Planning

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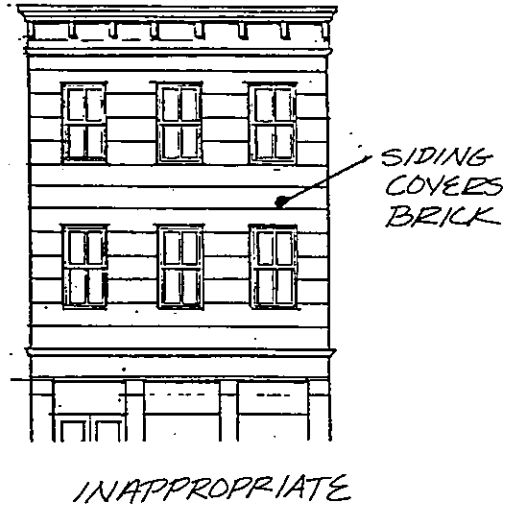
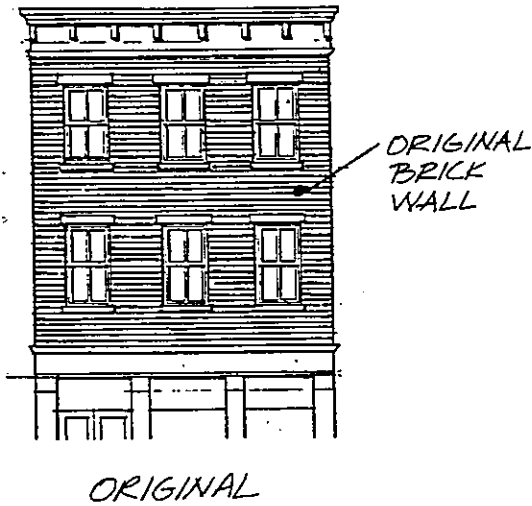
Office of Architecture and
Urban Design,
Department of Public Works

The Main Street Historic District Study Committee members were hard-nosed realists about economic issues related to historic districts. For their ideas, suggestions, doggedness and enthusiasm, the Historic Conservation Staff is extremely grateful:

Bob Bokenkotter
David Grossman
David Mengel
Irwin Meyer

Arvind Patel
Eugene Stagnaro, Jr.
Jim Weiss

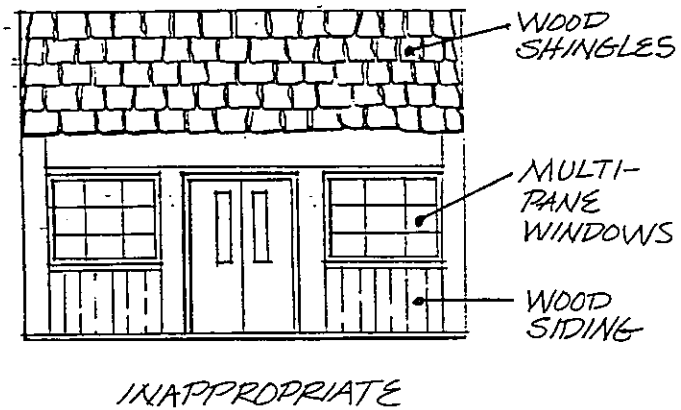
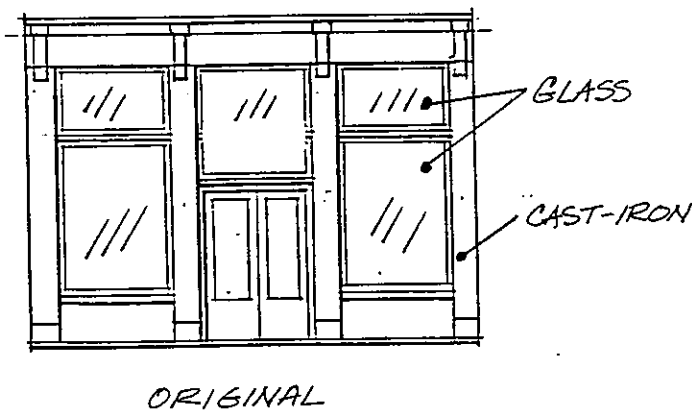
F. Covering Masonry: Covering brick or stone walls with wood siding or aluminum or other artificial materials alters the scale and appearance of the wall and adds no real insulation value.



Guideline Generally, do not cover masonry with another material.

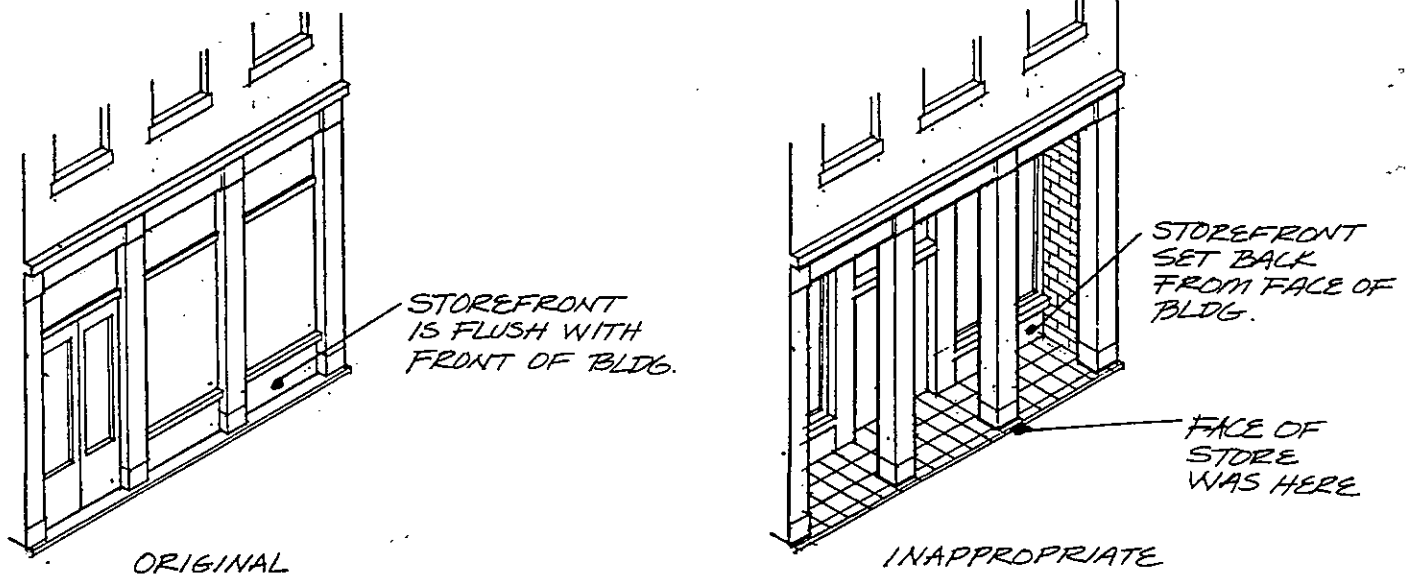
5. Storefronts

A. Materials: Introducing designs and materials not found in the district or in buildings of a particular time period appears incongruous and often creates a hodgepodge of building materials and a mixture of images.



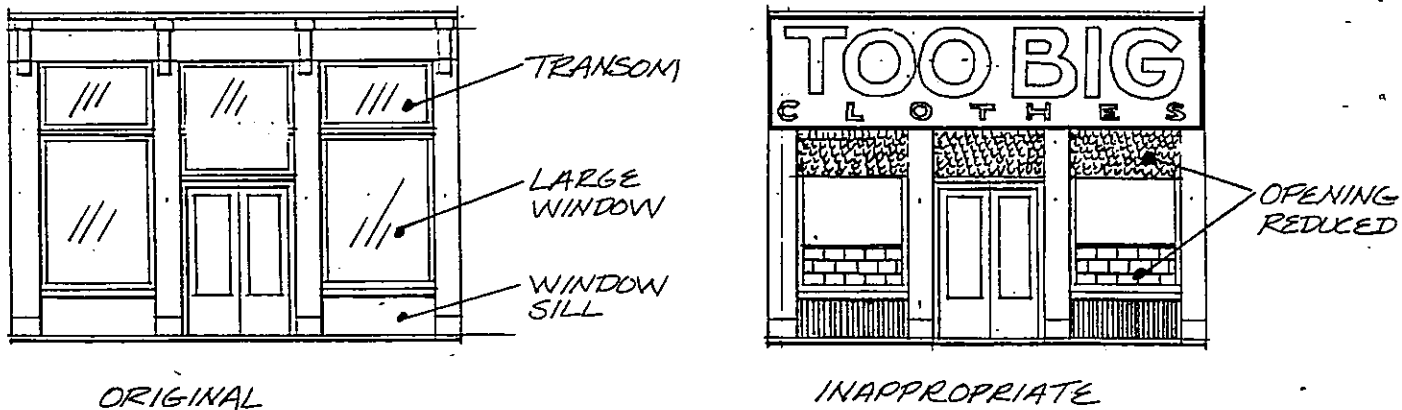
Guideline The design of storefronts should be in character with the building.

B. Setback: Significantly setting back the storefront from the face of the building (not to be confused with recessed entrances which are common) as in an arcade is out of keeping with the historic character of the building and alters the continuity and storefront rhythm of the street.



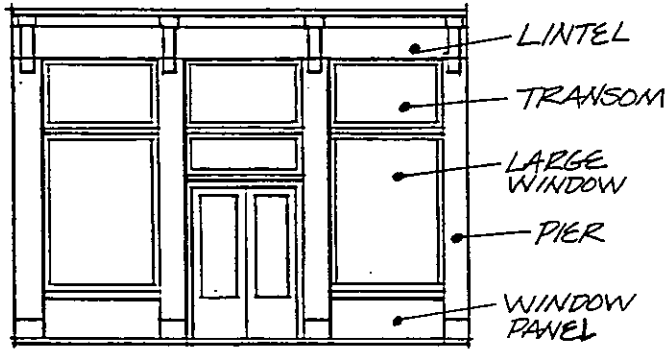
Guideline Arcading storefronts (setting them back from the face of the building) is inappropriate.

C. Openings: Reducing the size of window openings, often by raising the window sill or filling in the transom, cuts down on transparency which is important to store windows and eliminates the vertical emphasis to the 1st floor.

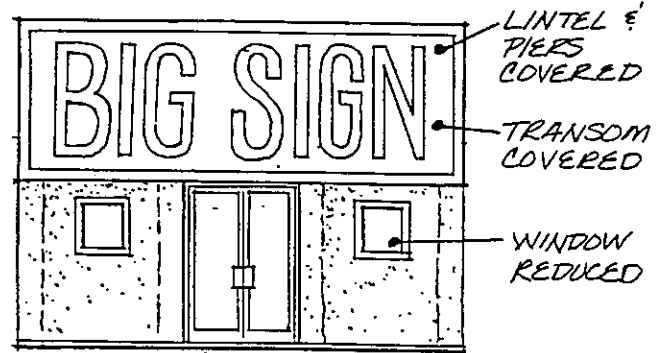


Guideline Maintain transparency.

D. Features: Covering or removing significant elements such as piers, lintels, transoms, panels below store windows, or original doors results in a substantial loss of historic character.



ORIGINAL

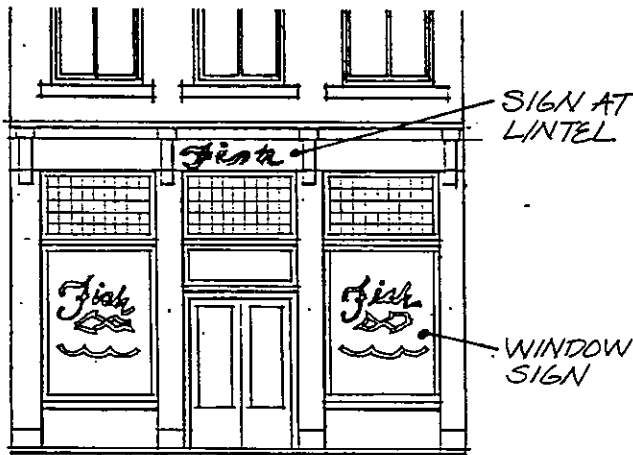


INAPPROPRIATE

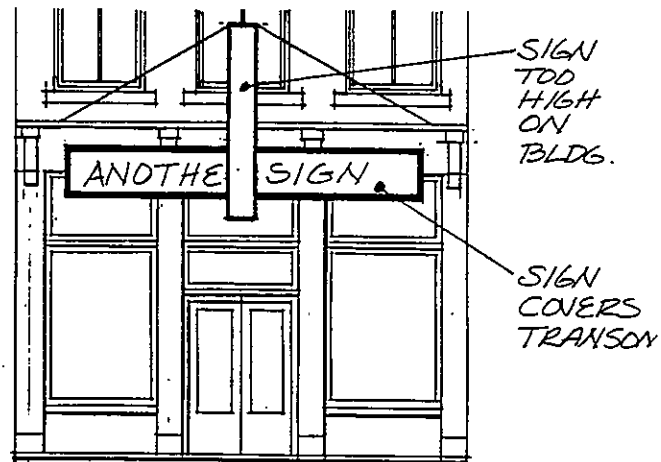
Guideline Retain original storefront features.

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



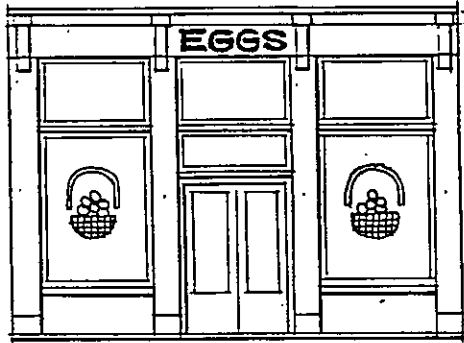
APPROPRIATE



INAPPROPRIATE

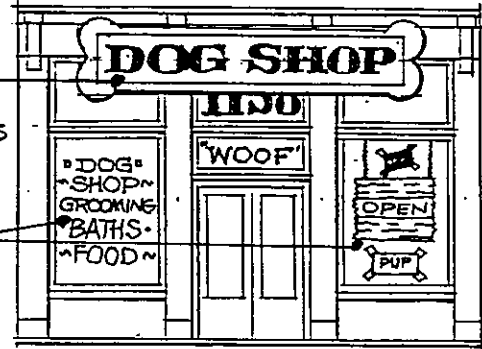
Guideline Signs should be located at the top of the storefront and should not cover up the special features of the building.

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.



APPROPRIATE

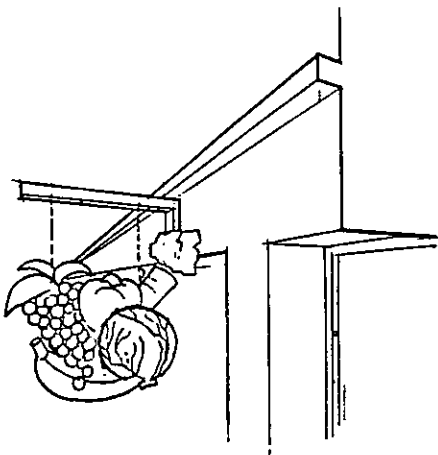
LARGE SIGN OVERPOWERS STOREFRONT
 TOO MANY SIGNS CLUTTER STOREFRONT



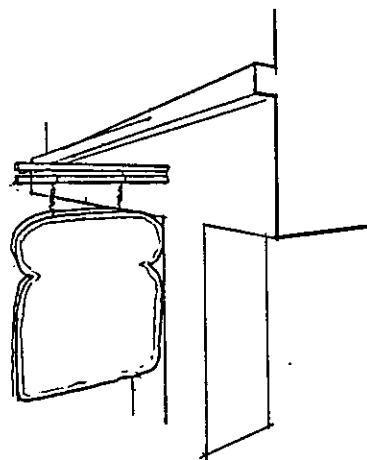
INAPPROPRIATE

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

C. Character: Signs should capitalize on the special character of the building and the 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.



APPROPRIATE



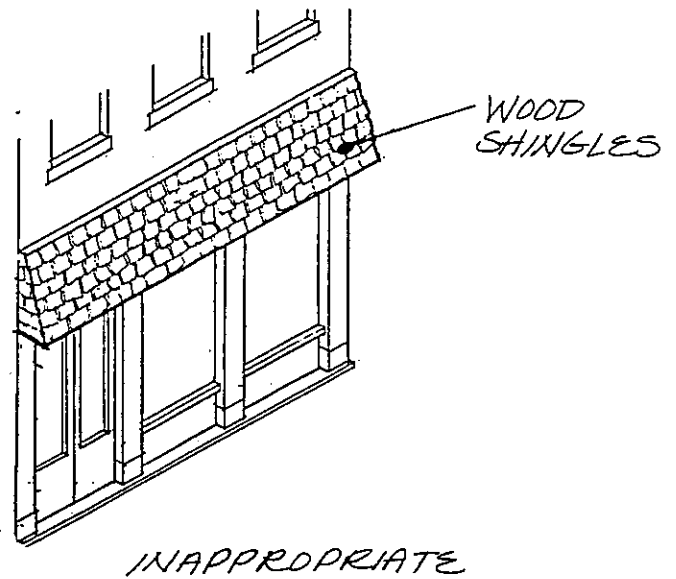
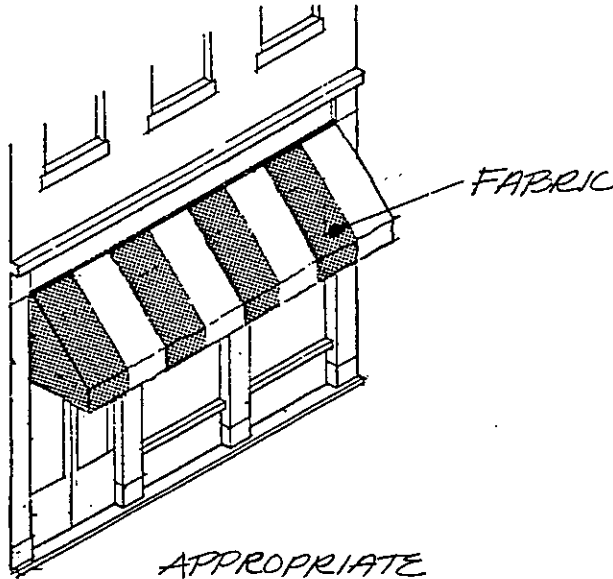
APPROPRIATE

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

- D. Prohibited Signs: - Billboards
- Standardized, internally illuminated signs with brand names
- Sandwich boards which obstruct pedestrian traffic
- Temporary illuminated signs.
-

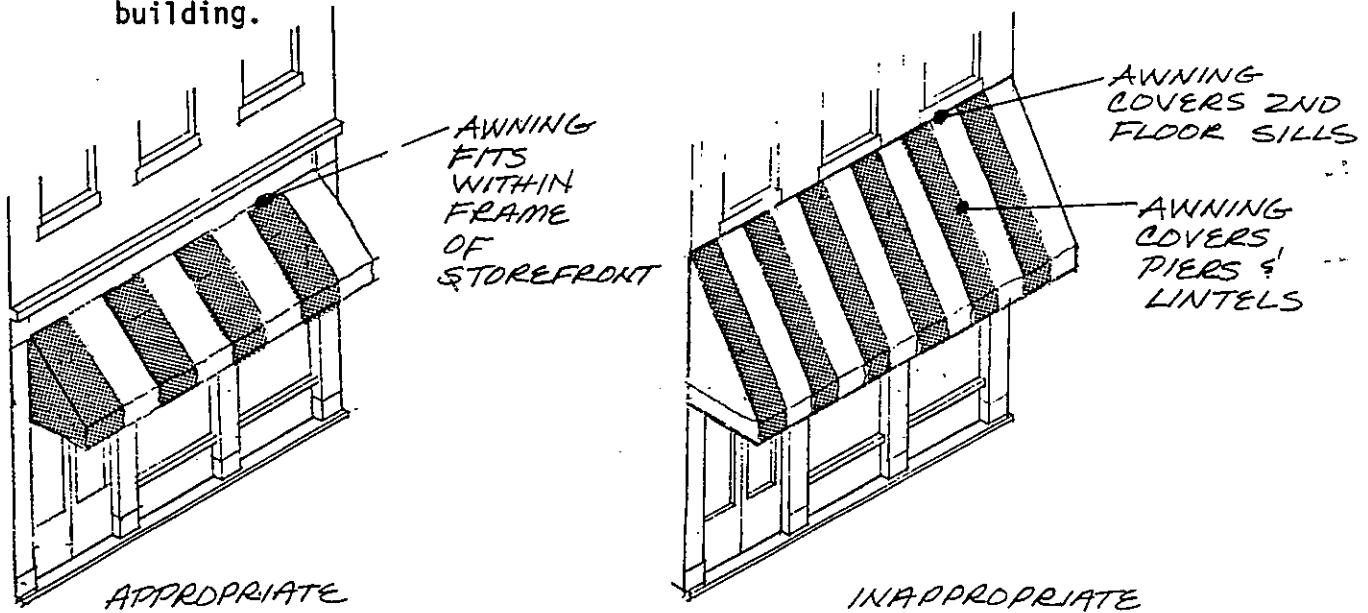
7. Awnings

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.

8. Utility/System Installation

The installation of utility and mechanical systems such as water or gas meters, could detract from district buildings if not inconspicuously placed or screened.

Guideline The installation of utility systems should be avoided on the street facade. Wall or window air conditioning units on the street facade should be avoided in situations where other feasible locations exist.

V. ADDITIONS

A. Intent and General Guidelines

1. Appropriate additions are encouraged as a means of providing for current and future needs and providing for continued use of existing district buildings.
2. Additions should respond architecturally to adjacent buildings in general and to the building they are a part of in particular.
3. If the original building is architecturally significant, the addition should take a respectful "back seat" to it. The addition should not overpower the original. An addition may be taller than the original building if site considerations and careful design still allow the old building to remain dominant.
4. In general, additions should follow new construction guidelines. They should appear contemporary but compatible in character with the original. They should be sympathetic but not imitative in design.
5. The appropriateness of design solutions will be based on 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.

VI. NEW CONSTRUCTION

A. Intent and General Guidelines

1. Infill construction is encouraged on vacant sites in the Main Street District. The strong sense of an architecturally cohesive district is weakened by several gaps along the street. New construction will fill these gaps and improve the physical quality and economic health of the district.
2. Provision of parking within new structures on infill sites is strongly encouraged, but primary effort should be made to provide for automobile entry and egress at locations other than the Main Street side of the new structure wherever possible (e.g., the new Post building at 125 E. Court). Where this is not possible, frontage devoted to entry and egress should be minimized. Retail frontage is encouraged to reinforce the pedestrian-oriented "storefront" character of the street.
3. New construction should appear new. The intent of a historic district is not to "freeze" an area in time, but rather to encourage new, complementary buildings which allow for changing needs and tastes. The high quality of the older structures in the district demands excellence in design for new buildings there. New construction should not attempt to replicate the old or to introduce a false "historic" appearance.
4. Historic Conservation Board review of new construction will focus on design compatibility with older structures. Proposals for new buildings will be reviewed within the context provided in the Streetscape Analysis attached as part of these guidelines.

The appropriateness of design solutions will be based on the programmatic needs of the applicant with 1) how well the proposed design relates to neighboring buildings and 2) how closely the proposal meets the intent of the guidelines.

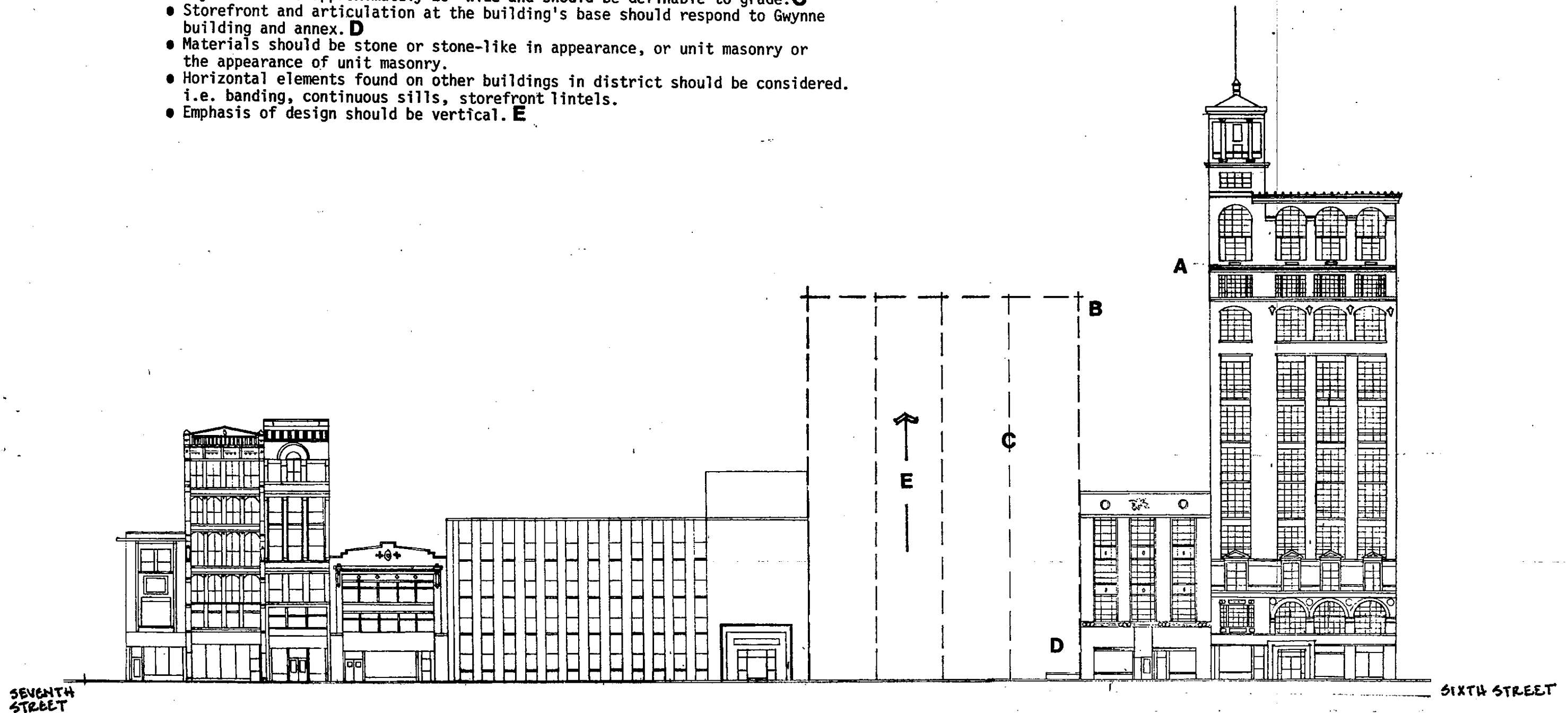
Specific guidelines for judging compatibility are shown for each development site. They should not, however, be interpreted as hard-and-fast rules. Guidelines must adapt to specific site considerations, to each owner's individual needs, and to the particular design features of nearby buildings. If new development is proposed on a site not illustrated in these guidelines, it will be reviewed within the context of its surroundings and the intent of the guidelines.

The conservation guidelines are intended to encourage design creativity rather than "appropriate prototypes," so illustrations do not attempt to suggest actual solutions which would meet the guidelines.

B. Specific Guidelines for Each Development Site

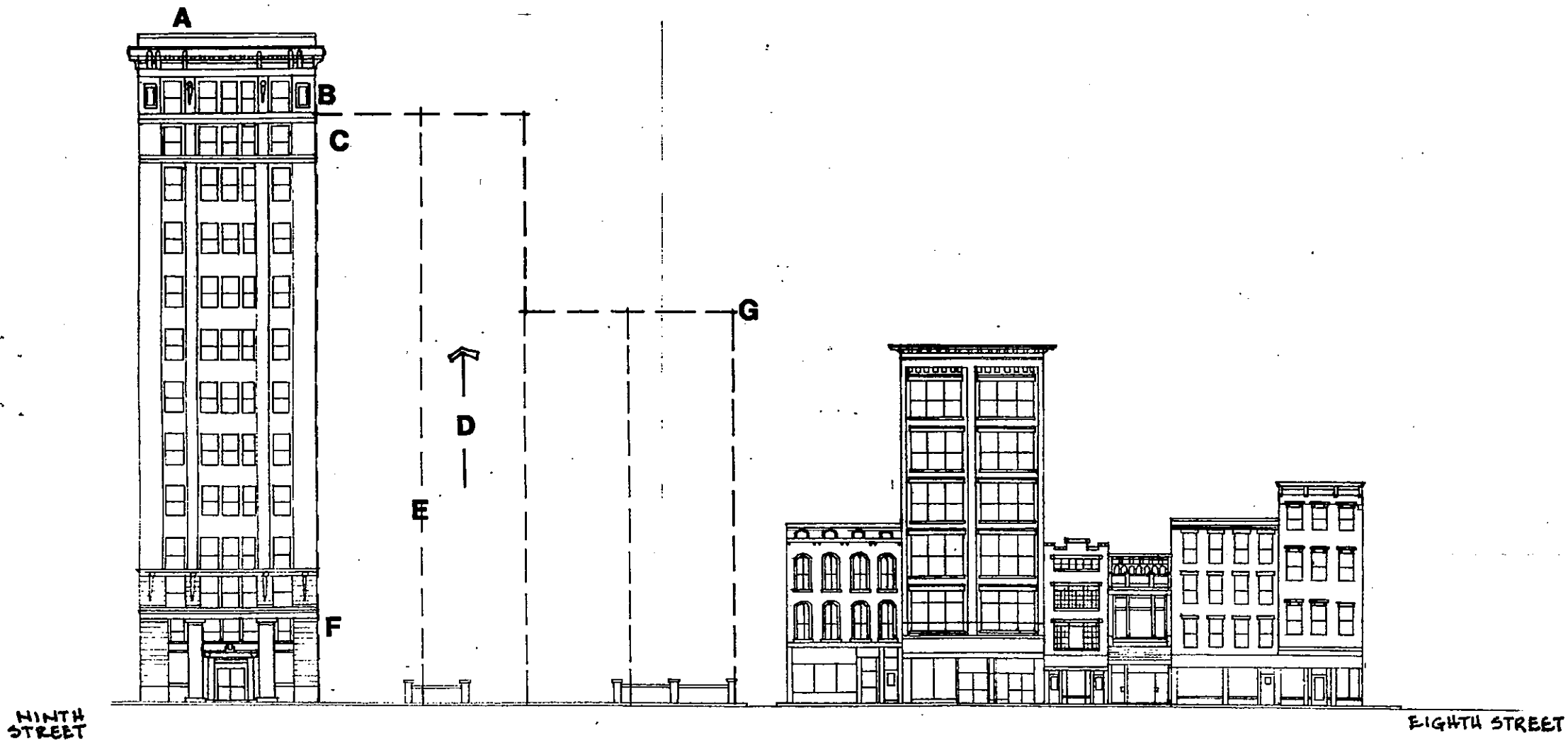
1. East side Main - 6th to 7th

- Gwynne building is landmark and anchors corner as well as district height of new building allows decorative upper floors of Gwynne to remain as focus. **A**
- Building height does not dominate the rest of the block.
- Building should have strong terminus to respond to other buildings along the street. **B**
- Windows should be within definable openings; no ribbon windows.
- Windows should be stacked vertically; grouped windows should be subdivided.
- Clear glass preferred; no mirror glass.
- The % of glass should be at least 20% with a maximum of 80%.
- Bays should be approximately 20' wide and should be definable to grade. **C**
- Storefront and articulation at the building's base should respond to Gwynne building and annex. **D**
- Materials should be stone or stone-like in appearance, or unit masonry or the appearance of unit masonry.
- Horizontal elements found on other buildings in district should be considered. i.e. banding, continuous sills, storefront lintels.
- Emphasis of design should be vertical. **E**



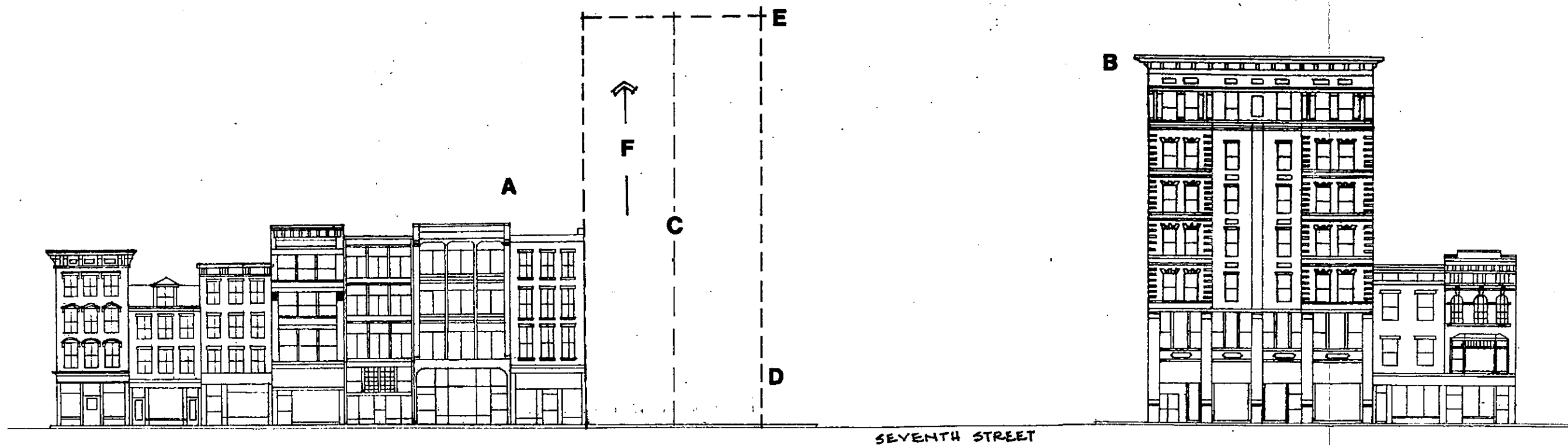
2. East side Main - 8th to 9th

- 2nd National is landmark and should anchor corner. **A**
- New building should not exceed approximately 140' in height (or height indicated on 2nd National) **B**
- Building should have strong element to terminate top and should respond to banding at 2nd National building. **C**
- Emphasis of new building should be vertical. **D**
- Maximum bay size 25' and definable to grade level. **E**
- Building must have storefront(s) at grade.
- Building's base should be articulated to respond to the first 2 floors of 2nd National. **F**
- Materials: Appearance of unit masonry throughout possible change in materials at storefront level.
- Surface ornamentation and a variety of materials is encouraged.
- Additional detailing seen on other buildings on the street (such as banding, extended sills or lintels) should be considered.
- Windows should be within definable openings; no "ribbon" type windows.
- Windows should be stacked vertically; grouped windows should be subdivided.
- Window should use clear glass; no mirrored glass.
- The % of glass on the facade should be at least 20% but less than 80%.
- Approximately 90' maximum height suggested to provide strong break, emphasize vertical, and step down to low-scale building at alley. This height is less critical than at north half of site. **G**



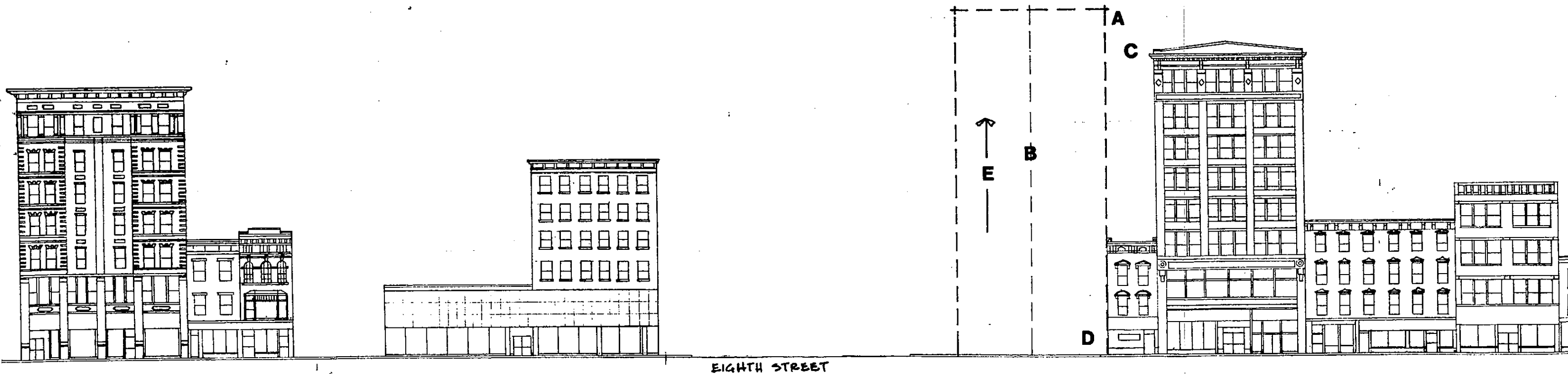
3. West side of Main Street - 6th to 7th

- Building needs to anchor corner and visually end the block without overpowering smaller buildings in the area. **A**
- Maximum height approximately 100 feet; similar to the building across Seventh Street but less than landmark buildings such as Gwynne Building and Second National Bank Building. **B**
- Bay size should be approximately 20' and be definable to grade. **C**
- The first two floors should be articulated to respond to other tall buildings in the district and should address both street frontages. **D**
- The building must have a visual end, i.e. a cornice or parapet or relate to detailing at the uppermost floors of other tall buildings in the district. **E**
- There must be storefronts at grade.
- Variation of materials and surface decoration is encouraged.
- Principal building material should be unit masonry or have the appearance of unit masonry.
- Windows should be within definable openings per floor - no ribbon type windows.
- Windows should be stacked vertically. Grouped windows should be subdivided.
- Clear glass is preferred; no mirrored glass.
- Emphasis of overall design should be vertical. **F**
- Additional detailing seen on other buildings on the street (such as banding, extended sills or lintels) should be considered.



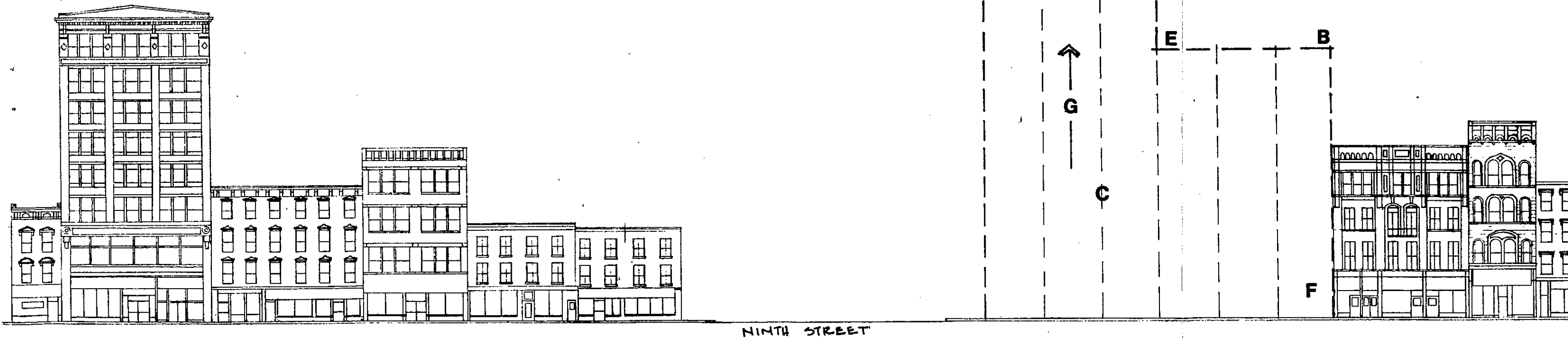
4. West side Main - 8th to 9th

- Maximum height of approximately 120'; less than landmark buildings such as Gwynne Building and Second National Bank Building. **A**
- Maximum bay size of 20' and definable to grade. **B**
- There must be a storefront along the street frontage.
- The building should have a visual end, i.e. a cornice or parapet or other articulation to relate to detailing of the uppermost floors of other buildings in the district. **C**
- Tall buildings should be articulated at the first two floors to form a base and to relate to other tall buildings in the district. **D**
- The emphasis of the building's design should be vertical. **E**
- Window should be within definable openings per floor; no ribbon type windows.
- Windows should be stacked vertically; grouped windows should be subdivided.
- Windows should have clear glass; no mirrored glass.
- The % of glass on the facade should be at least 20% and less than 80%.
- As a corner building the design should relate to both streets.
- Surface ornamentation and a variety of materials is encouraged.
- Additional detailing seen on other buildings in the district (such as banding, extended sills or lintels) should be considered.



5. West side Main - 9th to Court

- Maximum building height of 120' on 50% of the site at the corner to form strong visual end to the block. **A**
- Maximum height (average) of the remaining 50% of the site should be 90' to better relate to smaller buildings in the area. **B**
- Bays should be 25' maximum and definable to grade. **C**
- The building must have a visual end, i.e. a cornice or parapet or detailing to relate to the uppermost floor of other buildings in the district. **D**
- The roofline or visual end of the building should not be at the same height for the entire building but should respond to the variety found along the street and also to the bays of the building. **E**
- The building should have a visual base and should be articulated to respond to other buildings in the district. **F**
- As a corner building the design should address both street frontages.
- There must be storefronts at the street level.
- The principal building materials should be unit masonry or give the appearance of unit masonry.
- Variation of materials and surface decoration are encouraged.
- Additional detailing seen on other buildings in the district (such as banding, extended sills or lintels) should be considered.
- Windows should be within definable openings per floor; no ribbon type windows.
- Windows should be stacked vertically; grouped windows should be subdivided.
- Windows should use clear glass; no mirrored glass.
- The % of glass on the facade should be at least 20% but less than 80%.
- The emphasis of the overall design should be vertical. **G**
- Roofs should be flat or should appear flat.



VII. SITE IMPROVEMENTS

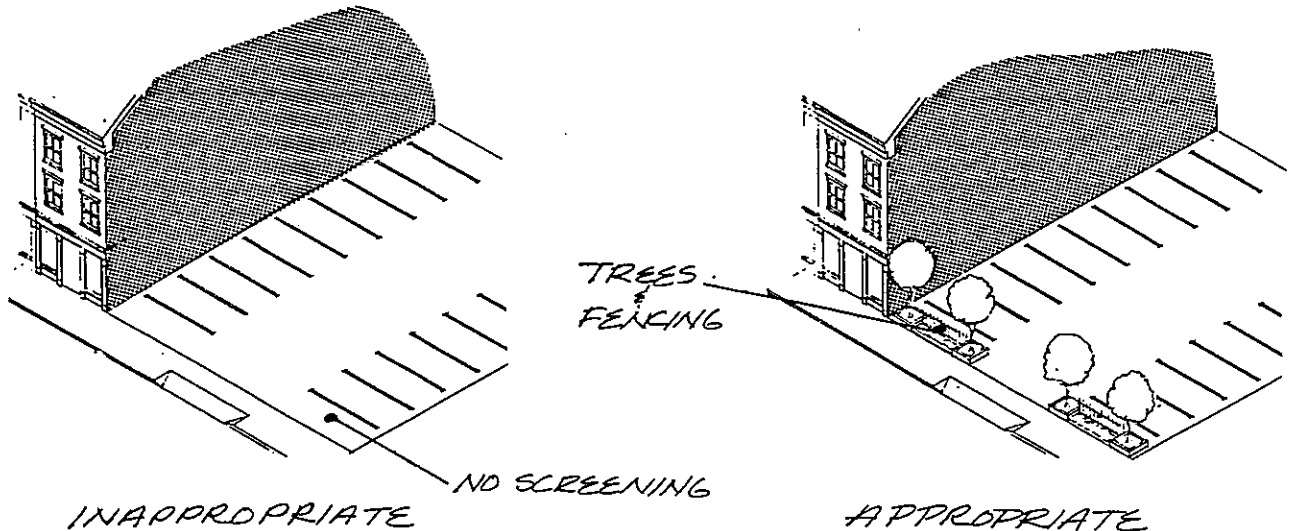
A. Intent and General Guidelines

1. Site improvements should be in character with the district, responding to the colors, textures, materials and sense of scale found in the area.
2. Contemporary design is encouraged. The design should be compatible with district buildings and not detract from them.
3. The design of site improvements should capitalize on the unique character of the area but should not attempt to create a "false history" by incorporating elements which appear to be from an earlier time period.

B. Specific Guidelines

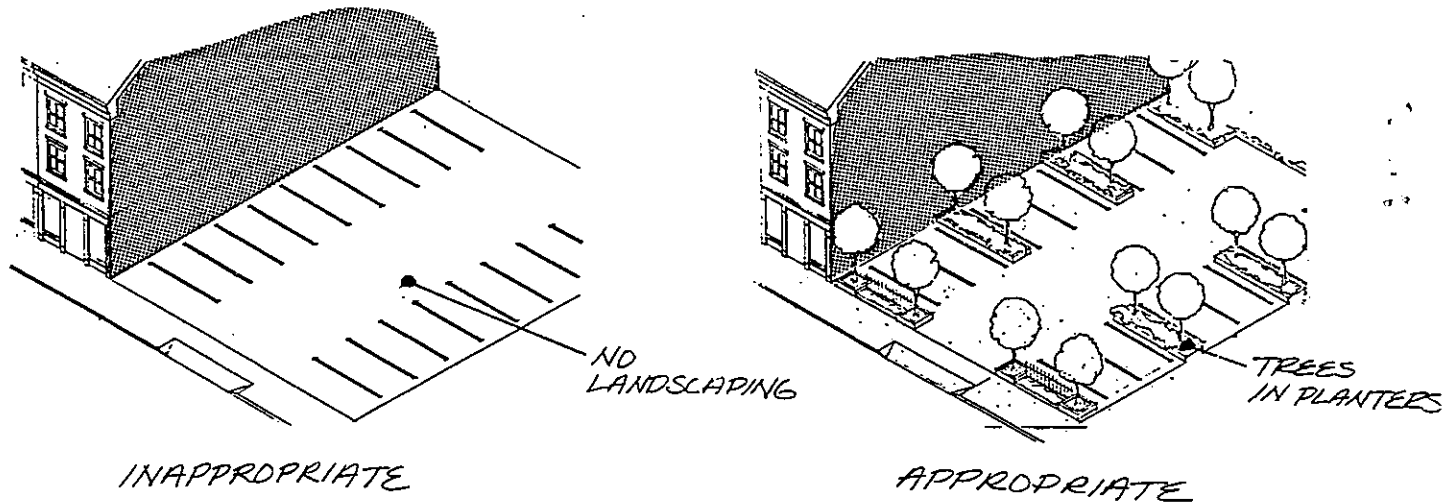
1. Parking Lots

- A. Screening: The character of the district can be strengthened by screening parking lots. This is critical where parking lots abut sidewalks.



Guideline Cars should be screened from public view. Appropriate screening methods include masonry screen walls or iron fencing in character with the district, and landscaping. Chain link fencing along sidewalks is inappropriate.

B. Landscaping: The environment of parking lots can be improved through landscaping. Trees on planting islands within the lot can provide shade and break up large areas of paving.



Guideline Parking lots with a capacity of ten or more should contain trees within the lot as well as around the perimeter of the lot.

2. Sidewalks/Parks/Plazas and their Furnishings

Paving materials, screen walls, landscaping, lighting, seating, and other "street furnishings" have an impact on district character. The design and placement of these elements should respond to the historic and architectural character of the district.

Guideline Paving materials should have the appearance of individual units to give the surface scale. Appropriate materials include brick, scored concrete, and unit pavers. The pattern of the paving should respond to the architectural setting by relating to elements of abutting buildings such as piers, entrances, columns. The furnishings in these spaces should relate to the character of the district.

VIII. DEMOLITION

Demolition of existing buildings shall be permitted if one of the following conditions exist:

- (a) Demolition has been ordered by the Director of Buildings & Inspections for the public safety because of an unsafe or dangerous condition which constitutes an emergency.
- (b) The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition.
- (c) The demolition request is for an inappropriate addition, or an incompatible building, and the demolition of said structure will not adversely affect the streetscape as determined by the Historic Conservation Board.
- (d) The demolition request is for a non-significant portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the HCB.

Date: March 16, 2016
To: Historic Conservation Board
Through: Beth Johnson, Urban Conservator
From: Lawrence Kieffer, Assistant Supervisor of Inspections
Subject: 719-21 Main Street Survey, February 9, 2016

The purpose of this memo is to share what I observed during my tour of 719-21 Main Street. I toured this building with Matt Shad, Beth Johnson and a representative of the developer. Please see the below observations:

- This building occupies the southwest corner of the intersection of Main and Eight Streets. It consists of a six story structure constructed about 1875 with a two story addition constructed in 1989. The original structure has masonry exterior walls and with a wood floor system and a mix of wood and steel columns, and appears to be of Type IIIB construction. The addition appears to be of non-combustible construction.
- The ground floor is partially occupied by Donatos Pizza, including all of the area of the six story structure and about a third of the two story. The remainder of the two story portion is vacant, having been most recently occupied by Antonelli College as a business use. The remainder of the six story portion has been vacant since Kay Furniture went out of business. There are two mechanical shafts which go from the first floor to the roof, serving Donatos.
- The two story portion has one interior enclosed stair and one exterior stair. It is in good condition with no safety or maintenance issues observed.
- The six story portion has one interior wood stair which is not fully enclosed and is not remote from the fire escape on the west side of the building. These stairs are in poor condition, with broken and missing treads, low or missing handrails and guardrails. Structurally this portion is in good condition but lacking some maintenance. The roof has a significant leak in the southeast corner, causing some damage to the floor system on the fifth and sixth stories. In the basement there are some minor structural issues caused by moisture and by suspect repairs made over the years.
- The building has a sprinkler system that appears operational but in need of updating and servicing.
- With renovation, all of the building could be utilized, with the exception of the basement, which has low headroom that would be difficult to correct. Egress from the six story portion is currently not adequate; most likely, two enclosed egress stairs would need to be provided.



Case History Report

City of Cincinnati, Department of Buildings & Inspections, Housing Inspections

CASE NO: B201405340
ORDER ISSUE DATE 08/22/2014
ADDRESS: 721 MAIN ST CINC
PARCEL NUMBER: 007900010029
DWELLING UNITS: 0
DATE PRINTED: 03-16-2016
CENSUS TRACT:
INSPECTOR: Eric Otto , Phone #-352-3445 , Hours- 8:00 to 10:00 a.m.

OWNER ELKA REAL ESTATE CO LTD
08/18/2014
C/O CALVIN L KAPLAN
5534 E GALBRAITH RD #41
CINCINNATI OH 45236
CUSTOMER BILL
08/18/2014
DEPTGROUP BUILD-EBID
08/18/2014
OWNER ELKA REAL ESTATE CO LTD
08/21/2014
2302 CAPTAINS WAY
JUPITER FL 33477

ORIGINAL COMPLAINT

1) Please describe the condition of the building. Multiple windows missing/broken on west side of building the viewed from eighth Street

COMMENTS

APPROVALS

Item: 05000 Ownership Diligence Check
08/21/2014 wcohn Action: AP auditor and SoS

INSPECTION RECORD

Item: 06188 INTAK Contact Non-Insp
05/21/2015 8 By: JBASS Action: YES Time Exp: 00:00 Comments: Representative called and they have met with contractors. Work will begin w/in 30 days.
Item: 06190 INSPECT Complaint Insp. (Y=Com
08/19/2014 By: GDUESING Action: YES Time Exp: 00:00 Comments: C100-Violation observed; Issue orders.
Item: 06206 INTAK Orders Recmd(Y=recomnd)
08/19/2014 By: GDUESING Action: YES Time Exp: 00:00 Comments: C100-Violation observed; Issue orders.
Item: 06208 INTAK Orders Print Letter
B201405340

Date: 3/15/16
To: Beth Johnson, Urban Conservator
From: Rick Schriewer, Deputy Director, Buildings & Inspections
Subject: Review of 719 Main Preliminary Building Assessments

I read through RDA Group's Preliminary Building Assessment of 719 Main Street from August, 22, 2014. I have further reviewed the email correspondence of Greg Riley at Schaefer Engineering dated February 24, 2015. I confirmed with our inspection supervisor for the area that the conditions are accurately reported and all of the assumptions listed in the report appear to be in line with standard practices.

In review of the structural engineer's assessment, I also believe that achieving the required fire ratings for the structure and unit separations can be reached through alternate assemblies without adding mass in excess of the 5%, therefore not triggering the application of OBC 3403.3.

Additionally, the change to an R-2 use would also result in a decreased total floor load over the existing M use on the upper floors.

Further, in the event that the existing structure is modified to accommodate new egress components, elevator and or other service equipment, only the area modified would be required to comply with the new code provisions for the structure as listed in Chapter 16 of the OBC.

MERCER IV
Exhibit A



**Artistic Renderings:
Defined Base**

Exhibit B



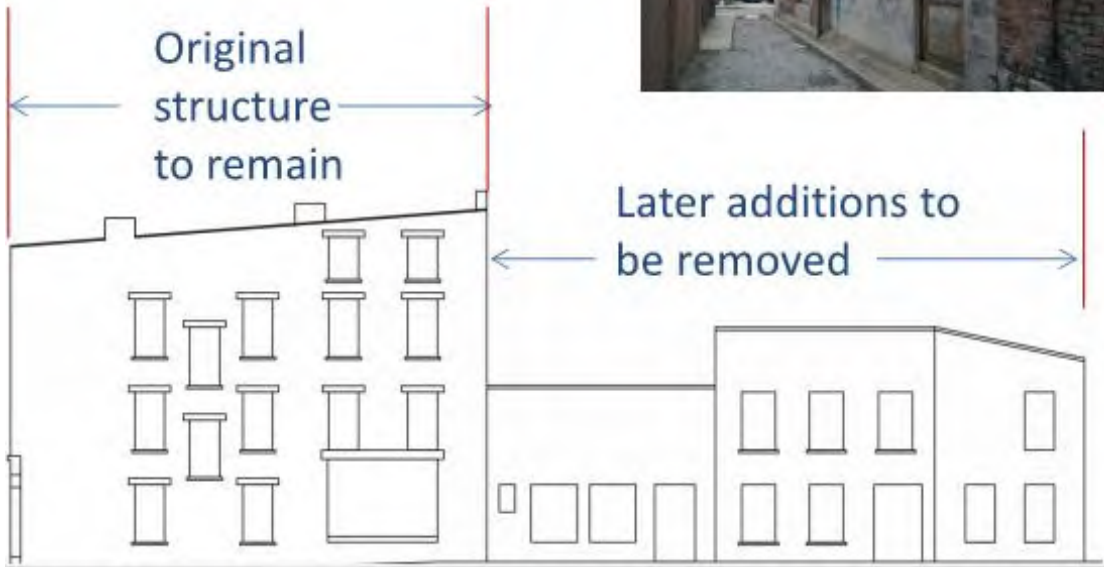
Defined Middle

Exhibit C



4th Floor Setback

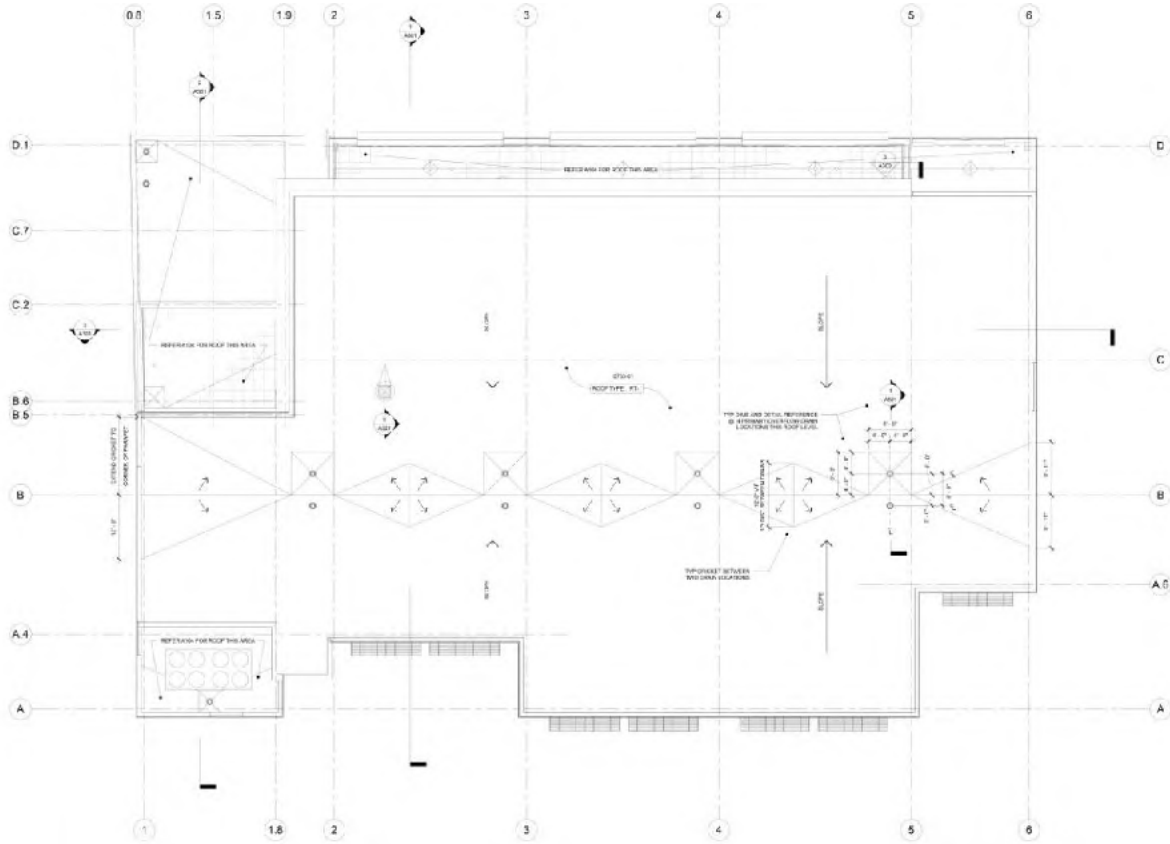
Exhibit L



Historic building to remain intact

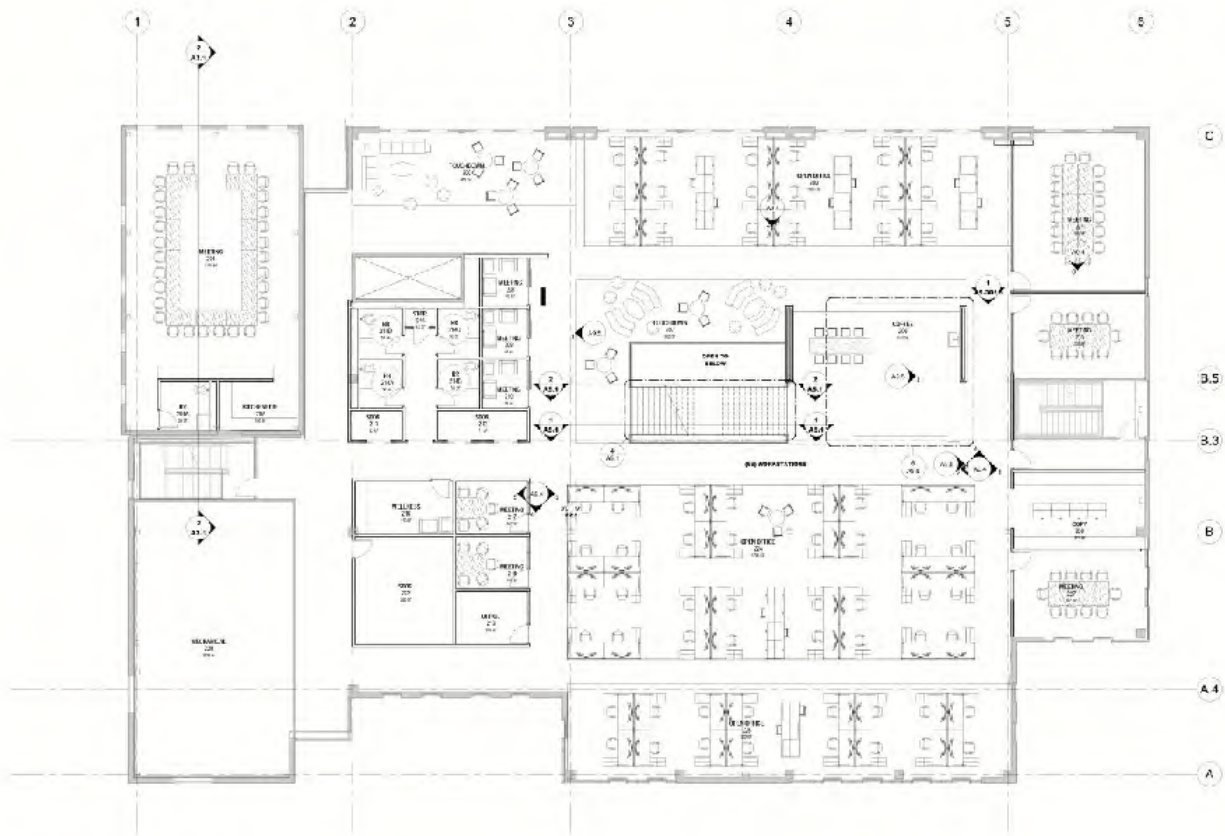
ROOF PLAN

Slope/ Flat roof, not visible from the street)

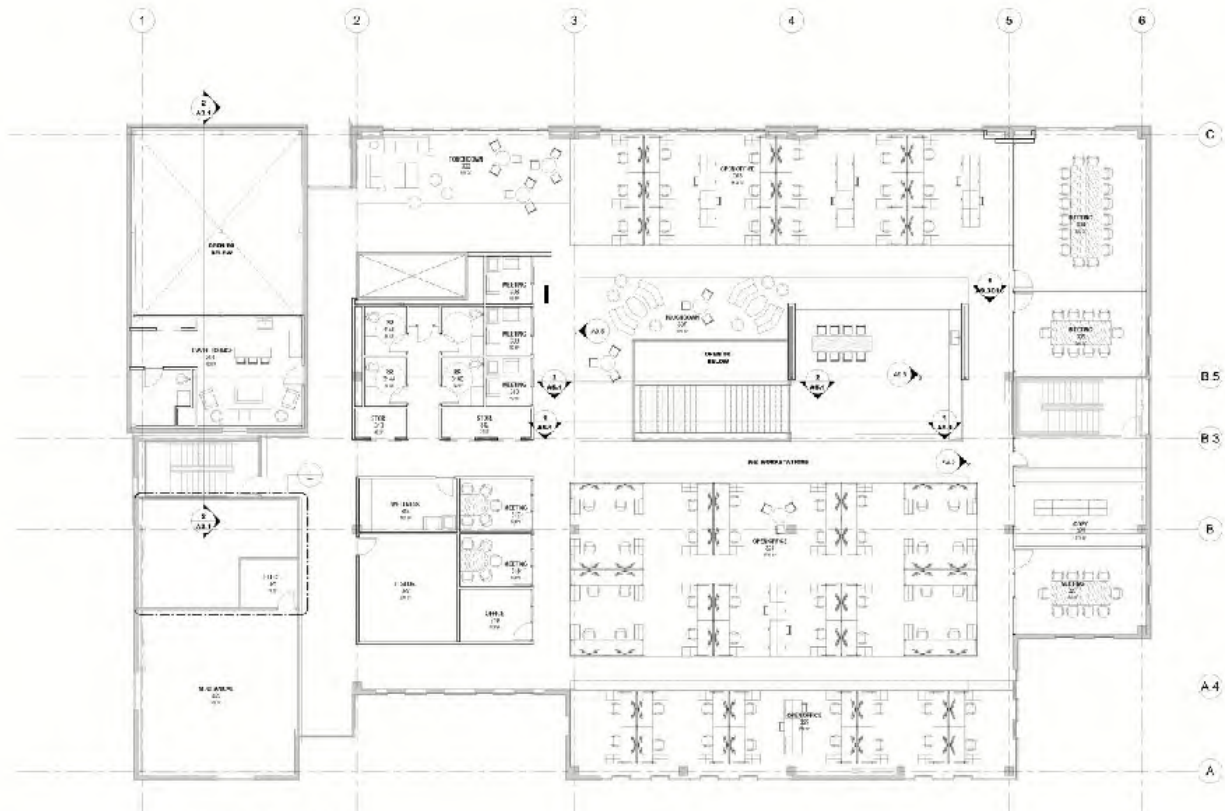


Interior Planning

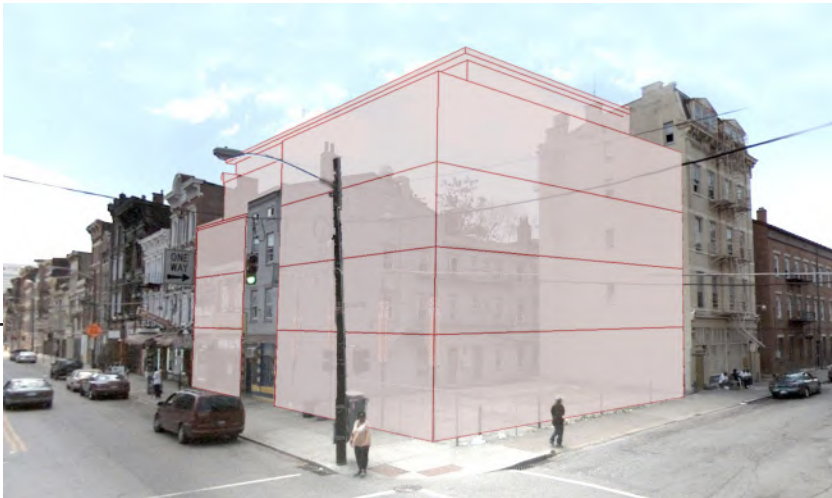




02_NEW - FLOOR PLAN



03_NEW - FLOOR PLAN



15th & Vine St. Infill
OTR - Cincinnati, OH
January 29, 2016



CITYSTUDIOS
ARCHITECTURE

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

PROJECT DESCRIPTION

- Our project site is the corner of 15th Street and Vine Street, within Over the Rhine.
- The project is the combination of four existing structures and the empty lots between.
- The project will combine these existing buildings and provide new infill to create a new office building with first floor retail space below.
- Our goal is to create a well designed, site specific, contemporary and contextual building that:
 1. Stitches together a complicated site.
 2. Successfully holds the corner and street edge and is of an appropriate scale for a commercial building on Vine Street.
 3. Creates marketable office and retail space.



Site location map



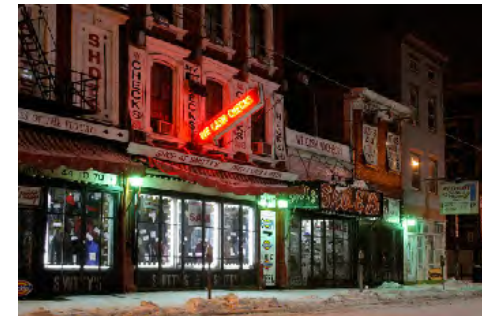
Project site

PROJECT DESCRIPTION

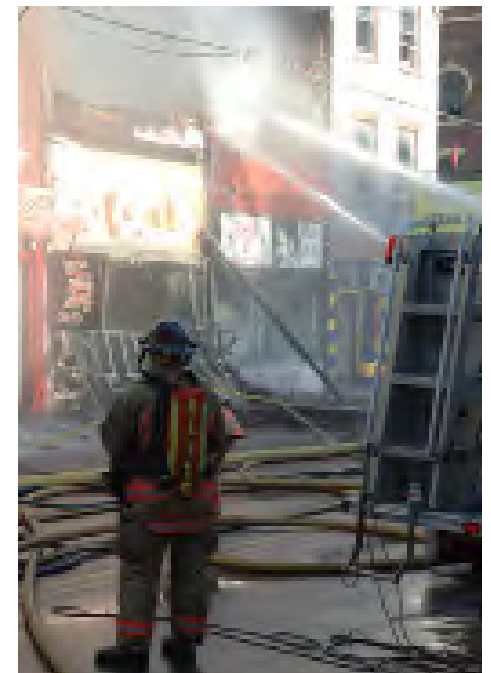
- In recent history, our project site was the location of the Smitty's Menswear store.
- In 2010, a fire destroyed 2 small buildings and gutted the 1425 and 1429 Vine Street buildings. The facades of these buildings, luckily, were saved through a joint effort of 3CDC and the City of Cincinnati.
- These two shell spaces and their historic facades will be incorporated into our design.



1425-1433 Vine, circa 2008



Fire, winter of 2010



PROJECT DESCRIPTION

- The project will also include two additional existing buildings: 5 West 15th Street & 1435 Vine Street.
- 5 West 15th Street will remain nearly completely intact and will be incorporated into the new development
- 1435 Vine Street will remain partially intact. The Vine street facade will be restored, and the large front mass of the building will become the lobby for the new office spaces.
- The rear portion of 1435 Vine Street will be removed, starting at a point just beyond an interior masonry bearing wall. The removal of this portion (which would be concealed by the new construction) will allow us to provide the client open-office plans that are efficient, affordable, and marketable in today's office rental environment.



5 West 15th Street



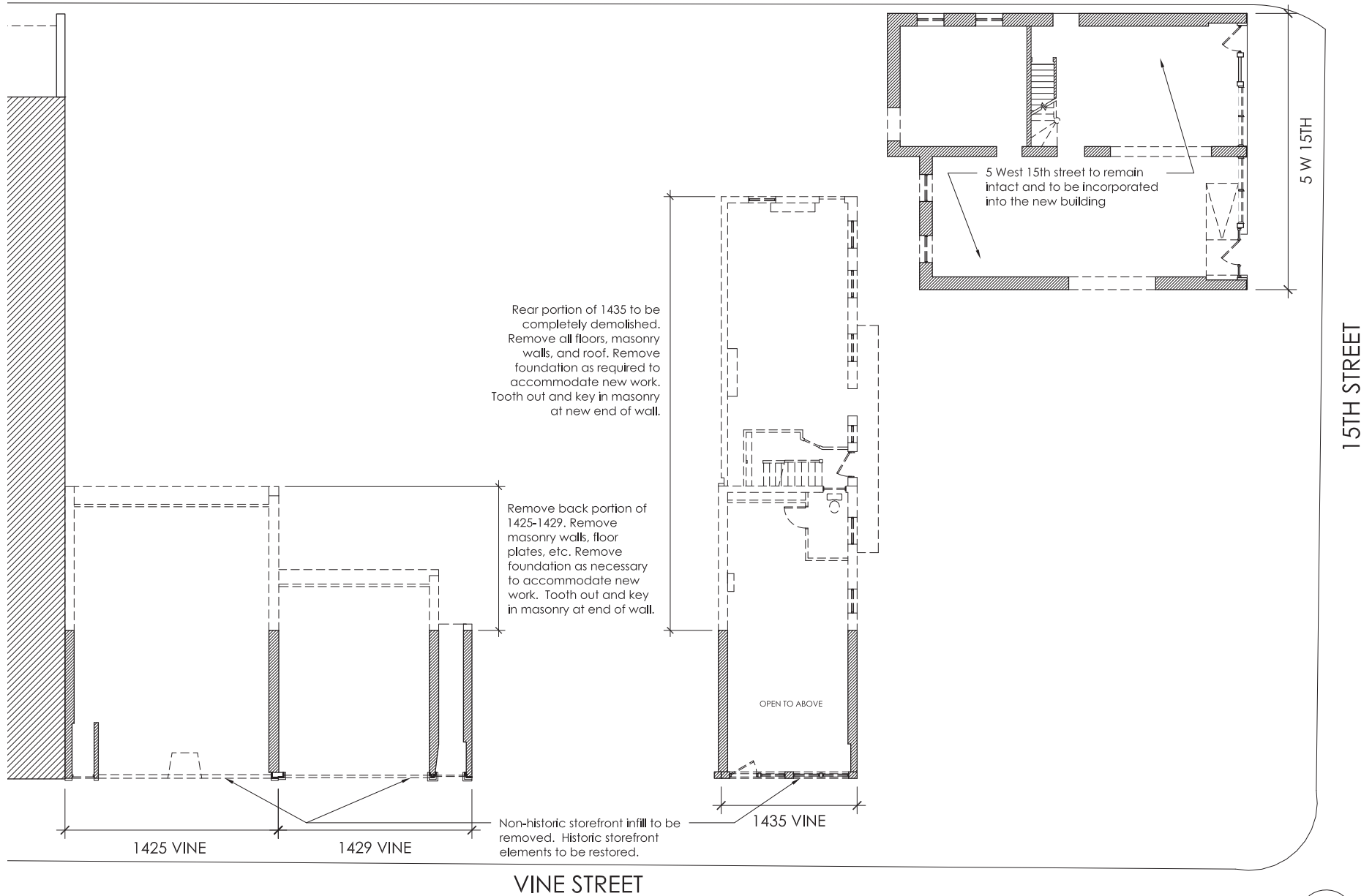
1435 Vine Street



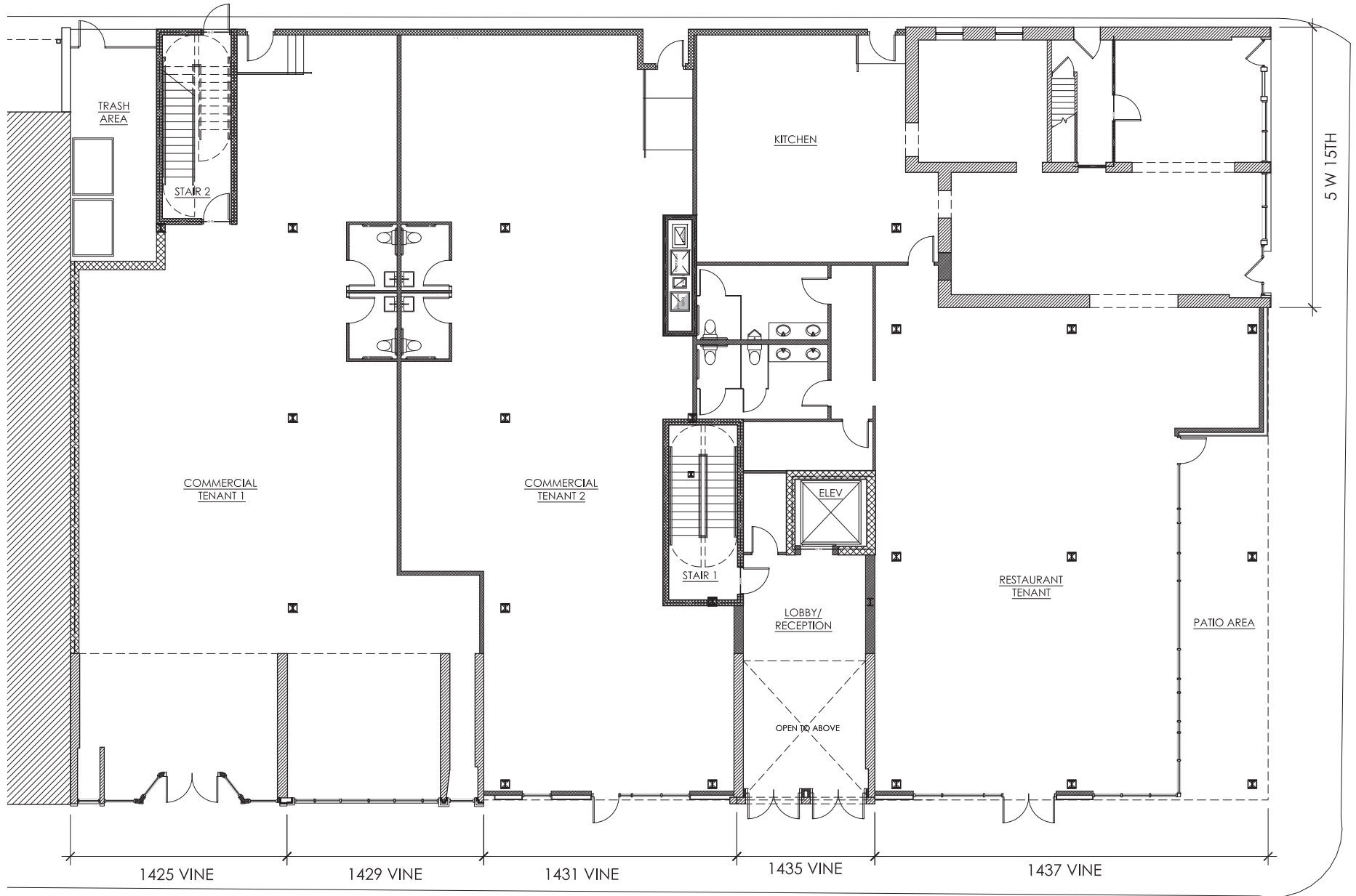
EXISTING CONDITIONS PLAN



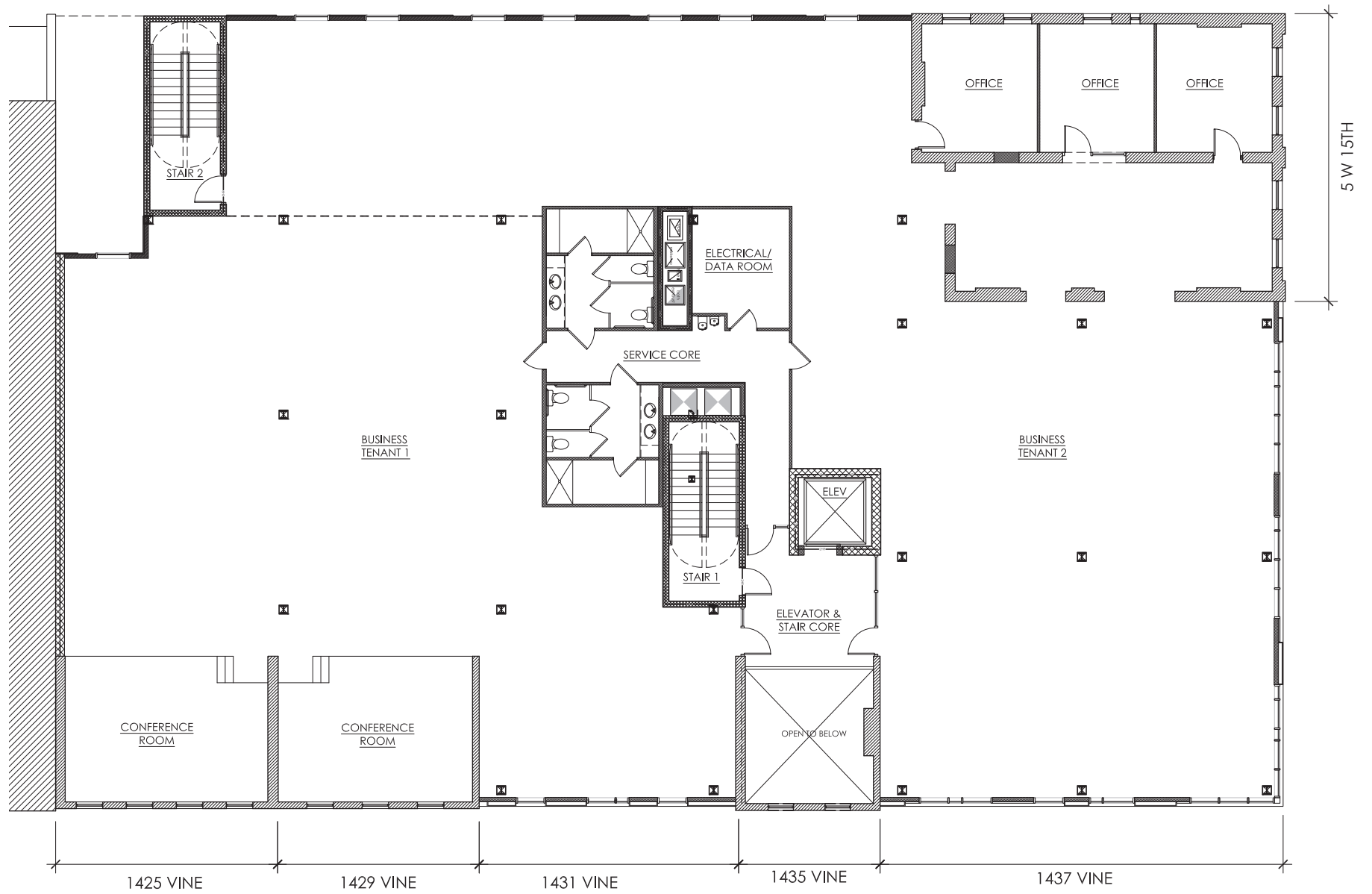
SELECTIVE DEMOLITION PLAN



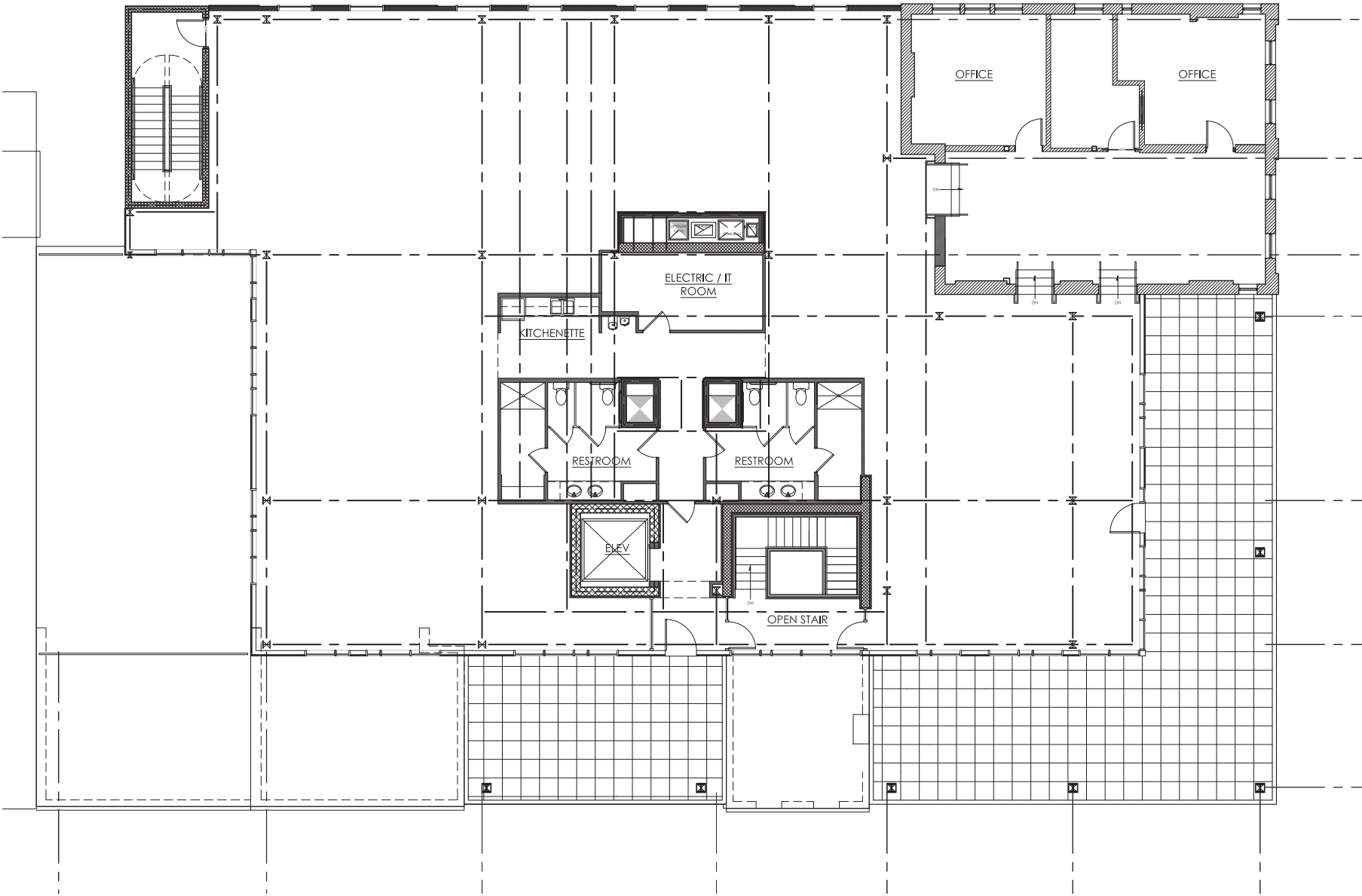
NEW WORK PLAN - 1st



NEW WORK PLAN - 2nd-4th



NEW WORK PLAN - 5th



SCHEMATIC RENDERINGS

- These schematic renderings show our proposed new construction and the rehabilitated shells.
- The project will complete the block by building out to the property lines along Vine Street and 15th Street with new infill construction.
- This will result in a combined building that saves four historic buildings, strengthens the streetscape by filling in the gaps in the Vine Street corridor and holds the corner.
- This design is meant to be contextual, contemporary, and well designed, responding to but not replicating the historic buildings *(per the Over the Rhine Historic Guidelines)*



View looking North on Vine Street



View of Vine Street facade

SCHEMATIC RENDERINGS

- Our design responds to the observations we've made about the existing historic context of Over-the-Rhine. In particular, we'd like to elaborate on some of the ways we feel the design is contextual:
 1. The design is a large commercial building, that holds the corner and is "built up to the property line" (OTR Guidelines)
 2. It continues the variation in height seen on Vine Street and other North-South commercial streets.
 3. It extends the richness and dynamic movement of the existing facades on Vine Street streetscape.
 4. It creates large window openings, taking cues from historic Over-the-Rhine commercial buildings (which have large openings to get daylight deep into buildings).



View looking South on Vine Street

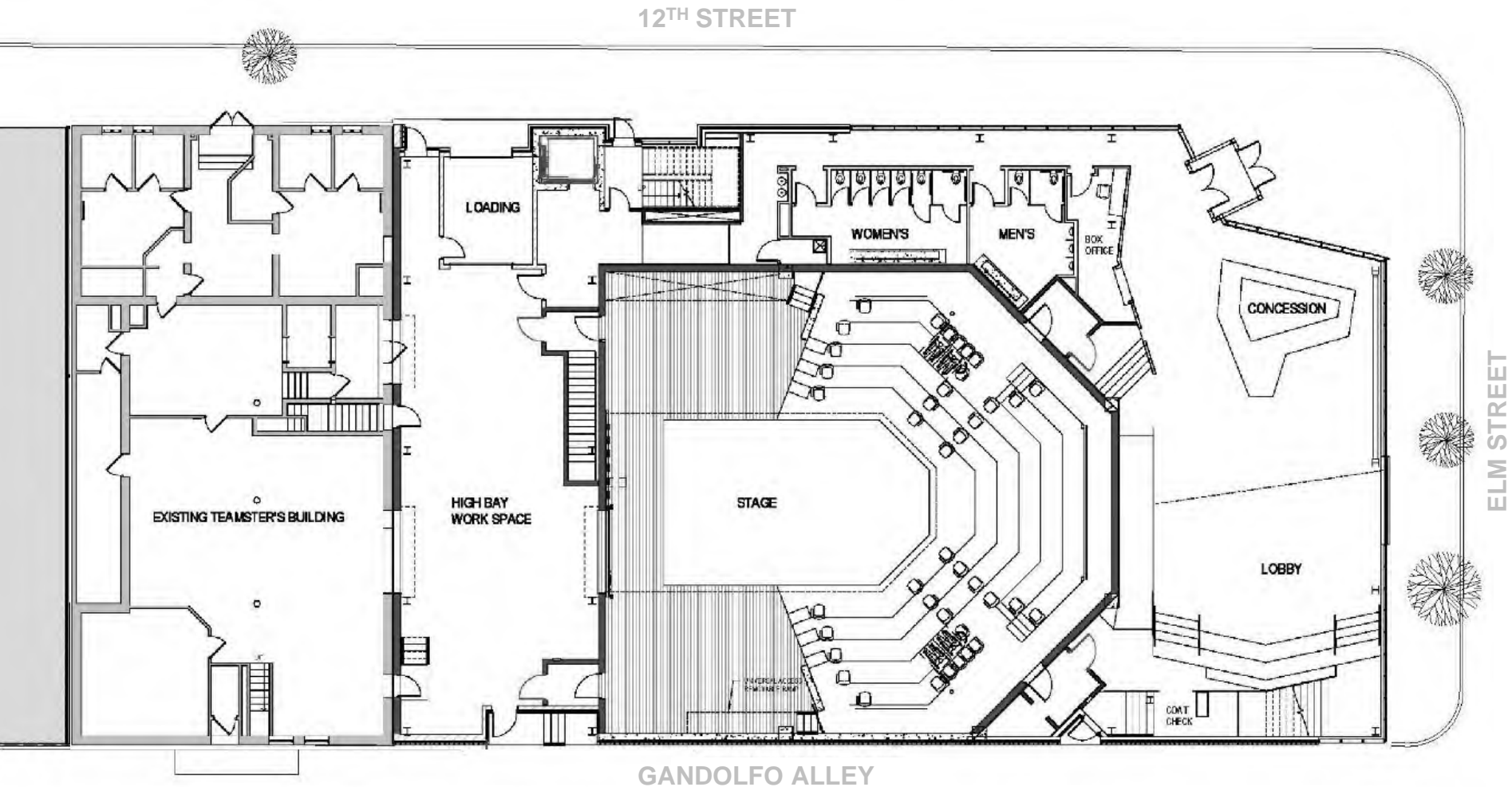


View looking East on 15th Street

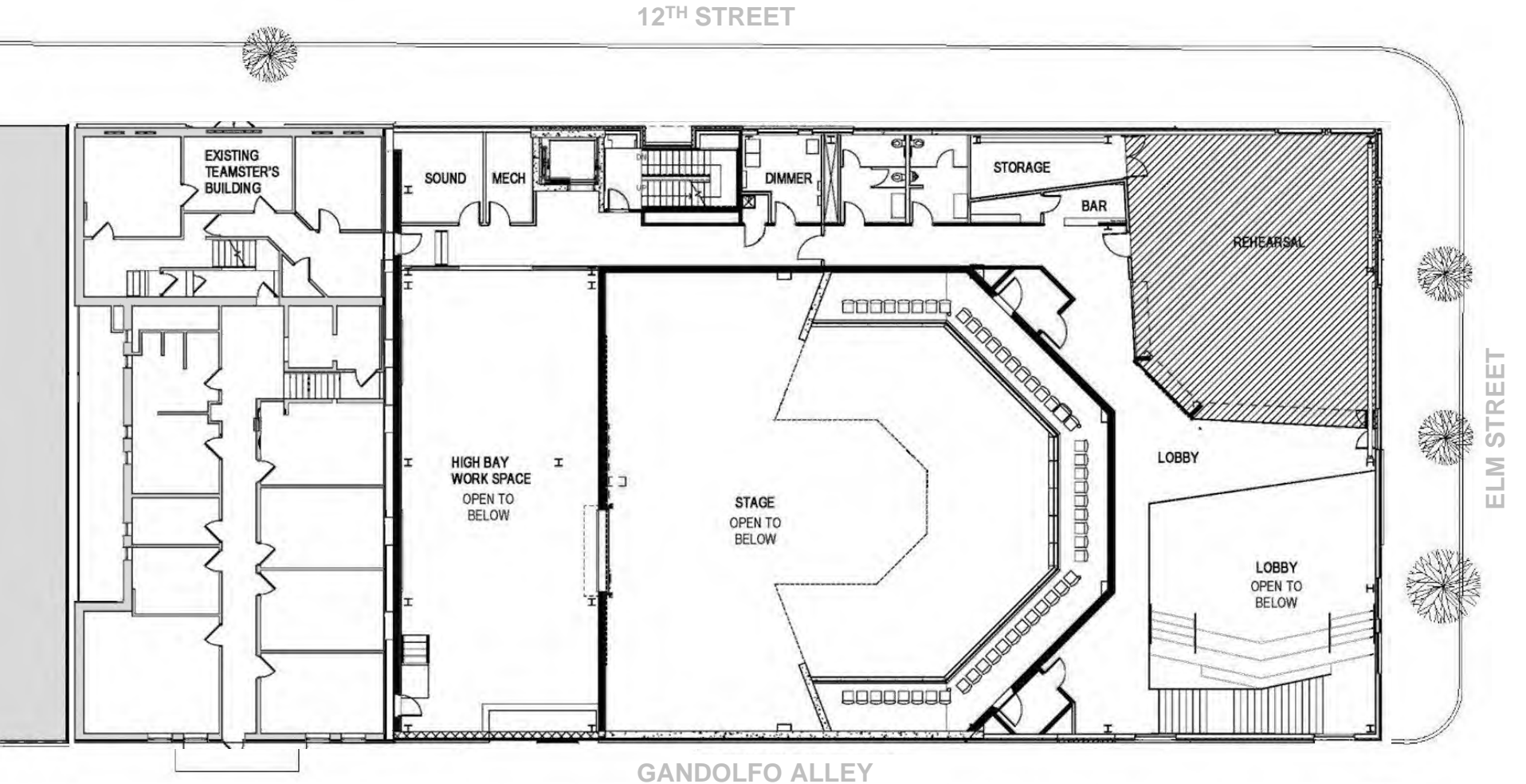


DESIGN OVERVIEW

LEVEL 1



LEVEL 2



PRESERVING THE TEAMSTER'S BLDG



Teamsters building c. 1928
Celebrating the Union's 25th Anniversary



Teamsters building current
Façade replacement believed to be circa 1940's

Dusty Rhodes, Hamilton County Auditor

generated on 3/16/2016 10:42:55 AM EDT

Property ReportParcel ID
079-0001-0029-00Address
719 MAIN STIndex Order
Parcel NumberTax Year
2015 Payable 2016**Value History**

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2012	6/7/2013	800,790	93,490	894,280	0	40 Changes by Board of Revision, Tax Appeals, Courts
2011	11/17/2012	800,790	93,490	894,280	0	40 Changes by Board of Revision, Tax Appeals, Courts
2011	9/5/2011	800,790	381,840	1,182,630	0	120 Reappraisal, Update or Annual Equalization
2010	1/7/2012	800,790	93,490	894,280	0	40 Changes by Board of Revision, Tax Appeals, Courts
2008	9/27/2008	942,100	393,000	1,335,100	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	942,100	393,000	1,335,100	0	50 Changes to/from Exempt Property
2007	10/11/2007	942,100	393,000	1,335,100	0	110 Miscellaneous
2005	9/19/2005	942,100	393,000	1,335,100	0	120 Reappraisal, Update or Annual Equalization
2003	7/14/2004	1,025,000	278,000	1,303,000	0	50 Changes to/from Exempt Property
2003	5/1/2003	1,025,000	278,000	1,303,000	0	30 New Construction - Full Value
2002	10/8/2002	1,025,000	130,500	1,155,500	0	120 Reappraisal, Update or Annual Equalization
2002	6/11/2002	942,100	119,900	1,062,000	0	30 New Construction - Full Value
1999	11/6/1999	942,100	21,300	963,400	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1995	492,300	184,100	676,400	0	110 Miscellaneous

Sales of 5-30,000 Sq. Ft. Bldgs in 45202

Sale Date	Bldg Size	Sold Price	\$/sq ft	Street Number	Street Name	Suffix 1	Gross Land Area	# of Floors	VS Total Assessed Value	Year Built	Specific Use	Additional General Use 1	VS Construction Type	Parcel Number	Sprinkler
	2015 Sales	on Main Street													
	2015 Sales	within 45202													
01/15/2014	12,478	\$8,708,333.00	\$697.89	95	E	Freedom Way	18,121	1	\$847,640.00	2012	Restaurant		Mixed	0830007003100	Yes
04/15/2014	15,784	\$4,150,000.00	\$262.92	557	E	13th St	6,098	4	\$526,310.00	1870	General	Multi-Unit Housin	Brick	0750003001200	
08/14/2015	12,064	\$2,400,000.00	\$198.94	12	W	Court St	3,006	4	\$345,500.00	1900	Restaurant	Multi-Unit Housin	Brick	0760002013800	Yes
07/07/2015	8,332	\$1,325,791.00	\$159.12	8794		Reading Rd	4,318	1	\$139,070.00		Freestanding		Brick/Block	6710007022000	Yes
07/13/2015	6,026	\$725,075.00	\$120.32	1134		Main St	2,004	4	\$179,150.00	1860	Mixed Use	Multi-Unit Housin	Steel Frame/Masc	0750004020000	Yes
07/20/2015		\$1,100,000.00	\$93.53	830		Main St	11,761		\$220,040.00		Parking Lot			0790004007500	
08/02/2013	8,448	\$775,000.00	\$91.74	713		Vine St	8,712	1	\$275,580.00	1910	General		Brick	0770003005100	
08/15/2014	6,750	\$618,500.00	\$91.63	1209		Sycamore St	6,619	3	\$145,980.00	1898	General		Brick/Block	0750004003000	Yes
11/09/2015	7,102	\$630,000.00	\$88.71	32	E	Court St	2,614	3	\$158,360.00	1880	Mixed Use	Multi-Unit Housin	Brick	0760002021300	Yes
12/17/2014	0	\$690,000.00	\$88.50	805		Race St	7,797	1	\$207,100.00		Parking Lot/Garag			0770001011500	
06/19/2015		\$3,000,000.00	\$78.80	0		Main St	38,071		\$652,560.00		Other			8.30007E+11	
03/18/2015	16,000	\$1,235,000.00	\$77.19	601		Main St	5,445	3	\$307,700.00	1920	Loft	Office	Steel Frame/Masc	0780001001600	Yes
08/13/2013	11,700	\$900,000.00	\$76.92	103	E	Court St	11,700	1	\$253,750.00		Parking Lot/Garag			0790001008800	
06/08/2015	12,348	\$875,000.00	\$70.86	212	W	15th St	4,879	3	\$69,500.00	1900	General		Concrete (Paured	0810002018700	Yes
08/26/2015	12,090	\$825,810.00	\$68.31	1411		Elm St	11,848	2	\$825,810.00	1969	Church		Brick/Block	0810002025900	Yes
12/30/2015		\$1,000,000.00	\$68.12	127		Central Ave	14,680		\$398,670.00		Parking Lot			0790001011500	
12/02/2013	129,025	\$8,700,000.00	\$67.43	2		Garfield Pl	8,930	1	\$2,313,540.00	1983	Hotel/Motel		Concrete Block	077-0003-0013	
09/27/2013	9,500	\$600,000.00	\$63.16	121	E	8th St	9,714	1	\$258,750.00		Parking Lot/Garag			0790001002600	
08/28/2015	12,090	\$750,000.00	\$62.03	1411		Elm St	11,848	2	\$819,700.00	1969	Church		Brick/Block	0810002025900	Yes
10/28/2015	11,203	\$685,000.00	\$61.14	10	W	7th St	3,049	4	\$113,570.00	1875	General	Multi-Unit Housin	Brick	0770003007100	Yes
10/16/2015	18,564	\$1,100,000.00	\$59.25	8	E	4th St	6,098	3	\$288,120.00	1850	General	Retail	Brick	0830001007600	Yes
12/15/2015	8,294	\$429,000.00	\$51.72	1720		Vine St	4,008	3	\$66,090.00	1870	Freestanding	Multi-Unit Housin		0940007000700	Yes
08/26/2015	7,290	\$364,900.00	\$50.05	808		Elm St	4,051	2	\$140,660.00	1880	General		Concrete Block	0770001008900	Yes
06/19/2015	6,000	\$295,000.00	\$49.17	1734		Vine St	3,048	4	\$7,670.00	1890	Apt-Walk Up	Retail	Wood Frame/Brick	0940007000100	Yes
10/05/2015	7,224	\$350,000.00	\$48.45	910		Plum St	2,614	3	\$76,330.00	1930	General		Steel Frame/Masc	0760001028500	Yes
03/20/2015	8,470	\$385,000.00	\$45.45	109	E	12th St	1,742	5	\$18,570.00	1881	General	Multi-Unit Housin	Brick/Block	0750004015800	
01/08/2014	9,500	\$425,000.00	\$44.74	652		Main St	2,100	6	\$134,230.00	1890	General		Steel Frame/Glass	0079000400316	Yes
06/13/2013	9,000	\$394,950.00	\$43.88	1438		Race St	13,591	4	\$47,780.00	1885	Apt-Walk Up		Brick	0810004007400	Yes
02/27/2015	9,450	\$410,000.00	\$43.39	814		Plum St	3,136	3	\$91,000.00	1880	General		Steel Frame/Masc	0770001002600	
12/17/2015	28,040	\$1,211,210.00	\$43.20	1818		Race St	9,104	4	\$143,310.00	1875	General	Multi-Unit Housin	Wood Frame/Brick	0940008018400	Yes
02/17/2015	6,676	\$280,000.00	\$41.94	1735		Elm St	2,831	4	\$14,840.00	1969	Apt-Mid/High		Concrete Block	1330003006800	
01/16/2015	7,020	\$285,000.00	\$40.60	1342		Walnut St	3,006	4	\$36,140.00	1895	Apt-Mid/High		Brick/Block	0800002024800	Yes
11/12/2015	8,904	\$340,000.00	\$38.19	1408		Elm St	2,439	4		1890	General			0810002043900	Yes
09/02/2015	9,940	\$378,036.00	\$38.03	433	E	13th St	3,703	4	\$122,820.00	1885	Apt-Mid/High			0750003006200	
06/05/2015	6,180	\$232,480.00	\$37.62	1707		Race St	2,701	3	\$81,390.00	1870	General	Multi-Unit Housin	Brick	0940008005800	Yes
02/10/2014	5,028	\$225,000.00	\$37.33	533	E	13th St	2,178	4	\$46,010.00	1880	Apt-Mid/High			0750003010900	
06/08/2015	8,170	\$300,000.00	\$36.72	1115		Vine St	2,265	5	\$39,890.00	1875	General	Multi-Unit Housin	Steel Frame/Masc	007600020042	Yes
01/20/2016	8,904	\$321,000.00	\$36.05	1408		Elm St	2,439	4	\$0.00	1890	General			0810002043700	Yes
09/30/2015	6,128	\$215,750.00	\$35.21	1808		Race St	2,396	3	\$12,610.00	1870	Apt-Walk Up			094-0008-0310-00	Yes
09/30/2015	6,128	\$215,750.00	\$35.21	1808		Race St	2,396	3	\$12,610.00	1870	Apt-Walk Up			0940008031000	Yes
02/06/2014	6,800	\$235,000.00	\$34.56	525	F	13th St	4,661	4	\$9,520.00	1875	Apt-Garden			0750003010400	
06/10/2015	6,890	\$235,000.00	\$34.11	100	E	Clifton Ave	6,970	4	\$9,410.00	1900	Apt-Walk Up		Brick	940005034600	94
10/21/2015	8,904	\$299,000.00	\$33.58	1408		Elm St	2,439	4		1890	General			0810002043800	Yes
08/17/2015	5,700	\$190,000.00	\$33.33	1207		Main St	1,525	4	\$42,220.00	1890	Restaurant	Multi-Unit Housin	Steel Frame/Masc	0800002013900	Yes
07/18/2013	9,488	\$315,000.00	\$33.20	118	E	12th St	2,570	3	\$107,230.00	1855	Apt-Walk Up			0800002011900	
03/30/2015	11,544	\$375,500.00	\$32.53	312	W	4th St	4,792	4	\$106,420.00	1885	Loft	Office	Steel Frame/Masc	1450001003700	
SITE	27,700	\$860,500.00	\$31.06	719		Main St		6		1885	Retail	Storage			
12/23/2014	9,120	\$282,671.00	\$30.99	118	W	15th St	5,097	3	\$40,710.00	1900	General		Brick/Block	0810002031400	Yes
08/18/2015	15,465	\$475,000.00	\$30.71	34	E	14th St	3,049	5	\$217,240.00	1897	General	Multi-Unit Housin	Wood Frame/Brick	0800001010400	Yes
11/25/2014	0	\$300,000.00	\$30.34	1913		Film St	9,888	1	\$12,070.00		Parking Lot/Garag			0950005010800	

ATTACHMENT I

Sales of 5-30,000 Sq. Ft. Bldgs in 45202

12/01/2014	13,313	\$400,000.00	\$30.05	1203		Main	St	6,358	4	\$194,460.00	1888	Bar/Nightclub	Multi-Unit Housin	Steel Frame/Masc	0800002012200,	
12/23/2015	9,328	\$280,000.00	\$30.02	221	W	9th	St	2,396	5	\$51,450.00	1885	General	Multi-Unit Housin	Wood Frame/Bric	0770001003800	Yes
01/23/2013	9,420	\$275,000.00	\$29.19	124	W	6th	St	2,614	4	\$89,020.00	1879	General	Multi-Unit Housin	Steel Frame/Masc	145-0002-0298-00	
01/23/2013	9,420	\$275,000.00	\$29.19	124	W	6th	St	2,614	4	\$89,020.00	1879	General	Multi-Unit Housin	Brick/Block	1450002029800	
07/13/2015	13,660	\$390,425.00	\$28.58	1148		Main	St	3,485	4	\$77,130.00	1865	General	Office	Steel Frame/Masc	0750004019500,	Yes
02/27/2015	9,000	\$251,900.00	\$27.99	1438		Race	St	13,591	4	\$0.00	1885	Apt-Walk Up		Masonry	008100040074	Yes
05/01/2015	6,300	\$175,000.00	\$27.78	1523		Republic	St	2,526	3	\$19,380.00	1890	Apt-Walk Up		Brick	0810004002700	Yes
07/12/2013	8,832	\$244,750.00	\$27.71	305	E	13th	St	3,049	3	\$52,500.00	1890	General		Wood Frame/Bric	0750001024800	
04/12/2013	7,140	\$197,500.00	\$27.66	1416		Walnut	St	2,788	3	\$78,340.00	1900	General	Multi-Unit Housin	Mixed	080-0001-0046-00	
08/23/2013	9,450	\$260,000.00	\$27.51	814		Plum	St	3,136	3		1880	General			0770001002600	
06/12/2015	8,384	\$230,000.00	\$27.43	526	E	12th	St	3,398	4	\$36,570.00	1870	Apt-Garden		Brick/Block	0750003013100	Yes
12/22/2015	6,752	\$185,000.00	\$27.40	1719		Vine	St	2,178	4	\$6,020.00	1888	General	Multi-Unit Housin	Wood Frame/Bric	0940008023600	Yes
02/17/2016	14,935	\$400,000.00	\$26.78	901		Elm	St	11,761	2		1950	General		Brick/Block	0760001031300	Yes
11/30/2013	6,000	\$160,000.00	\$26.67	547		Channing	St	7,231	3	\$44,740.00	1900	Apt-Garden			0860001021600	
01/13/2015	15,734	\$399,640.00	\$25.40	19	W	Clifton	Ave	10,890	2	\$112,070.00	1879	Apt-Walk Up		Brick	0950003003600	Yes
01/10/2015	8,325	\$208,138.00	\$25.00	1723		Elm	St	8,407	1	\$22,770.00	1952	Automotive		Concrete Block	1330003006000	Yes
02/27/2015	9,000	\$222,900.00	\$24.77	1438		Race	St	13,591	4	\$0.00	1885	Apt-Walk Up		Masonry	0810004041700	Yes
02/23/2015	9,000	\$222,900.00	\$24.77	1438		Race	St	13,591	4	\$0.00	1885	Apt-Walk Up		Masonry	0810004041200	Yes
01/13/2015	5,760	\$142,500.00	\$24.74	625		Main	St	1,307	4	\$79,180.00	1880	General	Multi-Unit Housin	Brick	0780001009300	
01/17/2014	20,880	\$500,000.00	\$23.95	920		Race	St	5,227	4	\$850,520.00	1910	Loft	Multi-Unit Housin	Steel Frame/Masc	760002014500, 7	
01/16/2014	10,890	\$260,000.00	\$23.88	1126		Broadway	St	5,227	3	\$52,500.00	1875	Apt-Walk Up			0750003001700	
01/08/2015	7,820	\$185,000.00	\$23.66	1600		Central	Pkwy	5,663	2	\$50,400.00	1923	General	Multi-Unit Housin	Brick	1330003000200	Yes
08/14/2015	7,078	\$165,000.00	\$23.31	1346		Main	St	2,178	3	\$35,280.00	1865	General	Multi-Unit Housin	Wood Frame/Bric	0750004031300	Yes
01/16/2014	9,795	\$227,500.00	\$23.23	1203		Broadway	St	2,265	4	\$53,110.00	1885	Apt-Walk Up			0750001001900	
02/10/2015	10,847	\$251,000.00	\$23.14	208		Wade	St	10,104	4	\$48,190.00	1880	Apt-Mid/High		Brick/Block	0810001004600,	Yes
02/04/2015	25,200	\$550,000.00	\$21.83	221	W	4th	St	5,489	5	\$153,560.00	1881	General	Office	Steel Frame/Masc	1450001015800	
06/26/2014	10,696	\$229,120.00	\$21.42	1316		Race	St	4,487	4	\$80,200.00	1905	Apt-Mid/High		Brick/Block	0810004014700	
11/30/2015	12,000	\$255,000.00	\$21.25	1324		Main	St	4,792	3	\$26,960.00	1860	General	Retail	Wood Frame/Bric	0750004032300	Yes
10/14/2014	6,700	\$140,000.00	\$20.90	28	E	13th	St	2,526	4	\$56,500.00	1875	Apt-Walk Up			0800002018000	
09/25/2013	7,233	\$150,000.00	\$20.74	1427		Main	St	3,920	4	\$30,030.00	1900	General			0800001020500	
08/29/2013	12,600	\$260,000.00	\$20.63	233	W	9th	St	3,136	3	\$173,690.00	1880	General	Retail	Steel Frame/Masc	0770001002600	Yes
11/29/2015	8,500	\$170,000.00	\$20.00	814		Elm	St	1,307	4	\$58,790.00	1874	General	Multi-Unit Housin	Steel Frame/Masc	0770001008800	Yes
12/17/2015	20,800	\$410,427.00	\$19.73	1826		Race	St	6,534	4	\$136,510.00	1920	General	Multi-Unit Housin	Wood Frame/Bric	0940008032100,	Yes
07/07/2015	20,693	\$404,613.00	\$19.55	1721		Sycamore	St	23,435	4	\$152,180.00	1870	Apt-Garden		Brick/Block	0860002006100,	
06/16/2014	18,614	\$351,000.00	\$18.86	1125		Walnut	St	5,314	4	\$163,670.00	1874	General	Multi-Unit Housin	Wood Frame/Bric	0760002009600	
04/25/2014	20,800	\$390,000.00	\$18.75	1826		Race	St	6,534	4		1920	General	Multi-Unit Housin	Wood Frame/Bric	0940008031900	Yes
01/30/2015	28,040	\$520,000.00	\$18.54	1818		Race	St	9,104	4	\$25,720.00	1875	General	Multi-Unit Housin	Wood Frame/Bric	0940008031500	Yes
07/28/2014	17,333	\$319,175.00	\$18.41	1703		Elm	St	18,291	2	\$125,440.00	1880	General	Multi-Unit Housin	Brick/Block	1330003002000,	
10/02/2013	13,170	\$240,000.00	\$18.22	1205		Elm	St	2,265	2	\$51,880.00	1867	Church		Wood Frame/Bric	0810003009100	
04/12/2014	6,160	\$110,000.00	\$17.86	1304		Main	St	1,873	1		1850	General	Multi-Unit Housin	Wood Frame/Bric	0750004003700	
05/29/2015	12,636	\$225,000.00	\$17.81	28	W	Court	St	5,227	4	\$71,210.00	1900	General	Multi-Unit Housin	Brick	007600020133	Yes
01/30/2013	22,968	\$407,000.00	\$17.72	133	W	4th	St	4,356	6	\$319,200.00	1881	General	Office	Steel Frame/Masc	145-0001-0263-00	
06/20/2013	8,307	\$143,500.00	\$17.27	1637		Hughes	St	5,227	3	\$43,160.00	1900	Apt-Walk Up			0860003004800	
09/16/2015	23,368	\$400,000.00	\$17.12	23	W	Court	St	6,098	4	\$104,710.00	1878	Condo	Multi-Unit Housin	Steel Frame/Masc	0760002015100	Yes
01/10/2014	0	\$380,000.00	\$16.62	224	W	9th	St	22,869	1	\$258,990.00		Parking Lot/Garag			0760001030400,	
12/23/2013	13,724	\$210,000.00	\$15.30	1208		Main	St	4,356	4	\$108,030.00	1865	Day Care	Multi-Unit Housin	Wood Frame/Bric	0750004000500,	
01/22/2014	9,973	\$150,000.00	\$15.04	817		Elm	St	6,745	3	\$132,680.00	1879	General	Multi-Unit Housin	Masonry	0770001005500,	Yes
03/27/2013	30,000	\$446,000.00	\$14.87	900		Main	St	7,405	5	\$250,930.00	1921	General	Retail	Steel Frame/Masc	079-0002-0059-00	
05/14/2013	8,100	\$113,840.00	\$14.05	1519		Republic	St	3,049	3	\$39,840.00	1870	Apt-Walk Up			0810004009000,	
07/28/2014	9,000	\$115,900.00	\$12.88	1438		Race	St	13,591	4	\$0.00	1885	Apt-Walk Up		Masonry	0810004039400	Yes
06/20/2014	26,554	\$340,000.00	\$12.80	122	W	Court	St	3,920	4	\$111,600.00	1865	Light Industrial	Office	Steel Frame/Masc	07600010259, 07	Yes
03/18/2014	8,384	\$104,500.00	\$12.46	526	E	12th	St	3,398	4	\$9,380.00	1870	Apt-Garden			0750003013100	Yes
01/19/2015	9,045	\$110,223.00	\$12.19	1317		Republic	St	5,619	2	\$35,000.00	1860	Apt-Mid/High		Brick/Block	0810004016100,	
02/28/2013	8,120	\$97,937.00	\$12.06	1412		Republic	St	3,528	4	\$44,920.00	1925	Apt-Walk Up			081-0004-0113-00	

Sales of 5-30,000 Sq. Ft. Bldgs in 45202

05/05/2015	10,000	\$120,000.00	\$12.00	1201		Main	St	2,483	4	\$30,410.00	1880	General	Office	Steel Frame/Masc	0800002031500	Yes
01/29/2015	9,000	\$107,900.00	\$11.99	1438		Race	St	13,591	4	\$0.00	1885	Apt-Walk Up		Masonry	0810004041400	Yes
09/16/2014	14,336	\$165,000.00	\$11.51	1801		Elm	St	5,576	4	\$86,820.00	1885	General		Wood Frame/Bric	1330003010900	Yes
12/20/2013	13,641	\$150,000.00	\$11.00	34		Findlay	St	4,574	3	\$89,480.00	1885	Apt-Walk Up			0960006011500	
01/23/2013	8,000	\$85,000.00	\$10.63	1629		Vine	St	4,792	4		1935	General	Multi-Unit Housin	Brick	094-0008-0113-0	
11/20/2015	21,045	\$219,000.00	\$10.41	125	E	9th	St	6,098	4	\$68,120.00	1890	General	Office	Brick	0790001015100	Yes
10/08/2013	26,554	\$260,000.00	\$9.79	122	W	Court	St	3,920	4	\$111,600.00	1865	Light Industrial	Office	Steel Frame/Masc	0760001025700	Yes
02/28/2013	7,290	\$70,000.00	\$9.60	1401		Elm	St	2,701	3	\$68,830.00	1900	Condo	Multi-Unit Housin	Wood Frame/Bric	081-0002-0264-0	
12/31/2012	0	\$15,600.00	\$8.96	0	E	Liberty	St	1,742	0	\$2,120.00			Parking Lot/Garag		080-0001-0194-0	
02/28/2013	13,293	\$112,470.00	\$8.46	1403		Republic	St	2,614	5	\$44,570.00	1900	Apt-Walk Up		Masonry	081-0004-0104-0	
11/02/2015	14,309	\$119,000.00	\$8.32	54	E	McMicken	Ave	10,890	3	\$25,200.00	1870	Apt-Walk Up		Brick	0940005029600	
05/05/2015	17,940	\$125,000.00	\$6.97	1725		Vine	St	10,019	4	\$12,020.00	1900	General	Multi-Unit Housin	Wood Frame/Bric	0940008023700	Yes
10/10/2013	15,000	\$95,000.00	\$6.33	417		Vine	St	261,360	5		1885	Apt-Mid/High	Retail	Brick/Block	0830001039000	Yes
10/01/2013	21,774	\$125,000.00	\$5.74	1119		Main	St	7,186	4	\$105,990.00	1870	General		Wood Frame/Bric	0750004017100	Yes
12/31/2013	8,740	\$45,000.00	\$5.15	135	W	McMicken	Ave	6,970	3		1892	General	Multi-Unit Housin	Wood Frame/Bric	096-0006-0001-0	
05/16/2013	13,795	\$13,300.00	\$0.96	1500		Elm	St	6,098	4	\$38,470.00	1900	General	Multi-Unit Housin	Wood Frame/Bric	081-0002-0292-0	
01/10/2013	6,028	\$0.00	\$0.00	533	E	13th	St	2,178	4	\$62,460.00	1880	Apt-Mid/High			075-0003-0109-0	
03/06/2013	9,690	\$0.00	\$0.00	222	E	14th	St	4,182	5	\$40,960.00	1875	General		Steel Frame/Masc	075-0004-0106-0	
02/05/2013	25,000	\$0.00	\$0.00	104	W	9th	St	1,127	6		1870	Condo			076-0001-0387-0	
07/11/2013		\$0.00	\$0.00	127		Central	Ave	14,680		\$406,810.00			Parking Lot		079-0001-0115-0	
06/14/2013	11,419	\$0.00	\$0.00	835		Main	St	4,792	3	\$98,000.00	1890	Bar/Nightclub		Steel Frame/Masc	079-0001-0072-0	
02/19/2013	5,780	\$0.00	\$0.00	25		Ogden	Pl	4,068	4	\$73,220.00	1959	Bar/Nightclub			083-0001-0298-0	
05/03/2013	6,490	\$0.00	\$0.00	1324		Pendleton	St	2,483	4	\$15,750.00	1880	Apt-Mid/High			075-0002-0124-0	
06/19/2013	5,949	\$0.00	\$0.00	1415		Race	St	2,352	3	\$26,250.00	1900	Apt-Garden			081-0002-0024-0	
05/01/2013	5,949	\$0.00	\$0.00	1415		Race	St	2,352	3	\$31,500.00	1900	Apt-Garden			081-0002-0024-0	
03/04/2013	12,000	\$0.00	\$0.00	1404		Vine	St	1,830	3	\$4,450.00		General		Steel Frame/Masc	080-0001-0095-0	

Johnson, Beth

From: Millvalley@aol.com
Sent: Monday, March 07, 2016 9:36 AM
To: Johnson, Beth
Subject: 719 Main, Downtown

Dear Ms. Johnson,

Re: SW corner of Eighth and Main, CBD

Since I began my real estate career in 1972, I have been involved in many renovation projects, perhaps three dozen or so, ranging in size from a few thousand square feet up to 250,000 SF.

In addition, as a member of the City Planning Commission and often representing the Commission on the Zoning Board of Appeals, I've carefully weighed the arguments of developers and preservationists who appear before the CPC and ZBA. Almost every case is unique, and each must be decided on the available facts.

I also have special knowledge of the building at 719 Main because I have lived across the street from it since 1979 in a building which is 116 years old. I value historic preservation highly in my business and in my private life.

I've long wanted to redevelop 719 Main as office space to serve companies outgrowing smaller buildings in the CBD and OTR. The six-story building where Donato's is principally located was key to the plan because that's where most of the space is. The two-story building to the south does not contribute to the street in terms of scale or appearance. It has been vacant for many years even though it is serviceable and supplied with parking.

On July 24, 2013, I wrote the owner of 719 Main to express my interest in redeveloping the property, and the owner's broker soon contacted me to discuss my interest. I signed a confidentiality agreement on August 22, 2013 and later received financial information on the property.

On or about October 30, 2013, I toured 719 Main with an architect. We measured the principal building elements including the floor plates, ceiling and sill heights and column spacings. We confirmed the locations and adequacy of stairs and elevator shafts. We photographed the building from top to bottom.

After our inspection, I called the broker and told her I was no longer interested in buying the building.

There is really no other way to say this: 719 Main should be demolished. The reason is not its condition, which in fact is very poor. The problem is, the "bones" of 719 Main make its restoration impossible – not just uneconomic, but impossible.

The building at 719 Main has fatal flaws that prevent its redevelopment for commercial office space and probably for any other profitable use. On four of its six floors, the raw floor-to-ceiling heights measured from the unfinished floors to the bottoms of the joists above range from 8' 2" to 9' 11." The building is so irregular that my summary notes to the architect following our tour included the sentence, "QUESTION: have you ever seen a building with this kind of floor-to-floor variation?"

In order to be competitive, new or renovated commercial office space must offer ceiling heights of at least nine feet measured from the finished floor to the finished ceiling. HVAC ductwork, sprinkler mains, electrical conduit, lights, and a ceiling grid together require a vertical space above the ceiling line of at least 18" where mechanical and electrical elements cross each other. So that effectively lowers the usable room cavities for four of the six floors to 6' 8" to 8' 5." Cincinnati's very competitive office market would view these ceiling heights as unacceptable.

Even if you exposed the ductwork and other mechanical and electrical elements, the ceilings would still seem way too low. Many people could probably reach up and touch the ducts, pipes and conduit on some of the floors.

In addition, the columns in the east/west direction are spaced only 9' 6" on center. The narrowest column spacing I've ever worked with was 12' 0", and it proved to be a burden, complicating our ability to offer the wide-open spaces most office users prefer these days. This column spacing is also a fatal flaw for adapting 719 Main for office use.

So what should happen to 719 Main and the non-contributing two-story building to its south?

Both should be demolished for new construction. The Main Street Historic District between Sixth Street and Court Street needs new investment. One of the first such districts created in the 1980's, our neighborhood has experienced little investment as a result. New construction will elevate its profile, bring new residents and customers to the neighborhood, and establish prices that make quality historic restoration of the historic buildings on Main Street easier to finance.

Looking at this situation from 30,000 feet, we desperately need to repopulate our city. Downtown living is growing in popularity, and we need to use downtown's limited land strategically to accommodate this demand. The best way to do this is by focusing on the corners of blocks where it is possible to offer more windows to prospective residents. Mid-block buildings are typically limited to street-facing windows and perhaps windows facing the rear. This configuration is fine for lofts, but a lot of people don't want to live in lofts. Hence the need for new construction where it is most feasible, which is generally only on the corners.

This is why the developer's plan for the SW corner of Eighth and Main is the highest and best possible use of the land and why demolition of 719 Main and its satellite building should be permitted by Cincinnati's Historic Conservation Board.

*John Schneider
203 East Eighth
Cincinnati*

Applicant Submittal
New Construction Concept

- 1) Submittal from March 14, 2016 titled Condominiums at 719 Main Street
- 2) Submittal dated November 23, 2015 (received by our office January 27, 2016, 2016) titled Design Districts Eight & Main Condominium Projects.

Submittal from March 14, 2016 titled Condominiums at 719 Main Street

CONDOMINIUMS AT 719 MAIN STREET

HISTORIC CONSERVATION BOARD
3/21/2016

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719 MAIN STREET

The proposed building at 719 Main Street is intended to architecturally connect with the proposed building across 8th Street, at 120 East 8th Street. Both building sites are part of the Main Street Historic District, characterized by its collection of cast iron storefronts. The dominantly vertical facades consist of more visual void than solid mass, and the buildings typically have ample floor-to-floor heights.

The proposed buildings will be designed with similar emphasis on verticality, and they will relate to the historic streetscape with contemporary architecture compatible with the architectural characteristics of the district rather than false historic expression. In particular, the new buildings will include glass storefronts within masonry base along the street, articulated façades composed of projections and recesses of residential spaces, and strong vertical emphasis at the corner.

The project will strengthen the Main Street district by increasing its economic vitality and visual energy level by means of owner-occupied buildings with high quality architecture.

The proposed buildings include a street level storefront for commercial uses and a residential lobby at the street level, two to three parking levels above, and condominium units on the floors above. The building heights are similar to the height of the Second National Bank Building located a block north of the project sites.

719 MAIN STREET NARRATIVE

3/14/2016

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719 MAIN STREET
EXISTING SITE

3/14/2016



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719 MAIN STREET
PROPOSED SITE PLAN

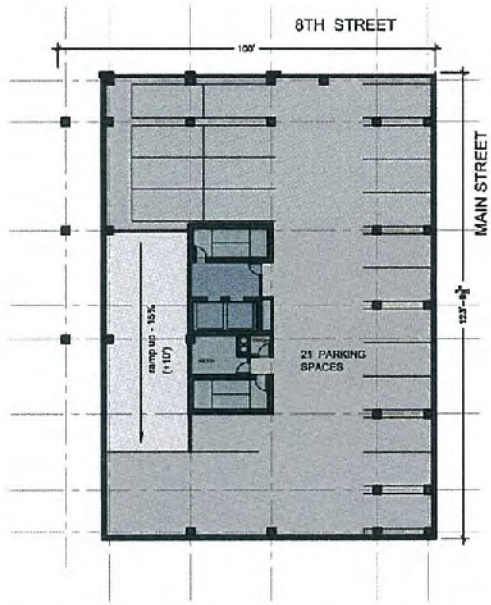
3/14/2016



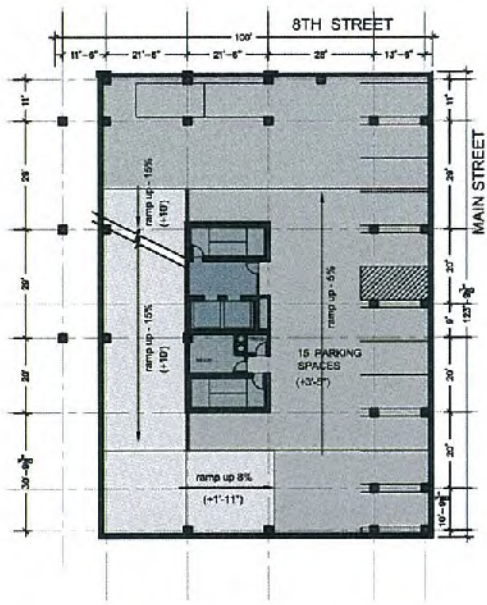
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NORTH
10,954 GSF
4TH FLOOR



NORTH
10,964 GSF
2ND FLOOR
3RD FLOOR SIMILAR
- WITHOUT SOUTH AND EAST RAMP



NORTH
10829 SQ. FT. GROSS
1ST FLOOR

719 MAIN STREET
CONCEPT BUILDING PLANS

SCALE 1/32" = 1'-0"
3/14/2016

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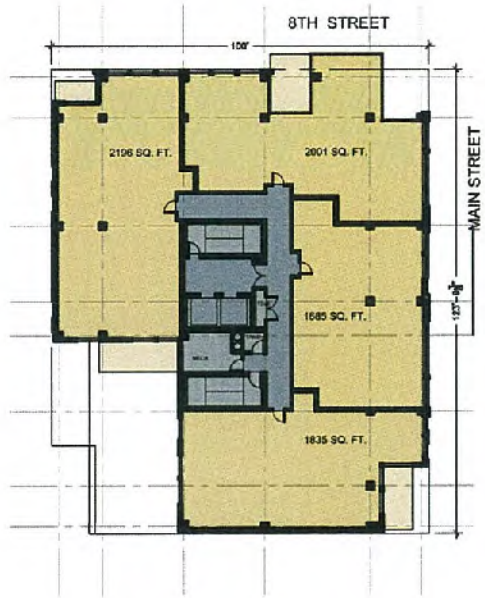


1/20



7972 SQ. FT. GROSS

RESIDENTIAL FLOORS 10-14



10093 SQ. FT. GROSS

RESIDENTIAL FLOORS 5-9

PROJECT SUMMARY

UNIT MIX:

FLOORS 5-9: 4 RESIDENTIAL UNITS/FLOOR
= 20 UNITS
FLOORS 10-14: 2 RESIDENTIAL UNITS/FLOOR
= 10 UNITS

TOTAL OF 30 UNITS

PARKING:

LOCATED ON THREE LEVELS
2ND FLOOR: 13 SINGLE + 1 TANDEM
3RD FLOOR: 13 SINGLE + 1 TANDEM
4TH FLOOR: 13 SINGLE + 4 TANDEM

TOTAL: 39 SINGLE + 6 TANDEM

FAR CALCULATIONS:

LOT AREA 12,107 SF
FAR 9 = 108,963 SF
PARKING LEVELS EXCLUDED

PROPOSED:

STREET LEVEL 10,629 SF
5 LEVELS OF 10,093 SF
5 LEVELS OF 7,972 SF

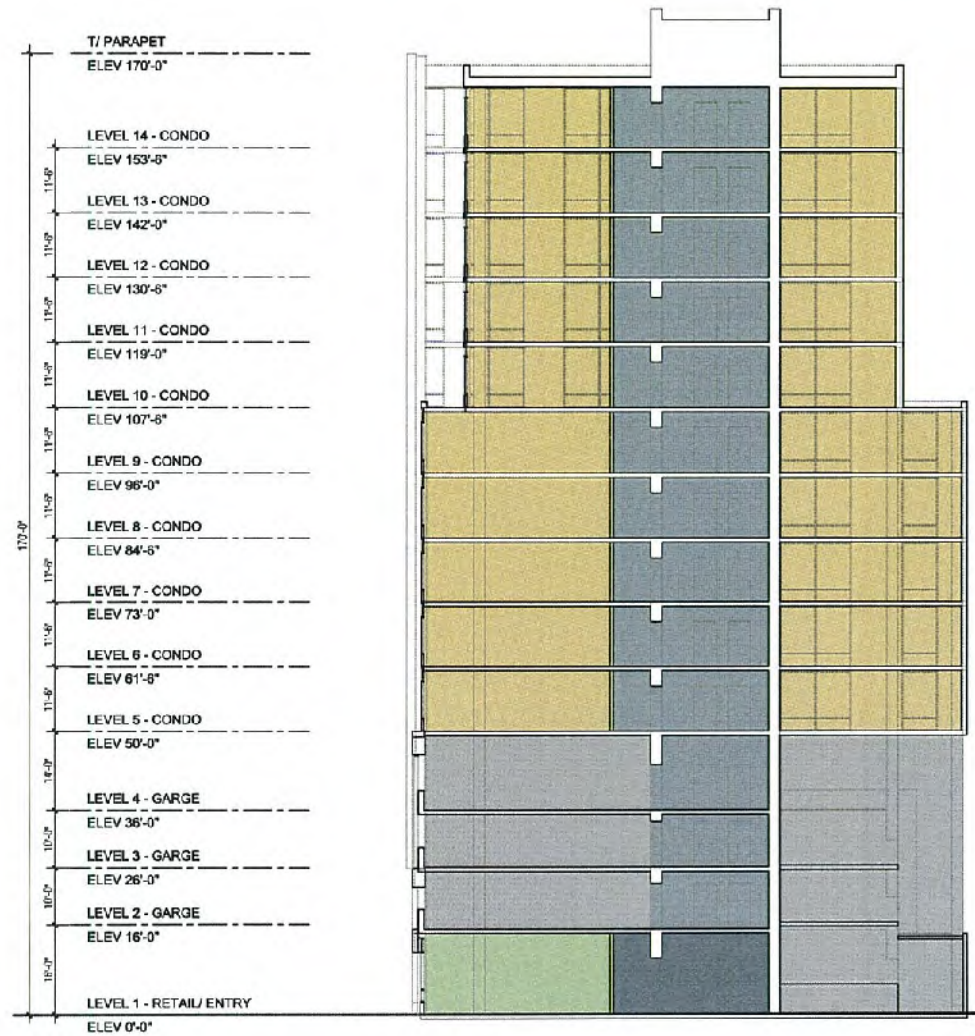
TOTAL SQUARE FOOTAGE = 100,954 SF
BELOW ALLOWABLE SF

719 MAIN STREET
CONCEPT BUILDING PLANS

SCALE 1/32" = 1'-0"
3/14/2016

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719 MAIN STREET
BUILDING SECTION

3/14/2016

MAXIMUM HEIGHT

DESIGN GUIDELINE:
MAXIMUM HEIGHT OF APPROXIMATELY 120'; LESS THAN LANDMARK BUILDINGS SUCH AS GWYNNE BUILDING OR SECOND NATIONAL BANK BUILDING.

FINDING:
FIELD MEASUREMENTS INDICATE SECOND NATIONAL BANK TO BE 170' FROM SIDEWALK.

PROPOSED:
BUILDING HEIGHT 170'; SIMILAR TO SECOND NATIONAL BANK BUILDING.

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MAJOR BAY SPACING
 THE MAIN EXPRESSION IS 16'-0" WIDE GLASS BAY WITH AN ASYMMETRICAL METAL FRAME. SECONDARY BAYS VARY BETWEEN 16' AND 17' IN WIDTH.

MINOR BAY SPACING
 THE MINOR BAYS ALONG THE STREET HAVE ANOTHER LEVEL OF ASYMMETRICAL BAY SPACING. REGULAR 12' STOREFRONT BAYS ARE INTERRUPTED BY 3' WIDTHS OF MASONRY. THE OVERLAPPING OF THE RESIDENTIAL BAYS WITH THE LOWER BAYS CREATES COMPLEXITY AND INTEREST.

STRUCTURAL BAY SPACING
 THE STRUCTURAL BAYS VARY BETWEEN 9' AND 29' TO WORK WITH BOTH PARKING DIMENSIONS AND RESIDENTIAL LIVING SPACES.

MAXIMUM BAY SIZE

DESIGN GUIDELINE:
 MAXIMUM BAY SIZE OF 20' AND DEFINABLE TO GRADE.

PROPOSED:
 MAJOR AND MINOR BAY SIZES WITH A RHYTHM OF APPROXIMATELY 10' AND 20'.

UPPER AND LOWER EXPRESSIONS OVERLAPPED WITH STRUCTURAL SPACING TO CREATE COMPLEXITY AND VARIATION.

719 MAIN STREET
 BAY DIAGRAM

3/14/2016

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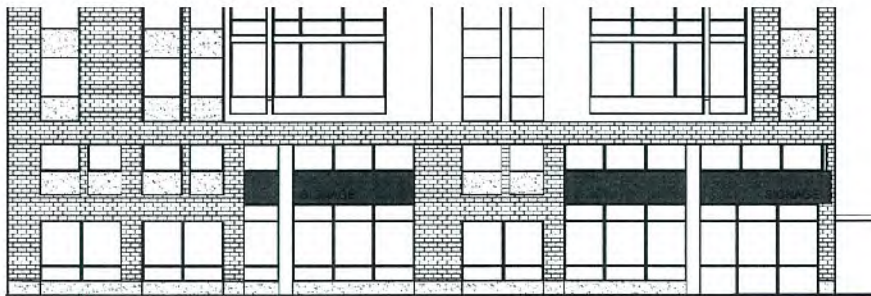


STOREFRONT

DESIGN GUIDELINE:
THERE MUST BE A STOREFRONT ALONG THE STREET FRONTAGE

PROPOSED:
STOREFRONT FOR COMMERCIAL SPACE ALONG THE LENGTH OF THE PARCEL ON MAIN STREET.

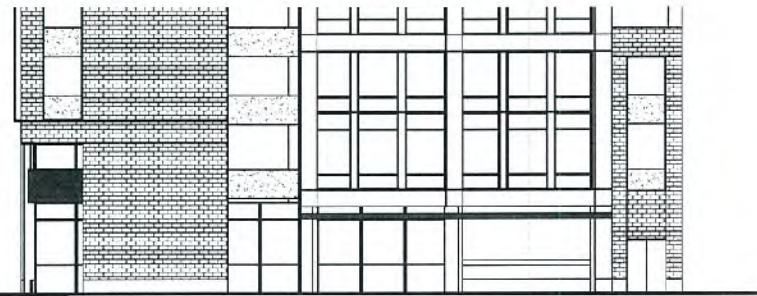
RESIDENTIAL LOBBY AND GARAGE LOCATED ON 8TH STREET.



RETAIL

CORNER RETAIL

EAST ELEVATION (MAIN ST)



CORNER RETAIL

RESIDENTIAL ENTRY

GARAGE ENTRY

SERVICE

NORTH ELEVATION (8TH ST)

719 MAIN STREET
STOREFRONT

3/14/2016

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VISUAL END/TOP

DESIGN GUIDELINE:

THE BUILDING SHOULD HAVE A VISUAL END, I.E. A CORNICE OR PARAPET OR OTHER ARTICULATION TO RELATE TO DETAILING OF THE UPPERMOST FLOORS OF OTHER BUILDINGS IN THE DISTRICT.

PROPOSED:

BUILDING MEETS SKY WITH BAYS OF VARIED HEIGHTS AND SCALE COMPATIBLE WITH HISTORIC DISTRICT.



719 MAIN STREET
BUILDING TOP

3/14/2016



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BASE

DESIGN GUIDELINE:
TALL BUILDINGS SHOULD BE ARTICULATED AT THE FIRST TWO FLOORS TO FORM A BASE AND TO RELATE TO OTHER TALL BUILDINGS IN THE DISTRICT.

PROPOSED:
THE MASONRY/STOREFRONT BUILDING BASE CONSISTS OF THE STREET LEVEL, INCLUDING COMMERCIAL TENANT SPACE AND RESIDENTIAL LOBBY, AND PARKING GARAGE ON FLOORS 2-4.



719 MAIN STREET
PERSPECTIVE VIEW; STREET ELEVATION

3/14/2016

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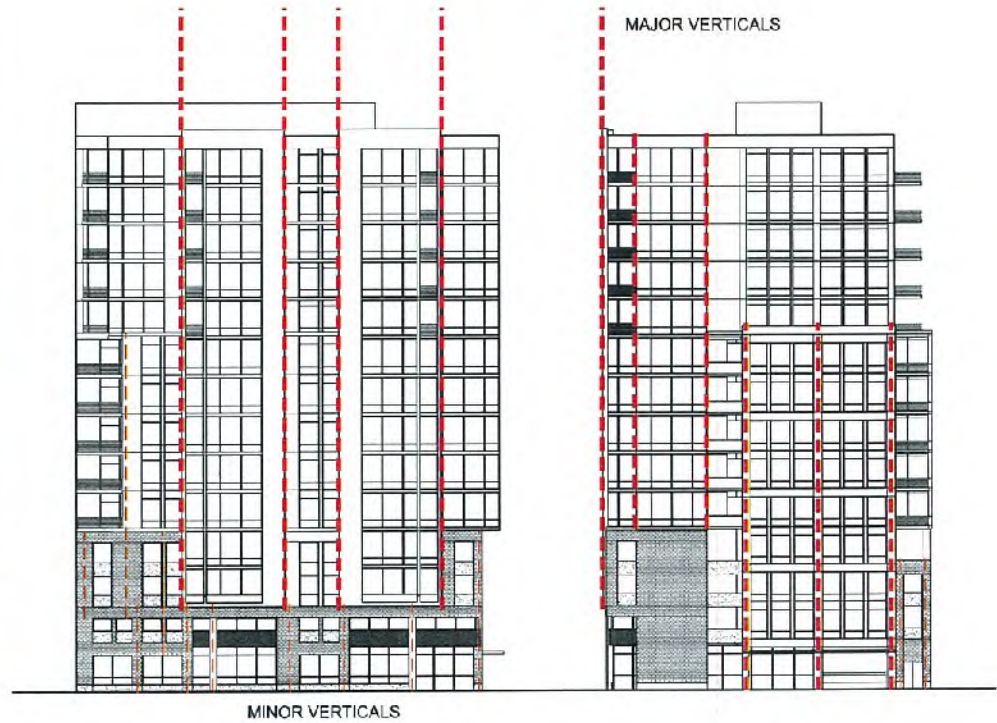
719 MAIN STREET
ELEVATION

3/14/2016

VERTICAL EMPHASIS

DESIGN GUIDELINE:
THE EMPHASIS OF THE BUILDING'S DESIGN SHOULD BE VERTICAL

PROPOSED:



EAST ELEVATION - MAIN STREET

NORTH ELEVATION - EIGHTH STREET

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WINDOWS

DESIGN GUIDELINE:

WINDOWS SHOULD BE WITHIN DEFINABLE OPENINGS PER FLOOR; NO RIBBON TYPE WINDOWS.

WINDOWS SHOULD BE STACKED VERTICALLY; GROUPED WINDOWS SHOULD BE SUBDIVIDED.

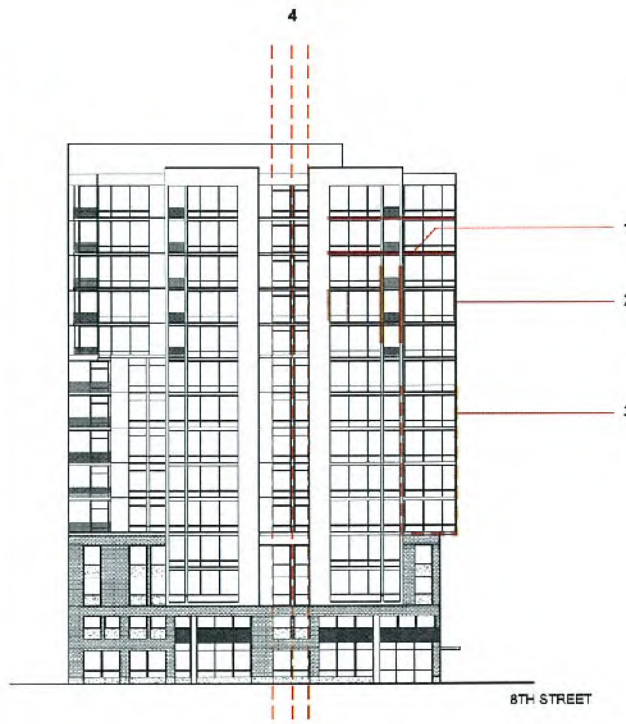
PROPOSED:

1) WINDOW WALL GLAZING EXPRESSES EACH FLOOR LINE. VARIATION IN SLAB EDGE EXPRESSION ADDS VARIETY AND RHYTHM.

2) GROUPED WINDOWS SUBDIVIDED INTO SMALLER UNITS SEPARATED BY MULLIONS, METAL PANEL, OR METAL "SCREEN"

3) LARGE AREAS OF GLASS ARRANGED VERTICALLY TO AVOID HORIZONTAL EXPRESSION OR RIBBON WINDOW EFFECT.

4) WINDOWS STACKED VERTICALLY.



719 MAIN STREET
ELEVATION

3/14/2016

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GLASS

DESIGN GUIDELINE:

WINDOWS SHOULD HAVE CLEAR GLASS; NO MIRRORED GLASS.

PROPOSED:

THE PRELIMINARY SELECTIONS FOR GLASS MUST BALANCE PERFORMANCE AND AESTHETICS.

THE DESIGN WILL USE INSULATED GLASS UNITS WITH LOW-E COATING.

THE VISION GLASS AT THE RESIDENTIAL UNITS WILL HAVE THE HIGHEST AMOUNT OF LIGHT TRANSMITTANCE AND LOWEST REFLECTIVITY POSSIBLE WITHIN THE ENERGY CODE RESTRAINTS.

THE STOREFRONT WILL BE MORE TRANSPARENT, TO HELP BETTER CONNECT THE STREET AND THE INTERIOR.

1) VISION GLASS / RESIDENTIAL FLOORS

VISUAL LIGHT TRANSMITTANCE	60%
REFLECTIVITY OUTWARD	10%
SHGC	0.29

2) STOREFRONT GLASS / STREET LEVEL

VISUAL LIGHT TRANSMITTANCE	75%
REFLECTIVITY OUTWARD	10%
SHGC	0.50

719 MAIN STREET
PERSPECTIVE VIEW

3/14/2016

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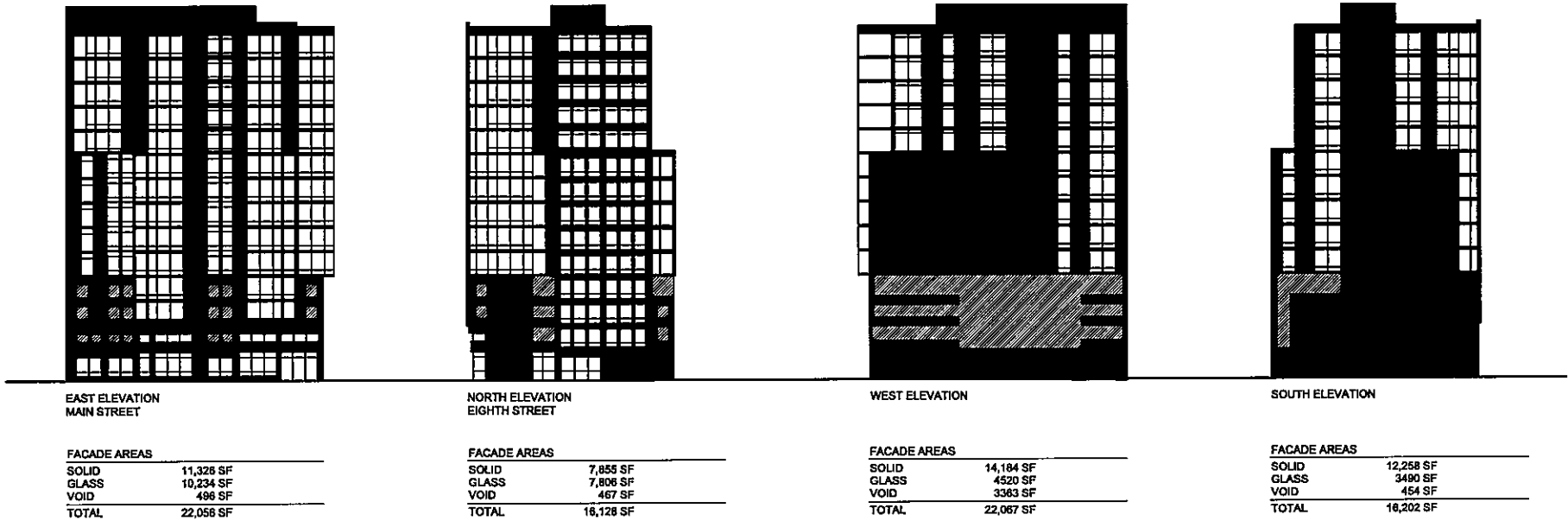
109

GLASS PERCENTAGE

DESIGN GUIDELINE:
THE % OF GLASS SHOULD BE AT LEAST 20% AND LESS THAN 80%.

PROPOSED:

TOTAL FACADE AREAS		
SOLID	45,623 SF	60%
GLASS	26,050 SF	34%
VOID	4,780 SF	6%
TOTAL	76,453 SF	



719 MAIN STREET
SOLID/GLASS DIAGRAM

3/14/2016

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719 MAIN STREET
STREET VIEW

3/14/2016

CORNER

DESIGN GUIDELINE:
AS A CORNER BUILDING THE DESIGN SHOULD RELATE TO BOTH STREETS.

- PROPOSED:**
- STOREFRONT WITH VARYING RHYTHMS ON MAIN STREET, RESPONSIVE TO SCALE OF HISTORIC BAYS
 - SCALE OF BAYS ON 8TH STREET SIMILAR TO HISTORIC CONTEXT
 - MULTI-STORY BUILDING BASE SIMILAR TO ADJACENT TALL, HISTORIC BUILDINGS ON MAIN AND 8TH STREETS
 - RESIDENTIAL UNITS HAVE VIEWS DOWN BOTH STREETS AND PROVIDE ILLUMINATED, INHABITED PRESENCE AND VIBRANCY AT NIGHT TIME



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SURFACE/MATERIALS

DESIGN GUIDELINE:
SURFACE ORNAMENTATION AND A VARIETY OF MATERIALS IS ENCOURAGED

PROPOSED:



- 1 METAL PANEL
- 2 VISION GLASS
- 3 METAL SPANDREL
- 4 MASONRY
- 5 CONCRETE
- 6 SIGN BAND
- 7 STOREFRONT GLASS

719 MAIN STREET

EAST ELEVATION - MAIN STREET

3/14/2016

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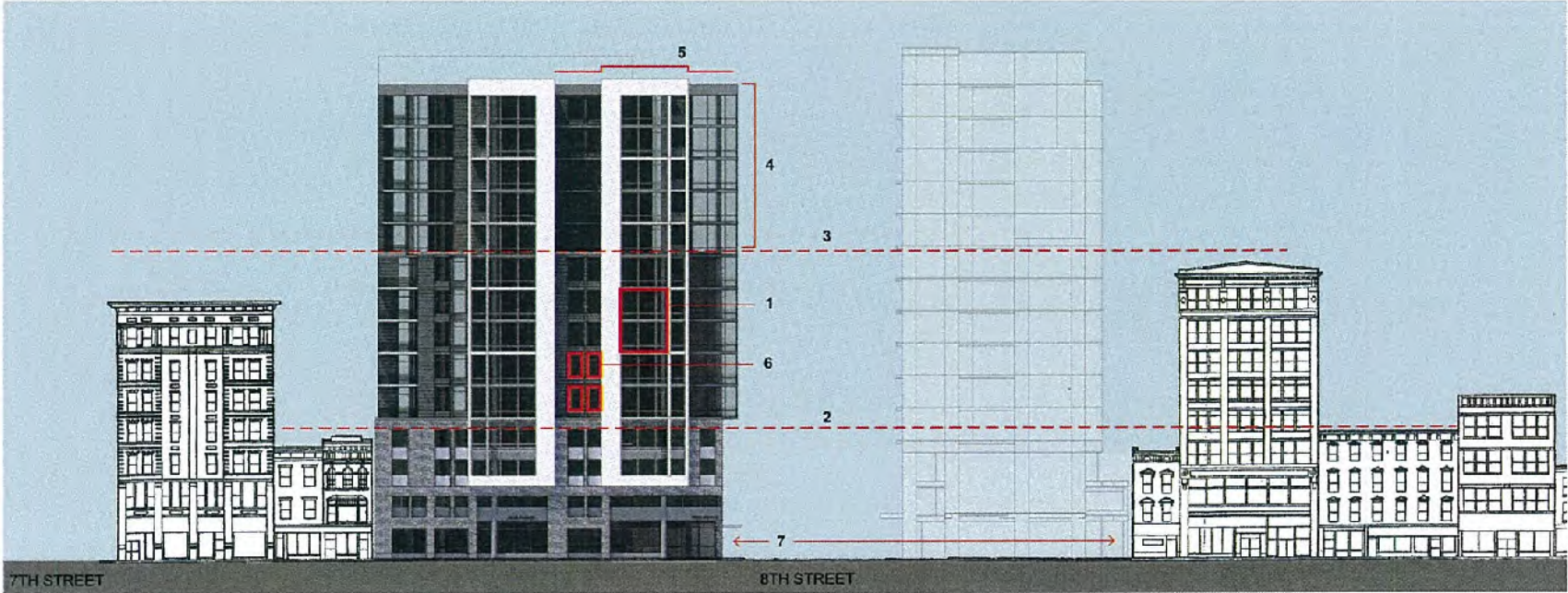
112
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DETAILING

PROPOSED:

- 1) DOUBLE HEIGHT BAYS WRAPPED IN A 12-STORY METAL FRAME REFER TO NEIGHBORHOOD'S TALL NARROW CAST IRON STOREFRONTS.
- 2) MASONRY BASE RELATES TO THE THREE AND FOUR STORY MASONRY STRUCTURES.
- 3) STEP BACK IN FACADE AT MID-LEVEL RELATES TO TALLER STRUCTURES ON MAIN STREET.
- 4) UPPER LEVEL IS LIGHTER WITH MORE GLASS AND THINNER MASSES.
- 5) TOP OF BUILDING CREATES AN ASYMMETRICAL SILHOUETTE, A CONTEMPORARY CORNICE.
- 6) REGULAR PUNCHED WINDOWS STACKED VERTICALLY
- 7) IRREGULAR RHYTHMS AT GROUND LEVEL CONNECT AND COMPLEMENT EXISTING GROUND LEVEL DESIGNS.

DESIGN GUIDELINE:
ADDITIONAL DETAILING SEEN ON OTHER BUILDINGS IN THE DISTRICT (SUCH AS BANDING, EXTENDED SILLS OR LINTELS) SHOULD BE CONSIDERED.



719 MAIN STREET

3/14/2018

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719 MAIN STREET
STREET VIEW

3/14/2016

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719 MAIN STREET
PERSPECTIVE VIEW

3/14/2016

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Submittal dated November 23, 2015 (received by our office January 27, 2016, 2016) titled Design Districts Eight & Main Condominium Projects.

DESIGN DISTRICT'S EIGHTH & MAIN CONDOMINIUM PROJECTS

PROJECT PRESENTATION

NOVEMBER 23, 2015

1. Introduction

Greiwe Development and Terrex (together, "Developer") are jointly working to develop two condominium towers each containing approximately 45 condominium units for a total of 90 condominium units. One tower will be located on the southwest corner of 8th Street and Main Street ("Donato's Site") and the other being on the Northwest corner of the same intersection ("Deskey Site"). The Developer is initially pursuing the development of the Deskey Site on the Northwest corner and sees this as Phase I of a two phase development.

These projects would be the first "for sale" product built in the urban core of Cincinnati since the downturn. The Developer believes there is sufficient demand to allow for several condominium projects to be developed in the urban core in the near term. The large influx of multifamily rental product to the urban core and its apparent success indicates a desire of Cincinnatians to reclaim the downtown core as their home. However, many will only do so if they are able to own their own property in the market as it provides a level of predictability and stability that rental product cannot provide.

2. Market

The Developer has worked with Dinn Focused Marketing to quantify the size of the market and the "psychographics" of likely buyers. Based on initial research it appears a robust market exists for this product type downtown. The primary market for these condominiums will be:

- Young professionals who want to make a commitment to living in the urban core.
- Empty nesters looking for an active, low maintenance lifestyle in the urban core.

Both of these market segments are growing rapidly and are the two largest segments of the United States population. Providing a product that targets both of these segments will provide the project with a large potential market for the condominium units.

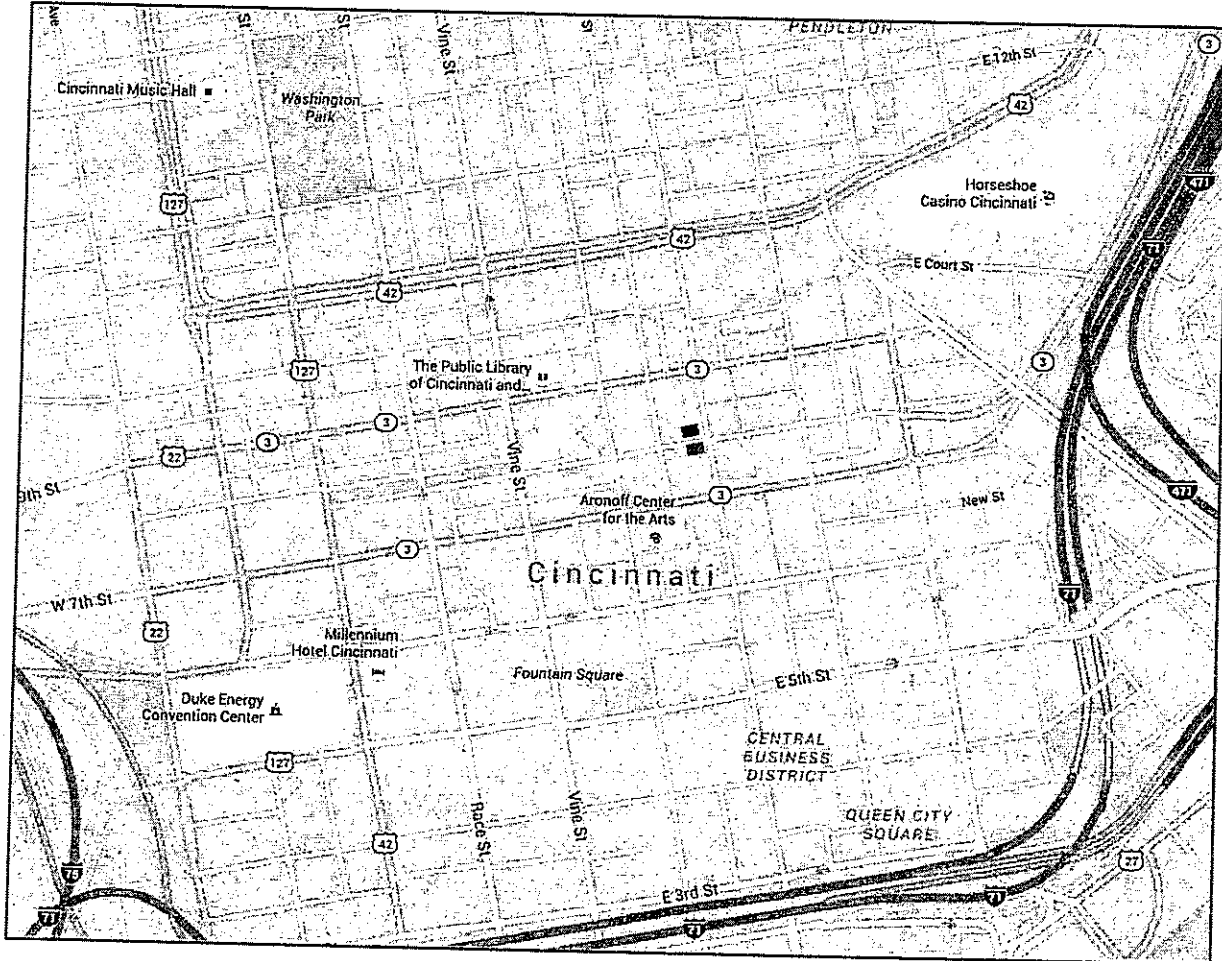


3. Targeted Sites:

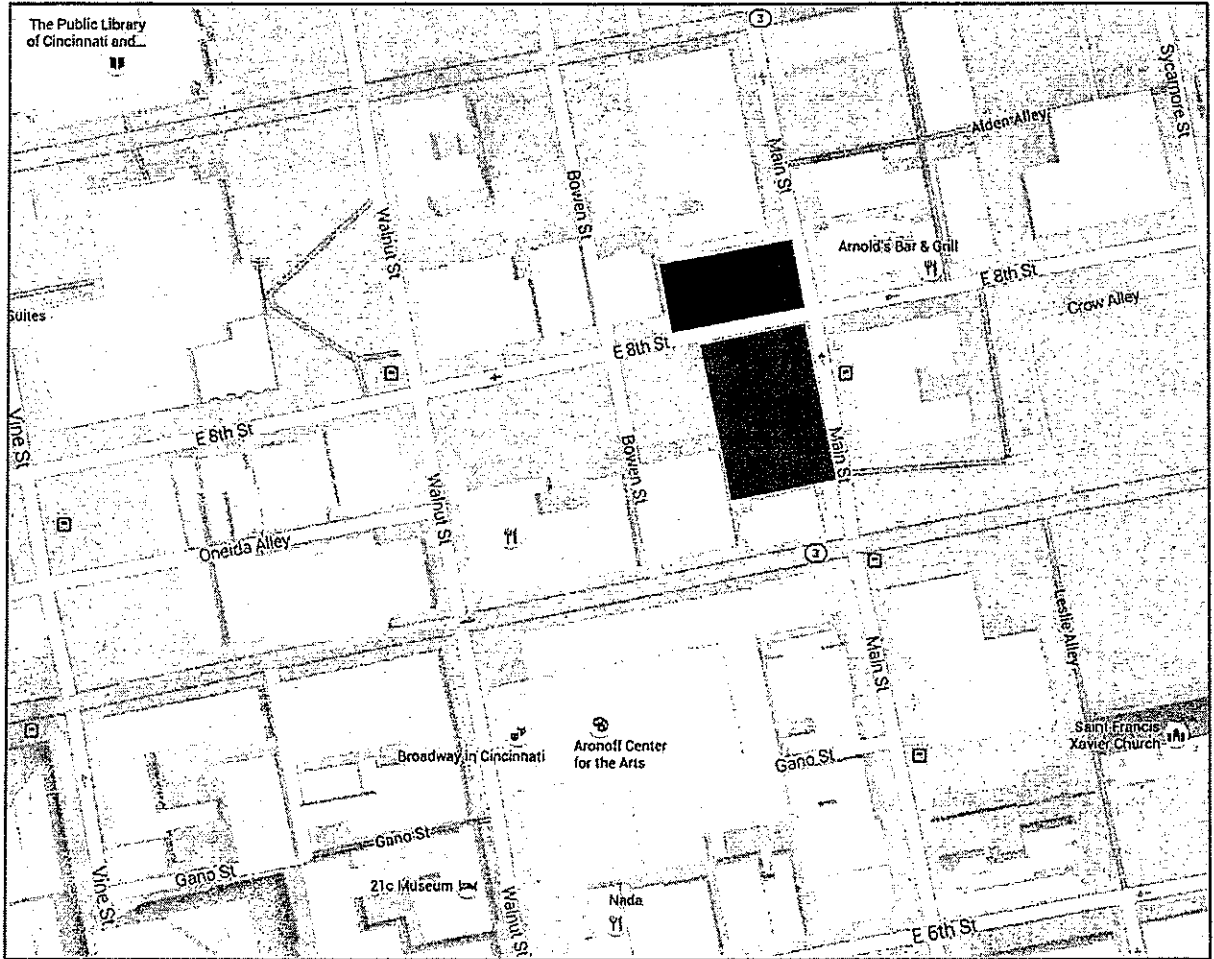
a. General Vicinity Map

Deskey – Phase I

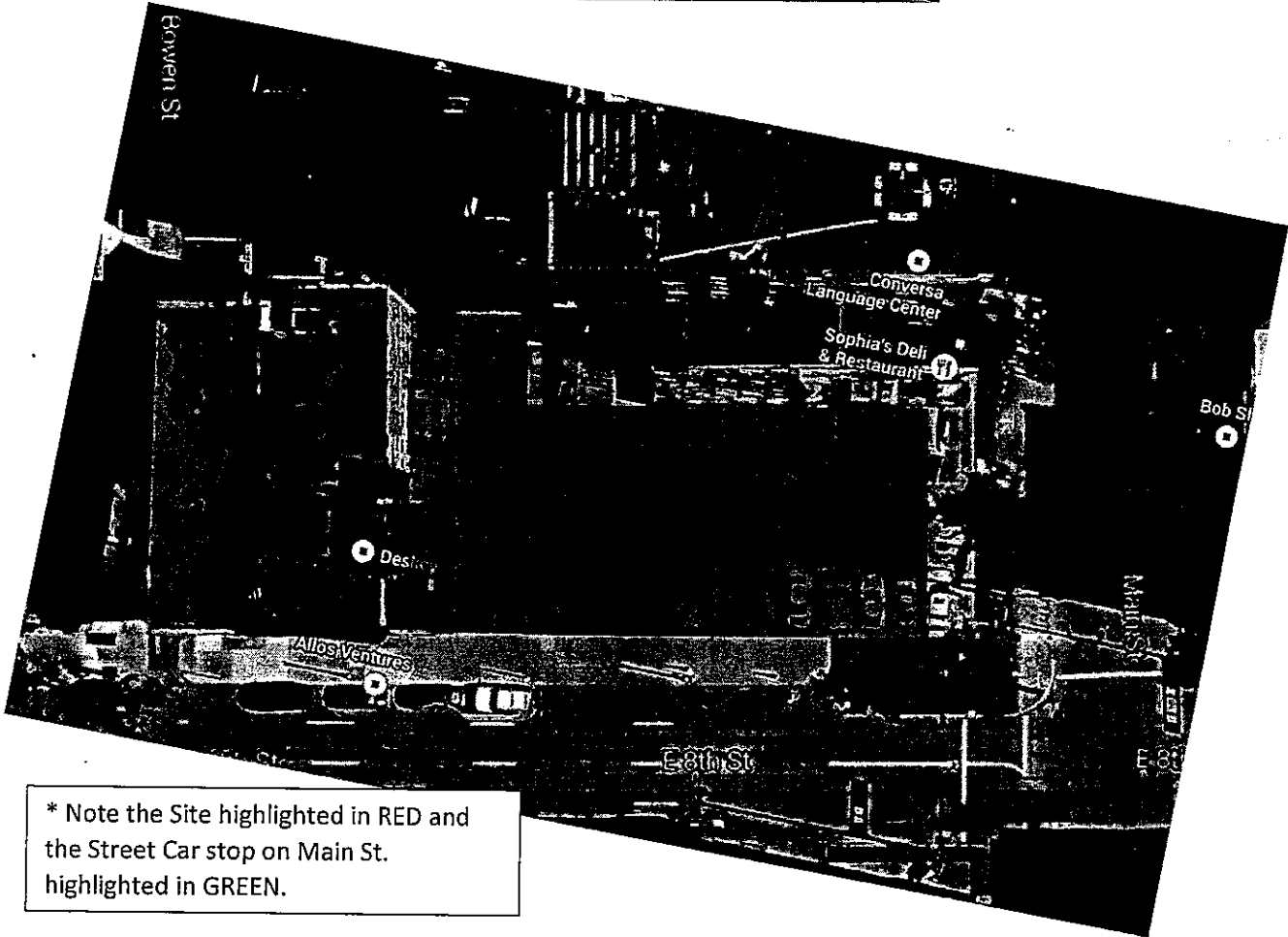
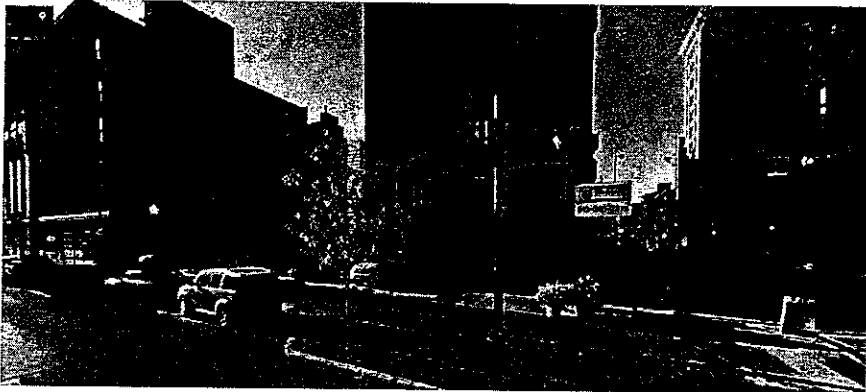
Donato's – Phase II



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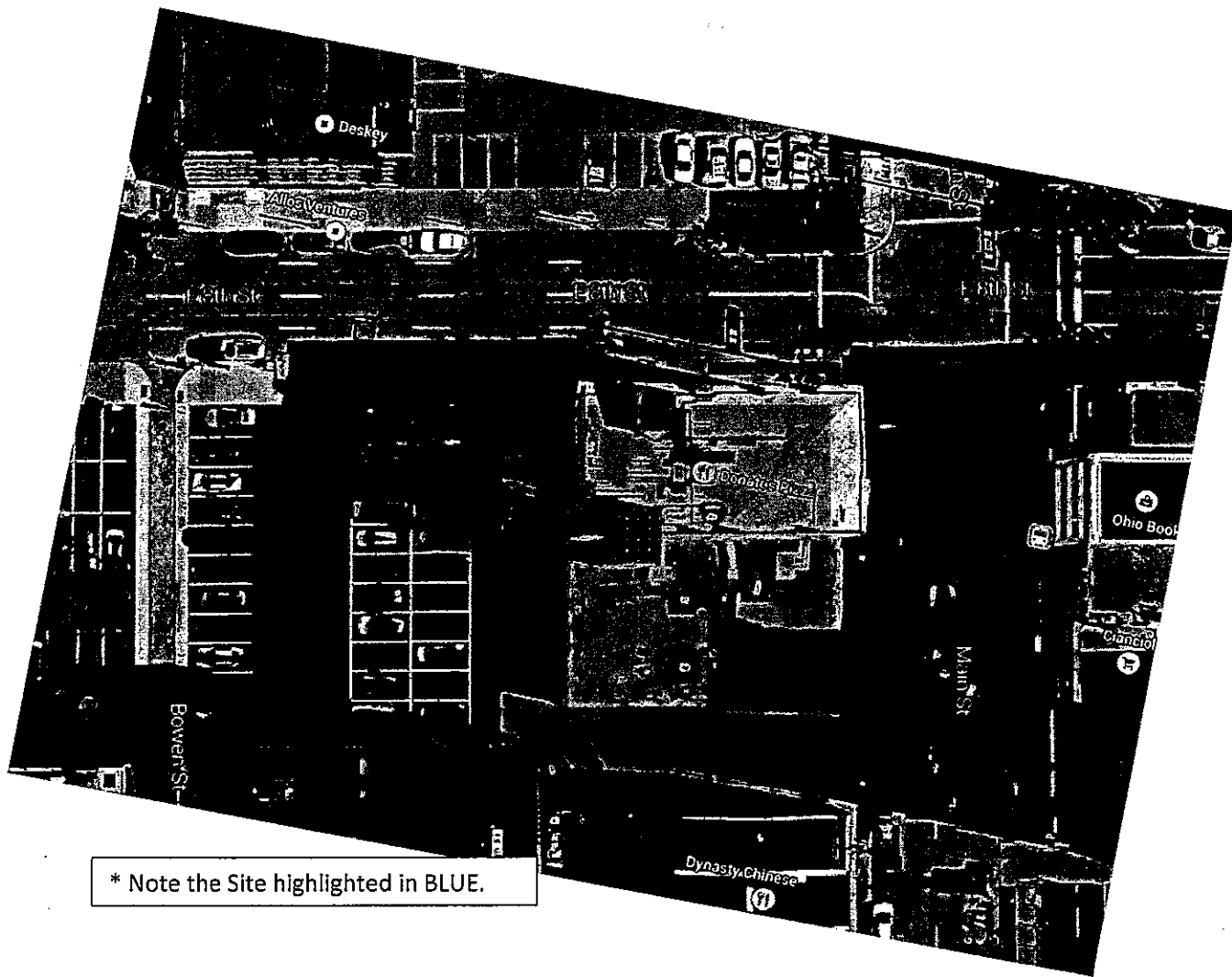
b. Northwest Site (Deskey - Phase I):



* Note the Site highlighted in RED and the Street Car stop on Main St. highlighted in GREEN.

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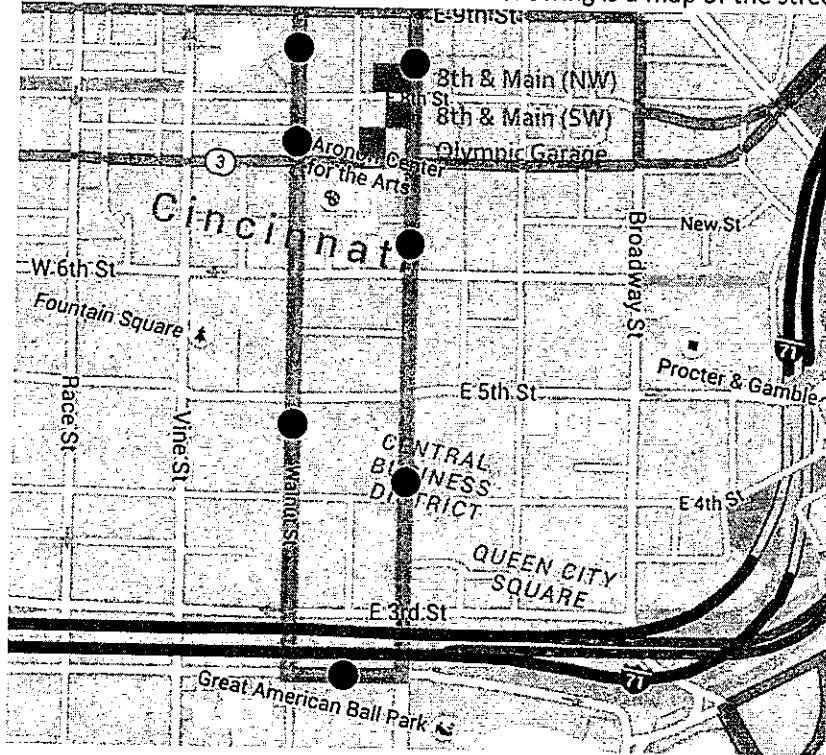
c. South Site (Donato's Site – Phase II):



* Note the Site highlighted in BLUE.

4. Project Concept – Walkable Urban Community

The Developer has intentionally positioned this project along Cincinnati’s new streetcar line. The northerly direction is accessed directly in front of the project and is within a block of the southerly route on Walnut Street to the west. The following is a map of the streetcar route:



5. Concept Plans:

a. Deskey Site – Phase I (North)

i. General Description

The North Tower will consist of first floor retail and common area with ten stories of condominiums on levels 2 to 11.

1. Condominium Tower

Ten (10) stories (Levels 2-11) of condominiums yielding 45 Units.

2. Parking

a. Short Term – Convenience Parking

Short term convenience parking will be provided to the building with approximately 6 dedicated parking spaces for use by owners to drop off groceries and to satisfy other short term parking needs.

b. Long Term

The owner’s long term parking arrangements are being provided via an agreement with the Olympic Garage, which is adjacent to the site and is entered from 7th Street. Olympic Garage has agreed to

provide our owners with a "right to lease" monthly spaces from them.

3. Retail

Roughly 2,920 square feet of retail (Level 1) will be located on the bottom floor of the building fronting Eighth Street and Main Street.

4. Common Area

The common area (Level 1) will consist of a small exercise facility and common space as appropriate. Generally, 2,920 square feet would be dedicated to this use.

b. Donato's Site – Phase II (South)

i. General Description

The project would consist of an 11 story combined condominium tower and retail space. The breakdown is as follows:

1. Condominium Tower

Ten (10) stories (Levels 2-11) of condominiums yielding approximately 45 condominium units.

2. Parking

a. Short Term – Convenience Parking

Short term convenience parking will be provided to the building with approximately 6 dedicated parking spaces for use by owners to drop off groceries and to satisfy other short term parking needs.

b. Long Term

The owner's long term parking arrangements are being provided via an agreement with the Olympic Garage, which is adjacent to the site and is entered from 7th Street. Olympic Garage has agreed to provide our owners with a "right to lease" monthly spaces from them.

3. Retail

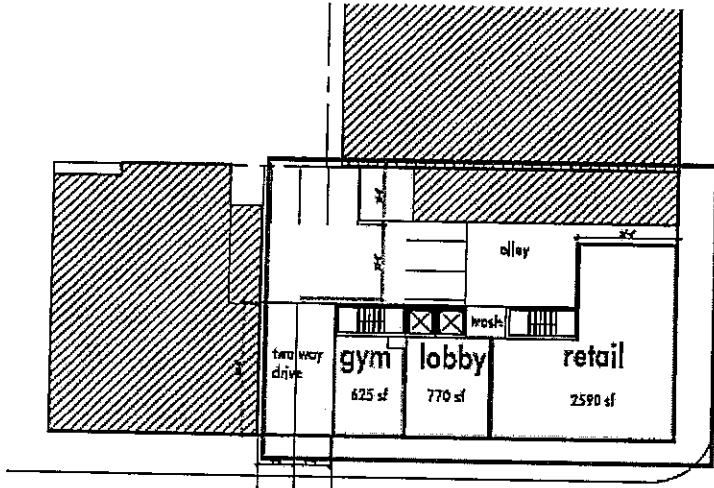
4,100 square feet of retail (Level 1) on the Main Street & Eighth Street frontage.

4. Common Area

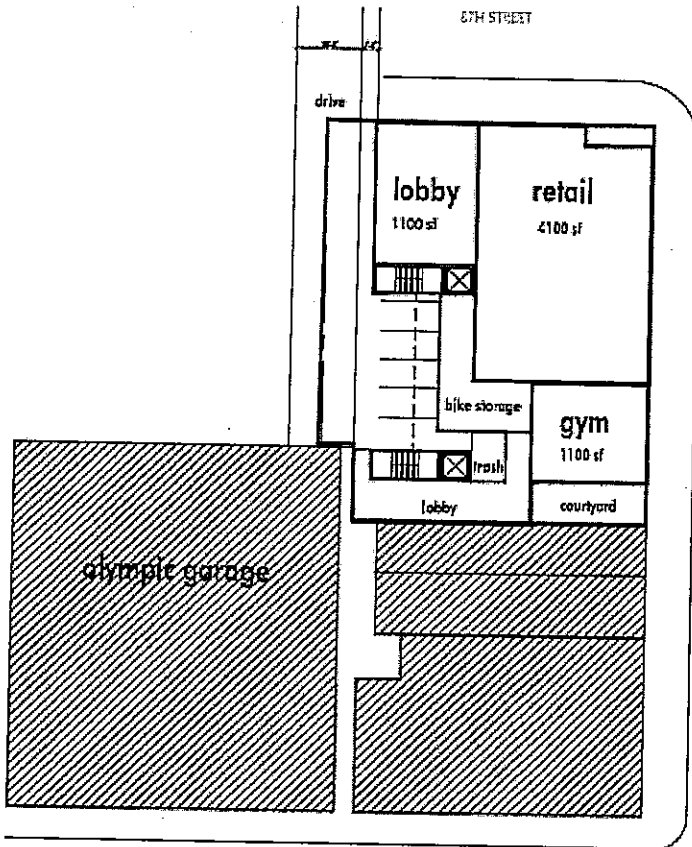
The common area (Level 1) will consist of a small exercise facility, lobby, bike storage and common space as appropriate.

c. Rough Drawings (Phase I in RED, Phase II in BLUE)

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TOWARD STREET

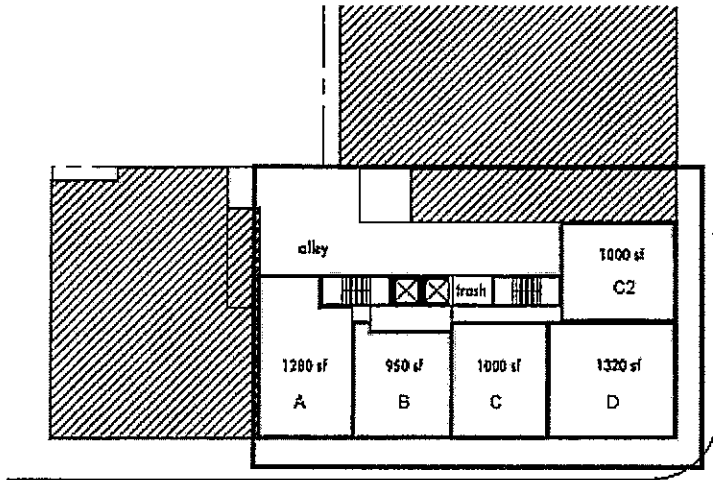


8TH & MAIN | LEVEL 1 PARKING OPTION 2
Greife Development

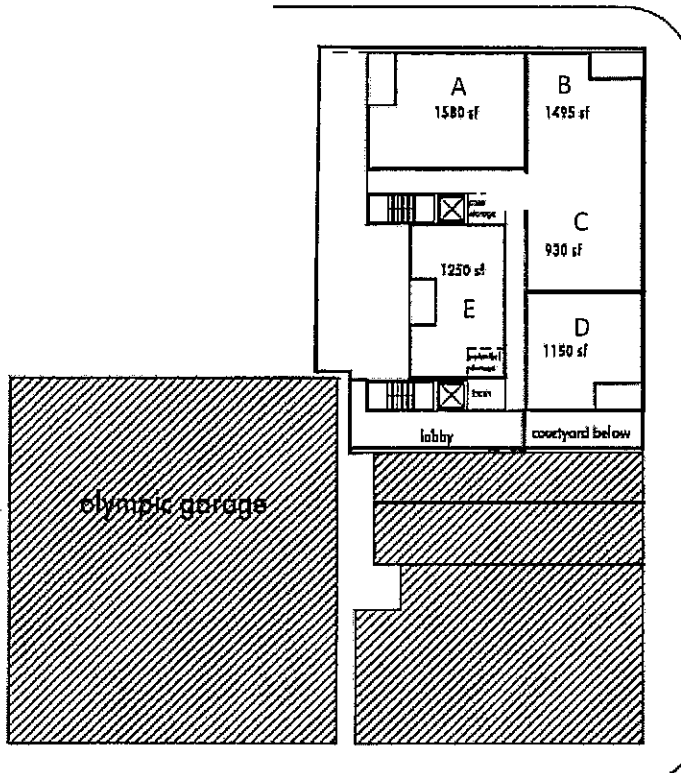
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8TH STREET



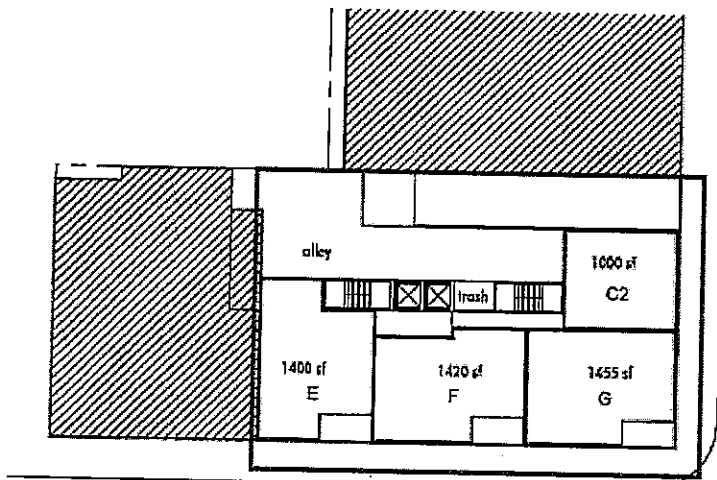
8TH & MAIN | LEVELS 2-6

Greive Development

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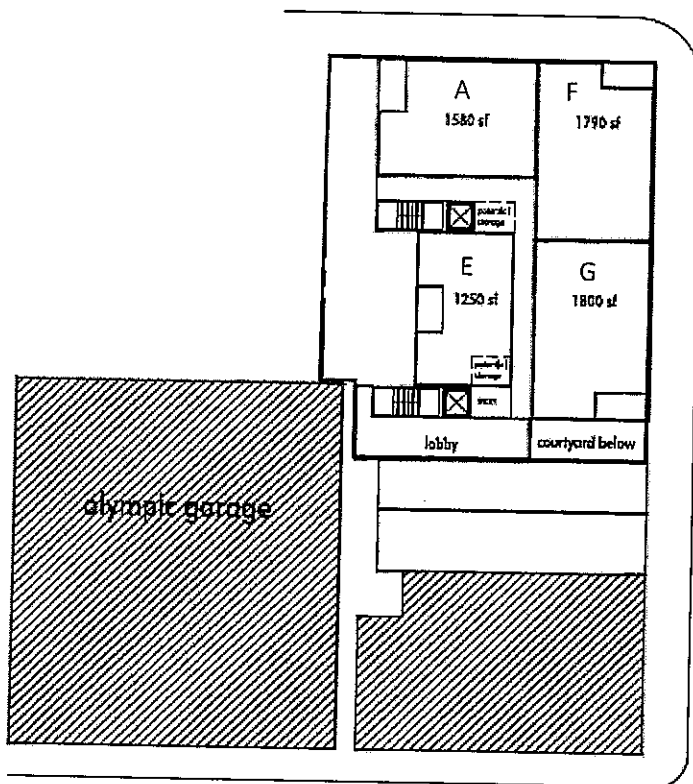


1210



MAIN STREET

8TH STREET



8TH & MAIN | LEVELS 7-11

Greive Development

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6. Preliminary Project Budget & Pro Forma (Deskey Site – Phase I)

TOTAL PROJECT				
Category	Amount	Per Unit	PSF	
Land	\$0	\$0	\$0.00	
Hard Costs				
Demo	\$0	\$0	\$0.00	
Site Work / Site Prep	\$462,000	\$10,267	\$6.22	
Deep Foundations	\$308,000	\$6,844	\$4.15	
Foundations / SOG	\$462,000	\$10,267	\$6.22	
Super Structure	\$2,702,000	\$60,044	\$36.37	
Balconies	\$99,000	\$2,200	\$1.33	
Framing/Sheathing/Insul	\$718,450	\$15,966	\$9.67	
Moisture Barrier	\$79,274	\$1,762	\$1.07	
Precast / Other	\$1,415,128	\$31,447	\$19.05	
Glass / Windows	\$1,238,237	\$27,516	\$16.67	
Roofing System & Trim	\$129,600	\$2,880	\$1.74	
MEPs	\$2,310,000	\$51,333	\$31.09	
Core & Shell Finishes	\$1,305,498	\$29,011	\$17.57	
Hoisting	\$750,000	\$16,667	\$10.10	
Unit Finishes	\$3,518,125	\$78,181	\$47.36	\$65.00
Retail TI	\$0	\$0	\$0.00	
Total Hard Costs	\$15,497,312	\$344,385	\$208.61	
Construction Fees				
General Conditions	\$774,866	\$17,219	\$10.43	5.00%
Builder's Profit & Overhead	\$929,839	\$20,663	\$12.52	6.00%
Total Construction Fees	\$1,704,704	\$37,882	\$22.95	
Other Costs				
Builders Risk Insurance	\$55,790	\$1,240	\$0.75	
Insurance	\$142,575	\$3,168	\$1.92	
CAT	\$43,392	\$964	\$0.58	
Total Other Costs	\$241,758	\$5,372	\$3.25	
Total Hard Costs & Fees	\$17,443,774	\$387,639	\$234.81	
Finance & Legal				
Construction Loan Fees	\$100,000	\$2,222	\$1.35	
Construction Interest	\$850,000	\$18,889	\$11.44	
Appraisal	\$7,500	\$167	\$0.10	
Market study	\$7,500	\$167	\$0.10	
Legal-Finance	\$15,000	\$333	\$0.20	
Legal-Development	\$15,000	\$333	\$0.20	
Legal-Organization	\$7,500	\$167	\$0.10	
Total Finance & Legal	\$1,002,500	\$22,278	\$13.49	
Other Soft Costs				
Building Permits	\$50,000	\$1,111	\$0.67	
Tap Fees	\$65,000	\$1,444	\$0.87	
Architectural Design	\$360,000	\$8,000	\$4.85	
HOA Fees - Sales Period	\$93,450	\$2,077	\$1.26	
Real estate taxes	\$500,000	\$11,111	\$6.73	
OCIP Insurance	\$251,681	\$5,593	\$3.39	
Owner Contingency	\$523,313	\$11,629	\$7.04	3.00%
Operating Reserve	\$150,000	\$3,333	\$2.02	
Marketing/lease-up/misc.	\$150,000	\$3,333	\$2.02	
Developer Fee	\$697,751	\$15,506	\$9.39	4.00%
Equity Fee	\$0	\$0	\$0.00	
Total Soft Costs	\$2,366,195	\$52,582	\$31.85	
TOTAL PROJECT COST	\$20,812,470	\$462,499	\$280.16	

7. Preliminary Project Budget & Pro Forma (Donato's Site – Phase II)

TOTAL PROJECT				
Category	Amount	Per Unit	PSF	
Land	\$860,500	\$19,122	\$9.04	
Hard Costs				
Demo	\$450,000	\$10,000	\$4.73	
Site Work / Site Prep	\$571,050	\$12,690	\$6.00	
Deep Foundations	\$380,700	\$8,460	\$4.00	
Foundations / SOG	\$571,050	\$12,690	\$6.00	
Super Structure	\$3,331,125	\$74,025	\$35.00	
Balconies	\$99,000	\$2,200	\$1.04	
Framing/Sheathing/Insul	\$887,983	\$19,733	\$9.33	
Moisture Barrier	\$98,030	\$2,178	\$1.03	
Precast / Other	\$1,749,317	\$38,874	\$18.38	
Glass / Windows	\$1,530,414	\$34,009	\$16.08	
Roofing System & Trim	\$159,894	\$3,553	\$1.68	
MEPs	\$2,855,250	\$63,450	\$30.00	
Core & Shell Finishes	\$1,414,301	\$31,429	\$14.86	
Hoisting	\$750,000	\$16,667	\$7.88	
Unit Finishes	\$5,130,000	\$114,000	\$80.00	
Retail TI	\$0	\$0	\$0.00	
Total Hard Costs	\$19,978,113	\$443,958	\$209.91	
Construction Fees				
General Conditions	\$998,906	\$22,198	\$10.50	5.00%
Builder's Profit & Overhead	\$1,198,687	\$26,637	\$12.59	6.00%
Total Construction Fees	\$2,197,592	\$48,835	\$23.09	
Other Costs				
Builders Risk Insurance	\$71,921	\$1,598	\$0.76	
Insurance	\$183,799	\$4,084	\$1.93	
CAT	\$55,939	\$1,243	\$0.59	
Total Other Costs	\$311,659	\$6,926	\$3.27	
Total Hard Costs & Fees	\$22,487,364	\$499,719	\$236.27	
Finance & Legal				
Construction Loan Fees	\$110,000	\$2,444	\$1.16	
Construction Interest	\$990,000	\$22,000	\$10.40	
Appraisal	\$7,500	\$167	\$0.08	
Market study	\$7,500	\$167	\$0.08	
Legal-Finance	\$15,000	\$333	\$0.16	
Legal-Development	\$15,000	\$333	\$0.16	
Legal-Organization	\$5,000	\$111	\$0.05	
Total Finance & Legal	\$1,150,000	\$25,556	\$12.08	
Other Soft Costs				
Building Permits	\$50,000	\$1,111	\$0.53	
Tap Fees	\$65,000	\$1,444	\$0.68	
Architectural Design	\$300,000	\$6,667	\$3.15	
Contingency - Owner	\$674,621	\$14,992	\$7.09	3.00%
HOA Fees - Sales Period	\$110,000	\$2,444	\$1.16	
Real estate taxes	\$600,000	\$13,333	\$6.30	
OCIP Insurance	\$317,419	\$7,054	\$3.34	
Operating Reserve	\$150,000	\$3,333	\$1.58	
Marketing	\$150,000	\$3,333	\$1.58	
Developer Fee	\$933,915	\$20,754	\$9.81	4.00%
Equity Fee	\$0	\$0	\$0.00	
Total Soft Costs	\$2,261,333	\$50,262	\$23.76	
TOTAL PROJECT COST	\$26,759,197	\$594,649	\$281.16	

Applicant Submittal

Demolition Request

1. Submittal dated March 14, 2016 in response to questions from staff
2. Email dated March 4, 2016 with details regarding the applicant's opinion as to why a development with the historic building and an infill component is viable.
3. Submittal dated February 9, 2016 titled 8th and Main Street Project- Demolition Support Document
4. Original submittal dated February 2, 2016

Submittal dated March 14, 2016 in response to questions from staff

March 14, 2016

SENT VIA EMAIL

beth.johnson@cincinnati-oh.gov
Matthew.Shad@cincinnati-oh.gov

Ms. Beth Johnson, Urban Conservator
Mr. Matthew Shad, Zoning Administrator
City of Cincinnati Dept. of Buildings & Inspections

In re: COA Submittal – 719/721 Main Street

Dear Beth and Matt:

We are in receipt of your letter dated February 24, 2016 and received via email by us on March 10, 2016. We will work to address each of your notes of further inquiry in turn.

1. Introductory Items

a. Main Street Historic District Vision

We have been focused on this area of downtown because of:

- i. The great urban fabric afforded by the neighborhood;
- ii. The large residential population already in place in this part of downtown;
- iii. The amenities that are proximate to this area of downtown; and
- iv. The ability to leverage the street car for transportation downtown.

This effort is part of a broader vision for the Main Street Historic District, which we will further refine based on community engagement. We believe the proposed condominium project will be catalytic to the overall redevelopment of, and further investment in, this wonderful neighborhood. In this spirit, we have created a draft vision for this redevelopment effort and have attached the current draft to this document for consideration. As we have shared, we believe that without a major project to catalyze redevelopment of this neighborhood, it will not have the necessary momentum to begin its redevelopment as one of the best neighborhoods in which to live in the City of Cincinnati.

b. Updated Architectural Plans

Glaserworks and John Senhauser have been working to better develop the plans in keeping with the Main Street Historic District Guidelines. We have attached updated drawings that reflect many refinements made to the previously provided drawings and also show how the new design comports with the district guidelines.

c. Construction Cost Certifications

There are several areas within your request where you reference a need to have architects and engineers certify the projected costs associated with the renovation of the buildings on the property.



The cost information utilized in the analysis was developed by Terrex Construction, LLC via the head of this company, Matthew Packer. Mr. Packer has a degree in civil engineering, has been completing commercial projects for 20 years and has extensive experience in estimating costs for complex construction projects. We believe Mr. Packer is qualified to develop cost estimates and have attached his CV for reference. Additionally, Mr. Packer will be in attendance at the March 21st hearing to answer any questions relative to the projected costs associated with the renovation of the buildings.

d. Pro Forma Certifications

You request that all pro forma models be certified by an architect or engineer. In our experience, architects and engineers are not generally involved in the financial modeling of projects. Asking that they certify a financial model does not appear to be appropriate under the circumstances.

The pro forma financial models that have been presented were completed by Thomas Rowe. Mr. Rowe has been working in the real estate and development fields for over 20 years and has extensive experience with financial models as it relates to real estate development projects. Mr. Rowe will be in attendance at the March 21st hearing to answer any questions relative to the pro forma financial models associated with the renovation of the buildings.

2. Purchase Contract

a. HCB Question:

- *Please provide a copy to verify purchase price and terms and conditions of sale.*
- *Please supply an assessment of how you as a purchaser derived the Fair Market Value of the property.*
- *Is your real estate purchase price value determination assumptive of demolition or use of the property in its existing state or a combination?*
- *Compare and contrast the Fair Market Value of the property to use the building and to demolition the building and to incorporate the building.*

b. Answer:

A copy of the purchase contract is not available as it is a confidential document. The Applicant has shared essential terms and will be available at the hearing to give testimony as to business terms.

The value of the property was determined through a good faith negotiation with the seller. The price was negotiated extensively and, ultimately, it is the lowest price the seller would accept for the property.

3. Owner Affidavit

a. HCB Question:

- *It would be beneficial for the owner to provide an affidavit stating their attempts to sell the property, specific details of purchase contracts, etc. Owner may also choose to attend the hearing and testify and submit to cross examination.*
- *Representation in writing that the Owner consents to your request for COA and demolition.*



- *It would be appropriate for the Owner to provide by affidavit or by testimony the cause for their lack of maintenance of the building through the years, allowing for the roof leakage that you are stating is a significant cost to address during rehabilitation. It was noted that your tax information demonstrated the Owner made a reasonable profit which could have been invested in this maintenance.*
- *Concurrently, you should provide an answer as to why the value of roof repair was or was not deducted in your determination of Fair Market Value for the property. If it was, please clearly state in Pro-Forma.*

b. Answer:

- Letter of consent to COA dated 3/14/16 – Attached
- Affidavit - Attached

4. Broker Affidavit

a. HCB Question:

- *Agent claims of past transactions should be provided by affidavit, or the agent Cindy Metz, may attend the meeting and testify of her direct knowledge of the previous transactions and be able to submit to cross examination.*
- *Please provide any documentation in possession of the Owner's Agent that specifically details the failed contracts, including the agreed to purchase price of those transactions, and reasons or analysis for the failure of the contracts.*

b. Answer: Attached

5. RDA Building Assessment

a. HCB Question:

- *Buildings & Inspections has reviewed the report and specifically disagrees with the following assertions. We respectfully ask your licensed engineer or architect to reconsider their findings prior to providing any affidavit for the hearing.*
 - *The required fire ratings for the structure and unit separations can be reached through alternate assemblies without adding mass in excess of the 5%, therefore not triggering the application of OBC 3403.3.*
 - *The change to an R-2 use (apartments or condos) would also result in a decreased total floor load over the existing.*
 - *In the event that the existing structure is modified to accommodate new egress components, elevator and or other service equipment, only the area modified would be required to comply with the new code provisions for the structure as listed in chapter 16 of the OBC.*
 - *These items will result in pro-forma modifications below.*
- *If your current architects, GlaserWorks, John Senhauser Architects or GBBN have also done any analysis to confirm the lack of viability of the project, consider having them testify or provide affidavits or certifications from licensed architects and engineers.*

b. Answer:



Without agreeing or disagreeing with your assessment of the accuracy of the report or the Department of Building & Inspections assessment of the loading discussion, as we have previously stated, the construction budget does not include the costs for these contested items as they were identified following the decision that the rehab project was not viable. These issues would simply add additional cost to the renovation and, consequently, would further negatively impact an already upside down pro forma for the project.

Due to the fact that these costs are not included in the pro forma cost estimate, Applicant does not believe this is an issue in terms of impacting viability. If you assume the loading, seismic and fire separations do not need to be addressed, the rehab project will still not work from a financial perspective.

6. Greg Riley Affidavit

a. HCB Question:

- *As stated above, for Mr. Riley to be considered a credible witness within this procedure, it would be appropriate to have him provide an affidavit or certification as an engineer or architect, or provide testimony and cross examination at the hearing, stating his scope of work, depth and breadth of analysis, and any assertions and cost estimates provided by his firm he wishes to certify on your behalf.*

b. HCB Question:

As indicated in number 4 above, rather than getting into whether the City would approve the rehabilitation of the Property without the improvements outlined by RDA and Mr. Riley, we have instead chosen to assume the improvements that your team contests would not be required. If you assume the loading, seismic and fire separations do not need to be addressed, the rehab project will still not work from a financial perspective.

7. Project Feasibility Analysis

a. Alternative Plan – Merging the Buildings

i. HCB Question:

Provide in greater detail how you cannot merge buildings, unlike three HCB approvals in the last six months – Shakespeare Theater, Mercer IV and 15th and Vine. These assurances are best demonstrated by licensed architects and engineers via testimony or affidavit.

ii. Answer:

Glaser Works will be in the hearing on March 21, 2016, and will be available to provide the requested testimony.

b. Multifamily Plan – Demolition of Annex

i. HCB Question:

Provide further analysis of a market driven multi-family solution including complete schematic floorplates, elevations clearly existing floor heights and cost estimates certified by a licensed architect or engineer of what a project could look like if the historic Kay Furniture building were kept, the two story portion was demolished and a new building were constructed. It appears the draft floorplan provided on 3/3/16 seemed to not utilize a notable portion of the property, potentially losing 1 unit per potential floor.



ii. Answers

1. Schematic Floorplans

Based on the lack of feasibility of this option we are not willing to spend the \$75,000 necessary to develop schematic drawings of this concept. Further, this would require more time than provided for our response.

2. Elevations for Each Floor

Based on the lack of feasibility of this option we are not willing to spend the \$75,000 necessary to develop schematic drawings of this concept. Further, this would require more time than provided for our response.

3. Cost Estimates Certified by a Licensed Architect or Engineer

As outlined in our email response dated March 3, 2016, we did preliminary analysis on this option and it was not viable on the surface because the historic building rehab was not economically viable and it would not be improved by a small floorplate new build next door. As such, we have not had a full budget developed for this concept as it is not viable on its face.

4. Draft Floorplan – Annex

The reason the entire site could not be utilized is that the site dimensions and property line locations impacting window openings. The following is a summary as to the impractical nature of the Annex site for a new tower from Sari Lehtinen, architect, from when she shared the rough floorplan for a rebuild on the annex site:

“The residential units do not want to be much over 30’ in depth for an efficient and functional unit layout. One of the two units would be one-sided with windows facing Main Street, and the other unit is a through-building unit with windows both to Main Street and to the lot interior. Adding units to the back is not feasible. We cannot add fenestration on the lot line per building code. With our programmed unit sizes, this scenario would lead to one or two units per floor plate.”

c. Financial Benefit of FAR Transfer

i. HCB Question:

Demonstrate why you could not be substantially financially benefited by transfer of Historic Development FAR Rights from the lots encompassing the Donato’s Building to your proposed Deskey Site. What changed the scope of the project from the original 90 units per site that was proposed in the Project Presentation from November 23, 2015?

ii. Answer:

1. FAR Transfer

The increase in height would likely help the financial viability for the Deskey site, unless we would be unable to park the building due to issues with the



depth of the lot and inability to build a circulating parking ramp in the building without the acquisition of additional property. Additionally, the building would exceed the permitted building height limitations.

2. Unit Number Change

The number of units changed primarily for three reasons. First, we arrived at the conclusion that parking was essential to the project and we cannot economically build parking for 45 units. Second, we also concluded that these units are going to be expensive and if people are going to pay the requisite price for the units they are going to want larger units. Third, the larger unit counts were creating a formidable "presale" requirement from our lenders for the project, which we felt would be difficult to achieve.

d. Project Height

i. HCB Question:

How did you determine that you wanted/needed 11 total stories? Why did the buildings subsequently grow taller from 166 and 177 feet to 170 and 180 feet?

ii. Answers:

1. 11 Story Design

The height of the project is essentially driven from financial feasibility. The project needs a certain amount of saleable square footage to overcome the costs associated with the development, including the building core, which is similar in footprint and number of elevators for either the shorter or taller building. Even at its current lofty height, per foot sales prices will need to over 30% higher than the current market for condos.

2. Increase to 170' and 180'

Based on the feedback of the HCB staff relative to the massing of the proposed project and the indicated requirement to step the mass of the project back from the adjacent buildings to increase its alignment with the historic requirements, the loss in square footage from this change caused the project to have to grow and it could only go up.

Please note that the design work is still in progress, including findings of mechanical needs for additional floor-to-floor height particularly between the garage and the residential portion.

e. Second National Building Height

i. HCB Question:

In your email dated Friday February 26, 2016, you stated that GBBN was able to measure the height of the Second National Bank Building, please provide certified documentation and or an affidavit from GBBN. Provision does not negate the fact that the guidelines stipulate a maximum height of 160 feet.

ii. Answer:

Our reading of the guidelines is that no building should be higher than the Second National Building and notes the assumed height of that building at 160'. GBBN will



be at the hearing to give testimony as to the measurement of the height of that building based on its measuring it from the roof, which would appear to differ from the height noted in the guidelines. We also attach a letter from Chad Burke at GBBN summarizing their measurement of the Second National building.

f. Parking Question

i. HCB Question:

In the original Project Presentation from November 23, 2015 the proposal was to have parking provided at the Olympic Garage? While we understand that for a condominium project parking is desired in the building, an argument against the viability of apartments is that they still require the option for parking. What became of the negotiations with the Olympic Garage and why is this no longer a viable option to consider for apartments?

ii. Answers

1. Condominium

It appears that HCB concedes that parking would be a requisite amenity for condominiums.

2. Apartments

Relative to apartments, we had assumed that parking would indeed be offsite in our extensive rehab study. The cost of parking is not carried in the apartment rehab pro forma supplied.

In terms of asking that we develop apartments rather than condominiums, we believe there is a market for condominiums and that these projects would be relatively small apartment projects where most owners typically want over 100 units to make a new, class A project viable from a management and financial perspective.

Further, there are a number of apartments being delivered to the market and we believe at some point this market will become saturated, but we believe there is significant demand for ownership opportunities downtown, which will stimulate a more robust sense of community in the CBD.

g. New Building Constructed & Existing Building Retained

i. HCB Question:

If the existing building is retained and a new building is built on the other part of the lot, parking will possibly not be required through zoning. Did you consider just having parking for all both sites at the Deskey building site? If not, describe why not.

ii. Response:

Even though parking may not be required, we feel that at the likely price point we are having to attain for these units, owners will demand parking in their building. We do not believe walking across the street to another building is as marketable. Additionally, without purchasing additional land, there isn't the ability to put a circulating parking structure on the Deskey site across the street. This would also cause us to exceed the allowable building height at the north site.



h. Dinn Focused Marketing Report

i. HCB Question:

You discuss the resources of Dinn Focused Marketing group supporting the projects and subsequent pro-forma for condominiums, but did not share report. Please provide.

ii. Response:

To date, Mr. Dinn has provided his analysis orally via the telephone and several in person meetings. We have not obtained a formal market study yet and are waiting to do so until we understand whether we have a viable development plan. However, he has offered the attached letter in support of our discussion.

Should the COA for demolition be approved, we will continue the development process, including obtaining a formal market analysis by Mr. Dinn.

8. Pro Forma

a. HCB Question:

- *FINAL PRO-FORMA REVISIONS/PRESENTATION - You submitted several Pro-Forma with conflicting data. As such, a final series of Pro-Forma is requested that should specifically outline the following:*
 - *General Standards*
 - *Date provided on each Pro-Forma. We shall use the next one submitted to be the final for the Board to consider.*
 - *Each pro-forma to be provided shall be certified by a licensed architect or engineer in Ohio.*
 - *Existing pro-forma recalculated – Revise the previously provided 1) multi-family, 2) office and 3) storage with revised calculations.*
 - *Proposed pro-forma – 1) maintaining the historic 6 story, demolition of the 2 story and construction of the maximum currently allowable new build.*
 - *It would assist the Board if you provide explanations for line items, particularly for extraordinary expenses in all of the pro-forma.*
 - *General Presumptions*
 - *Please calculate and incorporate all incentives that likely would be granted this project including tax abatements and federal historic tax credits. You may wish to provide as sidebar, state historic tax credits*
 - *Please calculate the value of Historic Transfer of Development rights on the Historic Building.*
 - *Please remain consistent with the rental rate averaging \$1.70 sq. ft. and your retail rate at \$13.50 sq. ft.*
 - *Please provide market data from within the last 90 days that the rental rate averaging \$1.70 sq. ft. and your retail rate at \$13.50 sq. ft. is the highest attainable rental rates. Please demonstrate via lease terms that Donato's lease expires as stated and that Donato's has no desire to remain at the location going forward.*

b. Answer:



Attached please find the rehab pro forma financial models for:

i. Multifamily - Attached

We ran feasibility analysis using the same model attached to this document and concluded we would need to **decrease rehabilitation costs in the approximate amount of \$3M to achieve possible viability**. The total project budget is approximately \$5.7M. Consequently, the project could only support total costs in the amount of \$2.7M, including the costs of acquisition.

Additionally, you requested that we run the financial model assuming that we garner rents of \$1.70 per square foot for the residential rentals. Based on our research, we would not be comfortable moving forward with the project with this rent assumption and, further, we do not believe a lender would permit us to. We have provided CBRE's market assessment as of 12/31/15 that provides our basis for the rent assumptions, which we believe are aggressive for this project. This said, we ran sensitivity analysis using your suggested rate assumption in the amount of \$1.70/ft and this model generated a shortfall in the approximate amount of \$2.7M.

We also solved for rent that would allow a renovation project to move forward as a historic renovation. Based on the current financial modeling it would appear the project would have to capture rents in the approximate amount of \$3.25/ft to make it viable. This is over double of the current market rents in this area and is not achievable.

ii. Office

We ran feasibility analysis using the same model attached to this document and concluded we would need to **decrease rehabilitation costs in the approximate amount of \$2.9M to achieve possible viability**. The total project budget is approximately \$5.4M. Consequently, the project could only support total costs in the amount of \$2.5M, including the costs of acquisition.

iii. Self Storage

Please find the attached updated full financial model for the conversion of the building to self storage. It is worth noting that this model contemplates the conversion of the annex building and the second story of the historic building to self storage. We limited the storage in the historic structure to the second floor because it can be accessed via the second floor of the annex building, which has sufficient egress whereas the upper stories of the historic building do not have proper egress. This model does not contemplate the renovation of the historic building and was developed as a "worst" case scenario for achieving cashflow from the property. As such, this plan would not allow for the full renovation of the historic building and does not otherwise represent a large scale investment in the property.

In terms of the assumptions you requested Applicant use in its pro forma, there are a couple of items worthy of discussion:

- Incentives
 - o State Preservation Tax Credits



The value of the OHPTCs, if successful, may provide up to 25% of qualified rehabilitation expenditures. If all our costs were considered "qualified" the project may receive between \$400K and \$1,000,000 in OHPTCs. These credits are not sufficient to make the project financially viable. It is also worth noting that the tax credit programs also increase cost of construction and cost of operating the completed assets that would need to be factored into the analysis.

- o Federal Historic Tax Credits

The Federal HTC's would allow the applicant to get credits on 20% of the qualified rehabilitation expenses. If all our costs were considered "qualified" the project may receive between \$800K in HTC's. Again, these credits are not sufficient to make the project financially viable.

- o CRA tax abatement

The attached model reflects a 15 year 75% tax abatement.

- TDR Value

We are not familiar with enough transactions to understand how to evaluate the value of transferring the development rights on the property. We assume this value would roughly equate to the opportunity lost by not being able to redevelop the property. In terms of an exact value, we do not feel we are qualified to render this opinion and would look to the City to help understand the TDR value.

- Market Rental Rates

Attached please find market rental rate information provided by CBRE who specializes in multifamily assets and publishes an annual report on the multifamily market in the Cincinnati area. We have attached their report indicating per square foot average rents for the Cincinnati CBD and have used the market rents in the published document to inform the attached pro forma.

In closing, we appreciate the Historic Conservation Board staff's effort to fully vet the viability of the renovation of the existing building at 721 Main Street. Based on the foregoing we do not believe the building is a viable renovation project. Our proposed project for the site will create an incredible stimulus to the Main Street Historic District, making the renovation of the many historic buildings in the district more likely. We look forward to presenting our position to the Historic Conservation Board on March 21st.

Sincerely,

TERREX DEVELOPMENT & CONSTRUCTION
GREIWE DEVELOPMENT



Thomas B. Rowe



ATTACHMENT, ITEM # 1(A) – MAIN STREET HISTORIC DISTRICT VISION



3200 Madison Road, Suite 2B
Cincinnati, OH 45209
513.337.9822
www.TerrexLLC.com

A New Vision for Main Street Historic District

Vision: The historic buildings along Main Street from Sixth Street to Court Street are renovated into a collection of unique storefront businesses serving a vibrant residential neighborhood. Some of the upper floors become office space for the growing number of small businesses attracted to Cincinnati's Design District. Parking lots near Main are developed for high-quality condos and apartments.

Background: The Main Street Historic District has been in existence for over three decades, and it has yielded very little redevelopment. But now we need to think bigger. The neighborhood from Sixth to Court, Broadway to Walnut, will soon have 690 residential units, and it has the potential for at least 600 more. This area will soon have downtown's highest concentration of residents, attracted by close proximity to CBD office buildings and nearby arts, dining and entertainment. These new residents and the streetcar connection to the Banks, Fountain Square and Over-the-Rhine offer the prospect of many new customers for Main Street businesses.

Future Development Potential: In order to achieve this vision, we need to attract new construction to the neighborhood. There are nine sites along or near Main Street that are large enough for new multi-family or office projects including the large parking lot west of Sycamore between 7th and 8th, the lot north of St. Xavier Church, lots at 8th & Main and 9th & Main plus vacant buildings such as the Dennison Hotel, the old Hartford Insurance Co. building and the former Kay Furniture building now occupied by Donato's.

Required Improvements: In order to create a dynamic neighborhood, public infrastructure such as tree-lined streets and improved sidewalks is needed. Funds to renovate historic structures for new businesses must be identified. And finally, the neighborhood needs a name and identity system to build a brand that will attract more residents and businesses.

Key Players to Achieve Vision:





- Property and Business Owners
- Downtown Cincinnati, Inc.
- Downtown Cincinnati Special Improvement District
- Community and Economic Development and Transportation Departments
- Experienced property investors with an eye on the future.

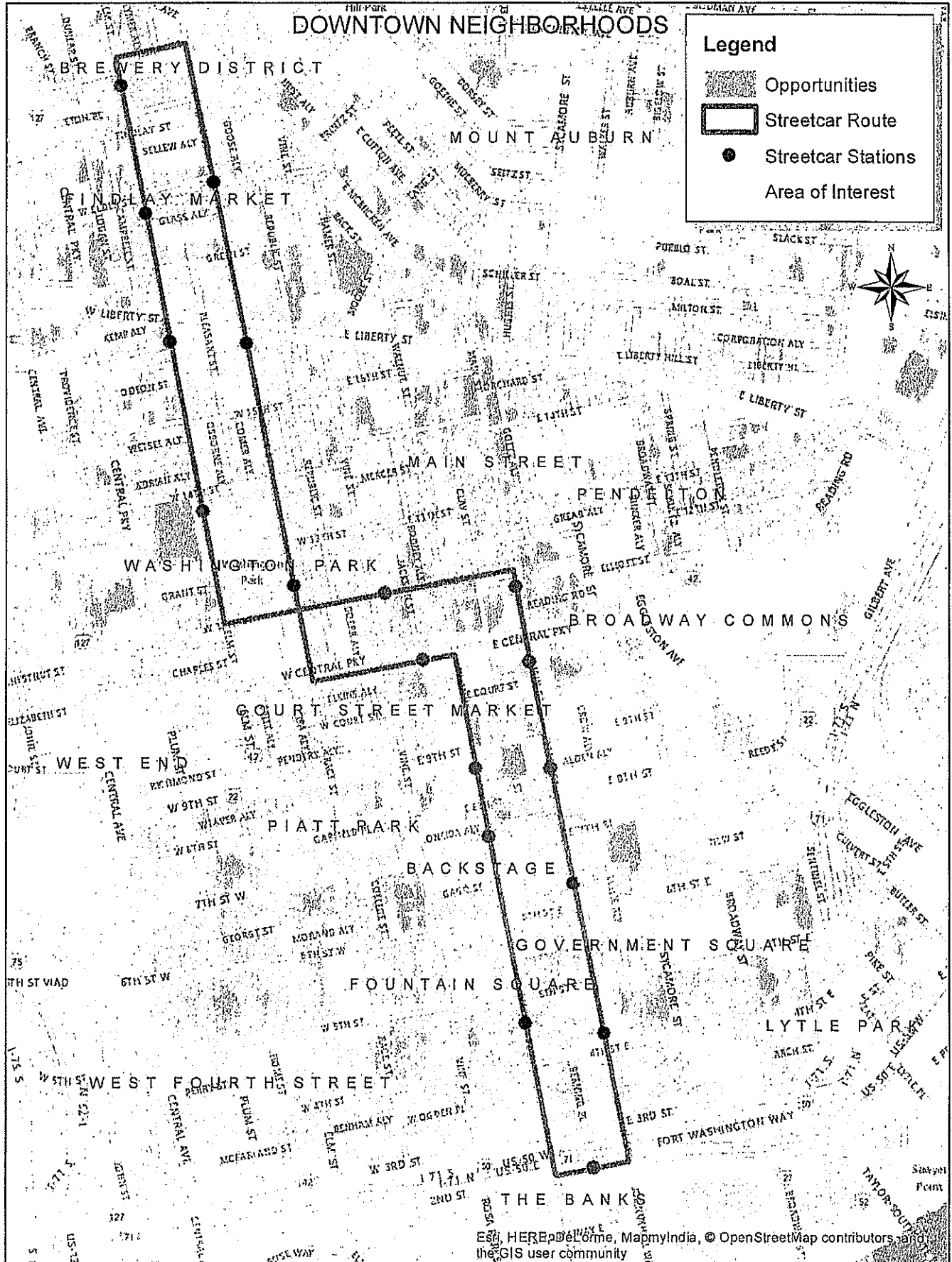
The Future Starts at Eighth and Main

- Greiwe Development, together with its partners North American Properties and Sibcy Cline, wants to lead the effort to improve the Main Street Historic District.
- The partners have selected Eighth and Main as the keystone of this effort. Our plan is to build two signature residential buildings at Eighth & Main because of its central location and its access to nearby streetcar stops. We have selected two award-winning architectural firms already active in the neighborhood -- GBBN and the glaserworks/Senhauser collaborative -- to design the buildings.
- Demand for this “for sale” project is growing because of the revitalization of downtown arts, entertainment, dining and parks, and yet there has been no significant condominium development in the CBD since 2003.
- The streetcar will reduce the need for parking in new residential developments along its route. Residents walking to and waiting at streetcar stops will serve as “eyes on the street” and will improve safety in the neighborhood.
- Phase I of the project will take place on the parking lot at the NW corner of 8th & Main.
- Phase II will be at the SW corner of 8th & Main and will require the demolition of Donato’s Building. The demolition is under review by the Historic Conservation Board.
- The buildings will range in height from 160 to 180 feet. By comparison, the Second National Building at 9th & Main is 170 feet tall.
- Each building will have 25-30 units with 1 parking space per unit.
- Condominiums will have 2+ bedrooms and study ranging in size from 1,600 to 3,200 SF.
- Ground-floor commercial space will be sold to businesses.
- The Donato’s building and its two-story annex has no significant historic features. It has functioned as a warehouse and furniture store over the years and is currently boarded up above the first floor. There are fundamental problems which prevent the adaptive re-use of the building, and it is in very poor repair. It is an underutilized use of our valuable urban land.
- Question: Will the Main Street Historic District be better off with or without the development of two residential towers valued at \$65+ million. We are confident Main Street will be much better off as the new construction brings more attention to the neighborhood and increases property values.

DOWNTOWN NEIGHBORHOODS

Legend

-  Opportunities
-  Streetcar Route
-  Streetcar Stations
-  Area of Interest



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors and the GIS user community

ATTACHMENT, ITEM #1(c) – MATTHEW PACKER CV



3200 Madison Road, Suite 2B
Cincinnati, OH 45209
513.337.9822
www.TerrexLLC.com



Matthew F. Packer, *Principal*

Overview:

Terrex is a new venture between three seasoned executives of the commercial development and construction industry. Our vision is to be a market leader by providing integrated services for our clients and provide a consultative and transparent process that will exceed customer expectations.

Responsibilities:

- Provide leadership direction in budgeting, pre-construction activities, design team coordination, project estimates, and GMP creation.
- Responsible for establishing construction approach, project management, and bottom line management of project execution and safety.

Recent Experience:

- Terrex Development, Principal 2014 to Present
- Miller-Valentine Group, Executive Project Manager 1994 to 2014

Relevant Projects:

- The Children’s Theatre of Cincinnati – Renovation and Facility Expansion – Cincinnati, OH
 - Conversion of an existing 32,000 SF manufacturing building into new administrative offices, K-12 studio and classrooms, and 150 seat theater.
 - CM Delivery of construction services.
- Americano Burger Bar – New Restaurant at 84.51° Building – Cincinnati, OH
 - Interior build out on new restaurant within the new 84.51° Building.
 - Design Build delivery of construction services.
- Champion Window – Building Renovations – Cincinnati, OH

Mixed Use Development

- Rookwood Exchange Predevelopment - Norwood, OH 10 acre Mixed Use Development
- One River Plaza Predevelopment – Cincinnati OH – 14 story Mixed Use Urban Development
- Mission Point Site Development - Beavercreek, OH - 74 acre Site Development
- Evendale Commons - Evendale OH - 80 acre Site, Retail and Office Development
- Dayton Fairground Predevelopment – Dayton, OH - 40 acre Redevelopment

Office

- Mission Point Office - Beavercreek, OH - 94,587 SF Three Story Office
- Two WaterStone - Cincinnati, OH - 81,057 SF Three Story Office
- One Hamburg Place - Lexington, KY - 77,084 SF Three Story Office
- Berkeley Building (2003), Columbia, SC - 74,100 SF Three Story Office
- The Lofts at One West High Street – Oxford, OH - 25,000 SF, 4-story, Mixed-Use, 11 Unit Apartment/Retail Building
- FlightSafety International, Cincinnati/Northern KY Int’l Airport, 12,000 SF Training Facility
- Dupont Office Center Building One, Two, and Three, Ft. Wayne, IN - 225,000 SF Office Complex

Industrial/Warehouse

- Expressport, Ft. Wayne, IN - 112,000 SF Industrial/Manufacturing Facility
- Centennial One, Ft. Wayne, IN - 108,200 SF Industrial/Manufacturing Facility
- Carolina Pines One, Columbia, SC - 168,000 SF Industrial Facility
- Links Unlimited – Cincinnati, OH - 72,023 SF Corporate Office and Fulfillment Facility LEED®

- Tenneco Inc. – Kettering, OH, 1,240,000 SF Major Renovation of Manufacturing Facility
- Wesco, Dayton, OH, 18,200 SF Tilt-up Electrical Supply Retail/Warehouse Facility
- US Precision Lens Coating Room Addition, Clermont County, OH, 73,600 SF Manufacturing/Warehouse Addition, 8,000 SF Addition, 12,000 SF Mezz and Clean-room
- Stewart Filmscreen - Amelia, OH, 22,000 SF Addition
- Renegade Materials – Springboro, OH, 22,500 SF Office and Composite Materials Laboratory
- IAMS Warehouse Expansion – Leipsic, OH, 100,000 SF Tilt-up Warehouse
- P&G Pet Lab Renovations – Mason, OH, 10,386 SF
- P&G SWIC S-Building Expansion and Lab Renovation – Blue Ash, OH, 12,161 SF
- P&G DS-2 Analytical Labs Demo and Renovations – Mason OH, 9,061 SF
- L'Oreal USA – Florence, KY– Over 20 Renovations in 20 years
- L'Oreal USA – Florence North Redeployment – Florence, KY, 400,000 Renovation and Expansion for a new plant.
- Eurostampa Expansion – Cincinnati, OH, 54,900 SF Expansion
- SAE Fraternity – Cincinnati, OH – Historic Renovation and Addition

Professional Associations:

- CCIM National and Ohio Chapter - Member
- Cincinnati Chapter of the US Green Building Council (USGBC) - Member

Education:

- LEED accredited professional, 2007
- CCIM designation, 2005
- Bachelor of Science degree in Civil Engineering, University of Dayton, Dayton, Ohio, 1997

ATTACHMENT, ITEM #3 – OWNER CONSENT & AFFIDAVIT



3200 Madison Road, Suite 2B
Cincinnati, OH 45209
513.337.9822
www.TerrexLLC.com

Johnson, Beth

From: Tom Rowe <trowe@terrexllc.com>
Sent: Tuesday, March 15, 2016 4:49 PM
To: Johnson, Beth; Shad, Matthew
Cc: Cindy Metz; Barry Kaplan; 'Thomas Bergman'
Subject: FW: 719/721 Main St.

Beth & Matt-

The owner let me know that there was an error in the owner's consent relative to the title of Mr. Kaplan. Please see the email below relative to their consent to our application that contains the correct title for Mr. Kaplan. Please amend our submittal accordingly.

Thank you,
Tom

From: Barry Kaplan [<mailto:barry@barrykaplan.net>]
Sent: Tuesday, March 15, 2016 3:25 PM
To: Tom Rowe <trowe@terrexllc.com>
Cc: 'Cindy Metz' <cmetz@bergman-group.com>; 'Thomas Bergman' <TBergman@thbergman.com>
Subject: 719/721 Main St.

Hi Tom:

Please use this amended version showing Calvin as a "Member." This is his correct position. Thank you. Barry

ELKA Real Estate Co., Ltd. is the owner of certain real property located at 719/721 Main Street in Cincinnati, Ohio. Owner understands that Terrex, LLC made a Certificate of Need Application to the Historic Conservation Board of the City of Cincinnati to garner approval for the demolition of the structures located on the property. This communication shall serve as consent to Terrex, LLC's application.

Calvin Kaplan
Member
Elka Real Estate Co., Ltd.

AFFIDAVIT

I, Calvin Kaplan, the authorized representative of ELKA REAL ESTATE CO., LTD. and the Affiant, under penalties of perjury who, being duly sworn, deposes and says, to wit as follows:

ELKA Real Estate Co., Ltd. ("Owner") is the owner of certain real property located at 719 Main Street in Cincinnati, OH ("Property"). On behalf of the Owner, I have been working to actively market the Property for sale through its broker, NAI Bergman, and, specifically, have been represented by Cindy Metz a licensed agent in that office.

Owner started marketing the property for sale in 2014. We had a number of tours and have entered into several contracts to sell the property with various purchasers. These contracts are summarized as follows:

- Purchase Contract 1
 - o Date: 7/25/14
 - o Purchaser: Penklor
 - o Purchase Price: \$996,000
 - o Termination Date: 11/20/14

- Purchase Contract 2
 - o Date: 1/29/15
 - o Purchaser: Terrex, LLC
 - o Purchase Price: \$996,000
 - o Termination Date: 5/18/15

- Purchase Contract 3
 - o Date: 6/12/15
 - o Purchaser: ES Remodel, LLC
 - o Purchase Price: \$995,000
 - o Termination Date: 9/9/15

- Purchase Contract 4
 - o Date: 9/12/15
 - o Purchaser: Terrex, LLC
 - o Purchase Price: \$860,500
 - o Termination Date: N/A

Further Affiant Saith Not:

ELKA REAL ESTATE CO., LTD:

By: Calvin Kaplan Date: 3/11/2016
Calvin Kaplan

Its: Authorized Representative and Affiant Herein

ACKNOWLEDGEMENT

State of Ohio)
County of Hamilton)

On this 11th day of March, 2016, before me personally appeared Calvin Kaplan, the authorized representative of ELKA Real Estate Co., Ltd., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed, for the purposes therein set forth.

Notary Public: Thomas Bergman

My Commission Expires:



THOMAS H. BERGMAN
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

ATTACHMENT, ITEM #4 – BROKER AFFIDAVIT



3200 Madison Road, Suite 2B
Cincinnati, OH 45209
513.337.9822
www.TerrexLLC.com

AFFIDAVIT

I, Cindy Metz, the Affiant, under penalties of perjury who, being duly sworn, deposes and says, to wit as follows:

ELKA Real Estate Co., Ltd. ("Owner") has listed for sale the real property located at 719 & 721 Main Street in Cincinnati, OH ("Property") with NAI Bergman, a broker in the State of Ohio. I am the listing agent for the Property. I was engaged to list the Property on **May 8, 2014**.

On behalf of the Owner, I have conducted eleven (11) tours of the Property with prospective purchasers. Several of these tours have led to agreements to purchase the Property from the Owner. These agreements are summarized as follows:

- Purchase Contract 1
 - o Date: 7/25/14
 - o Purchaser: Penklor
 - o Purchase Price: \$996,000
 - o Termination Date: 11/20/14

- Purchase Contract 2
 - o Date: 1/29/15
 - o Purchaser: Terrex, LLC
 - o Purchase Price: \$996,000
 - o Termination Date: 5/18/15

- Purchase Contract 3
 - o Date: 6/12/15
 - o Purchaser: ES Remodel, LLC
 - o Purchase Price: \$995,000
 - o Termination Date: 9/9/15

- Purchase Contract 4
 - o Date: 9/12/15
 - o Purchaser: Terrex, LLC
 - o Purchase Price: \$860,500
 - o Termination Date: N/A

Based on the information shared with me by the respective purchasers, none of the purchasers prior to Terrex, LLC under its most recent plan have been able to establish an economically viable plan for the Property. The purchasers have had various plans for the Property, including: historic rehab – apartments, historic rehab – office and, as proposed by the current purchaser, demolition and rebuilding of a condominium project. All prior purchasers chose to terminate their respective agreements and not to proceed with the purchase of the Property.

Further Affiant Saith Not:

Affiant: Cindy Metz Date: 3/10/16
Cindy Metz

ACKNOWLEDGEMENT

State of Ohio)
County of Hamilton)

On this 10 day of March, 2016, before me personally appeared Cindy Metz to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, for the purposes therein set forth.

Notary Public: Gabriele Bergman

My Commission Expires: May 27, 2019



GABRIELLE BERGMAN
Notary Public, State of Ohio
My Commission Expires
May 27, 2019

ATTACHMENT, ITEM #7(E) – GBBN LETTER RE SECOND NATIONAL HEIGHT



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www.TerrexLLC.com



architecture.
interiors
planning
facilities.

belting
cincinnati
oxington
columbus

03.11.2016

Beth Johnson
Two Centennial Plaza
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Re: 8th & Main Street Development

Dear Ms. Johnson,

On February 26th, GBBN Architects measured the Second National Bank Building on the corner of 9th and Main Street. This was done with an in-office Laser Tape Measure and taken from three different places around the building. All measurements were within 6" of 170'-6". The measurement locations were as follows:

1. A distance was measured from the sidewalk to the underside of the cornice. We then added the thickness of the cornice and the height of the parapet on top.
2. A distance was measured from the ground floor of the interior egress stair to the underside of the top floor ceiling. We then added the thickness of the roof structure and the height of the parapet.
3. Two different measurements were taken from the top of parapet down to the ground level of the south parking lot.

The design intent for the 8th & Main development sites is to keep new buildings under the height of the Second National Bank. As noted above, we are currently measuring this as 170'-6" even though the guidelines say 160'. Before we advance with Schematic Design, we will have a certified surveyor verify the height.

Sincerely,

Chad Burke, AIA, LEED AP
GBBN ARCHITECTS INC.

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ATTACHMENT, ITEM #7(H) – DINN FOCUSED MARKETING LETTER



3200 Madison Road, Suite 2B
Cincinnati, OH 45209
513.337.9822
www.TerrexLLC.com

March 14, 2016

Mr. Rick Greiwe, Greiwe Development
Mr. Tom Rowe, Terrex Development
VIA: EMAIL

Dear Gentlemen,

It is exciting to learn of your renewed interest in the Eighth & Main "gateway" to the Eighth Street Design District in Downtown Cincinnati. Our upscale Downtown housing market is poised for continued growth and now for a new presence in owned residences.

I have tracked our Downtown market since your acclaimed redevelopment of the Polk Building into Park Place at Lytle. We learned then that beyond the Downtown address, upscale owners needed a proven development team, onsite design center, choice of plans and a parking solution. Our attached housing market surged between 2003-2008 with many renovations and new construction projects, then halted abruptly with the national financial crises layered over a significant housing market downturn.


Since then, new and vibrant projects in multi-family housing have led a return to Downtown. Hundreds of new and upscale residents have entered or returned to this business and entertainment sector, many with more than the means to purchase their home. Move-down households from our suburbs have rekindled their interest as home needs get smaller and lifestyle interests shift. I am proud to have reviewed over 20 Downtown and Riverfront housing developments since your Park Place success in 2003.

In my qualified opinion, the return of owner-occupied housing does not suffer from a shallow depth of qualified households. We learned long ago that upscale owners are cautious to purchase the best-in-class housing experiences, that street presence, branded development teams, new designs and a tactile sense of value are crucial. Once onboard, these new neighbors become the lifestyle ambassadors to their own Cincinnati network and drive greater interest by their example.

Historic preservation has been an important gatekeeper of our Downtown fabric and I truly appreciate the cautions by their leadership. I must add that their overarching standards should be balanced with the careful distinctions of new designs that reset boundaries and mark gateways within the emergence of a new housing demand. This renewal is not a mere cyclical market response as seen many times in our careers. Instead, our housing market ahead is led by a new tandem force of mobile, younger professionals and by inspired and affluent older householders that give our Downtown stability.

When you are ready to advance a deeper assessment of how this market will be served by an iconic development of Eighth & Main, please contact me. Best for your success, and the success of Cincinnati.

Sincerely,


Michael J. Dinn, CRE® and President
Dinn Focused Marketing, Inc.

Cc: Becky Hyde-Nordloh, Deskey Partners



ATTACHMENT, #8(B) – PRO FORMA (MULTIFAMILY RENOVATION)



3200 Madison Road, Suite 2B
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Kay Furniture - Apartments

Summary Report

Unit Summary:						
Type	Number	Unit %	Sq. Ft.	Rent	/Sq. Ft.	Annualized
A - 1 Bdrm	1	4.8%	670	\$1,052	\$1.57	\$12,623
A - 2 Bdrm	1	4.8%	850	\$1,046	\$1.23	\$12,546
A - Studio	1	4.8%	540	\$918	\$1.70	\$11,016
A - Studio	1	4.8%	518	\$881	\$1.70	\$10,567
T- A	5	23.8%	986	\$1,607	\$1.63	\$96,431
T- B	5	23.8%	924	\$1,451	\$1.57	\$87,041
T- C	5	23.8%	777	\$1,220	\$1.57	\$73,193
Donato's	1	4.8%	3,300	\$3,713	\$1.13	\$44,550
A - Retail	1	4.8%	2,750	\$2,292	\$0.83	\$27,500
Weighted Aver.	21		1,050.62	1,489.95	1.52	\$375,467
Total Square Footage			22,063			

Project Budget:	
Land	\$860,500
Hard Costs	\$4,227,353
Soft Costs	\$578,743
Total	\$5,666,596

Sources:	
Loan	\$4,249,947
Equity	\$1,416,649
Total	\$5,666,596

Permanent Loan:		
DCR		\$2,379,994
Ratio	1.20	
Amort	25 Years	
Int. Rate	7.00%	
LTV		\$2,297,570
LTV Ratio	75%	
Cap Rate	8.00%	
Maximum Loan		\$2,297,570
Surplus/(Deficit)		(\$1,952,376)

Proforma Operating Forecast:					
	Year 1	Year 2	Year 3	Year 4	Year 5
Income	85,747	331,556	337,358	343,262	349,269
Expense	69,320	85,356	87,950	90,609	92,195
NOI	16,427	246,200	249,408	252,653	257,074
Reserves	3,150	12,000	12,000	12,000	12,000
Debt Service	61,512	244,984	255,636	2,149,532	197,156
Cashflow	-48,235	-10,784	-18,228	-1,908,879	47,918

Investment Returns:	
IRR - 5 Year	#NUM!
IRR - 10 Year	#NUM!
Cash on Cash	-18.53%
Return on Cost	4.13%



Kay Furniture - Apartments

Project Budget Breakdown

Category	Amount	Per Unit	PSF	
Land	\$860,500	\$40,976	\$39.00	
Hard Costs				
Carpentry, Mech, Masonry, Roof	\$4,006,050	\$190,764	\$181.57	
Landscaping	\$5,000	\$238	\$0.23	
Variable/Misc.	\$15,000	\$714	\$0.68	
Total Hard Costs	\$4,026,050	\$191,717	\$182.48	
Construction Fees				
General Conditions	\$0	\$0	\$0.00	0.00%
Builder's Profit & Overhead	\$0	\$0	\$0.00	0.00%
Total Construction Fees	\$0	\$0	\$0.00	
Construction contingency	\$201,303	\$9,586	\$9.12	5.0%
Total Hard Costs & Fees	\$5,087,853	\$242,279	\$230.61	
Finance & Legal				
Construction loan fees	\$21,375	\$1,018	\$0.97	
Mini Perm loan fees	\$0	\$0	\$0.00	
Permanent loan fees	\$22,976	\$1,094	\$1.04	
Construction interest	\$75,000	\$3,571	\$3.40	
Appraisal	\$7,500	\$357	\$0.34	
Market study	\$7,500	\$357	\$0.34	
Legal-finance	\$25,000	\$1,190	\$1.13	
Legal-development	\$10,000	\$476	\$0.45	
Legal-organization	\$5,000	\$238	\$0.23	
Real estate taxes	\$25,000	\$1,190	\$1.13	
Insurance	\$25,000	\$1,190	\$1.13	
Total Finance & Legal	\$224,351	\$10,683	\$10.17	
Other Soft Costs				
Debt service reserve	\$0	\$0	\$0.00	
Operating deficit reserve	\$75,000	\$3,571	\$3.40	
Marketing/lease-up/misc.	\$25,000	\$1,190	\$1.13	
Developer Fee	\$254,393	\$12,114	\$11.53	
Equity Fee	\$0	\$0	\$0.00	
Total Soft Costs	\$354,393	\$16,876	\$16.06	
TOTAL PROJECT COST	\$5,666,596	\$269,838	\$256.84	



Kay Furniture - Apartments
Pro Forma Operating Statement

	Year		1		2		3		4		5		6		7		8		9		10	
Average Occupancy	25.00%		20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Occupied Units	18																					
Income																						
Gross Potential Rent	381,099		386,815	393,585	400,472	407,481	414,612	421,867	429,250	436,762	444,405											
Vacancies	(285,824)		(18,420)	(18,742)	(19,070)	(19,404)	(19,743)	(20,089)	(20,440)	(20,798)	(21,162)											
Loss to Lease	(9,527)		(36,840)	(37,484)	(38,140)	(38,808)	(39,487)	(40,178)	(40,881)	(41,596)	(42,324)											
Concessions	0		0	0	0	0	0	0	0	0	0											
Other	0		0	0	0	0	0	0	0	0	0											
Total Income	85,747		331,556	337,358	343,262	349,269	355,381	361,601	367,929	374,367	380,919											
Operating Expenses																						
Advertising/Marketing	4,263		3,029	3,082	3,136	3,191	3,247	3,303	3,361	3,420	3,480											
Administrative	3,197		3,245	3,302	3,360	3,419	3,478	3,539	3,601	3,664	3,728											
Building/Services	2,639		2,679	2,725	2,773	2,822	2,871	2,921	2,972	3,024	3,077											
Grounds	2,132		2,163	2,201	2,240	2,279	2,319	2,360	2,401	2,443	2,486											
Maintenance	15,986		16,226	16,510	16,799	17,093	17,392	17,696	18,006	18,321	18,642											
Management Fees	5,145		19,893	20,242	20,596	20,956	21,323	21,696	22,076	22,462	22,855											
Payroll	0		0	0	0	0	0	0	0	0	0											
Turnover	533		2,163	3,302	4,480	4,558	4,638	4,719	4,802	4,886	4,971											
Utilities	13,855		14,063	14,309	14,559	14,814	15,073	15,337	15,605	15,878	16,156											
Subtotal Controllable	47,749		63,462	65,673	67,942	69,131	70,341	71,572	72,824	74,099	75,395											
Per Unit	2,274		3,022	3,127	3,235	3,292	3,350	3,408	3,468	3,529	3,590											
Real Estate Taxes	10,658		10,817	11,007	11,199	11,395	11,595	11,798	12,004	12,214	12,428											
Insurance	10,913		11,077	11,271	11,468	11,669	11,873	12,081	12,292	12,507	12,726											
Subtotal Uncontrollable	21,571		21,894	22,277	22,667	23,064	23,468	23,878	24,296	24,721	25,154											
Per Unit	1,027		1,043	1,061	1,079	1,098	1,118	1,137	1,157	1,177	1,198											
Total Expenses	69,320		85,356	87,950	90,609	92,195	93,808	95,450	97,120	98,820	100,549											
Per Unit	3,301		4,065	4,188	4,315	4,390	4,467	4,545	4,625	4,706	4,788											

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Key Furniture - Apartments
Pro Forma Operating Statement

	Year	1	2	3	4	5	6	7	8	9	10
Average Occupancy		25.00%	95.24%	95.24%	95.24%	95.24%	95.24%	95.24%	95.24%	95.24%	95.24%
Net Operating Income		16,427	246,200	249,408	252,653	257,074	261,573	266,151	270,808	275,547	280,369
Operating Margin		19.2%	74.3%	73.9%	73.6%	73.6%	73.6%	73.6%	73.6%	73.6%	73.6%
Capital Reserves		3,150	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
NOI After Reserves		13,277	234,200	237,408	240,653	245,074	249,573	254,151	258,808	263,547	268,369
Debt Service:											
Construction Loan											
Interest		61,512	244,984	255,636							
Mini Perm Loan											
Interest		0	0	0	0	0	0	0	0	0	0
Principle		0	0	0	0	0	0	0	0	0	0
Mini Perm Payment		0	0	0	0	0	0	0	0	0	0
Permanent Loan											
Interest		2,297,570	2,261,245	2,222,376	2,180,787	2,136,286	2,088,670	2,037,722	1,985,207	1,932,207	1,878,641
Principle		160,830	158,287	155,566	152,655	149,540	146,207	142,641	138,808	134,808	130,641
Perm Loan Payment		36,326	38,869	41,589	44,501	47,616	50,949	54,515	58,207	61,808	65,515
		197,156	197,156	197,156	197,156	197,156	197,156	197,156	197,156	197,156	197,156
Total Debt Service		61,512	244,984	255,636	2,149,532	197,156	197,156	197,156	197,156	197,156	197,156
DCR				0.93	0.11	1.24	1.27	1.29	1.31	1.34	1.36
Cashflow After Debt Service		-48,235	-10,784	-18,228	-1,908,879	47,918	52,417	56,995	61,652	66,392	71,214

ATTACHMENT, #8(B) – PRO FORMA (OFFICE RENOVATION)



3200 Madison Road, Suite 2B
Cincinnati, OH 45209
513.337.9822
www.TerrexLLC.com



Kay Furniture - Office/Retail

Summary Report

Unit Summary						
Type	Number	Unit %	Sq. Ft.	Rent	/Sq. Ft.	Annualized
Donato's	1	15.7%	4,435	\$4,065	\$11.00	\$48,785
Retail B	1	10.4%	2,923	\$2,679	\$11.00	\$32,153
Office 2B	1	14.2%	3,990	\$2,660	\$8.00	\$31,920
Office 2A	1	11.9%	3,368	\$2,526	\$9.00	\$30,312
Office 3A	1	11.9%	3,368	\$2,526	\$9.00	\$30,312
Office 4A	1	11.9%	3,368	\$2,245	\$8.00	\$26,944
Office 5A	1	11.9%	3,368	\$2,245	\$8.00	\$26,944
Office 6A	1	11.9%	3,368	\$1,965	\$7.00	\$23,576
Weighted Aver.	8	0	3,524	\$2,614	\$8.88	\$250,946
Total Square Footage			28,188			

Project Budget	
Land	\$860,500
Hard Costs	\$3,877,520
Soft Costs	\$624,772
Total	\$5,362,792

Sources	
Loan	\$3,485,815
Equity	\$1,876,977
Total	\$5,362,792

Permanent Loan		
DCR		\$2,110,352
Ratio	1.25	
Amort	25 Years	
Int. Rate	7.00%	
LTV		\$1,787,076
LTV Ratio	75%	
Cap Rate	9.50%	
Maximum Loan		\$1,787,076
Surplus/(Deficit)		(\$1,698,738)

Proforma Operating Forecast					
	Year 1	Year 2	Year 3	Year 4	Year 5
Income	261,757	346,470	393,934	401,813	409,850
Expense	161,378	167,293	172,010	175,450	178,959
NOI	100,378	179,176	221,924	226,363	230,891
Reserves	11,275	11,501	11,731	11,965	12,205
Debt Service	115,032	191,720	191,720	1,852,088	153,350
Cashflow	-25,929	-24,044	18,473	-1,637,690	65,337

Investment Returns	
IRR - 5 Year	-48.73%
IRR - 10 Year	-8.38%
Cash on Cash	-6.45%
Return on Cost	3.92%



Kay Furniture - Office/Retail

Project Budget Breakdown

		28,188
Category	Amount	PSF
Land	\$860,500	\$30.53
Hard Costs		
Site Work	\$0	\$0.00
Structured Parking	\$0	\$0.00
Core & Shell	\$2,750,000	\$97.56
Tenant Improvements	\$1,127,520	\$40.00
Variable/Misc.	\$0	\$0.00
Total Hard Costs	\$3,877,520	\$137.56
<hr/>		
Total Land, Hard Costs & Fees	\$4,738,020	\$168.09
<hr/>		
Finance & Legal		
Construction Loan Fees	\$95,000	\$3.37
TIF Closing Fees	\$0	\$0.00
Permanent Loan Fees	\$17,871	\$0.63
Construction Interest	\$175,000	\$6.21
Const. Loan Ext. Fee #1	\$0	\$0.00
Developer Fee	\$236,901	\$8.40
Mezzanine Loan - Interest	\$0	\$0.00
Appraisal	\$7,500	\$0.27
Market study	\$7,500	\$0.27
Legal-Finance	\$20,000	\$0.71
Legal-Development	\$15,000	\$0.53
Legal-TIF	\$0	\$0.00
R/E Taxes - Const Period	\$25,000	\$0.89
Insurance	\$25,000	\$0.89
Total Finance & Legal	\$624,772	\$22.16
<hr/>		
TOTAL PROJECT COST	\$5,362,792	\$190.25

Year	1	2	3	4	5	6	7	8	9	10
Average Occupancy	40.00%	70.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%
Income										
Base Rental Income	250,946	255,965	261,084	266,306	271,632	277,085	282,606	288,258	294,023	299,904
Gross Potential Rent	(150,568)	(76,789)	(39,163)	(99,946)	(40,745)	(41,560)	(42,391)	(43,235)	(44,103)	(44,986)
Vacancy	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Total Rent Earned	100,378	179,175	221,922	226,360	230,887	235,505	240,215	245,019	249,920	254,918
Other Income										
Op Exp Reimbursement	157,865	161,022	164,243	167,528	170,878	174,286	177,782	181,337	184,964	188,663
Non-Recurring Exp Reimb	0	1	2	3	4	5	6	7	8	9
Mgmt Fee Reimbursement	3,513	6,271	7,767	7,923	8,081	8,243	8,408	8,576	8,747	8,922
Total Other Income	161,378	167,294	172,012	175,453	178,963	182,543	186,195	189,920	193,719	197,594
TOTAL INCOME	261,757	346,470	393,934	401,813	409,850	418,048	426,410	434,939	443,639	452,513
Per Sq Ft	5.75	12.25	13.88	14.25	14.54	14.83	15.13	15.43	15.74	16.05
Operating Expenses										
Administrative	0	0	0	0	0	0	0	0	0	0
Janitorial	37,490	38,240	39,005	39,785	40,580	41,392	42,220	43,064	43,926	44,804
Grounds	0	0	0	0	0	0	0	0	0	0
Maintenance	48,201	49,166	50,149	51,152	52,175	53,218	54,283	55,368	56,476	57,605
Management Fees	3,543	6,271	7,767	7,923	8,081	8,243	8,408	8,576	8,747	8,922
Tenant Improvement	0	0	0	0	0	0	0	0	0	0
Utilities	45,101	45,003	46,923	47,861	48,819	49,795	50,791	51,807	52,843	53,900
Subtotal Controllable	134,306	139,679	143,844	146,720	149,655	152,648	155,701	158,815	161,991	165,231
Per Sq Ft	4.76	4.96	5.10	5.21	5.31	5.42	5.52	5.63	5.75	5.86
Real Estate Taxes	23,690	24,164	24,647	25,140	25,643	26,156	26,679	27,212	27,757	28,312
Insurance & Other	3,383	3,450	3,519	3,590	3,661	3,735	3,809	3,885	3,963	4,042
Subtotal Uncontrollable	27,073	27,614	28,166	28,730	29,304	29,890	30,488	31,098	31,720	32,354
Per Sq Ft	0.96	0.98	1.00	1.02	1.04	1.06	1.08	1.10	1.13	1.15
TOTAL EXPENSES	161,378	167,293	172,010	175,450	178,959	182,538	186,189	189,913	193,711	197,585
Per Sq Ft	5.75	5.99	6.10	6.22	6.35	6.48	6.61	6.74	6.87	7.01
Net Operating Income	100,378	179,176	221,922	226,363	230,891	235,510	240,221	245,026	249,928	254,927
Operating Margin	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Capital Reserves	11,275	11,501	11,731	11,965	12,205	12,449	12,698	12,952	13,211	13,475
NOI After Reserves	89,103	167,676	210,193	214,398	218,687	223,061	227,523	232,075	236,717	241,452
Debt Service:										
Construction Loan	115,092	191,720	191,720	1,787,076	1,758,822	1,728,889	1,698,241	1,668,628	1,639,392	1,610,969
Interest	0	0	0	125,095	123,118	121,001	118,747	116,314	113,721	110,947
Permanent Loan	0	0	0	30,235	30,232	30,230	30,228	30,226	30,224	30,222
Principle	0	0	0	153,350	153,350	153,350	153,350	153,350	153,350	153,350
Per Loan Payment	0	0	0	153,350	153,350	153,350	153,350	153,350	153,350	153,350
Total Debt Service	115,092	191,720	191,720	1,852,088	1,839,350	1,819,350	1,798,350	1,777,350	1,756,350	1,735,350
DCR	#DIV/0!	#DIV/0!	#DIV/0!	1.51	1.54	1.57	1.60	1.63	1.66	1.69
Cashflow After Debt Service	-25,929	-24,044	-18,473	-1,637,690	65,337	69,711	74,173	78,725	83,367	88,102

ATTACHMENT, #8(B) – PRO FORMA (SELF STORAGE CONVERSION)



3200 Madison Road, Suite 2B
Cincinnati, OH 45209
513.337.9822
www.TerrexLLC.com

Kay Furniture - Storage/Retail

Summary Report

Unit Summary:						
Type	Number	Unit %	Sq. Ft.	Rent	/Sq. Ft.	Annualized
Tower - Basement	1	10.0%	1,280	\$1,152	\$10.80	\$13,824
Tower - Floor 1	1	0.0%	0	\$0	\$15.60	\$0
Tower - Floor 2	1	15.0%	1,920	\$2,496	\$15.60	\$29,952
Annex - Basement	1	18.7%	2,400	\$2,880	\$14.40	\$34,560
Annex - Floor 1	1	11.2%	1,440	\$2,160	\$18.00	\$25,920
Annex - Floor 2	1	18.7%	2,400	\$3,120	\$15.60	\$37,440
Donato's	1	26.3%	3,368	\$3,789	\$13.50	\$45,468
	0	1	0	\$0	\$0.00	\$0
Weighted Averages	8	0	1,601	\$1,950	\$12.94	\$187,164
Total Square Footage			12,808			

Project Budget:	
Land	\$860,500
Hard Costs	\$283,200
Soft Costs	\$209,145
Total	\$1,352,845

Sources:	
Loan	\$879,349
Equity	\$473,496
Total	\$1,352,845

Permanent Loan:		
DCR		\$703,764
Ratio	1.25	
Amort	25 Years	
Int. Rate	7.00%	
LTV		\$595,958
LTV Ratio	75%	
Cap Rate	9.50%	
Maximum Loan		\$595,958
Surplus/(Deficit)		(\$283,391)

Proforma Operating Forecast:					
	Year 1	Year 2	Year 3	Year 4	Year 5
Income	89,866	148,936	181,125	184,748	188,444
Expense	94,536	102,154	107,118	109,260	111,445
NOI	-4,670	46,782	74,007	75,488	76,999
Reserves	5,123	5,226	5,330	5,437	5,546
Debt Service	29,019	48,364	48,364	334,531	51,139
Cashflow	-38,812	-6,808	20,312	-264,480	20,314

Investment Returns:	
IRR - 5 Year	-28.11%
IRR - 10 Year	-3.24%
Cash on Cash	-3.08%
Return on Cost	5.08%

Kay Furniture - Storage/Retail

Project Budget Breakdown

Category	Amount	12,808 PSF
Land	\$860,500	\$67.18
Hard Costs		
Site Work	\$0	\$0.00
Structured Parking	\$0	\$0.00
Core & Shell	\$283,200	\$22.11
Tenant Improvements	\$0	\$0.00
Variable/Misc.	\$0	\$0.00
Total Hard Costs	\$283,200	\$22.11
Total Land, Hard Costs & Fees		
	\$1,143,700	\$89.30
Finance & Legal		
Construction Loan Fees	\$6,000	\$0.47
TIF Closing Fees	\$0	\$0.00
Permanent Loan Fees	\$5,960	\$0.47
Construction Interest	\$50,000	\$3.90
Const. Loan Ext. Fee #1	\$0	\$0.00
Developer Fee	\$57,185	\$4.46
Mezzanine Loan - Interest	\$0	\$0.00
Appraisal	\$7,500	\$0.59
Market study	\$7,500	\$0.59
Legal-Finance	\$15,000	\$1.17
Legal-Development	\$10,000	\$0.78
Legal-TIF	\$0	\$0.00
R/E Taxes - Const Period	\$25,000	\$1.95
Insurance	\$25,000	\$1.95
Total Finance & Legal	\$209,145	\$16.33
TOTAL PROJECT COST	\$1,352,845	\$105.62

Year	1	2	3	4	5	6	7	8	9	10
Average Occupancy	40.00%	70.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%
Income										
Base Rental Income										
Gross Potential Rent	187,164	190,907	194,725	198,620	202,592	206,644	210,777	214,993	219,292	223,678
Vacancy	(112,298)	(57,272)	(29,209)	(29,793)	(30,389)	(30,997)	(31,617)	(32,249)	(32,894)	(33,552)
Other	0	0	0	0	0	0	0	0	0	0
Total Rent Earned	74,866	133,635	165,517	168,827	172,203	175,648	179,161	182,744	186,399	190,127
Other Income										
Op Exp Reimbursement	15,000	15,300	15,606	15,918	16,236	16,561	16,892	17,230	17,575	17,926
Non-Recurring Exp Reimb	0	1	2	3	4	5	6	7	8	9
Mgmt Fee Reimbursement	0	0	0	0	0	0	0	0	0	0
Total Other Income	15,000	15,301	15,608	15,921	16,240	16,566	16,898	17,237	17,583	17,935
TOTAL INCOME	89,866	148,936	181,125	184,748	188,444	192,214	196,059	199,981	203,981	208,062
Per-Sq Ft	7.02	11.63	14.14	14.42	14.71	15.01	15.31	15.61	15.91	16.24
Operating Expenses										
Administrative	0	0	0	0	0	0	0	0	0	0
Janitorial	8,325	8,492	8,662	8,835	9,011	9,192	9,376	9,563	9,754	9,949
Grounds	0	0	0	0	0	0	0	0	0	0
Maintenance	7,685	7,838	7,995	8,155	8,318	8,485	8,654	8,827	9,004	9,184
Management Fees	7,487	13,364	16,552	16,883	17,220	17,565	17,916	18,274	18,640	19,013
Tenant Improvement	0	0	0	0	0	0	0	0	0	0
Utilities	32,020	32,660	33,314	33,980	34,659	35,353	36,060	36,781	37,517	38,267
Subtotal Controllable	55,517	62,354	66,522	67,853	69,210	70,594	72,006	73,446	74,915	76,413
Per-Sq Ft	4.33	4.87	5.19	5.30	5.40	5.51	5.62	5.73	5.85	5.97
Real Estate Taxes	5,719	5,833	5,950	6,069	6,190	6,314	6,440	6,569	6,700	6,834
Insurance & Other	33,301	33,967	34,646	35,339	36,046	36,767	37,502	38,252	39,017	39,798
Subtotal Uncontrollable	39,020	39,800	40,596	41,408	42,236	43,080	43,942	44,821	45,717	46,632
Per-Sq Ft	3.05	3.11	3.17	3.23	3.30	3.36	3.43	3.50	3.57	3.64
TOTAL EXPENSES	94,536	102,154	107,118	109,260	111,445	113,674	115,948	118,267	120,632	123,045
Per-Sq Ft	7.38	7.88	8.36	8.53	8.70	8.88	9.05	9.23	9.42	9.61
Net Operating Income	-4,670	46,782	74,007	75,488	76,989	78,540	80,111	81,714	83,349	85,017
Operating Margin	-6.2%	35.0%	44.7%	44.7%	44.7%	44.7%	44.7%	44.7%	44.7%	44.7%
Capital Reserves	5,123	5,226	5,330	5,437	5,546	5,656	5,770	5,885	6,003	6,123
NOI After Reserves	-9,793	41,557	68,677	70,051	71,453	72,883	74,342	75,829	77,347	78,895
Debt Service:										
Construction Loan										
Interest	29,019	48,364	48,364	48,364	48,364	48,364	48,364	48,364	48,364	48,364
Permanent Loan										
Interest										
Principal										
Term Loan Payment										
Total Debt Service	29,019	48,364	48,364	48,364	48,364	48,364	48,364	48,364	48,364	48,364
DOV/DI	#DIV/0!	#DIV/0!	#DIV/0!	1.4%	1.51	1.54	1.57	1.60	1.63	1.66
DCR										
Cashflow After Debt Service	-38,812	-6,808	20,312	-264,480	20,314	21,744	23,202	24,690	26,207	27,755

ATTACHMENT, #8(B) – MULTIFAMILY PRO FORMA RENTAL RATE ASSUMPTION
INFORMATION



3200 Madison Road, Suite 2B
Cincinnati, OH 45209
513.337.9822
www.TerrexLLC.com

Cincinnati MSA | Central CBD
 CBRE YE Rent & Occupancy Survey Results, 2015

Current Rents

Property Statistics

Number of Properties	16
Total Units	2,056
Average Units	129
Average Occupancy Rate	97.1%
Smallest Property	42
Largest Property	300
Earliest Year Built	1910
Latest Year Built	2015
Average Year Built	1974
Concession Properties	0

Unit Mix/Rent Statistics

	Units	% Mix	Total SF	Average SF	Average Effective Low Rent	Average Effective High Rent	Average Effective Rent	Average Effective Rent/SF
/1	238	11.9%	137,272	577	\$960	\$1,019	\$980	\$1.70
1/1	1,095	54.8%	788,896	720	\$1,072	\$1,244	\$1,130	\$1.57
1/1Den	40	2.0%	40,576	1,014	\$1,492	\$1,990	\$1,658	\$1.63
1/1DenPent	2	0.1%	2,000	1,000	\$1,400	\$1,400	\$1,400	\$1.40
1/1Flex	21	1.1%	16,506	786	\$1,545	\$1,545	\$1,545	\$1.97
1/1Pent	2	0.1%	2,040	1,020	\$1,500	\$1,500	\$1,500	\$1.47
2/1	76	3.8%	69,661	917	\$1,078	\$1,236	\$1,131	\$1.23
2/2	454	22.7%	541,593	1,193	\$1,735	\$2,125	\$1,865	\$1.56
2/2.5Den	6	0.3%	10,392	1,732	\$3,245	\$3,245	\$3,245	\$1.87
2/2.5TH	6	0.3%	9,042	1,507	\$1,795	\$1,850	\$1,813	\$1.20
2/2Den	28	1.4%	45,242	1,616	\$2,159	\$2,403	\$2,241	\$1.39
2/2TH	9	0.5%	12,569	1,397	\$1,795	\$1,819	\$1,803	\$1.29
3/2	13	0.7%	22,009	1,693	\$1,692	\$2,270	\$1,885	\$1.11
3/2.5	10	0.5%	22,430	2,243	\$2,495	\$2,495	\$2,495	\$1.11
Totals	2,000	100.0%	1,720,229	860	\$1,262	\$1,475	\$1,333	\$1.55

Note: Rents shown are "Effective Rents" (asking rents less amortized monthly rent concessions if any)

Prepared by Dave Lockard, CBRE

Printed 2/10/2016 from Realhound Classic

The information furnished is from sources deemed reliable but no guarantee is made as to its accuracy.

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Email dated March 4, 2016 with details regarding the applicant's opinion as to why a development with the historic building and an infill component is viable.

March 4, 2010

Cc: Rick Greiwe; 'Sari Lehtinen'

Subject: 8th & Main - Additional Analysis

Matt-

It was a pleasure speaking with you this morning relative to your continued efforts to review our application for the proposed demolition of the Donato's building at the corner of 8th and Main. We appreciate your effort to evaluate our proposal and our financial analysis of the existing structure. We have undertaken some additional work to address your questions. I will address them in turn.

First, as I shared, we had not seriously contemplated the demolition of the two story annex building and building a new building on that site while rehabbing the 6 story building. Initially, this did not appear to warrant too much consideration because we already had a rehab project with the 6 story structure that didn't make financial sense and then adding a small footprint building with new construction we believed would further dilute the project's forecasted finances.

That said, since our call I have had a chance to speak with Sari at Glaser. The design team had briefly considered this option. Thus, Sari could quickly provide us with a rough floorplan diagram for a new building on the two story annex site. This exercise has only bolstered our appraisal of the lack of feasibility for this concept. Our reasoning is as follows:

- Practical Issues:

o Parking

By eliminating the redevelopment of the entire site, a parking garage with ramping is no longer feasible. The project would have to be supported with offsite parking and at the prices necessary to support condominiums on the two story annex site, this would not be saleable. Our investment partners (one of whom owns a residential brokerage firm in town) believe parking is essential to the success of the project.

o Floor to Floor Heights

Several floors in the 6 story building have insufficient floor to floor heights to allow for quality living space. Despite this, we have carried them in the pro forma at full rental value.

o Building Core Alignment

Because of the inconsistent and, on some floors, short floor heights, the core of the new condominium tower on the annex site would not align with the 6 story structure. This creates a need to maintain two building cores.

It is worth noting, that even if one core could be used for both buildings, eliminating the cost of one building core does not create a financially feasible project. The gap is simply too large.

- Financial Implications:

o The 6 story building on a standalone basis generates a deficit in the approximate amount of \$2,850,000.

o The projected rents would support total project cost in the approximate amount of \$1.5M. The land alone is \$430,250 (if split), which means that at most the project could afford about \$1M in total renovation and development cost. This is far less than our estimates would indicate.

o See attached financial summary.

▪ We removed 50% of the land cost and the costs associated with the annex rehab.

▪ The costs for the annex rehab were about \$500,000.

• Most of the cost was in the 6 story building.

- The annex portion was smaller due to the fact that it is relatively modern in construction and already has appropriate means of egress.
- See attached budget for the 6 story rehab.
- Note that to make the 6 story project feasible we would need to remove \$2.85M from the cost.
- The 2 story annex redevelopment is not accretive to this financial position.
 - The project would bear substantial fixed cost for only 2 units per floor (floorplan attached).
 - These fixed costs include:
 - Property cost
 - Demo
 - Building core
 - The larger condominium project we are proposing has a much larger footprint and we are having a hard time making the numbers work on it. By making the footprint less than half the size, there is no possible way for a pro forma to work. We are already at the very top end of the market with the current project at \$510/ft sales prices.
- At a high level, please consider the following in terms of the economics of the 6 story building.
 - Rental NOI:
 - Apartments NOI:
 - 2,687 rentable square feet per floor * 5 floors = 13,435 total
 - \$1.50/ft rent for these units = \$241,830 annually
 - 65% operating margin for apartments = \$157,189 NOI
 - Donato's Retail Space NOI:
 - 3,300 feet
 - \$13.50/ft = \$44,550 annually (assume NNN)
 - Total NOI = \$201,739
 - Value of Improved Building:
 - 12% cap rate = \$1,681,158
 - 11% cap rate = \$1,833,991
 - 10% cap rate = \$2,017,390
 - Breakeven Rehab Cost (no financial return):
 - Value = \$1,833,991
 - Minus Land Cost = \$430,250
 - Total Excess = \$1,403,741
 - Estimated Total Project Cost (excluding land) = \$4,165,585
 - Consequently, if the project investors expected no return on their money, the project would still have a \$2,761,844 gap.
- Conclusion, financially speaking, if the project scope were altered to a 6 story rehab and a multistory condo on the existing two story annex site, it would not be anywhere close to financially feasible.

Second, I have confirmed that the seismic shoring cost is not currently in our cost estimates. As I indicated on the phone, we were alerted to the seismic issues with the building by our structural engineer after we had already confirmed the project was not feasible. Adding this cost into the pro forma would not have made a change in our perspective on the financial viability of the project. However, if required, these costs would obviously negatively impact the already negative pro forma. It is good to know that the city is flexible on this element of rehabilitation as we consider future projects.

In closing, we feel we fully vetted the viability of restoring the 6 story building. We looked at it very creatively and our sole intent initially had been to rehab it. In fact, we let the contract on the building go when we couldn't make the numbers work on the rehab. It was based on follow-up

discussions with Mr. Greiwe that brought us to put the property back under contract and explore a complete redevelopment.

On a very positive note, the investment in the two proposed condominium projects will help reinvigorate this neighborhood and spur new investment in other properties, which may allow for the preservation of the historic stock in this district. If the district does not have a major injection of energy and money, the district may continue its current trajectory of decay.

Please let me know if you have further thoughts and concerns as you evaluate our application.

-Tom

THOMAS B. ROWE, ESQ.
Principal

<image002.jpg>

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Richard J. Greiwe

Principal



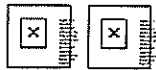
9355 Holly Hill

Cincinnati, OH 45243

Office: 513-831-2020

Fax: 513-831-7144

RGreiwe@GreiweDevelopment.com



Richard J. Greiwe

Principal



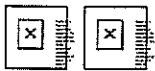
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Submittal dated February 9, 2016 titled 8th and Main Street Project- Demolition Support Document

Submitted Feb 9, 2014



8TH & MAIN STREET PROJECT – DEMOLITION SUPPORT DOCUMENT

Background:

Applicant has made applicant to the Cincinnati Historic Review Board for the demolition of the building located at the corner of 8th and Main Streets in Cincinnati. We believe that justification for demolition can be based on the economic hardship/economic reasonableness associated with the property. We believe that the following information meets the test requirements for such economic hardship.

1. Current level of economic return:
 - a. Amount paid for the property
Applicant is under contract for \$860,500.
 - b. Date of purchase
Applicant is under its due diligence period under its purchase contract. Closing would occur in approximately April of 2016.
 - c. Party from whom purchased
Applicant is under contract with ELKA Real Estate Co., Ltd, the current owner of the building.
 - d. Relationship between the owner of record, the applicant, and person from whom property was purchased:
Contractual.
 - e. Annual gross and net income from the property for the previous three years:
 - i. 2014
 1. Income \$76,068
 2. Expense \$75,672
 3. NOI \$396
 - ii. 2013
 1. Income \$60,537
 2. Expense \$39,900
 3. NOI \$20,637
 - iii. 2012
 1. Income \$66,344
 2. Expense \$50,699
 3. NOI \$15,645
 - f. Itemized operating and maintenance expenses for the previous three years:
SEE ATTACHED EXHIBIT "F"
 - g. Depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
SEE ATTACHED EXHIBIT "F"
 - h. Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior three years:

NONE - Based on the title information obtained by Applicant, there does not appear to be a mortgage on the building/property.

- i. Real estate taxes for the previous four years and assessed value of the property according to the two most recent assessed valuations:
SEE ATTACHED EXHIBIT "G"
 - j. All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property: NONE
 - k. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other:
The property is currently owned by a limited liability company.
 - l. Any state or federal income tax returns relating to the property for the last two years.
SEE ATTACHED EXHIBIT "F"
2. Any listing of property for sale or rent, price asked, and offers received, if any within the previous two years, including testimony and relevant documents regarding:
- a. Any real estate broker or firm engaged to sell or lease the property:
The property has been listed by NAI Bergman since 2014.
 - b. Reasonableness of price or rent sought by the applicant:
The price sought appears to be reasonable should the City of Cincinnati permit the demolition of the building. If not, the building has negligible value to present ownership.
 - c. Any advertisements placed for the sale or rent of the property.
The property has been marketed via signage on the adjacent two story annex structure, has been marketed online and has been marketed through the broker's relationships and word of mouth.
3. Feasibility of alternative uses for the property that could earn a reasonable economic return:
- a. Report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation.
SEE ATTACHED EXHIBIT "A"
 - b. Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness.
SEE ATTACHED EXHIBIT "B"
 - c. Estimated market value of the property:
 - i. (a) in its current condition
The property as an income producing asset would be valued using a cap rate against NOI. This valuation based on 2014 operating figures is as follows:
 $\$76,068 - \$75,672 = \$396 / 9.5\% = \$4,168$



Please see attached Exhibit "F" for tax return information, which also provides income and expense for the property.

- ii. (b) after completion of the proposed alteration or demolition = \$32.3M
 The following shows the forecasted sales price breakdown for the building following demolition and construction of a new condominium tower on the site:

Sales Price /Ft.	Unit Price	Gross Proceeds
496	783,518	7,835,180
480	717,955	3,589,776
472	438,854	2,194,268
479	551,073	2,755,363
493	616,609	6,166,094
513	917,556	4,587,782
513	922,682	4,613,412
0	0	0
495.00	705,375	31,741,875

Retail Proceeds	615,000
Total Gross Proceeds	32,356,875

- iii. (c) after renovation of the existing property for continued use

1. Continued Use – As Is

The property is currently occupied by Donato's Pizza on the first floor. Their rent is currently \$5,503.38 for approximately 3,700 sq. ft. or \$17.84/ft annually. This lease has been in place since 1994 and has grown to this rental value through escalations. If it were vacated at the end of the lease in July of 2017, then the likely rent would be more likely to be in the range of \$12 to \$15/ft (we use \$13.50 NNN rent for our analysis) in the current market for retail in a building of this age/condition. At \$13.50/ft the building would command annual rent in the amount of \$49,950 minus landlord operating expenses of \$12,000 for portions that are illegal to occupy or \$37,950 NOI. With a 9.5% cap rate that is \$399,473 in net asset value for the building.

2. Continued Use – Multifamily Conversion

Applicant conducted an extensive study for converting the building into multifamily apartments and maintaining retail on the first floor. The total project cost of this conversion was estimated at \$5,463,245 with a hard construction cost in the amount of \$4,006,050. SEE ATTACHED EXHIBIT B.

The value of the property following this work was estimated to be \$2,583,865. This generated a deficit, before return on equity, in the amount of \$2,879,380. A summary of the pro forma is attached hereto as Exhibit "C".

3. Continued Use – Office Conversion

In addition to the multifamily conversion, the applicant also reviewed the property for a conversion into office space. The estimated cost to convert the building into office space was approximately \$5,692,307 and the resulting NOI from the project was forecasted to be approximately \$202,029. This NOI results in a developed value in the amount of \$1,836,627 using an 11% capitalization rate, which appears appropriate given the niche nature of the asset. This generated a **deficit** in value between cost and end valuation, before a return on equity, in the amount of \$3,855,679. A summary of the pro forma is attached hereto as **Exhibit "D"**.

4. Continued Use – Storage Conversion

In addition to the multifamily and office conversions, the applicant also reviewed the property for a conversion into storage space. The pro forma forecasted that the property could create approximately \$115,000 in NOI following the conversion. Given the low NOI, the team did not pursue this course of action much further because the NOI barely, if at all, supported the value of the asset purchase excluding cost of renovation and return on equity. A summary of the pro forma is attached hereto as **Exhibit "E"**.

4. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property.

Applicant is working to examine the building in its present state. While the building has challenges based on its age and maintenance. The Applicant believes the challenges with the current structure are primarily with suitability for continued use, including:

- a. Fire separation issues – None of the floors has any fire separation nor is there any relative to egress.
- b. Egress issues - no fire rated egress currently, nor a second means. Two new stair towers would need to be constructed to allow for proper access/egress;
- c. Structural issues – The building is a masonry envelope with heavy timber/wood framing in the interior. This is no longer acceptable under current building code and to update the property to comply with current codes is not practical nor feasible.
- d. Floor to Floor Heights – many of the floors have only 8' ceilings. These are low by today's residential and office standards and will be further challenged if fire separation and fire suppression were installed. The ceiling heights can't support modern systems and allow for people to use the space.
- e. Seismic Shoring – The building does not meet modern seismic requirements and substantial steel infrastructure would have to be installed to address this issue.

5. Knowledge of landmark designation or potential designation at time of acquisition.

The current owners purchased the property in 1952 and were not aware of any designations at that time. The Applicant is aware that the building sits in a historic district and is working to understand whether its intended use will be permitted.

6. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs:

Applicant looked at both state and federal historic tax credits as a potential source of funding for the project. These programs did not appear to provide sufficient capital to overcome the deficits generated between the cost of renovation and the income those renovations would provide via a

multifamily, office or storage asset. In all cases the deficits were in excess of approximately \$3,000,000 and tax credits could provide, at most, approximately \$2,000,000 in capital for the project.

Exhibit A
Engineer & Architect Reports



Preliminary Building Assessment

Project Name: 719 Main
Project Address: 719 Main Street Cincinnati, Ohio 45202



Owner:
Penklor
Ryan Dean
1329 E Kemper Rd
Suite 4212
Cincinnati, Ohio 45246
513 280 8163

Architect:
RDA Group Architects
Greg Snyder
7945 Washington Woods Drive
Dayton, Ohio 45459
937.610.3440



Summary

Process

A site visit was conducted on August 22, 2014. All observations are limited to what could be observed visually. No testing or invasive demolition was performed for this report.

Address

719 Main Street Cincinnati, Ohio 45202

General Description

Project consists of a six-story building constructed in 1875, with a two-story addition constructed in 1989. The six-story portion is approximately 40' x 75' with a gross floor plate of approximately 3,000 SF. The two-story portion is approximately 50' x 75' with a gross floor plate of approximately 3,750 SF. The building has one commercial tenant, a Donato's Pizza, on the first floor. The remainder of the building is vacant. The building is located at the intersection of Main Street and 8th Street in the central business district of Cincinnati. Adjacent buildings are of similar age and are typically commercial or vacant. There is a small parking area located on the west and south perimeters of the property.

General Physical Condition

The general physical condition of the site, building, and commercial spaces is fair.

Purpose and Scope

Purpose

A site visit was conducted on August 22, 2014 to perform a cursory review of 719 Main Street, including the building's exterior envelope, site, and representative upper floors. All observations are limited to what could be observed visually. No testing or invasive demolition was performed for this report. The purpose of the physical inspection was to confirm the condition of the commercial building and to determine the viability of a change of use to mixed use residential and commercial. The report resulting from this investigation indicates the opinion of the provider of the overall physical condition and seeks to identify any deficiencies, deferred maintenance, or building code violations.

Scope

For this report the following areas were observed:

1. Site and grounds
 - a. Parking
2. Building Exterior
 - a. Masonry, windows, fire escapes
3. Interiors
 - a. Upper floors only, wood floor structure
4. Building Systems
 - a. Elevators, electrical, fire suppression



Existing Conditions

General Description

Project consists of a six story building on a corner lot situated perpendicular to Main street. The building is rectangular shaped and oriented along the east-west axis. At present the building has two floors of commercial space and 4 floors of storage. There is a full basement. The building has a common drive and parking, located to the west and south side of the building.

Structural System

The original building is a six-story structure with a basement. Construction type is IIIB [2 hour rated bearing exterior walls, with non-rated structural frame, interior walls, and roof]. The first floor finish floor is at grade. The foundation is stone. No issues were noted. Exterior walls are load bearing masonry. The exterior face of the brick has been painted. No major failures or deficiencies were noted. The interior faces are exposed brick or plaster direct over brick. Windows are wood and are missing glazing in many instances. The floor assembly is 2x wood joists spanning north-south bearing on the exterior wall and a central wood beam bearing on steel/ wood columns spanning east-west. Interior partition walls are wood frame with painted gypsum board. Ceilings are bead board. Floors are carpet over wood subfloor. The building utilizes rafter roof framing with a low slope roof system. Roof is deteriorated and water infiltration was observed on the sixth floor. The two story section is CMU/EIFS exterior with a full basement. Construction type is IIB [Non-combustible, non-rated exterior walls, interior walls, and roof]. It's structure consists of steel bar joists spanning east-west. Partitions appear to be metal stud with 5/8" gypsum board.

Life Safety

- Sprinklers/Standpipes: Fire suppression and standpipes are present on all floors. The system appears to have been maintained until relatively recently.
- Fire Alarms: Floors one and two appear to meet requirements for alarms.
- Egress Signage/Lighting: Floors one and two appear to meet requirements for egress lighting and signage. The upper floors have inadequate emergency lighting and egress signage.
- Egress stairs: There is one set of stairs in the six story building. Stairs are wood and in poor condition. Stairs are stacked and exited and re-entered at each floor. The interior stair at the two-story section appears to be in a rated enclosure, while the second stair is located on the exterior and is covered by a roof.

Fire Separation

In the six story section, there appear to be no floor to floor separations. There is also no fire rated enclosure at the egress stairs. The two story section appears to have all required separations at the egress stairs.

Circulation

The entry lobby is off the south parking area and connects to the elevator lobby via a winding interior corridor. The six story section is an open floor plan accessed by a passenger elevator in working order on the south and an inoperable freight elevator on the north. The two story section consists of a double loaded corridor with commercial space each side.

Accessibility

Building is currently not accessible under current code requirements. It would be possible to provide accessibility to the new residential areas on the upper floors via the south entry with hardware upgrades at doors and the elevator.



Building Code Issues for conversion to residential units [Original Building]

Zoning

The building is located in a DD (downtown development) zoning district. The building is also located in a historic overlay district. Any exterior improvements will be subject to review by the historic review board. The main item of concern will be the replacement of the existing deteriorated windows with the appropriate replacements. Additional parking is not required for the conversion of an existing building in a DD zoning district.

Change of Use

The proposed project will require a change of use as part of the zoning/building permit submittal. The original building is a six-story structure is a IIIB Construction type. It's Use is currently classified as mixed-use commercial / storage. The proposed use is mixed use commercial / residential. Any change of use is required to comply with the current building code. The Ohio Building Code limits residential use R-2 with construction type IIIB to 4 stories. There are two possible paths to code compliance for this change of use to occur. Request a variance to allow six stories of R-2 use in the existing building, or utilize chapter 34 of the OBC to show alternative code compliance. A meeting with the City of Cincinnati to review acceptable code compliance strategies is recommended as a next step to determine the viability of the proposed project. It is anticipated that the upgrades to the building to provide additional egress and fire separation combined with the fire suppression system would be adequate to be successful with either approach.

Life Safety

Fire suppression and standpipes are required on all floors. The system will need to be reviewed by licensed contractors/engineers to determine its viability and adaptability for continued use.

The entire building will likely be required to have a full fire alarm system installed. All new egress signage and lighting will be required. The existing fire escape location is redundant to the existing stairs and as such does not contribute as a viable second means of egress. As such, a second stair is needed. This will need to be located to the east of the existing elevators, remote from the existing stairs.

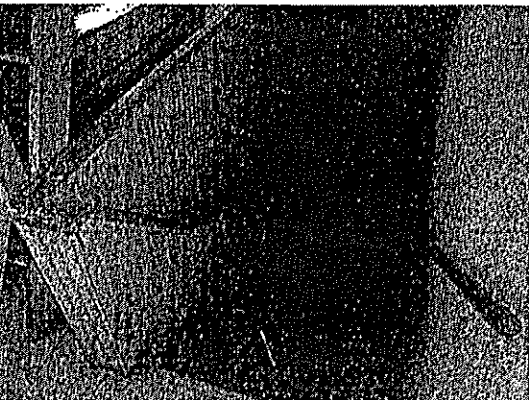
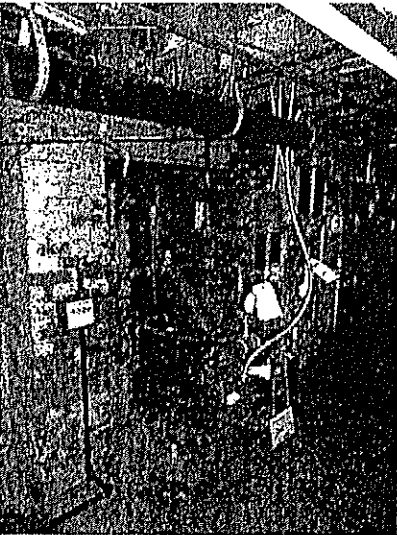
Fire Separation

The change to residential use will require 1 hour rated floor fire separation. A concrete / gypcrete topping is recommended, as are 5/8" gypsum board ceilings. All units will be required to have 1 hour rated separations between. New construction should be non-combustible metal stud with 5/8" gypsum board. Corridors and fire stairs will also require fire rated assemblies, including doors and frames.

Building Systems

Building systems were not reviewed in depth. It is anticipated that all electrical mains and load centers will be replaced to meet current NEC requirements. All lighting will need updated to meet the new layout. All new wiring and devices will be required. Residential units will require interconnected smoke detectors in each sleeping room and outside the sleeping rooms, as well as a carbon monoxide detector. All new HVAC systems will be required. Should parking be added to the basement of the two story structure, a ventilation system will be required. New plumbing systems, including hot and cold water supply and sanitary lines, will be required throughout. It may be possible to reuse the existing water and sewer mains into the building, but this will require further evaluation.

Representative Photos



Tom Rowe

From: Matt Packer
Sent: Friday, February 5, 2016 8:15 AM
To: Tom Rowe
Subject: FW: 8th & Main update
Attachments: 8th & Main Task List.pdf

MATTHEW PACKER, LEED AP
Principal



Terrex Development & Construction
3200 Madison Road, Suite 28
Cincinnati, OH 45209

Email: mpacker@TerrexLLC.com
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From: Greg Riley [mailto:greg.riley@schaefer-inc.com]
Sent: Tuesday, February 24, 2015 5:38 PM
To: Matt Packer <mpacker@terrexllc.com>
Subject: 8th & Main update

Hi Matt,

Hopefully the info from our in-house architect made sense and you are getting closer to arriving at some direction in regards to that issue. I am still confident we can get there if we can avoid adding too much mass to the old structure and any current code compliance mandate. In the interim, I hope to address everything I owe you at this time via this e-mail:

1. Scope and fee estimate. I attached an excel sheet which lists various scope items I believe I will likely need for this project. If there are items on this list that you believe are not necessary or items that are missing, please let me know. These sorts of projects are quite difficult to predict, but right now I have this ball-parked between \$40-\$50k.
2. I ran some calcs and concluded that it will likely be a challenge to add gypcrete to the 1800's building and not exceed the allowable 5% mass addition (which then triggers current code provisions). I'll hold off on further calcs until you have a better handle from your architects as to how things may proceed on this project. For your reference, I used the following data:
 - Mass to add: 3 psf gyp ceiling, 2 psf OSB, 13-20 psf gypcrete (assuming 2")
 - Mass that is removed: 7 psf plaster+lath ceiling, 5 psf for (2)-layers of flooring
3. It may be possible to support the east stair via the older structure. I have a couple of schemes I'm kicking around and believe we can get there.

Let me know if you have any questions on the above and what you believe next steps are. I imagine it would involve getting all on the same page regarding the previous assessment that current code compliance is a requirement across the board, but I'll let you steer that ship.

Thanks,
Greg

Greg Riley, PE, SE
Vice President - Operations

schaefer

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Confidentiality Note: For information pertaining to Schaefer's email confidentiality, monitoring policy and usage restrictions, please visit schaefer-inc.com.

P1514.04 - 8th & Main Renovation		
Phase	Task	Notes
Due Diligence	Site visit Code research Coord w/ client, arch Feasibility calcs for code triggers Proposal/Misc PM	
DD/CD	(4)-meetings estimate Coord w/ arch, client, and AHJ Code trigger review/confirmation New gutters/parapet Exterior façade repair (1)-new duct penetration (1)-existing stair infill (1)-freight elevator infill (2)-new stairs Settlement W wall Wall anchorage to joists Misc. joist to beam connection Joist repair/replacement Missing inner wythe Lintels w/o full width bearing Misc. drawing management	Replacement Standard details/specifications/(1) site visit. No quantities Wall framing Roof penetration Floor penetration Foundation Lateral Underpin? Damaged joist. Header beams, trim beams, etc. No obvious issues, but assume some found
CA phase	New stair shops (walls + stairs) Questions/RFI's Site visits (4)	
Allowances	Unknown conditions Re-roof Ceiling demo/replacement. Flooring replacement New sprinkler system	Misc. sketches for damaged area repair, etc. No known structural scope No known structural scope - demo plaster, install gypboard No known structural scope - demo existing, install new No known structural scope - old = new in weight?

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Exhibit B
Cost Estimate – Rehabilitation



8TH & MAIN

721 Main Street, Cincinnati, Ohio

Building Area: 34,400 GSF

DESCRIPTION		TOTALS
0160	DESIGN & ENGINEERING SERVICES	\$ 190,000
0180	GENERAL REQUIRMENTS	\$ 291,600
0240	DEMOLITION	\$ 170,700
0310	FOUNDATIONS	\$ 23,400
0360	ELEVATED SLAB MODIFICATIONS	\$ 24,100
0390	MISC CONCRETE	\$ 27,950
0410	MASONRY RESTORATION	\$ 185,300
0430	MASONRY	\$ 149,600
0530	METALS	\$ 178,050
0610	ROUGH CARPENTRY & SHEATHING	\$ 186,950
0630	FINISH CARPENTRY	\$ 135,900
0650	CABINETRY & TOPS	\$ 122,150
0720	THERMAL INSULATION	\$ 65,400
0740	EXTERIOR FINISH SYSTEM	\$ 32,400
0750	ROOFING	\$ 174,700
0780	FIRE & SMOKE PROTECTION	\$ 25,400
0810	DOORS, FRAMES & HARDWARE	\$ 34,500
0850	ENTRANCES & STOREFRONTS	\$ 13,600
0860	GLASS & GLAZING	\$ 118,800
0910	GYPSUM BOARD ASSEMBLIES	\$ 162,000
0930	ACOUSTIC CEILINGS	\$ 5,400
0950	CERAMIC TILE	\$ 13,900
0970	HARD SURFACE FLOORING	\$ 77,100
0980	PAINTING / WALL FINISHES	\$ 228,700
1020	DIRECTORIES & SIGNAGE	\$ 14,600
1030	RESTROOM ACCESSORIES	\$ 10,300
1050	STORAGE SPECIALTIES	\$ 23,250
1070	AWNINGS & CANOPIES	\$ 10,800
1090	FIRE PROTECTION SPECIALTIES	\$ 6,200
1140	AUDIO VISUAL EQUIPMENT	\$ 10,800
1160	RESIDENTIAL APPLIANCES	\$ 70,100
1170	ATHLETIC EQUIPMENT	\$ 21,600
1230	WINDOW TREATMENTS	\$ 6,250
1250	FURNITURE - COMMON AREAS	\$ 17,800
1410	ELEVATOR UPGRADES	\$ 96,000
2110	FIRE SUPPRESSION SYSTEMS	\$ 112,400
2210	PLUMBING SYSTEMS	\$ 278,400
2310	HVAC SYSTEMS	\$ 270,250
2610	ELECTRIC SYSTEMS	\$ 324,500
2710	COMMUNICATION SYSTEMS	\$ 19,800
2730	SECURITY ACCESS & VIDEO	\$ 20,500
3120	SITE IMPROVEMENTS	\$ 54,900
TOTAL		\$ 4,006,050

Exhibit C
Pro Forma – Multifamily



Kay Furniture - Apartments

Summary Report

Unit Summary:

Type	Number	Unit %	Sq. Ft.	Rent	/Sq. Ft.	Annualized
A - 1 Bdrm	1	4.8%	670	\$1,000	\$1.49	\$12,000
A - 2 Bdrm	1	4.8%	850	\$1,250	\$1.47	\$15,000
A - Studio	1	4.8%	540	\$800	\$1.48	\$9,600
A - Studio	1	4.8%	518	\$767	\$1.48	\$9,209
T- A	5	23.8%	986	\$1,500	\$1.52	\$90,000
T- B	5	23.8%	924	\$1,400	\$1.52	\$84,000
T- C	5	23.8%	777	\$1,200	\$1.54	\$72,000
Donato's	1	4.8%	3,300	\$3,713	\$1.13	\$44,550
A - Retail	1	4.8%	2,750	\$2,292	\$0.83	\$27,500
Weighted Aver:	21		1,050.62	1,443.88	1.47	\$363,859
Total Square Footage			22,063			

Project Budget:

Land	\$860,500
Hard Costs	\$4,227,353
Soft Costs	\$375,393
Total	\$5,463,245

Sources:

Loan	\$4,097,434
Equity	\$1,365,811
Total	\$5,463,245

Permanent Loan:

DCR		\$2,007,419
Ratio	1.20	
Amort	25 Years	
Int. Rate	7.00%	
LTV		\$1,937,899
LTV Ratio	75%	
Cap Rate	8.00%	
Maximum Loan		\$1,937,899
Surplus/(Deficit)		(\$2,159,535)

Proforma Operating Forecast:

	Year 1	Year 2	Year 3	Year 4	Year 5
Income	83,096	321,306	326,928	332,650	338,471
Expense	95,549	111,525	114,577	117,702	119,762
NOI	-12,453	209,781	212,351	214,948	218,709
Reserves	3,150	12,000	12,000	12,000	12,000
Debt Service	59,305	236,193	246,462	2,325,827	166,292
Cashflow	-74,908	-38,412	-46,111	-2,122,879	40,417

Investment Returns:

IRR - 5 Year	#NUM!
IRR - 10 Year	#NUM!
Cash on Cash	-24.39%
Return on Cost	3.62%

Kay Furniture - Apartments

Project Budget Breakdown

Category	Amount	Per Unit	PSF
Land	\$860,500	\$40,976	\$39.00
Hard Costs			
Carpentry, Mech, Masonry, Rod	\$4,006,050	\$190,764	\$181.57
Landscaping	\$5,000	\$238	\$0.23
Variable/Misc.	\$15,000	\$714	\$0.68
Total Hard Costs	\$4,026,050	\$191,717	\$182.48
Construction Fees			
General Conditions	\$0	\$0	\$0.00
Builder's Profit & Overhead	\$0	\$0	\$0.00
Total Construction Fees	\$0	\$0	\$0.00
Construction contingency	\$201,303	\$9,586	\$9.12
Total Hard Costs & Fees	\$5,087,853	\$242,279	\$230.61
Finance & Legal			
Construction loan fees	\$21,000	\$1,000	\$0.95
Mini Perm loan fees	\$0	\$0	\$0.00
Permanent loan fees	\$0	\$0	\$0.00
Construction interest	\$75,000	\$3,571	\$3.40
Appraisal	\$7,500	\$357	\$0.34
Market study	\$7,500	\$357	\$0.34
Legal-finance	\$10,000	\$476	\$0.45
Insurance	\$0	\$0	\$0.00
Total Finance & Legal	\$121,000	\$5,762	\$5.48
Other Soft Costs			
Debt service reserve	\$0	\$0	\$0.00
Operating deficit reserve	\$0	\$0	\$0.00
Marketing/lease-up/misc.	\$0	\$0	\$0.00
Developer Fee	\$254,393	\$12,114	\$11.53
Equity Fee	\$0	\$0	\$0.00
Total Soft Costs	\$254,393	\$12,114	\$11.53
TOTAL PROJECT COST	\$5,463,245	\$260,155	\$247.62

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Kay Furniture - Apartments
Pro Forma Operating Statement

Year	1	2	3	4	5	6	7	8	9	10
Average Occupancy	25.00%	95.24%	95.24%	95.24%	95.24%	95.24%	95.24%	95.24%	95.24%	95.24%
Occupied Units	18	20	20	20	20	20	20	20	20	20
Income										
Gross Potential Rent	369,317	374,857	381,417	388,091	394,883	401,793	408,825	415,979	423,259	430,666
Vacancies	(276,988)	(17,850)	(18,163)	(18,481)	(18,804)	(19,133)	(19,468)	(19,809)	(20,155)	(20,508)
Loss to Lease	(9,233)	(35,701)	(36,325)	(36,961)	(37,608)	(38,266)	(38,936)	(39,617)	(40,310)	(41,016)
Concessions	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Total Income	83,096	321,306	326,928	332,650	338,471	344,394	350,421	356,554	362,793	369,142
Operating Expenses										
Advertising/Marketing	4,263	3,029	3,082	3,136	3,191	3,247	3,303	3,361	3,420	3,480
Administrative	3,197	3,245	3,302	3,360	3,419	3,478	3,539	3,601	3,664	3,728
Building/Services	2,639	2,679	2,725	2,773	2,822	2,871	2,921	2,972	3,024	3,077
Grounds	2,132	2,163	2,201	2,240	2,279	2,319	2,360	2,401	2,443	2,486
Maintenance	15,986	16,226	16,510	16,799	17,093	17,392	17,696	18,006	18,321	18,642
Management Fees	4,986	19,278	19,616	19,959	20,308	20,664	21,025	21,393	21,768	22,149
Payroll	0	0	0	0	0	0	0	0	0	0
Turnover	533	2,163	3,302	4,480	4,558	4,638	4,719	4,802	4,886	4,971
Utilities	13,855	14,063	14,309	14,559	14,814	15,073	15,337	15,605	15,878	16,156
Subtotal Controllable	47,590	62,847	65,047	67,305	68,483	69,682	70,901	72,142	73,404	74,689
Per Unit	2,266	2,993	3,097	3,205	3,261	3,318	3,376	3,435	3,495	3,557
Real Estate Taxes	37,301	37,861	38,523	39,197	39,883	40,581	41,292	42,014	42,749	43,498
Insurance	10,658	10,817	11,007	11,199	11,395	11,595	11,798	12,004	12,214	12,428
Subtotal Uncontrollable	47,959	48,678	49,530	50,397	51,279	52,176	53,089	54,018	54,964	55,925
Per Unit	2,284	2,318	2,359	2,400	2,442	2,485	2,528	2,572	2,617	2,663
Total Expenses	95,549	111,525	114,577	117,702	119,762	121,858	123,990	126,160	128,368	130,614
Per Unit	4,550	5,311	5,456	5,605	5,703	5,803	5,904	6,008	6,113	6,220
Net Operating Income	-12,453	209,781	212,351	214,948	218,709	222,537	226,431	230,394	234,425	238,528
Operating Margin	-15.0%	65.3%	65.0%	64.6%	64.6%	64.6%	64.6%	64.6%	64.6%	64.6%
Capital Reserves	3,150	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
NOI After Reserves	-15,603	197,781	200,351	202,948	206,709	210,537	214,431	218,394	222,425	226,528
Operating Reserve Funding	0	0	0	0	0	0	0	0	0	0
Debt Service:										
Construction Loan Interest	59,305	236,193	246,462							
Mini Perm Loan Interest				0	0					
Mini Perm Loan Interest				0	0					
Mini Perm Loan Principle				0	0					
Mini Perm Loan Payment				0	0					
Permanent Loan Interest				1,937,899	1,907,260	1,874,476	1,839,397	1,801,863	1,761,701	1,718,728
Permanent Loan Interest				135,653	139,508	131,213	128,758	126,130	123,319	120,311
Permanent Loan Principle				30,639	32,784	35,079	37,534	40,162	42,973	45,981
Permanent Loan Payment				166,292	166,292	166,292	166,292	166,292	166,292	166,292
Total Debt Service	59,305	236,193	246,462	2,325,827	166,292	166,292	166,292	166,292	166,292	166,292
DCR			0.81	0.09	1.24	1.27	1.29	1.31	1.34	1.36
Cashflow After Debt Service	-74,908	-38,412	-46,111	-2,122,879	40,417	44,245	48,139	52,101	56,133	60,236

10/20/20

Exhibit D
Pro Forma – Office



Kay Furniture - Office/Retail

Project Budget Breakdown

		28,188
Category	Amount	PSF
Land	\$860,500	\$30.53
Hard Costs		
Site Work	\$250,000	\$8.87
Structured Parking	\$0	\$0.00
Core & Shell	\$2,750,000	\$97.56
Tenant Improvements	\$1,127,520	\$40.00
Variable/Misc.	\$0	\$0.00
Total Hard Costs	\$4,127,520	\$146.43
<hr/>		
Total Land, Hard Costs & Fees	\$4,988,020	\$176.96
Finance & Legal		
Construction Loan Fees	\$95,000	\$3.37
TIF Closing Fees	\$0	\$0.00
Permanent Loan Fees	\$19,886	\$0.71
Construction Interest	\$250,000	\$8.87
Const. Loan Ext. Fee #1	\$0	\$0.00
Developer Fee	\$249,401	\$8.85
Mezzanine Loan - Interest	\$0	\$0.00
Appraisal	\$7,500	\$0.27
Market study	\$7,500	\$0.27
Legal-Finance	\$20,000	\$0.71
Legal-Development	\$15,000	\$0.53
Legal-TIF	\$0	\$0.00
R/E Taxes - Const Period	\$25,000	\$0.89
Insurance	\$15,000	\$0.53
Total Finance & Legal	\$704,287	\$24.99
<hr/>		
TOTAL PROJECT COST	\$5,692,307	\$201.94

Office Breakdown:							
Tenant/Space	Number	Unit %	Sq. Ft.	Rent	/Sq. Ft.	Annualized	
Donato's	1	15.7%	4,435	\$4,065	\$11.00	\$48,785	
Retail B	1	10.4%	2,923	\$2,679	\$11.00	\$32,153	
Office 2B	1	14.2%	3,990	\$2,660	\$8.00	\$31,920	
Office 2A	1	11.9%	3,368	\$2,526	\$9.00	\$30,312	
Office 3A	1	11.9%	3,368	\$2,526	\$9.00	\$30,312	
Office 4A	1	11.9%	3,368	\$2,245	\$8.00	\$26,944	
Office 5A	1	11.9%	3,368	\$2,245	\$8.00	\$26,944	
Office 6A	1	11.9%	3,368	\$1,965	\$7.00	\$23,576	
	0	0.0%	0	\$0	\$0.00	\$0	
Weighted Averages	8		3,523.50	2,614.02	8.88	\$250,946	
Total Square Footage			28,188				

Terrex
DEVELOPMENT & CONSTRUCTION

Key Furniture - Office/Retail
Pro Forma Operating Statement

Year	1	2	3	4	5	6	7	8	9	10	11
Average Occupancy	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	100.0%
Inflation Factor	1.000	1.020	1.040	1.06	1.08	1.10	1.13	1.15	1.17	1.20	1.22
Income											
Base Rental Income											
Gross Potential Rent	250,946	255,965	261,084	266,306	271,632	277,065	282,606	288,258	294,023	299,904	30
Vacancy	(37,642)	(38,395)	(39,163)	(39,946)	(40,745)	(41,560)	(42,391)	(43,239)	(44,103)	(44,986)	
Other	0	0	0	0	0	0	0	0	0	0	
Total Rent Earned	213,304	217,570	221,922	226,360	230,887	235,505	240,215	245,019	249,920	254,918	30
Other Income											
Op Exp Reimbursement	233,935	238,614	243,386	248,254	253,219	258,283	263,449	268,718	274,092	279,574	28
Non-Recurring Exp Reimb	0	1	2	3	4	5	6	7	8	9	
Mgmt Fee Reimbursement	7,466	7,615	7,767	7,923	8,081	8,243	8,408	8,576	8,747	8,922	1
Total Other Income	241,401	246,230	251,156	256,180	261,304	266,531	271,863	277,301	282,848	288,505	29
TOTAL INCOME	454,705	463,800	473,077	482,540	492,191	502,036	512,078	522,320	532,767	543,424	60
Per Sq Ft	16.13	16.45	16.78	17.12	17.46	17.81	18.17	18.53	18.90	19.28	
Operating Expenses											
Administrative	0	0	0	0	0	0	0	0	0	0	
Janitorial	37,490	38,240	39,005	39,785	40,580	41,392	42,220	43,064	43,926	44,804	4
Grounds	0	0	0	0	0	0	0	0	0	0	
Maintenance	48,201	49,166	50,149	51,152	52,175	53,218	54,283	55,368	56,476	57,605	5
Management Fees	7,466	7,615	7,767	7,923	8,081	8,243	8,408	8,576	8,747	8,922	1
Tenant Improvement	0	0	0	0	0	0	0	0	0	0	
Utilities	45,101	46,003	46,923	47,861	48,819	49,795	50,791	51,807	52,843	53,900	5
Subtotal Controllable	138,258	141,023	143,844	146,720	149,655	152,648	155,701	158,815	161,991	165,231	17
Per Sq Ft	4.90	5.00	5.10	5.21	5.31	5.42	5.52	5.63	5.75	5.86	
Real Estate Taxes	99,760	101,756	103,791	105,867	107,984	110,144	112,346	114,593	116,885	119,223	12
Insurance & Other	3,383	3,450	3,519	3,590	3,661	3,735	3,809	3,885	3,963	4,042	
Subtotal Uncontrollable	103,143	105,206	107,310	109,456	111,645	113,878	116,156	118,479	120,848	123,265	12
Per Sq Ft	3.66	3.73	3.81	3.88	3.96	4.04	4.12	4.20	4.29	4.37	
TOTAL EXPENSES	241,401	246,229	251,154	256,177	261,300	266,526	271,857	277,294	282,840	288,496	29
Per Sq Ft	8.56	8.74	8.91	9.09	9.27	9.46	9.64	9.84	10.03	10.23	
Net Operating Income	213,304	217,571	221,924	226,363	230,891	235,510	240,221	245,026	249,928	254,927	30
Operating Margin	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
Capital Reserves	11,275	11,501	11,731	11,965	12,205	12,449	12,698	12,952	13,211	13,475	1
NOI After Reserves	202,029	206,070	210,193	214,398	218,687	223,061	227,523	232,075	236,717	241,452	29

Exhibit E
Pro Forma – Storage



Donato's Condos - Phase II
Storage Pro Forma Cash Flow

Storage Leaseable Square Footage

	Square Footage	Utilization Factor	Leaseable	Rate	Gross Rent per	
					Mth	Yr
Tower - Basement	3,200	40%	1,280	0.90	\$1,152	10.80
Tower - Floor 1	3,200	0%	0	1.30	\$0	15.60
Tower - Floor 2	3,200	60%	1,920	1.30	\$2,496	15.60
Annex - Basement	4,000	60%	2,400	1.20	\$2,880	14.40
Annex - Floor 1	2,400	60%	1,440	1.50	\$2,160	18.00
Annex - Floor 2	4,000	60%	2,400	1.30	\$3,120	15.60
TOTAL	20,000	47.2%	9,440		\$11,808	\$141,696

Rent Income

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Donato's Pizza	60,000	30,000	46,000	46,920	47,858	48,816	49,792	50,788	51,803	52,840
Storage	141,696	144,530	147,421	150,369	153,376	156,444	159,573	162,764	166,019	169,340
TOTAL	201,696	174,530	193,421	197,289	201,235	205,259	209,365	213,552	217,823	222,179

Operating Expenses

Utilities	25,200	25,704	26,218	26,742	27,277	27,823	28,379	28,947	29,526	30,116
Maintenance	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487	11,717	11,951
Real Estate Taxes	37,378	38,125	38,888	39,666	40,459	41,268	42,094	42,935	43,794	44,670
Tenant Contributions	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)
TOTAL	57,578	59,029	60,510	62,020	63,561	65,132	66,734	68,369	70,037	71,737

Net Operating Income	144,118	115,500	132,910	135,269	137,674	140,128	142,630	145,183	147,786	150,442
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69

Exhibit F
Owner Tax Returns & Operating Statements

8825

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

OMB No. 1545-1105

Form 8825 (12-2010)
Department of the Treasury
Internal Revenue Service

See Instructions on page 2.
Attach to Form 1065, Form 1065-B, or Form 1120S.

Name: **ELKA REAL ESTATE COMPANY, LTD, LLC** Employer identification number: **31 1423559**

A	B	C	D
1	MAIN STREET CINCINNATI, OH 45202	4	
B			
C			
D			

Rental Real Estate Income	Properties			
	A	B	C	D
2 Gross rents	76,068.			
Rental Real Estate Expenses				
3 Advertising				
4 Auto and travel				
5 Cleaning and maintenance	8,877.			
6 Commissions				
7 Insurance	10,896.			
8 Legal and other professional fees	8,320.			
9 Interest				
10 Repairs				
11 Taxes	37,552.			
12 Utilities	5,185.			
13 Wages and salaries				
14 Depreciation (see Instructions)	4,392.			
15 Other (list) ▶ STMT 7	450.			
16				
16 Total expenses for each property Add lines 3 through 15	75,672.			
17 Income or (Loss) from each property Subtract line 16 from line 2	396.			

18a Total gross rents. Add gross rents from line 2, columns A through H. **18a 76,068.**

18b Total expenses. Add total expenses from line 16, columns A through H. **18b 75,672.**

19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities.

20a Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)

b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed:

(1) Name (2) Employer identification number

21 Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on:
• Form 1065 or 1120S; Schedule K, line 2, or
• Form 1065-B; Part I, line 4

21 396.

Handwritten mark

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions.			
Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8, see below for list	Fair Rental Days	Personal Use Days
E			
F			
G			
H			

Rental Real Estate Income	Properties			
	E	F	G	H
2 Gross rents	2			
Rental Real Estate Expenses				
3 Advertising	3			
4 Auto and travel	4			
5 Cleaning and maintenance	5			
6 Commissions	6			
7 Insurance	7			
8 Legal and other professional fees	8			
9 Interest	9			
10 Repairs	10			
11 Taxes	11			
12 Utilities	12			
13 Wages and salaries	13			
14 Depreciation (see instructions)	14			
15 Other (list) ▶	15			
16 Total expenses for each property. Add lines 3 through 15	16			
17 Income or (Loss) from each property. Subtract line 16 from line 2	17			

- Allowable Codes for Type of Property:
- 1 - Single Family Residence
 - 2 - Multi-Family Residence
 - 3 - Vacation or Short-Term Rental
 - 4 - Commercial
 - 5 - Land
 - 6 - Royalties
 - 7 - Self-Rental
 - 8 - Other (Include description with the code on Form 8825 or on a separate statement)

8825

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

OMB No. 1545-0046

Form (Rev. December 2010) Department of the Treasury Internal Revenue Service

See Instructions on page 2. Attach to Form 1065, Form 1065-B, or Form 1120S.

Name: ELKA REAL ESTATE COMPANY, LTD, LLC Employer identification number: 1331 1423559

Table with 4 columns: Physical address of each property - street, city, state; ZIP code; Type - Enter code; Rental Days; Personal Use Days. Row B: RENTAL PROPERTY - MAIN STREET CINCINNATI, OH 45202, 4, 1.

Table with 4 columns: Properties A, B, C, D. Rows 2-15: Rental Real Estate Income and Expenses. Row 2: 2 Gross rents 0, 60,537. Row 16: Total expenses for each property 39,900. Row 17: Income or (Loss) from each property 20,637.

Summary section with rows 18a, 18b, 19, 20a, 21. Row 18a: Total gross rents. Row 18b: Total expenses. Row 19: Net gain (loss). Row 20a: Net income (loss). Row 21: Net rental real estate income (loss).

Handwritten number 13 and signature.

Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions.				
	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8; see below for list	Fair Rental Days	Personal Use Days
E				
F				
G				
H				

	Properties			
	E	F	G	H
Rental Real Estate Income				
2 Gross rents	2			
Rental Real Estate Expenses				
3 Advertising	3			
4 Auto and travel	4			
5 Cleaning and maintenance	5			
6 Commissions	6			
7 Insurance	7			
8 Legal and other professional fees	8			
9 Interest	9			
10 Repairs	10			
11 Taxes	11			
12 Utilities	12			
13 Wages and salaries	13			
14 Depreciation (see instructions)	14			
15 Other (list)	15			
16 Total expenses for each property. Add lines 3 through 15	16			
17 Income or (Loss) from each property. Subtract line 16 from line 2	17			

- Allowable Codes for Type of Property:**
- 1 - Single Family Residence
 - 2 - Multi-Family Residence
 - 3 - Vacation or Short-Term Rental
 - 4 - Commercial
 - 5 - Land
 - 6 - Royalties
 - 7 - Self-Rental
 - 8 - Other (include description with the code on Form 8825 or on a separate statement)

79

Rental, Real Estate Income and Expenses of a Partnership or an S Corporation

OMB No. 1545-1188

▶ See instructions on page 2.
 ▶ Attach to Form 1065, Form 1065-B, or Form 1120S.

Name: **ELKA REAL ESTATE COMPANY, LTD, LLC** Employer identification number: **311423559**

Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.			
Physical address of each property - street, city, state, ZIP code	Type - Enter code if B; see page 2 for list	Fair Rental Days	Personal Use Days
A			
B			
C			
D			

Rental Real Estate Income	Properties			
	A	B	C	D
2 Gross rents	0.	66,344.		
Rental Real Estate Expenses				
3 Advertising				
4 Auto and travel				
5 Cleaning and maintenance				
6 Commissions				
7 Insurance		5,658.		
8 Legal and other professional fees		8,274.		
9 Interest				
10 Repairs		5,986.		
11 Taxes		16,356.		
12 Utilities		6,190.		
13 Wages and salaries				
14 Depreciation (see instructions)		7,623.		
15 Other (list) ▶ SEE STATEMENT 7		612.		
16 Total expenses for each property. Add lines 3 through 15		50,699.		
17 Income or (Loss) from each property. Subtract line 16 from line 2		15,645.		

18a Total gross rents. Add gross rents from line 2, columns A through H	18a	
b Total expenses. Add total expenses from line 16, columns A through H	18b	
19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19	
20a Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a	
b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed:		

(1) Name: _____ (2) Employer identification number: _____

21 Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on: • Form 1065 or 1120S: Schedule K, line 2, or • Form 1065-B: Part I, line 4	21	
--	----	--

75
 [Handwritten initials]

Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions.

	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8, see below for list	Fair Rental Days	Personal Use Days
E				
F				
G				
H				

Rental Real Estate Income	Properties			
	E	F	G	H
2 Gross rents	2			
Rental Real Estate Expenses				
3 Advertising	3			
4 Auto and travel	4			
5 Cleaning and maintenance	5			
6 Commissions	6			
7 Insurance	7			
8 Legal and other professional fees	8			
9 Interest	9			
10 Repairs	10			
11 Taxes	11			
12 Utilities	12			
13 Wages and salaries	13			
14 Depreciation (see instructions)	14			
15 Other (list) ▶	15			
16				
16 Total expenses for each property. Add lines 3 through 15	16			
17 Income or (Loss) from each property. Subtract line 16 from line 2	17			

- Allowable Codes for Type of Property**
- 1- Single Family Residence
 - 2- Multi-Family Residence
 - 3- Vacation or Short-Term Rental
 - 4- Commercial
 - 5- Land
 - 6- Royalties
 - 7- Self-Rental
 - 8- Other (include description with the code on Form 8825 or on a separate statement)

JWA 76



10/1/11

Exhibit G
Real Estate Tax Information

~~12~~

12



Online Property Access

Parcel ID: 079-0001-0029-00 Address: 719 MAIN ST Index Order: Parcel Number Tax Year: 2015 Payable 2015

I Want To...
[Start a New Search](#)
[Email the Auditor](#)
[View the Online Help](#)
[Auditor's Home](#)

Value History						
Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2012	6/7/2013	800,790	93,490	894,280	0	40 Changes by Board of Revision, Tax Appeals, Courts
2011	11/17/2012	800,790	93,490	894,280	0	40 Changes by Board of Revision, Tax Appeals, Courts
2011	9/5/2011	800,790	381,840	1,182,630	0	120 Reappraisal, Update or Annual Equalization
2010	1/7/2012	800,790	93,490	894,280	0	40 Changes by Board of Revision, Tax Appeals, Courts
2008	9/27/2008	942,100	393,000	1,335,100	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	942,100	393,000	1,335,100	0	50 Changes to/from Exempt Property
2007	10/11/2007	942,100	393,000	1,335,100	0	110 Miscellaneous
2005	9/19/2005	942,100	393,000	1,335,100	0	120 Reappraisal, Update or Annual Equalization
2003	7/14/2004	1,025,000	278,000	1,303,000	0	50 Changes to/from Exempt Property
2003	5/1/2003	1,025,000	278,000	1,303,000	0	30 New Construction - Full Value
2002	10/8/2002	1,025,000	130,500	1,155,500	0	120 Reappraisal, Update or Annual Equalization
2002	6/11/2002	942,100	119,900	1,062,000	0	30 New Construction - Full Value
1999	11/6/1999	942,100	21,300	963,400	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	492,300	184,100	676,400	0	110 Miscellaneous

Original submittal dated February 2, 2016

GREIWE DEVELOPMENT

February 2, 2016

Ms. Beth Johnson
Urban Conservator
Historic Conservation Board
805 Central Avenue, Suite 720
Cincinnati, OH 45202

Dear Beth,

Tom Rowe of Terrex and I look forward to meeting you on Thursday and welcoming you back to Cincinnati. We are partnering on a new development in the CBD that will bring 60+ condominiums on the market over the next four-five years.

There has not been any significant "for sale" product built in the CBD since 2003 when my company renovated the Polk building into the 110 unit Park Place at Lytle. We think there is enough built up demand and regional interest in our revitalized downtown to be successful with this product type. The two development sites we selected along the streetcar route will give the residents access to all the great amenities of downtown living.

We have two sites under contract. Phase I is the northwest corner of Eighth and Main and Phase II is the southwest corner of Eighth and Main. The Phase I site is a parking lot and we have attached the design concept, massing study and urban context and will seek input from you and your staff before we proceed to Design Development.

Phase II requires demolishing a building and we have submitted all the required materials. We are requesting a Conditional Approval for Demolition at the HCB meeting on March 21. A final Demolition Permit will be requested at the time we apply for a Building Permit. The reason for this two-step process is simple. We do not want to close on the building until we have a decision from the Board.

Our goal is to complement the Historic District with two signature buildings adjacent to each other on Eighth and Main. We appreciate your input and guidance.

Sincerely,



Richard J. Greiwe
Principal

RG/jb
Attachments

APPLICATION

HCB
 HISTORIC
 CONSERVATION
 BOARD

CERTIFICATE OF APPROPRIATENESS

APPLICATION BUILDING ADDRESS: 719 + 721 MAIN ST.
 DISTRICT NAME: MAIN ST. HISTORIC DISTRICT
 (if applicable) ELIKA REAL ESTATE CO. LTD
 OWNER NAME: UNDER CONTRACT TO PURCHASE
BY TERREX LLC 3200 MADISON RD
 ADDRESS: SUITE 2B 45209
 EMAIL: TROWE@TERREXLLC.COM
 CONTRACTOR NAME: TOM ROWE
 ADDRESS: SAME AS ABOVE
 EMAIL: _____
 ARCHITECT NAME: GLASERWORKS AND
 ADDRESS: JOHN SEINHAUSER
 EMAIL: AAHUP@GLASERWORKS.COM

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

PHONE NO: TOM ROWE 312-4167
RICK GREIWE 831-2020
 PHONE NO: _____
 PHONE NO: ARTHUR 665-9857

PLEASE NOTE: THE FOLLOWING FEES ARE DUE TO PROCESS YOUR APPLICATION.
 Certificate of Appropriateness (without Board review)... \$50.00
 Historic Conservation Board Review \$500.00

HC B USE ONLY
 Fee Received: \$ _____
 Date Received: _____

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

- MINOR ALTERATION
- NEW CONSTRUCTION
- ADDITION
- DEMOLITION
- REHABILITATION
- OTHER _____

SEE ATTACHMENTS

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

SEE ATTACHMENTS

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.

719-721 Main Street Demolition Justification

The property at 719-721 Main Street has seen better days. Built in 1875 as a warehouse, it has housed a distributor, J. Cooper Rubber Company and several furniture companies, including Tennenbaum Brothers Furniture from 1937 to approximately 1957. Then Kay Furniture Company, owned by the Kaplan family, ceased operations in 1987. Since Kay Furniture went out of business they looked for alternative uses and started leasing the ground floor of 721 Main Street to Donato's Pizza in 1994. The upper floors of the building have been vacant since the furniture store closed in 1987. The two-story annex building at 719 Main Street remains vacant.

The current income for the Donato's lease barely covers the real estate taxes and the cost to operate the building. The current owner has no interest in maintaining or improving the building. The owner, his siblings and children want to sell the property to get out from under a depreciating asset.

Cindy Metz of NAI Bergman has had multiple parties tour the property over the last two years. The property has been under contract by developers on three occasions with substantial due diligence completed. These other developers completed predevelopment evaluations and they came to the same conclusion as our team.

The building does not cash flow for apartments or office use. To demonstrate this, we have attached the Terrex construction budget to renovate the building to meet the new seismic regulations required by the Zoning Department, two new fire-rated stairwells, new elevator, and additional improvements to the building to make it a viable residential or commercial development. In addition, the finished ceiling height of 8 ft. and the location of the columns make the rehab for residential use impossible. The product cannot compete against the high 9-10 ft. ceilings and open floor plans being offered today downtown. (See attached proforma).

Terrex contacted Greiwe Development to explore a condominium project at this site. After an extensive review of the neighborhoods in the CBD, Greiwe and Terrex agreed that this part of downtown would be the most suitable for home ownership. The neighborhood currently has the highest concentration of residential units at 690 with the potential for another 600 units. It has the closest proximity to Class A office and to Backstage/Fountain Square for entertainment and dining. And we have identified several development sites located between

the streetcar north to south lines, which connect the neighborhood to all the best amenities in downtown from the riverfront to Findlay Market. (See attached map).

Greiwe/Terrex and its equity partners, North American Properties and Sibcy Cline, would like to jumpstart home ownership in the CBD with an investment of \$50 million on this site and an adjacent surface parking lot on the northwest corner of Eighth and Main. The plan is to construct two 14-level luxury condominiums mid-rise buildings on the adjacent corners.

This high impact project would benefit downtown and the Main Street Historic District in several ways:

- establish the area as the downtown residential neighborhood with a wide spectrum of rental and for sale product
- stimulate additional residential development on surface parking lots and existing buildings
- generate more interest in the rehabilitation of historic buildings along Main Street from Fifth to Ninth for neighborhood service businesses
- leverage the street car investment

The question we pose to the Historic Conservation Board and staff is will the Main Street Historic District benefit more from this signature residential development or without it?

In order to make a substantial investment in the neighborhood, demolition of 719-721 Main Street is required. Phase I sales on the northwest parking lot site will be very difficult with a rundown property across the street. Phase I and Phase II will be designed to create a pair of landmark buildings in the Historic District.

A conditional approval for demolition is requested at the March 21 Board meeting. We need this assurance before we purchase the building. A demolition permit will be requested at the time we apply for a building permit. Your input on the final design and material of these buildings will be solicited at key points throughout the process to meet your guidelines and expectations.



Kay Furniture - Apartments

Summary Report

Unit Summary:						
Type	Number	Unit %	Sq. Ft.	Rent	/Sq. Ft.	Annualized
A - 1 Bdrm	1	4.8%	670	\$1,150	\$1.72	\$13,800
A - 2 Bdrm	1	4.8%	850	\$1,400	\$1.65	\$16,800
A - Studio	1	4.8%	540	\$900	\$1.67	\$10,800
A - Studio	1	4.8%	518	\$863	\$1.67	\$10,360
T- A	5	23.8%	986	\$1,775	\$1.80	\$106,500
T- B	5	23.8%	924	\$1,600	\$1.73	\$96,000
T- C	5	23.8%	777	\$1,375	\$1.77	\$82,500
Donato's	1	4.8%	3,300	\$5,500	\$1.67	\$66,000
A - Retail	1	4.8%	2,750	\$2,292	\$0.83	\$27,500
Weighted Aver.	21		1,050.62	1,707.38	1.70	\$430,260
Total Square Footage			22,063			

Project Budget:	
Land	\$860,500
Hard Costs	\$4,206,353
Soft Costs	\$374,343
Total	\$5,441,195

Sources:	
Loan	\$4,080,896
Equity	\$1,360,299
Total	\$5,441,195

Permanent Loan:		
DCR		\$2,571,277
Ratio	1.20	
Amort	25 Years	
Int. Rate	7.00%	
LTV		\$2,482,230
LTV Ratio	75%	
Cap Rate	8.00%	
Maximum Loan		\$2,482,230
Surplus/(Deficit)		(\$1,598,667)

Proforma Operating Forecast:					
	Year 1	Year 2	Year 3	Year 4	Year 5
Income	98,261	379,941	386,590	393,355	400,239
Expense	96,459	115,043	118,157	121,344	123,468
NOI	1,802	264,898	268,433	272,011	276,771
Reserves	3,150	12,000	12,000	12,000	12,000
Debt Service	59,066	235,240	245,467	1,811,668	213,001
Cashflow	-60,414	17,659	10,966	-1,551,657	51,770

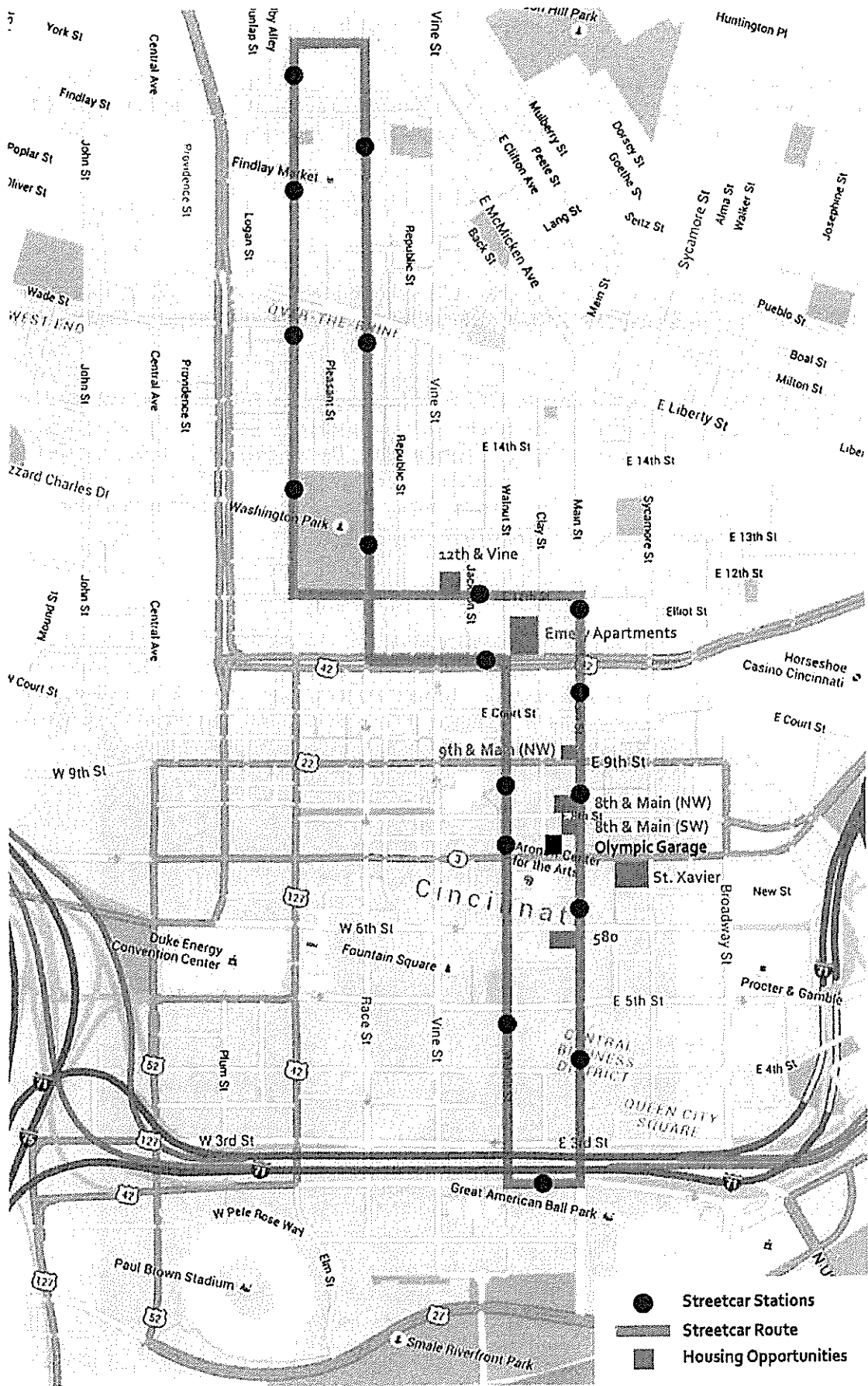
Investment Returns:	
IRR - 5 Year	-47.83%
IRR - 10 Year	#NUM!
Cash on Cash	-12.97%
Return on Cost	4.65%

8TH & MAIN

721 Main Street, Cincinnati, Ohio

Building Area: 34,400 GSF

DESCRIPTION		TOTALS	NOTES
0160	DESIGN & ENGINEERING SERVICES	\$ 190,000	
0180	GENERAL REQUIRMENTS	\$ 291,600	
0240	DEMOLITION	\$ 170,700	
0310	FOUNDATIONS	\$ 23,400	
0360	ELEVATED SLAB MODIFICATIONS	\$ 24,100	
0390	MISC CONCRETE	\$ 27,950	
0410	MASONRY RESTORATION	\$ 185,300	
0430	MASONRY	\$ 149,600	
0530	METALS	\$ 178,050	
0610	ROUGH CARPENTRY & SHEATHING	\$ 186,950	
0630	FINISH CARPENTRY	\$ 135,900	
0650	CABINETS & TOPS	\$ 122,150	
0720	THERMAL INSULATION	\$ 65,400	
0740	EXTERIOR FINISH SYSTEM	\$ 32,400	
0750	ROOFING	\$ 174,700	
0780	FIRE & SMOKE PROTECTION	\$ 25,400	
0810	DOORS, FRAMES & HARDWARE	\$ 34,500	
0850	ENTRANCES & STOREFRONTS	\$ 13,600	
0860	GLASS & GLAZING	\$ 118,800	
0910	GYPSUM BOARD ASSEMBLIES	\$ 162,000	
0930	ACOUSTIC CEILINGS	\$ 6,400	
0950	CERAMIC TILE	\$ 13,900	
0970	HARD SURFACE FLOORING	\$ 77,100	
0980	PAINTING / WALL FINISHES	\$ 228,700	
1020	DIRECTORIES & SIGNAGE	\$ 14,600	
1030	RESTROOM ACCESSORIES	\$ 10,300	
1050	STORAGE SPECIALTIES	\$ 23,250	
1070	AWNINGS & CANOPIES	\$ 10,800	
1090	FIRE PROTECTION SPECIALTIES	\$ 6,200	
1140	AUDIO VISUAL EQUIPMENT	\$ 10,800	
1160	RESIDENTIAL APPLIANCES	\$ 70,100	
1170	ATHLETIC EQUIPMENT	\$ 21,600	
1230	WINDOW TREATMENTS	\$ 6,250	
1250	FURNITURE - COMMON AREAS	\$ 17,800	
1410	ELEVATOR UPGRADES	\$ 96,000	
2110	FIRE SUPPRESSION SYSTEMS	\$ 112,400	
2210	PLUMBING SYSTEMS	\$ 278,400	
2310	HVAC SYSTEMS	\$ 270,250	
2610	ELECTRIC SYSTEMS	\$ 324,500	
2710	COMMUNICATION SYSTEMS	\$ 19,800	
2730	SECURITY ACCESS & VIDEO	\$ 20,500	
3120	SITE IMPROVEMENTS	\$ 54,900	
TOTAL		\$ 4,006,050	



Documentation for Demolition of Historic Properties

1. Property Purchase Information

The Property at 721 N. Main Street is under a contract to purchase between the owner, ELKA Real Estate Co., Ltd, and Terrex, LLC, the proposed purchaser. If Terrex continues to closing, the closing would occur in April of 2016.

2. Property Condition

The current condition of the property is as follows:

a. Six Story Corner Building

At the corner of the Property, there is currently a six story structure that was built in approximately 1875. The structure itself is brick exterior with timber framing on the interior.

The structure was prior to 1952 by Tennenbaum Bros. Furniture. In 1952 Kay Furniture started operating on the premises and occupied all six floors. Kay Furniture operated from approximately 1952 to the early 1987. The windows of the building were boarded up in the late 1950s. The structure is currently occupied on the first floor by Donato's Pizza, which started operations on the premises in 1994. The remaining floors of the structure are vacant and have been since 1987.

Condition Summary - Primary Issues:

i. Structural Issues

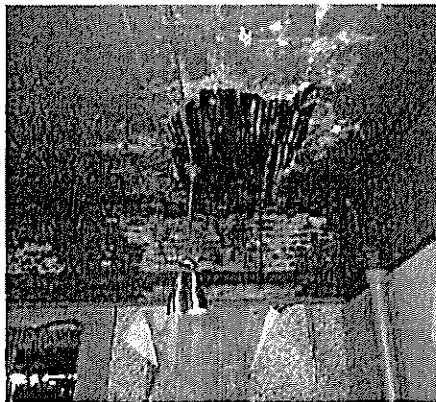
The building has experienced settling and has significant structural challenges. There has been temporary shoring installed in the basement to address sagging areas in the structure. The western terminus of the main structural beam that runs through the basement of the building has rotted and has begun to crush.

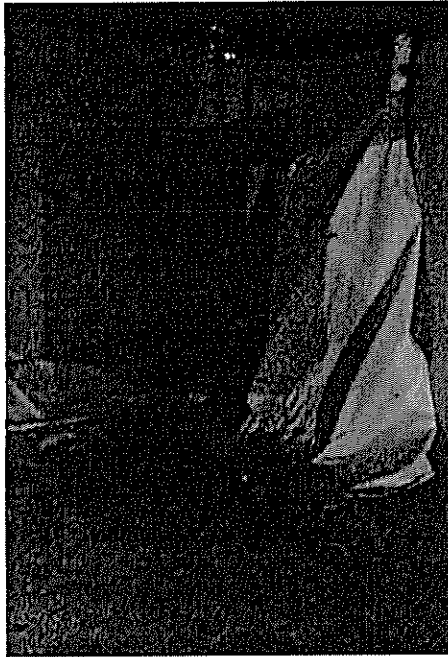




ii. Roof & Water Damage

In addition to primary structural challenges, the roof has been permitted to leak water into the building in at least two places for a significant amount of time. This has caused structural failures in these areas in at least three of the top stories. The images show where the water has come through the ceiling from the floor above





The cost to repair the roof was estimated at \$165,000, which did not include the repairs to the structural damage in the floors below.

iii. Exterior Masonry

The exterior brick structure also shows signs of settlement and/or failure in several areas, including the western wall. These failures indicate significant structural issues as well as substantial expense to appropriately address and remedy.



The cost to repair the exterior masonry of the building was estimated at \$170,000.

iv. Windows

The windows have deteriorated and have either been boarded up or replaced with vinyl replacements. Several of the windows have fallen from the structure and landed on the sidewalk below on 8th Street. Of those remaining, all are in a state of repair that would not permit rehabilitation.



v. Access

The building is accessed via a staircase in the rear (western end). This stairwell is not up to current code. It is not enclosed in a fire rated assembly and, consequently, cannot be used as it is currently constructed as a means of egress. Additionally, the second means of egress is a fire escape that is mounted on the western end of the building off the stairwell. Based on due diligence, even if the primary stairs were capable of being a means of egress, the fire escape does not provide a "second means" of egress as required under the current building code. Consequently, when Terrex investigated the renovation of the building, it determined that two new stair towers would need to be built along its southern wall to provide two means of egress.

The cost to build two new stair towers was estimated to be \$275,000.

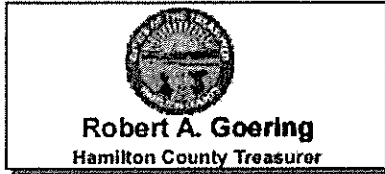
b. Two Story Annex

The Property also has a two story plus basement building immediately to the South. This structure is more modern and was built with CMU, steel bar joists and cement floors. This portion of the Property was built in the 1960s and is in reasonably good repair, but has no historical value.

3. Value of Improvements – N/A

4. Assessed Value = \$313,000 with a market value of \$894,280

5. Real Estate Taxes



HAMILTON COUNTY REAL ESTATE TAX BILL: FIRST HALF 2015

BOOK PLAT PARCEL	PROPERTY OWNER	PROPERTY DESCRIPTION
079-0001-0029-00	ELKA REAL ESTATE CO LTD	SVC EIGHTH & MAIN ST 94.21 X 100 IRRPT LOT 1 LORINGS SUB & LAND ADJ PARS 29-30-150 CONS TIF ABATEMENT
TAXING DISTRICT/CLASS		
001 COM		

MARKET VALUE	ASSESSED VALUE (35% OF MARKET)	FULL TAX RATE (mills)	REDUCTION FACTOR	EFFECTIVE TAX RATE (mills)	NON-BUSINESS CREDIT ROLLBACK FACTOR
LAND: 800,790	280,280	103.13	0.150161	87.643979	0.00000
BUILDING: 93,490	32,720				OWNER OCCUPANCY CREDIT ROLLBACK FACTOR
TOTAL: 894,280	313,000				0.00000

CALCULATIONS	
GROSS REAL ESTATE TAX	32,279.70
- REDUCTION FACTOR AMOUNT	4,847.14
- NON-BUSINESS CREDIT	
- OWNER OCCUPANCY CREDIT	
- HOMESTEAD	
HALF YEAR REAL TAXES	13,716.28
+ CURRENT ASSESSMENT	0.00
+ DELO ASSESSMENT	
+ DELO REAL ESTATE	
HALF YEAR AMOUNT DUE	0.00
FULL YEAR AMOUNT	15,185.95
AMOUNT DUE BY 02/01/16	0.00

TAX DISTRIBUTION: FIRST HALF 2015	
School District	8,023.74
Township	
City/Village	1,893.65
Joint Vocational School	
County General Fund	353.73
Public Library	156.50
Family Service/Treatment	53.21
Hlth/Hospital Care-Indigent	425.95
Mental Health Levy	364.49
Developmental Disabilities	646.34
Park District	161.19
Crime Information Center	47.39
Children Services	422.08
Senior Services	197.67
Zoological Park	70.34

LAST DAY TO PAY WITHOUT A PENALTY
Feb 1, 2016

* YOUR CANCELLED CHECK IS YOUR RECEIPT
* NORMAL OFFICE HOURS 8:00 A.M. TO 4:00 P.M. MON-FRI
* EXTENDED HOURS 7:30 A.M. TO 5:30 P.M. ON DUE DATES

(Please detach this portion and return with your payment)



Robert A. Goering, Hamilton County Treasurer
REAL ESTATE TAX BILL: FIRST HALF 2015

PROPERTY OWNER	BOOK PLAT PARCEL	AMOUNT DUE BY: Feb 1, 2016
ELKA REAL ESTATE CO LTD	079-0001-0029-00	\$0.00
<input type="checkbox"/> Change of address? See reverse side.	FULL YEAR PAYOFF \$15,185.95	Make checks payable to: Robert A. Goering, Treasurer <input type="checkbox"/> Pay with NOVUS card? See reverse side.

ELKA REAL ESTATE CO
2121 ALPINE PL, UNIT 903
CINCINNATI, OH 45208

HAMILTON COUNTY TREASURER
PO BOX 740857
CINCINNATI, OH 45274-0857

a.

6. Annual Debt Service – N/A – Unknown

7. Appraisals – N/A – Unknown

8. Property Sale

Cindy Metz, real estate sales professional for NAI Bergman has been working with the owners to market and sell the property for several years. Upon inquiry, Ms. Metz stated,

"I have listed the property for sale since June, 2014. It has been under contract 3 times and through extensive due diligence periods. The uses were multi-family apartments/condos. The cost of rehab-ing the property for that use is cost-prohibitive and may be a real challenge to accomplish due to today's building requirements for residential use."

9. Adaptive Reuse Opportunities

Terrex initially looked at the building to renovate it and adapt it to either multifamily residential or office. Based on rents available in the market, Terrex quickly determined that multifamily apartments would be the only option for renovating the building that would provide an opportunity to generate a potential return on capital. Terrex went through a substantial due diligence process and worked with structural engineers and an architect to develop an executable plan to renovate the building. These plans were the basis of the construction cost estimates and financial modeling completed, which yielded a grossly insufficient return on capital. Consequently, Terrex concluded that the only viable means of generating a return on the real estate would be to demolish the building and began exploring ideas for redeveloping the site.

10. Insurance Costs – Unknown

11. Return on Investment

The building in its current state is not capable of generating a return on capital as only first story can be occupied due to access/egress issues with the existing stair system in the building. Based on one story of retail, the building can't generate a return on capital.

As indicated in Item 9 above, Terrex conducted an extensive study relative to the economic viability of renovating the building as a multifamily apartment building. A pro forma summary of the financial model completed when evaluating this opportunity appears below. It shows that based on aggressive rental rate and operating assumptions the building can only support approximately \$2.85M of total cost, including acquisition. Based on a construction cost estimate completed by Terrex Construction, LLC, the total project was forecasted to be \$5.45M, \$2.6M more than the property can support.



Kay Furniture - Apartments

Summary Report

Unit Summary:						
Type	Number	Unit %	Sq. Ft.	Rent	/Sq. Ft.	Annualized
A - 1 Bdrm	1	4.8%	670	\$1,150	\$1.72	\$13,800
A - 2 Bdrm	1	4.8%	850	\$1,400	\$1.65	\$16,800
A - Studio	1	4.8%	540	\$900	\$1.67	\$10,800
A - Studio	1	4.8%	518	\$863	\$1.67	\$10,360
T- A	5	23.8%	986	\$1,775	\$1.80	\$106,500
T- B	5	23.8%	924	\$1,600	\$1.73	\$96,000
T- C	5	23.8%	777	\$1,375	\$1.77	\$82,500
Donato's	1	4.8%	3,300	\$5,500	\$1.67	\$66,000
A - Retail	1	4.8%	2,750	\$2,292	\$0.83	\$27,500
Weighted Aver	21		1,050.62	1,707.38	1.70	\$430,260
Total Square Footage			22,063			

Project Budget:	
Land	\$860,500
Hard Costs	\$4,206,353
Soft Costs	\$374,343
Total	\$5,441,195

Sources:	
Loan	\$4,080,896
Equity	\$1,360,299
Total	\$5,441,195

Permanent Loan:		
DCR		\$2,571,277
Ratio	1.20	
Amort	25 Years	
Int. Rate	7.00%	
LTV		\$2,482,230
LTV Ratio	75%	
Cap Rate	8.00%	
Maximum Loan		\$2,482,230
Surplus/(Deficit)		(\$1,598,667)

Proforma Operating Forecast:					
	Year 1	Year 2	Year 3	Year 4	Year 5
Income	98,261	379,941	386,590	393,355	400,239
Expense	96,459	115,043	118,157	121,344	123,468
NOI	1,802	264,898	268,433	272,011	276,771
Reserves	3,150	12,000	12,000	12,000	12,000
Debt Service	59,066	235,240	245,467	1,811,668	213,001
Cashflow	-60,414	17,659	10,966	-1,551,657	51,770

Investment Returns:	
IRR - 5 Year	-47.83%
IRR - 10 Year	#NUM!
Cash on Cash	-12.97%
Return on Cost	4.65%

12. **Structural Reports**
No formal reports were undertaken as the project quickly showed that a renovation of the structure was not financially feasible.
13. **Annual Gross Income**
Current total rent for the building is approximately \$66,000 per year. This is based on an above market lease with Donato's whose lease expires in June of 2017. Following this lease maturity, the future opportunity to lease the premises in its current condition is not strong.
14. **Occupancy at Time of Purchase & Income – N/A (Property has not been purchased yet)**
15. **Operating Expenses – Approximately \$12,000 annually**
16. **Annual Cashflow**
The building currently generates approximately \$66,000 annually in gross income. The owner has approximately \$12,000 in operating expenses for an approximate NOI in the amount of \$54,000 before debt service. Terrex is not party to the underlying financial structure and, therefore, cannot forecast current annual cashflow.
17. **Statement of Return on Investment**
See Item 11 above.
18. **Anticipated Income**
Should demolition be permitted to proceed, the applicant is planning to develop a new condominium building on the cleared site. Based on current cost estimates and sales prices, the following is a summary of the financial returns expected from the project.



Donato's Condos - Phase II

Condominium Unit Breakdown & Sales Summary

Unit Summary & Proceeds									
Plan No.	Unit Sq. Ft.	Units/Level	Levels	Unit Count	Total Sq. Ft.	Sales Price /Ft.	Unit Price	Gross Proceeds	
A	1,580	1	10	10	15,800	451	712,975	7,129,750	
B	1,495	1	5	5	7,475	437	653,315	3,266,575	
C	930	1	5	5	4,650	429	399,342	1,996,710	
D	1,150	1	5	5	5,750	436	501,458	2,507,288	
E	1,250	1	10	10	12,500	449	561,094	5,610,938	
F	1,790	1	5	5	8,950	466	834,946	4,174,728	
G	1,800	1	5	5	9,000	466	839,610	4,198,050	
	0	0	0	0	0	0	0	0	
TOTAL				45	64,125	450.43	641,868	28,884,038	
				<i>Ave/Unit</i>	<i>1,425</i>				
Lobby		1	1	1	1,100	1.2%			
Gym		1	1	1	1,100	1.2%			
Circulation		1	11	1	24,750	26.0%			
Retail		1	1	1	4,100	4.3%			
						0.0%			
TOTAL NON-SALEABLE					31,050	32.6%			
PROJECT TOTAL					95,175	\$280.86			
								615,000	\$150
								29,499,038	
								26,730,619	\$357
								2,768,419	9.58%
								\$1,474,952	
								\$1,293,467	

Sales Forecast			
Year 1	2017	0	Construction Start
Year 2	2018	30	Completion June
Year 3	2019	15	Sales
Year 4	2020	0	Sales completed
Year 5	2021	0	Sales completed
Year 6	2022	0	Sales completed
TOTAL		45	
Commissions		5.00%	

Capitalization:		
Equity	\$4,009,593	15.0%
Debt - Bank	\$18,711,433	70.0%
Debt - Mezz	\$4,009,593	15.0%
TOTAL	\$26,730,619	100.0%

Equity Return:	
IRR	18.20%
CoC	32.26%

Sales Price/Floor							
	Plan No.						
Fir	A	B	C	D	E	F	G
1							
2	675,450	639,113	375,488	491,625	534,375		
3	682,955	639,113	375,488	491,625	540,313		
4	690,460	653,315	406,410	502,550	546,250		
5	697,965	667,518	415,245	508,013	552,188		
6	705,470	667,518	424,080	513,475	558,125		
7	712,975				564,063	807,738	812,250
8	720,480				570,000	816,240	820,800
9	727,985				575,938	833,245	837,900
10	750,500				581,875	850,250	855,000
11	765,510				587,813	867,255	872,100
12							
Ave.	712,975	653,315	399,342	501,458	561,094	834,946	839,610

Project Cost:	
Land	\$860,500
Hard Cost	\$22,487,364
Soft Cost	\$3,382,755
TOTAL	\$26,730,619

Sales Price / Floor / Ft.							
	Plan No.						
Floor	A	B	C	D	E	F	G
1							
2	428	428	404	428	428		
3	432	428	404	428	432		
4	437	437	437	437	437		
5	442	447	447	442	442		
6	447	447	456	447	447		
7	451				451	451	451
8	456				456	456	456
9	461				461	466	466
10	475				466	475	475
11	485				470	485	485
12							
	\$451	\$437	\$429	\$436	\$449	\$466	\$466

**APPLICATION FOR
PARKING AND LOADING VARIANCE & CERTIFICATE OF
APPROPRIATENESS
HISTORIC CONSERVATION BOARD PUBLIC HEARING
STAFF REPORT**

APPLICATION #:
APPLICANT: GBBN Architects
OWNER: Union Terminal
ADDRESS: **1301 Western Ave, Cincinnati OH 45203**
PARCELS: 144-0007-0031-90
ZONING: Park and Recreation Districts (PR)/Historic Landmark
OVERLAYS: Historic Landmark
COMMUNITY: Queensgate
REPORT DATE: March 1, 2016
PRE HEARING: Prehearing on February 23, 2016 at 11:00 AM
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) for an exterior restoration which includes, cleaning, repair, brick and stone replacement, structural repairs, new roofing and new windows where necessary. The exterior plaza will be removed for waterproofing and restored. Select historic rooms on the interior will be restored and various spaces adjacent to the rotunda and within the gallery spaces will be reconfigured. Mechanical, electrical, plumbing, and fire protection systems will be replaced or upgraded. Dalton Street will get a protective installation/enclosure.

Existing Conditions:

The project location is Union Terminal/The Cincinnati Museum Center. This site is a local Historic Landmark and is also a National Historic Landmark. Union Terminal officially opened in 1933, but operated at full capacity for just a few years as the passenger railroad system declined and the age of the automobile began. By the 1970s the facility was basically abandoned and part of the train concourse was demolished. After a short attempt at a shopping mall, Union Terminal was turned into the Cincinnati Museum Center and new home to Amtrak.

The building is designed in an Art Deco style with a large Rotunda, which is the largest semi-dome in the Western Hemisphere.

Proposed Conditions:

The proposal is restore the exterior including the front plaza. The only major change on the exterior would be to provide an enclosure along Dalton Street to protect and mothball the current historic façade from further deterioration until it can be restored.

The interior will include restoration and better utilization of select historic rooms. Various

non- historic spaces will be reconfigured adjacent to the rotunda and in the gallery spaces. New storefronts will be designed and installed in ramps to provide for a move transparent treatment and new mechanicals, electrical, plumbing and fire protection will be installed.

The project is seeking both Federal and State Historic Preservation Tax Credits and will be a certified Historic Rehabilitation/Restoration. They will be following the Secretary of the Interior's Standards for Rehabilitation as well as complying with the local Guidelines as laid out in the Designation ordinance.

Previous Reviews:

N/A

Applicable Zoning Code Sections:

Zoning District: Park and Recreation Districts (PR)/Historic Landmark

Historic District/Reg: [Union Terminal Historic Landmark Guidelines](#)

COA Standard: [Section 1435-09-2](#) Certificate of Appropriateness; Standard of Review

Certificate of Appropriateness Review:

Staff finds the proposed restoration of the exterior and of select interior historic spaces meets the Guidelines for the Preservation of Union Terminal set out in Ordinance No. 79-1974. These specific guidelines call for the Preservation of the structures exterior including but not limited to the exterior park like environment on Lincoln Park Drive, cascading fountains, fonts, and related sculptures, the east façade as viewed from Lincoln Park Drive, the canopied entrances and vehicle portals, the rotunda, connecting foyer. It also called for the preservation of existing interior spaces such as the rotunda, office areas and existing internal circulation pathways and corridors. The preservation of the existing interior character including finishes, murals, Rookwood, marble chrome, and aluminum ornamentation, inlaid wood panels, terrazzo floors, lighting, counters, booths, and doors.

Staff comments on the Specific Guidelines for New Construction:

1. **Exterior: Preservation of exterior and park like environment:** The proposal is for a National Park Service Quality Restoration. There are no significant proposed changes on the exterior except the addition of an enclosure on the Dalton Street façade to mothball the historic façade and a redesign and new storefront windows at the entrances to the historic ramps. The new storefronts will be transparent rather than a dark glass.
 - a. **The exterior park like environment along Lincoln Park Drive:** The grounds will be preserved and restored. The Park Like setting will remain.

- b. **Cascading Fountains, fonts, and related sculptures:** As the foundation is also a roof, the entire fountain will be removed and the area will be waterproofed. The fountain will then be restored.
 - c. **The east façade as viewed from Lincoln Park Drive:** The east façade will be repaired where needed, restored and cleaned. The windows will be repaired and restored. There will be new storm panels and new portal glazing. The flat roofs will be replaced and the marquee and dome will be restored. The clock will be restored and updated with LED lighting. Lighting fixtures will be restored and replicated where missing. All will be updated with LED lighting.
 - d. **The canopied entrance and vehicle portals:** These areas will be repaired and restored. The vehicle portals will have a dark storefront glass removed and a transparent glass system that is reset a bit more from the face installed. The marquee will be restored and updated with LED lighting.
 - e. **The Quarter-Sphere dome/Rotunda:** This is being repaired and restored.
2. **Interior: Preservation of interior spaces including the rotunda, office areas and existing internal circulation pathways and corridors:** The proposal is for a National Park Service Quality Restoration on the historic spaces. There are no significant proposed architectural changes to historic interior spaces or the rotunda except for how they will programmatically work. The new proposal will use the Losantiville Dining Room for daily dining removing the tables and chairs from the rotunda. This will also engage more activity in the Collett Gallery space as events and programs that used to be in the Losantiville Dining room will be routed to that space. Staff is supportive of these changes as it will engage the public in historic spaces regularly.

There will be some minor elevation changes within the Rotunda, specifically on the east elevation. New storefronts installed at what is currently retail. New storefront design will be installed at the elevator and a new elevator will be installed where the public safety currently is. The designs of both elevator storefronts will match. A new transom will be installed over the escalators.

3. **Preservation of existing interior character including such features as all mosaic murals, paintings, linoleum panels, Rookwood interiors, marble, chrome, and aluminum interiors, ornamentation, inlaid wood panels, terrazzo floors, attached Furnishings such as curved seating arrangements, counters, tables, lighting fixtures, painted doors and booths:** The proposed restoration and rehabilitation does not alter or remove any of the above listed features. The mosaics, linoleum panels and paintings will be conserved and restored where necessary. Lighting will be restored and replicated where missing. They will all be updated with new LED lights. Proposed work includes restoration of most existing materials (such as wood panels, Formica, terrazzo floors, marble panels, stone panels, plaster etc.) When

changes take place in areas designated as “restoration” areas, the changes are bringing back an original treatment, material, or configuration.

Other Considerations:

Prehearing Results:

February 23, 2016 – The architects for Union Terminal were present as was Margo Warminski from Cincinnati Preservation Association. All in attendance were in favor of the project.

Comments Provided to Staff: N/A

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

Recommendation:

Staff is impressed with the amount of documentation and information that is provided in the Historic Building conditions analysis. There are very few alterations to the historic spaces and those that are being proposed are either to restore the spaces to more closely reflect their original nature. Those changes, mainly on the east façade of the rotunda, that are no historic replications, are historically sensitive and in keeping with the original design of the building. The upgrades to mechanicals are helping to create a better conditioned space while are reducing the visual clutter of the current systems. Staff recommends the Historic Conservation Board take the following actions:

B. CERTIFICATE OF APPROPRIATENESS:

1. **APPROVE** a Certificate of Appropriateness for the restoration of the building’s exterior including the grounds, restoration of historic interior spaces and reconfiguration of areas adjacent to the rotunda and gallery space below.
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.



HISTORIC CONSERVATION BOARD

PRESERVATION & RESTORATION SUMMARY

Cincinnati Union Terminal Restoration & Renovation

03.21.2016

OWNER:

UNION TERMINAL LLC
1301 Western Ave. Cincinnati, OH 45203

CINCINNATI MUSEUM CENTER

at UNION TERMINAL
1301 Western Ave. Cincinnati, OH 45203

PROJECT ARCHITECT:

GBBN ARCHITECTS INC.
332 East 8th Street, Cincinnati, OH 45202
(513)241-8700

PRESERVATION ARCHITECT:

JOHN G. WAITE ASSOCIATES, ARCHITECTS
384 Broadway Albany, NY 12207
(518)449-5440

64 Fulton St. Suite 402, New York, NY 10038
(212)619-4881

STRUCTURAL ENGINEER:

SILMAN
32 Old Slip, 10th Floor, New York, NY 10005
(212)620-7970

STRUCTURAL ENGINEER:

THP LIMITED INC.
100 East 8th St. Cincinnati OH 45202
(513)241-3222

MEP ENGINEER:

ARUP
1120 Connecticut Ave. Suite.1110
Washington DC.20036
(202)729-8220

MEP ENGINEER:

HEAPY ENGINEERING
1400 West Dorothy Ln. Dayton, OH 45409
(937)224-0861

LIGHTING DESIGNER:

ARUP
77 Water Street, New York, NY 10005
(212)229-2669

CODE CONSULTANT:

PREVIEW GROUP, INC.
632 Race Street, Cincinnati, OH 45202
(513)621-2109

MUSEUM PLANNING:

PGAV DESTINATIONS
200 N. Broadway, Suite 1000 St. Louis, MO 63102
(314)231-7318

CONSTRUCTION MANAGER:

TURNER CONSTRUCTION
250 West Court St., Suite 300, Cincinnati, OH 45202
(513)721-4224

CIVIL ENGINEER:

THE KLEINGERS GROUP
1605 Centre Park Dr., West Chester, OH 45069
(513)779-7851

LANDSCAPE:

THE KLEINGERS GROUP
652 Main Street, Cincinnati, OH 45202
(513)644-4800



PROJECT TEAM

Cincinnati Union Terminal Restoration & Renovation



1. Preserve the Cincinnati Union Terminal building.
2. Maintain the building's landmark status & maximize historic tax credit resources.
3. Enhance the CMC guest experience.
4. Increase operational efficiency of building systems and CMC staff.
5. Stabilize and increase CMC revenue.
6. Provide for long-term flexibility.
7. Communicate with and engage the regional community.
8. Provide for long-term protection of artifacts and collections.
9. Maintain safety and security during construction.
10. Enhance CMC's standing as an internationally-renowned institution.
11. Provide maximum value within the limits of a fixed budget.

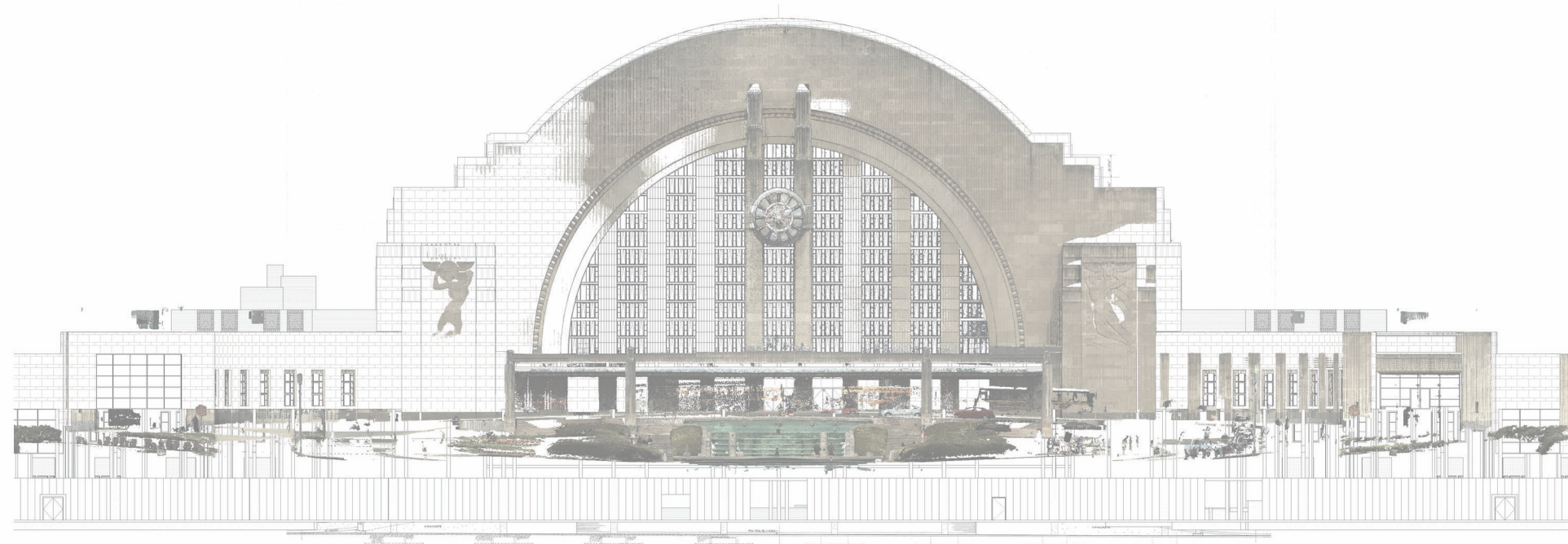


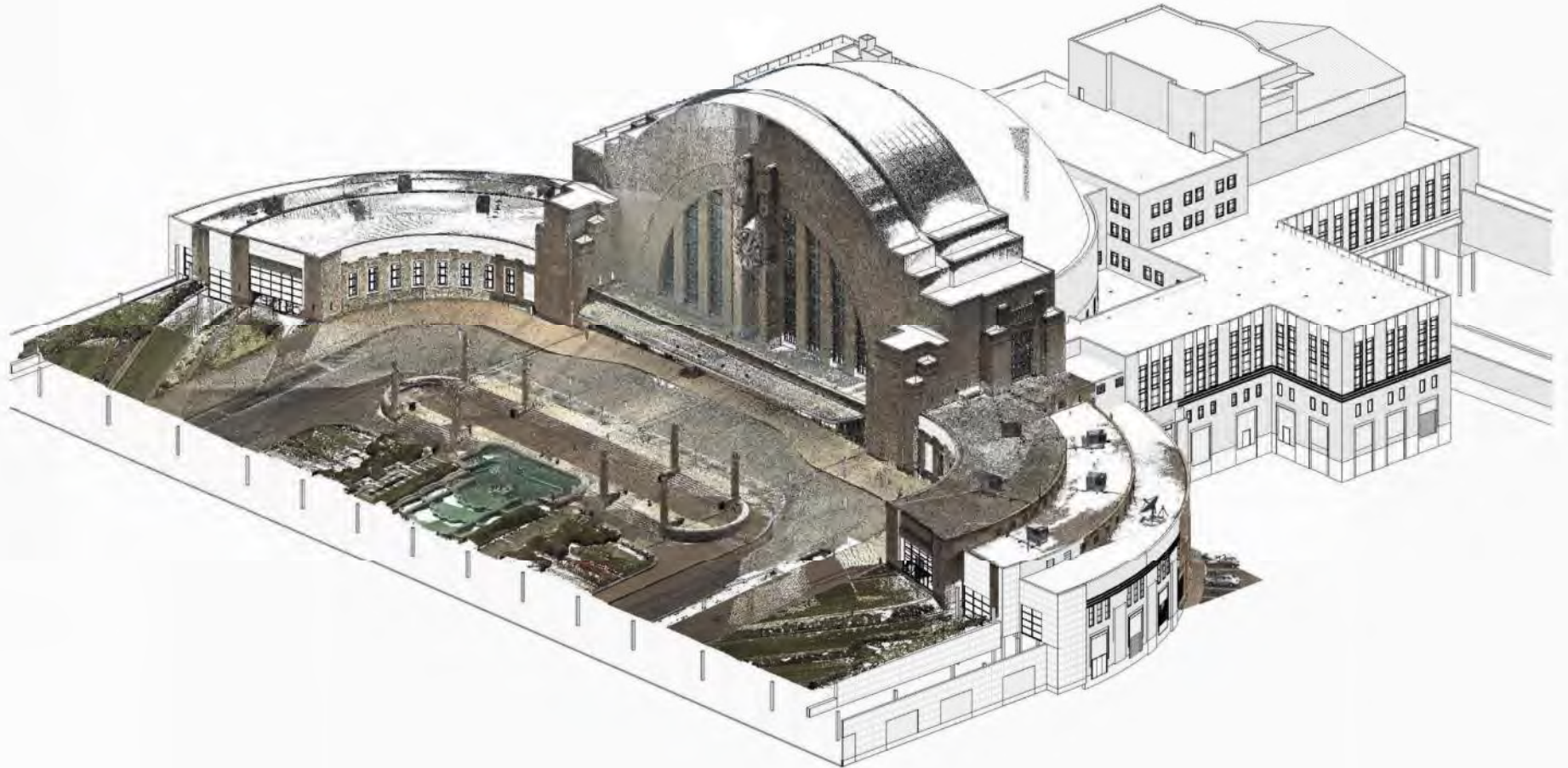
PROJECT GOALS

Cincinnati Union Terminal Restoration & Renovation



EXTERIOR ENVELOPE





Revit Point Cloud Overlay
Cincinnati Union Terminal Restoration
& Renovation

LASER SCANNING + REVIT



Historic preservation
Weather-tightness
Thermal performance
Structural integrity
Longevity



Exterior walls: Repair, restore and clean stone and brick

Windows: Repair and restore, provide new storm panels, new portal glazing

Roofs: Remove and replace flat roofs, repair marquee and dome

Plaza: Remove fountain and all other features, replace waterproofing, recreate fountain, drives and landscape

John C. Waite Associates, LLC

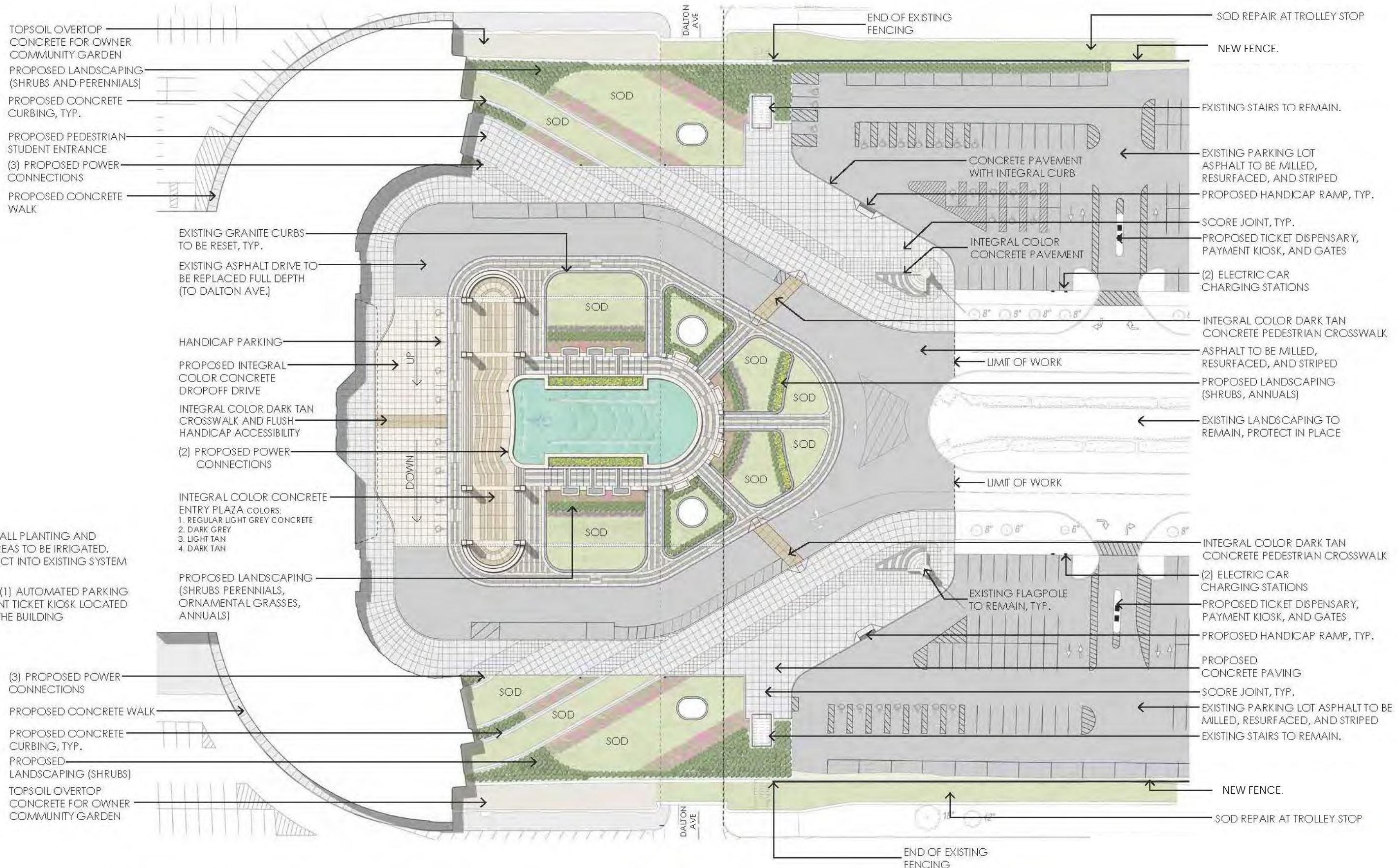
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Preserve Cincinnati Union Terminal | EXTERIOR ENVELOPE

Cincinnati Union Terminal Restoration & Renovation

GBBN
architects



*NOTE: ALL PLANTING AND SOD AREAS TO BE IRRIGATED. CONNECT INTO EXISTING SYSTEM

*NOTE: (1) AUTOMATED PARKING PAYMENT TICKET KIOSK LOCATED INSIDE THE BUILDING











Site Plan 1-B
Plaza Site Plan
 Cincinnati Union Terminal Restoration & Renovation

Historic Preservation Tax Credit - Part 2 Application
 2016.02.29

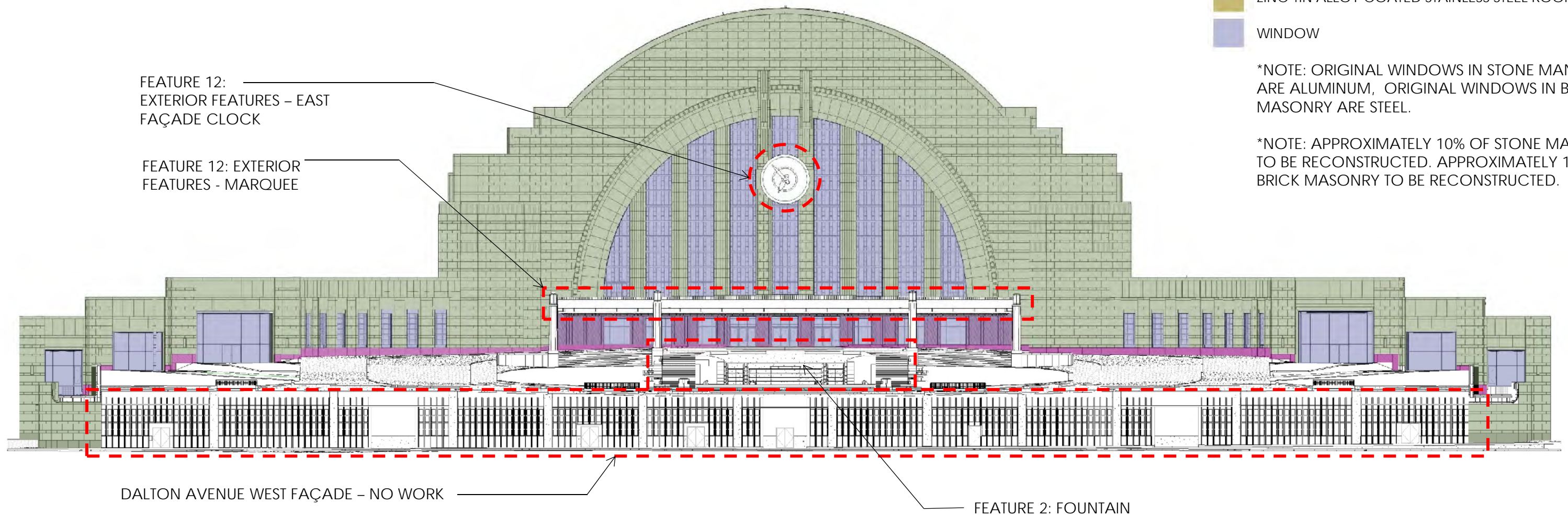


MATERIAL KEY

-  LIMESTONE
-  MARBLE
-  BRICK
-  GRANITE
-  CONCRETE
-  HISTORIC ALUMINUM ROOFING
-  ZINC-TIN ALLOY COATED STAINLESS STEEL ROOFING
-  WINDOW

*NOTE: ORIGINAL WINDOWS IN STONE MASONRY ARE ALUMINUM, ORIGINAL WINDOWS IN BRICK MASONRY ARE STEEL.

*NOTE: APPROXIMATELY 10% OF STONE MASONRY TO BE RECONSTRUCTED. APPROXIMATELY 18% OF BRICK MASONRY TO BE RECONSTRUCTED.











**Exterior Material Key Elevation 2-A
East Elevation**
Cincinnati Union Terminal Restoration & Renovation

Historic Preservation Tax Credit - Part 2 Application
2016.02.29



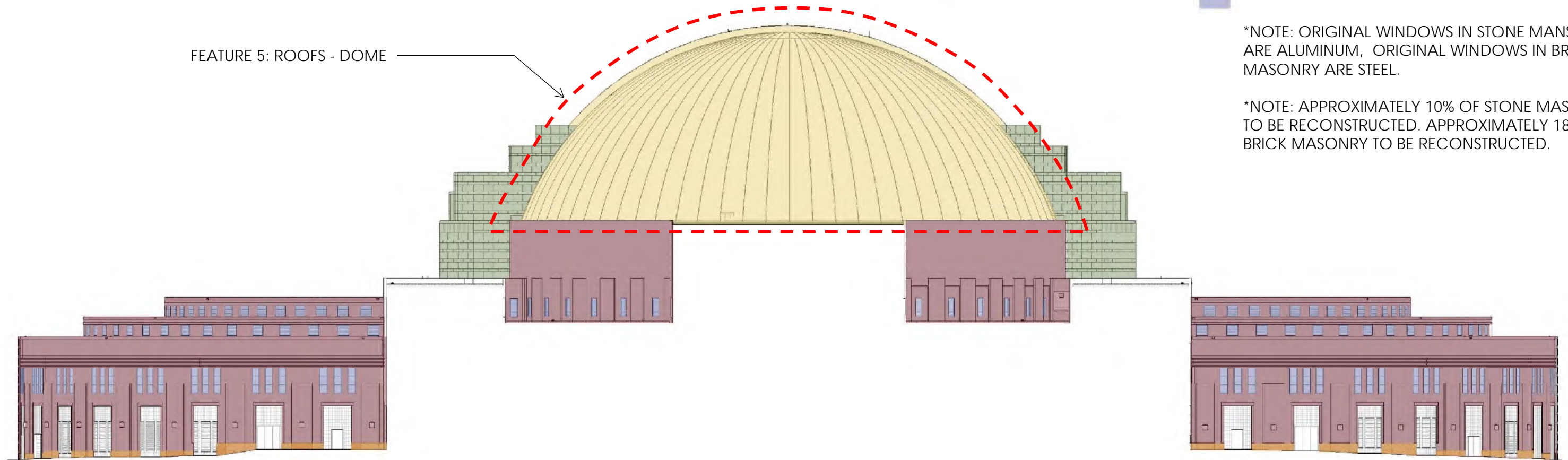
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FEATURE 5: ROOFS - DOME



**Exterior Material Key Elevation 2-B
Section Looking East
Cincinnati Union Terminal Restoration & Renovation**

Historic Preservation Tax Credit - Part 2 Application
2016.02.29



*NOTE: ORIGINAL WINDOWS IN STONE MASONRY ARE ALUMINUM, ORIGINAL WINDOWS IN BRICK MASONRY ARE STEEL.

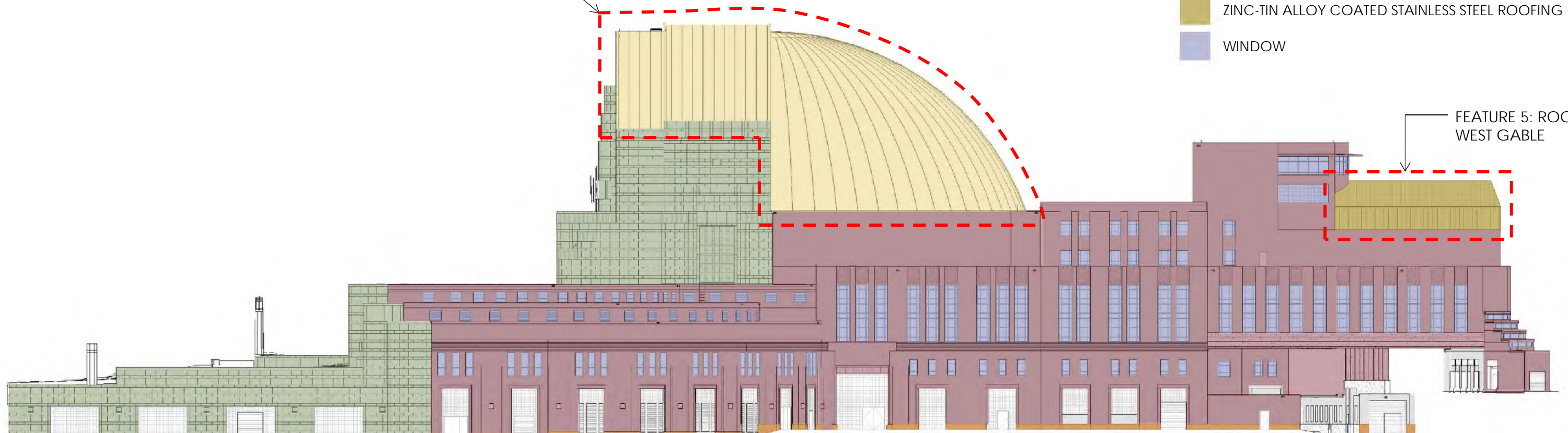
*NOTE: APPROXIMATELY 10% OF STONE MASONRY TO BE RECONSTRUCTED. APPROXIMATELY 18% OF BRICK MASONRY TO BE RECONSTRUCTED.

MATERIAL KEY

- LIMESTONE
- MARBLE
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- CONCRETE
- HISTORIC ALUMINUM ROOFING
- ZINC-TIN ALLOY COATED STAINLESS STEEL ROOFING
- WINDOW

FEATURE 5: ROOFS - DOME

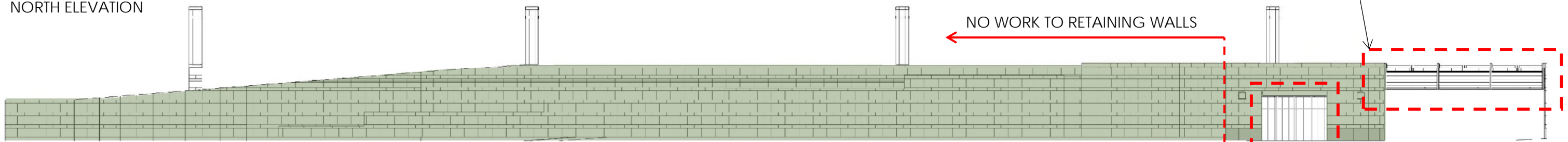
FEATURE 5: ROOFS - WEST GABLE



NORTH ELEVATION

FEATURE 11: DALTON AVENUE UNDERPASS

NO WORK TO RETAINING WALLS



NORTH ELEVATION SITE WALL

HOPKINS STREET STAIR: NO WORK



Cincinnati Union Terminal
Restoration & Renovation

Exterior Material Key Elevation 2-C
North Elevation
Cincinnati Union Terminal Restoration & Renovation

Historic Preservation Tax Credit - Part 2 Application
2016.02.29

John G. Waite Associates PLLC

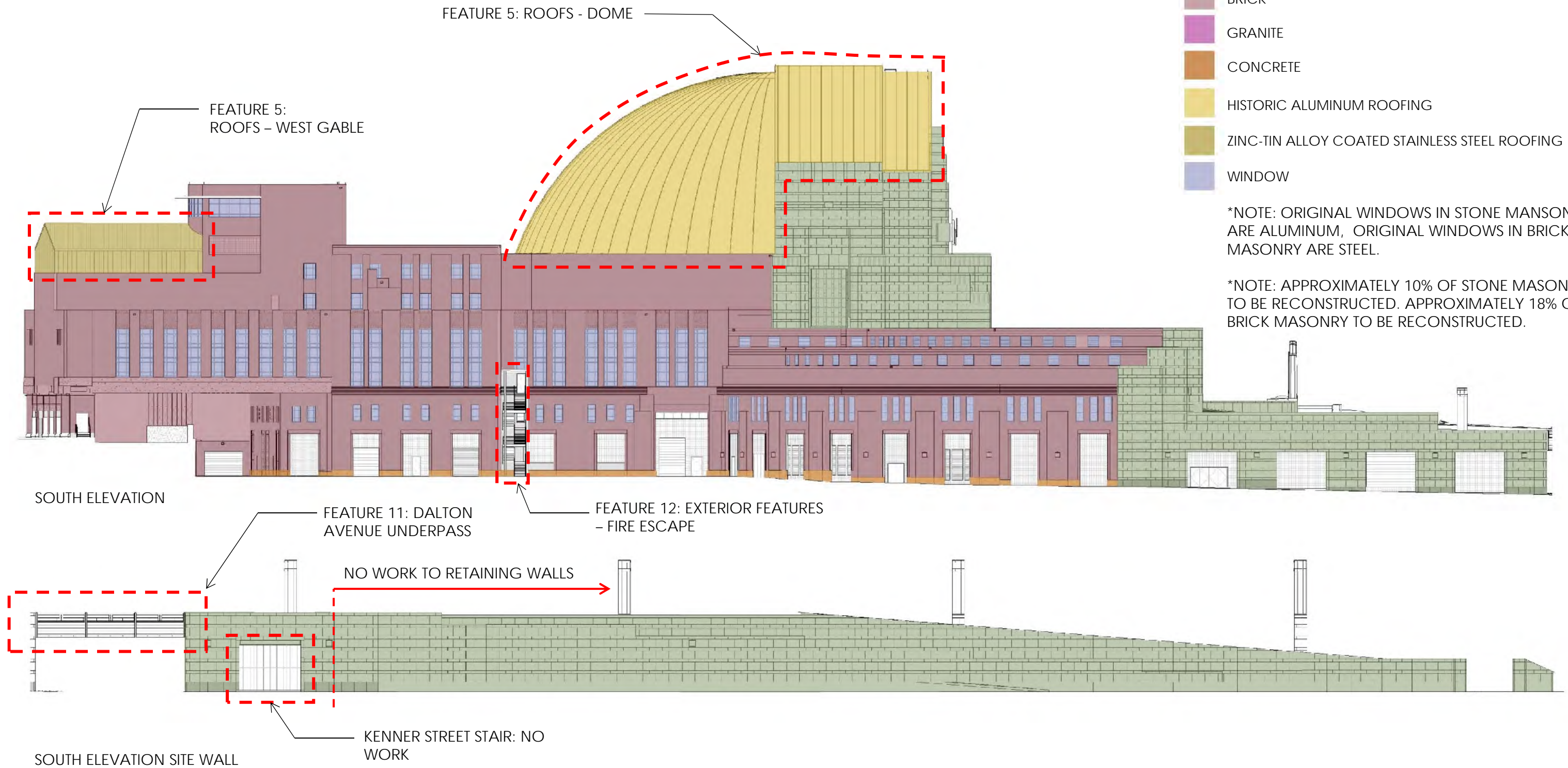


MATERIAL KEY

- LIMESTONE
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- CONCRETE
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- ZINC-TIN ALLOY COATED STAINLESS STEEL ROOFING
- WINDOW

*NOTE: ORIGINAL WINDOWS IN STONE MASONRY ARE ALUMINUM, ORIGINAL WINDOWS IN BRICK MASONRY ARE STEEL.

*NOTE: APPROXIMATELY 10% OF STONE MASONRY TO BE RECONSTRUCTED. APPROXIMATELY 18% OF BRICK MASONRY TO BE RECONSTRUCTED.











Exterior Material Key Elevation 2-D
South Elevation
 Cincinnati Union Terminal Restoration & Renovation

Historic Preservation Tax Credit - Part 2 Application
 2016.02.29



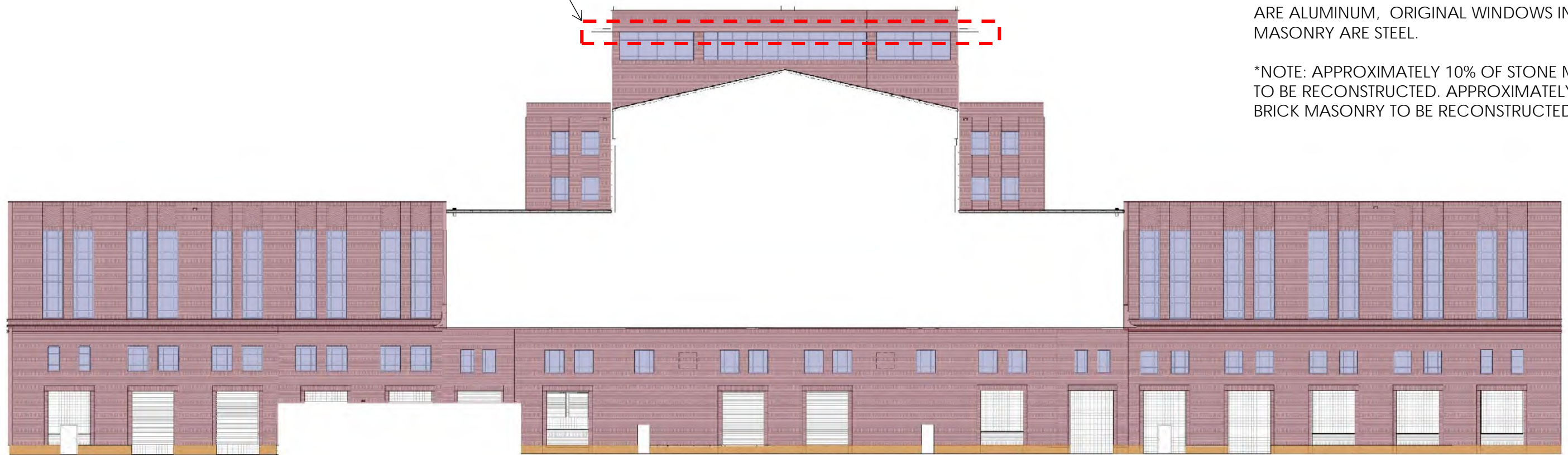
MATERIAL KEY

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-  MARBLE
-  BRICK
-  GRANITE
-  CONCRETE
-  HISTORIC ALUMINUM ROOFING
-  ZINC-TIN ALLOY COATED STAINLESS STEEL ROOFING
-  WINDOW

FEATURE 5: ROOFS -
TOWER A CANOPY

*NOTE: ORIGINAL WINDOWS IN STONE MASONRY ARE ALUMINUM, ORIGINAL WINDOWS IN BRICK MASONRY ARE STEEL.

*NOTE: APPROXIMATELY 10% OF STONE MASONRY TO BE RECONSTRUCTED. APPROXIMATELY 18% OF BRICK MASONRY TO BE RECONSTRUCTED.











Exterior Material Key Elevation 2-E
Section Looking East
Cincinnati Union Terminal Restoration & Renovation

Historic Preservation Tax Credit - Part 2 Application
2016.02.29



MATERIAL KEY

-  LIMESTONE
-  MARBLE
-  BRICK
-  GRANITE
-  CONCRETE
-  HISTORIC ALUMINUM ROOFING
-  ZINC-TIN ALLOY COATED STAINLESS STEEL ROOFING
-  WINDOW

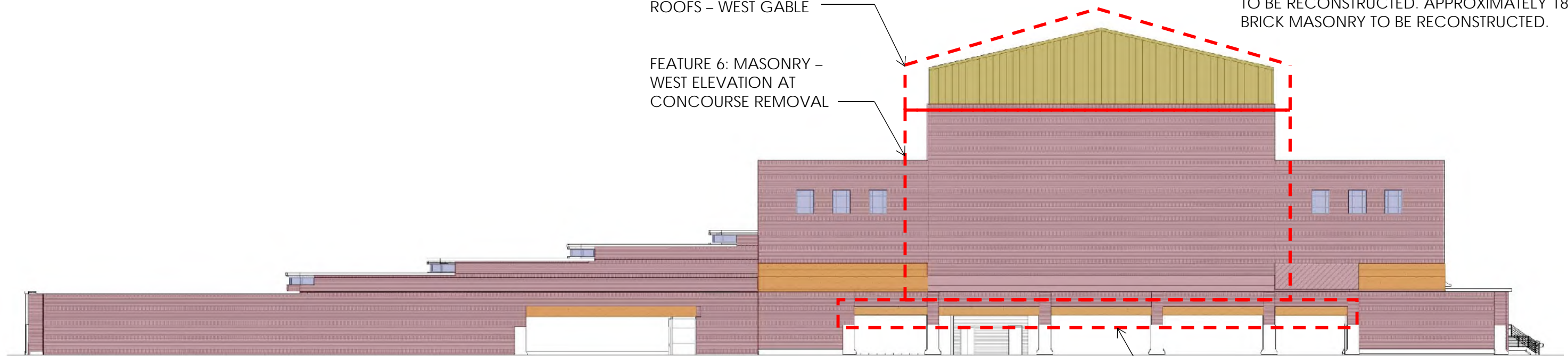
*NOTE: ORIGINAL WINDOWS IN STONE MASONRY ARE ALUMINUM, ORIGINAL WINDOWS IN BRICK MASONRY ARE STEEL.

*NOTE: APPROXIMATELY 10% OF STONE MASONRY TO BE RECONSTRUCTED. APPROXIMATELY 18% OF BRICK MASONRY TO BE RECONSTRUCTED.

FEATURE 5:
ROOFS – WEST GABLE

FEATURE 6: MASONRY –
WEST ELEVATION AT
CONCOURSE REMOVAL

FEATURE 7: STRUCTURE – WEST
CONCOURSE OVERHANG



Cincinnati Union Terminal
Renovation & Restoration

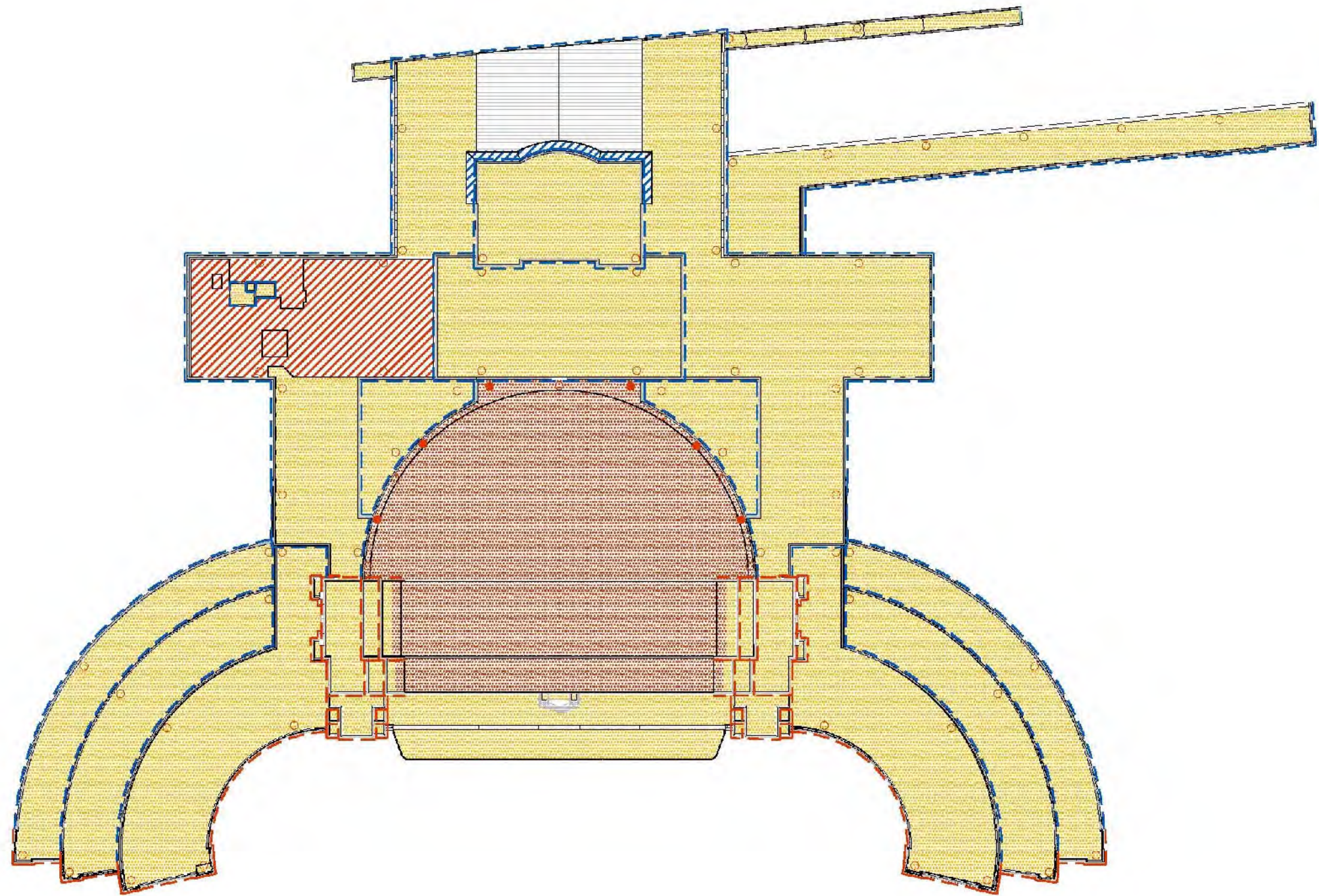
**Exterior Material Key Elevation 2-F
West Elevation**
Cincinnati Union Terminal Restoration & Renovation


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2016.02.29

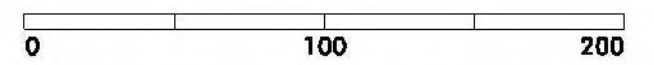
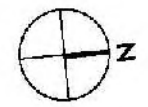
John G. Waite Associates PLLC

Architects





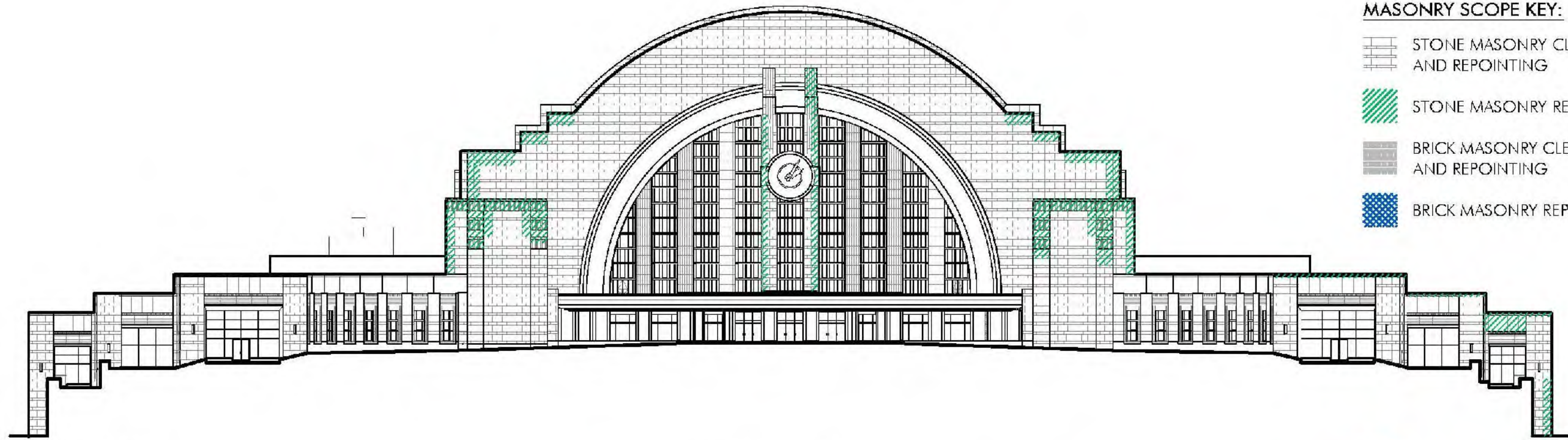
- ROOF SCOPE KEY:**
-  FLAT ROOFS TO BE REPLACED
 -  DOME TO BE REPAIRED
 -  WEST GABLE TO REMAIN
 -  TOWER A CANOPY TO BE RESTORED
 -  ROOF DRAINS TO BE REPLACED
 -  TILE PARAPET CAP TO BE REPLACED
 -  STONE MASONRY CAP TO BE RESTORED
 -  GREEN ROOFING TO REMAIN



Exterior Scope Drawing 3-A
 Roof Scope
 Cincinnati Union Terminal Restoration & Renovation

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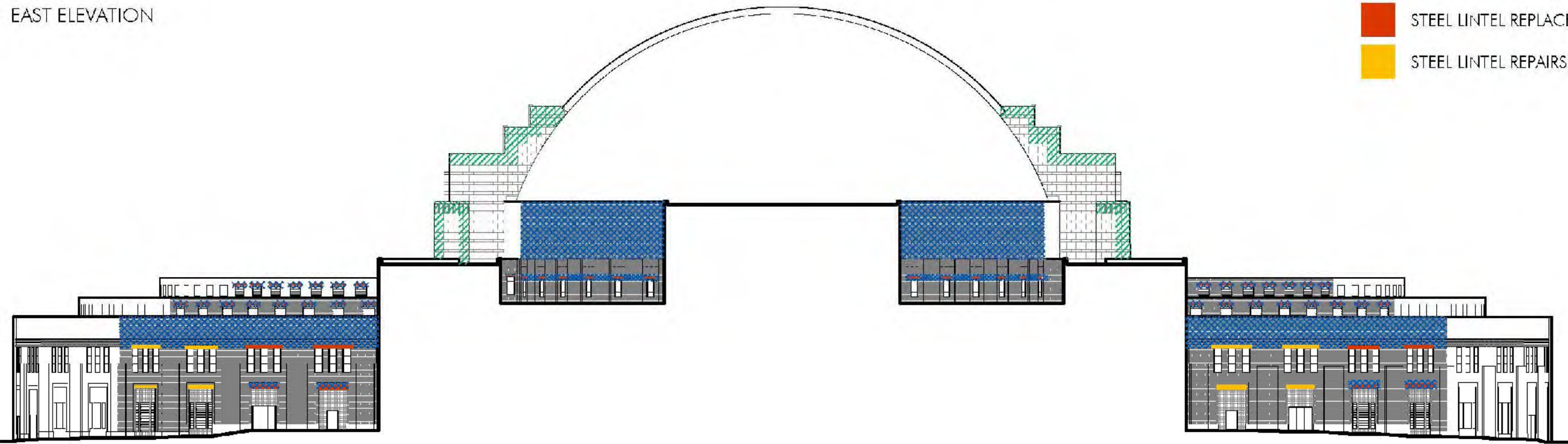






EAST ELEVATION

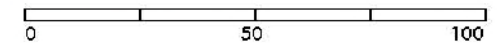
MASONRY SCOPE KEY:

-  STONE MASONRY CLEANING AND REPOINTING
-  STONE MASONRY REPAIR/ REBUILD
-  BRICK MASONRY CLEANING AND REPOINTING
-  BRICK MASONRY REPAIR/ REBUILD



SECTION FACING EAST

-  STEEL LINTEL REPLACEMENT
-  STEEL LINTEL REPAIRS



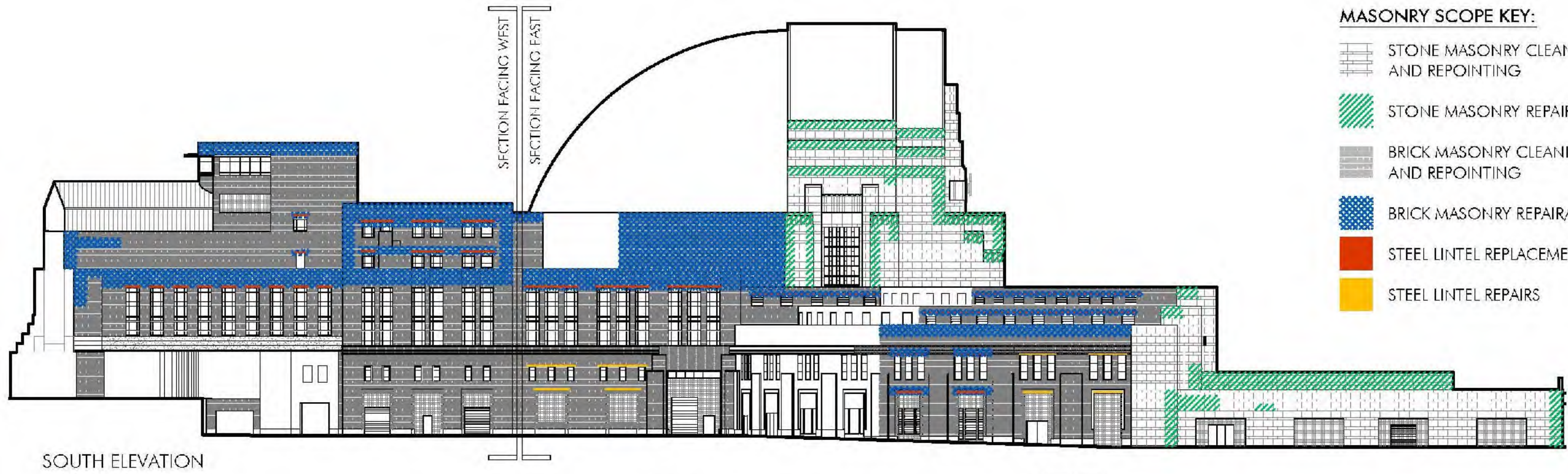
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Restoration & Restoration

Exterior Scope Drawing 3-B
Masonry Scope
Cincinnati Union Terminal Restoration & Renovation

Historic Preservation Tax Credit - Part 2 Application
2016.02.29

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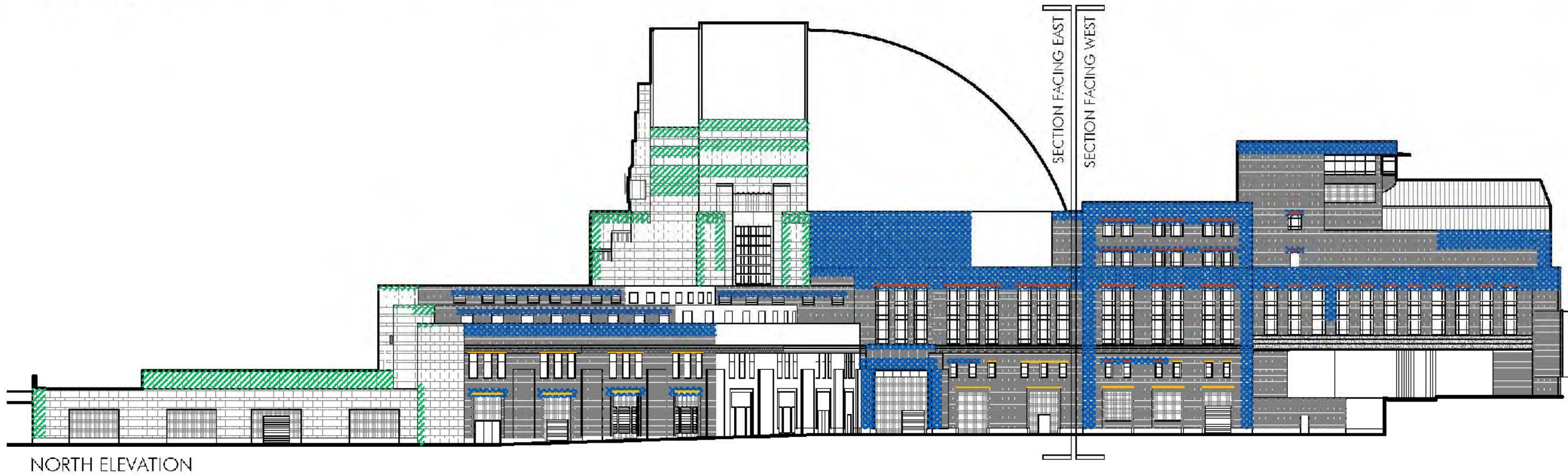




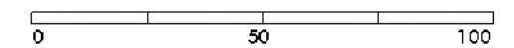
MASONRY SCOPE KEY:

-  STONE MASONRY CLEANING AND REPOINTING
-  STONE MASONRY REPAIR/ REBUILD
-  BRICK MASONRY CLEANING AND REPOINTING
-  BRICK MASONRY REPAIR/ REBUILD
-  STEEL LINTEL REPLACEMENT
-  STEEL LINTEL REPAIRS

SOUTH ELEVATION



NORTH ELEVATION



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Restoration & Restoration

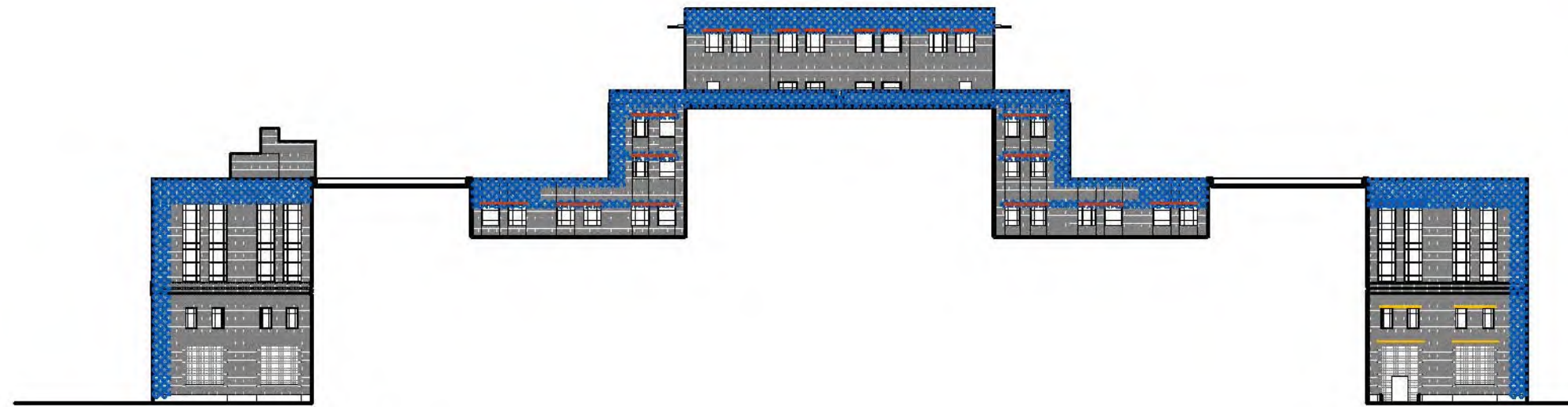
Exterior Scope Drawing 3-C
Masonry Scope
Cincinnati Union Terminal Restoration & Renovation

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2016.02.29

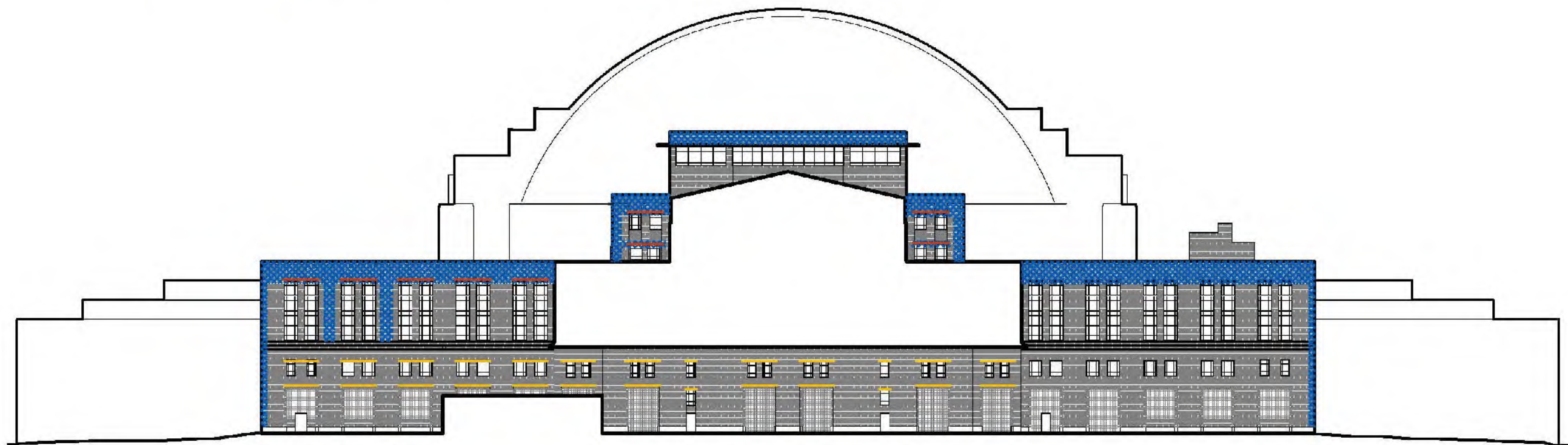


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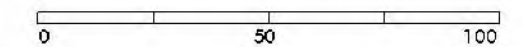
-  STONE MASONRY CLEANING AND REPOINTING
-  STONE MASONRY REPAIR/ REBUILD
-  BRICK MASONRY CLEANING AND REPOINTING
-  BRICK MASONRY REPAIR/ REBUILD
-  STEEL LINTEL REPLACEMENT
-  STEEL LINTEL REPAIRS



SECTION FACING WEST



WEST ELEVATION



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**Exterior Scope Drawing 3-D
Masonry Scope**
Cincinnati Union Terminal Restoration & Renovation

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2016.02.29

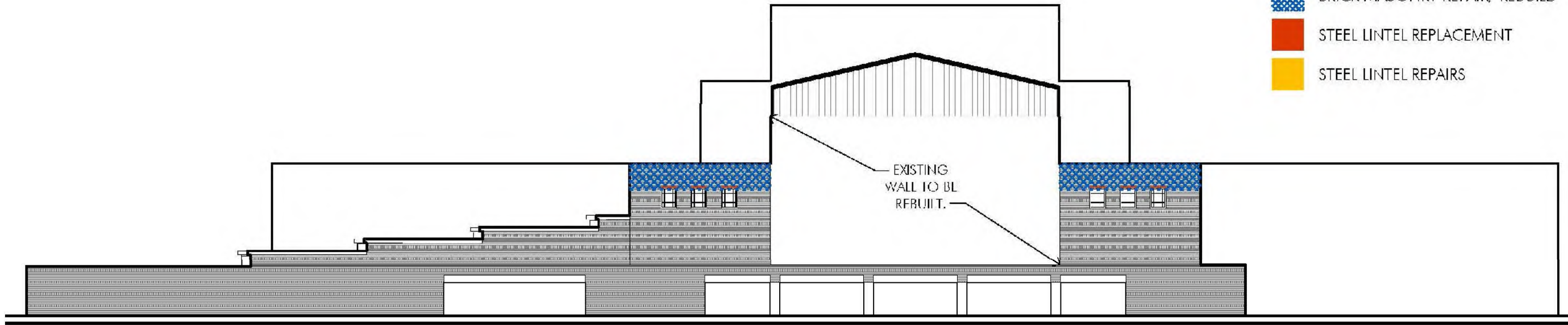
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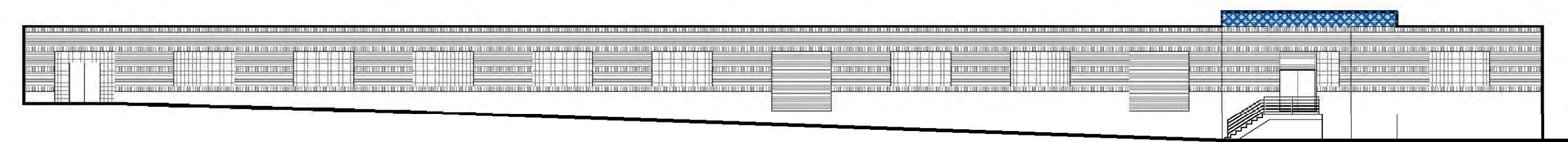


MASONRY SCOPE KEY:

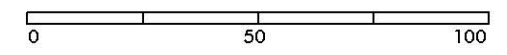
-  STONE MASONRY CLEANING AND REPOINTING
-  STONE MASONRY REPAIR/ REBUILD
-  BRICK MASONRY CLEANING AND REPOINTING
-  BRICK MASONRY REPAIR/ REBUILD
-  STEEL LINTEL REPLACEMENT
-  STEEL LINTEL REPAIRS



WEST PLATFORM ELEVATION



EAST TRUCKWAY ELEVATION (MAINTENANCE SHOPS)



Exterior Scope Drawing 3-E
Masonry Scope
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Rendering of rebuilt west elevation brick wall with existing metal west gable roof above.



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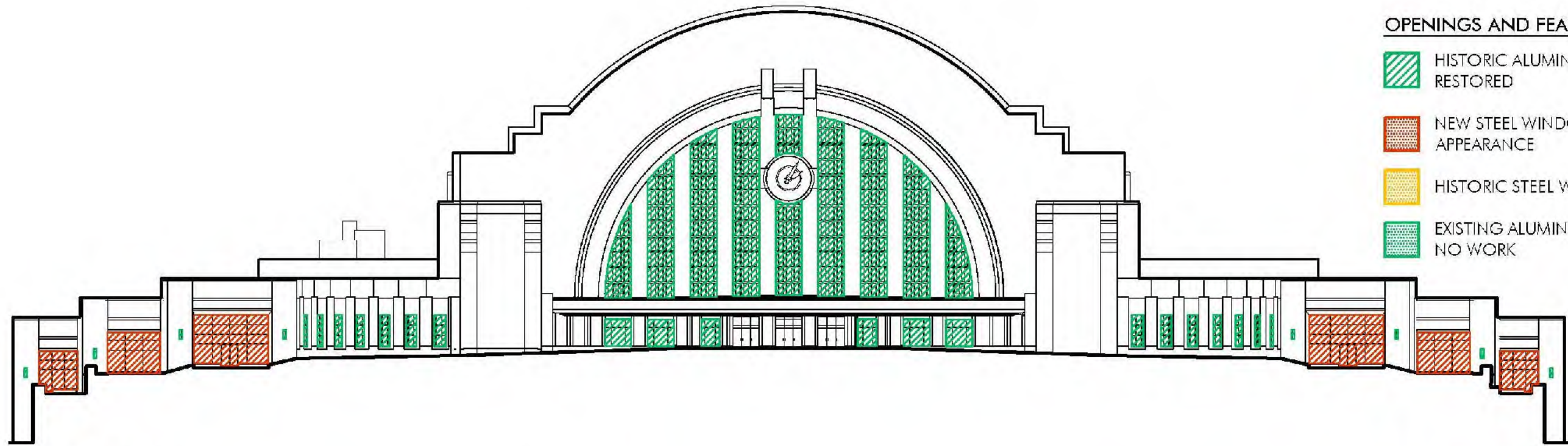
P-12: Feature 6 - West Elevation of Concourse Photographs

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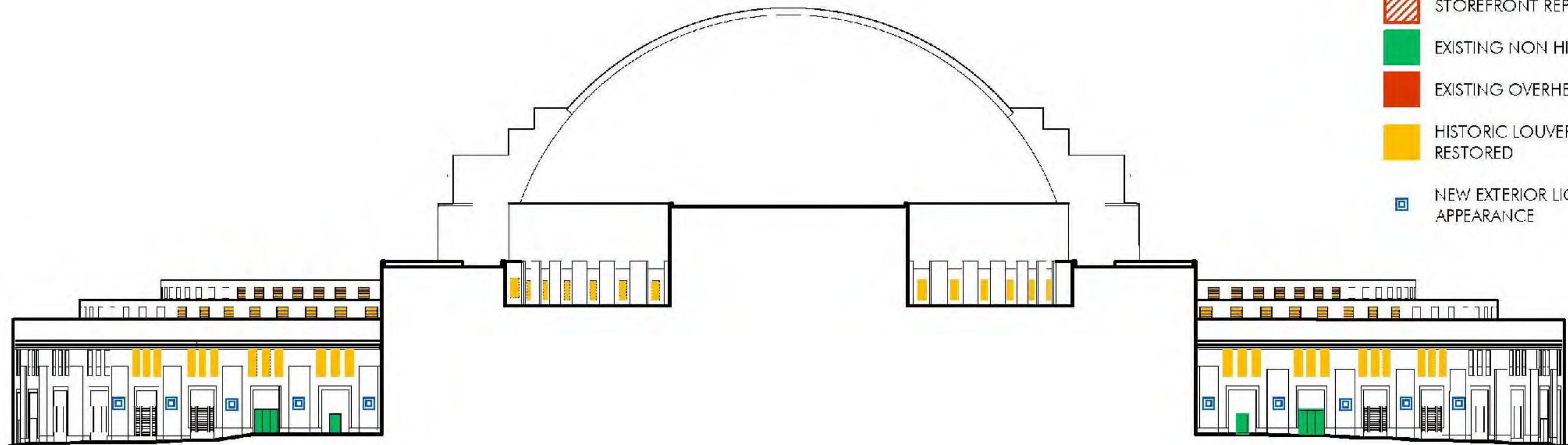










EAST ELEVATION

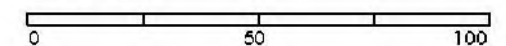
OPENINGS AND FEATURES SCOPE KEY:

-  HISTORIC ALUMINUM WINDOWS TO BE RESTORED
-  NEW STEEL WINDOWS TO MATCH HISTORIC APPEARANCE
-  HISTORIC STEEL WINDOWS TO BE RESTORED
-  EXISTING ALUMINUM REPLACEMENT WINDOWS - NO WORK



SECTION FACING EAST

-  EXISTING STEEL REPLACEMENT WINDOWS- NO WORK
-  STOREFRONT REPLACEMENT AT RAMP PORTALS
-  EXISTING NON HISTORIC DOORS TO REMAIN
-  EXISTING OVERHEAD DOORS TO BE REPLACED
-  HISTORIC LOUVERED OPENINGS TO BE RESTORED
-  NEW EXTERIOR LIGHTS TO MATCH HISTORIC APPEARANCE



Cincinnati Union Terminal
Restoration & Renovation

Exterior Scope Drawing 3-F
Openings and Features Scope
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Historic view of south ramp portal



Existing view of north ramp portal.



Proposed north ramp portal glazing



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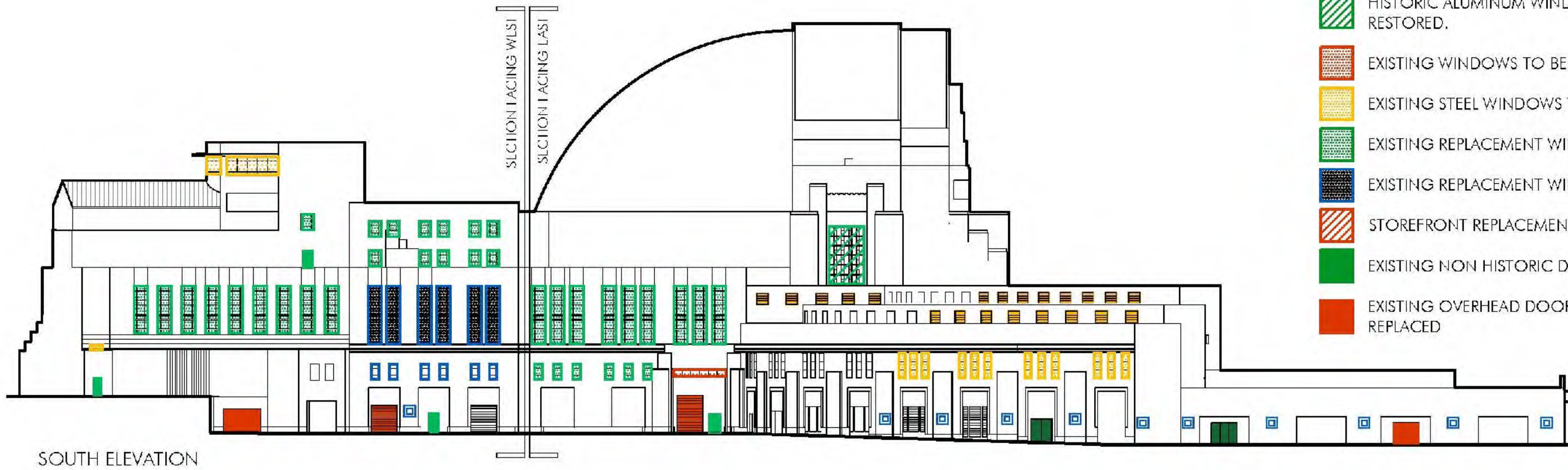
P-17: Feature 9 - Portals at Ramps Photographs and Rendering

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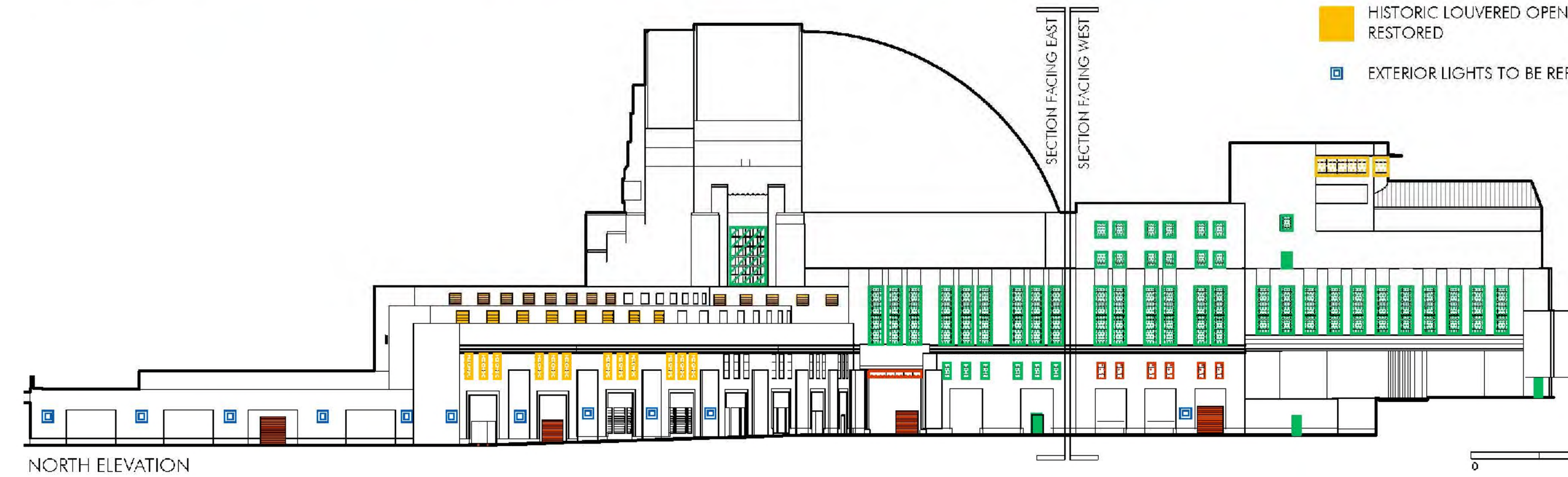






OPENINGS AND FEATURES SCOPE KEY:

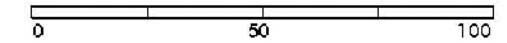
-  HISTORIC ALUMINUM WINDOWS TO BE RESTORED.
-  EXISTING WINDOWS TO BE REPLACED
-  EXISTING STEEL WINDOWS TO BE RESTORED
-  EXISTING REPLACEMENT WINDOWS TO BE REPAIRED
-  EXISTING REPLACEMENT WINDOWS TO REMAIN
-  STOREFRONT REPLACEMENT AT RAMP PORTALS
-  EXISTING NON HISTORIC DOORS TO REMAIN
-  EXISTING OVERHEAD DOORS TO BE REPLACED

SOUTH ELEVATION



-  HISTORIC LOUVERED OPENINGS TO BE RESTORED
-  EXTERIOR LIGHTS TO BE REPLICATED

NORTH ELEVATION

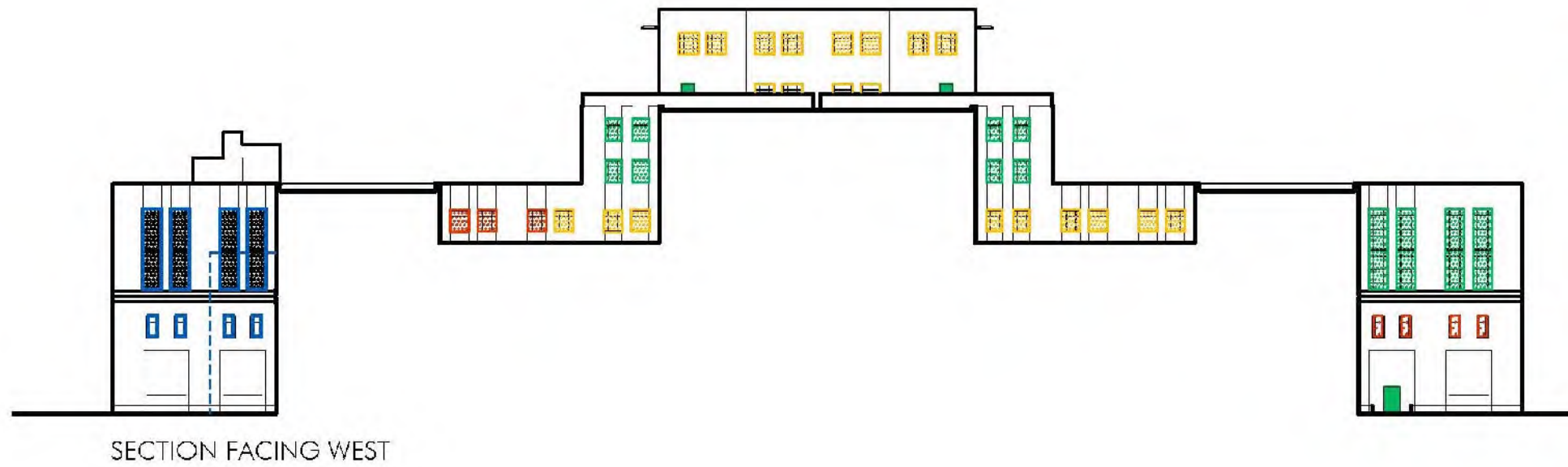


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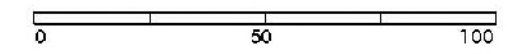
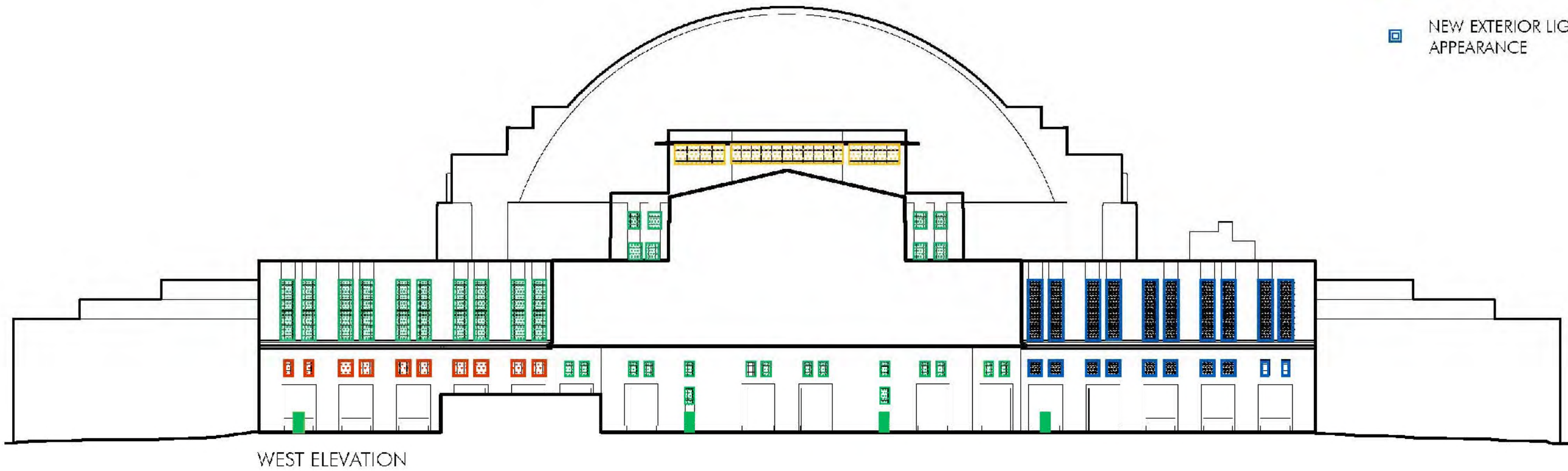
Exterior Scope Drawing 3-G
Openings and Features Scope
 Cincinnati Union Terminal Restoration & Renovation

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 2016.02.29





- OPENINGS AND FEATURES SCOPE KEY:**
-  HISTORIC ALUMINUM WINDOWS TO BE RESTORED
 -  NEW STEEL WINDOWS TO MATCH HISTORIC APPEARANCE
 -  HISTORIC STEEL WINDOWS TO BE RESTORED
 -  EXISTING ALUMINUM REPLACEMENT WINDOWS - NO WORK
 -  EXISTING STEEL REPLACEMENT WINDOWS- NO WORK
 -  STOREFRONT REPLACEMENT AT RAMP PORTALS
 -  EXISTING NON HISTORIC DOORS TO REMAIN
 -  EXISTING OVERHEAD DOORS TO BE REPLACED
 -  HISTORIC LOUVERED OPENINGS TO BE RESTORED
 -  NEW EXTERIOR LIGHTS TO MATCH HISTORIC APPEARANCE











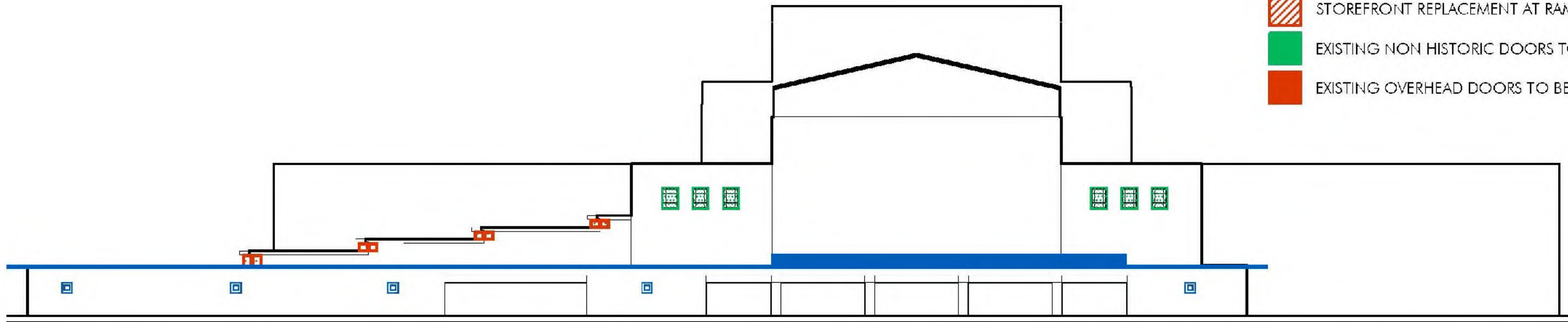
Exterior Scope Drawing 3-H
Openings and Features
 Cincinnati Union Terminal Restoration & Renovation

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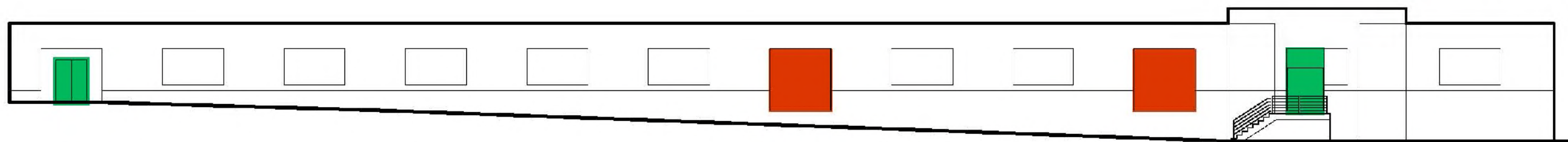
OPENINGS AND FEATURES SCOPE KEY:

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-  NEW STEEL WINDOWS TO MATCH HISTORIC APPEARANCE
-  HISTORIC STEEL WINDOWS TO BE RESTORED
-  EXISTING ALUMINUM REPLACEMENT WINDOWS - NO WORK
-  EXISTING STEEL REPLACEMENT WINDOWS- NO WORK
-  STOREFRONT REPLACEMENT AT RAMP PORTALS
-  EXISTING NON HISTORIC DOORS TO REMAIN
-  EXISTING OVERHEAD DOORS TO BE REPLACED

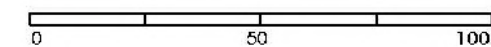


WEST PLATFORM ELEVATION

-  HISTORIC LOUVERED OPENINGS TO BE RESTORED
-  NEW EXTERIOR LIGHTS TO MATCH HISTORIC APPEARANCE



EAST TRUCKWAY ELEVATION (MAINTENANCE SHOPS)



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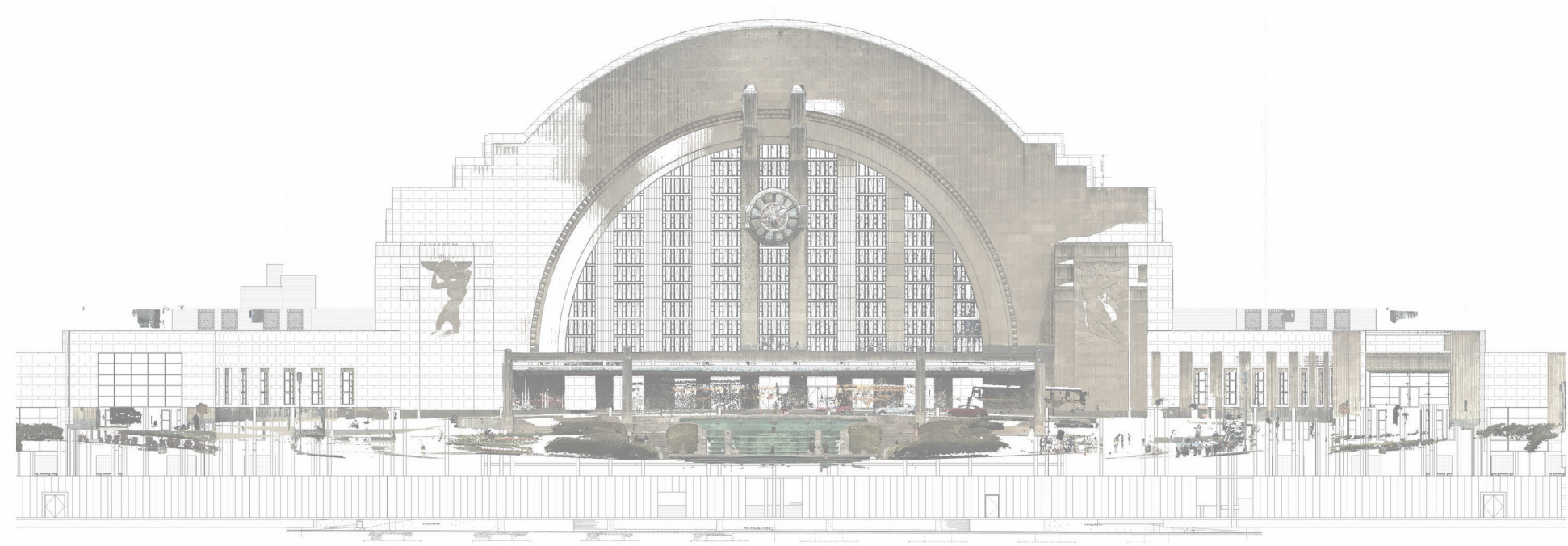
Exterior Scope Drawing 3-1
Openings and Features Scope
Cincinnati Union Terminal Restoration & Renovation

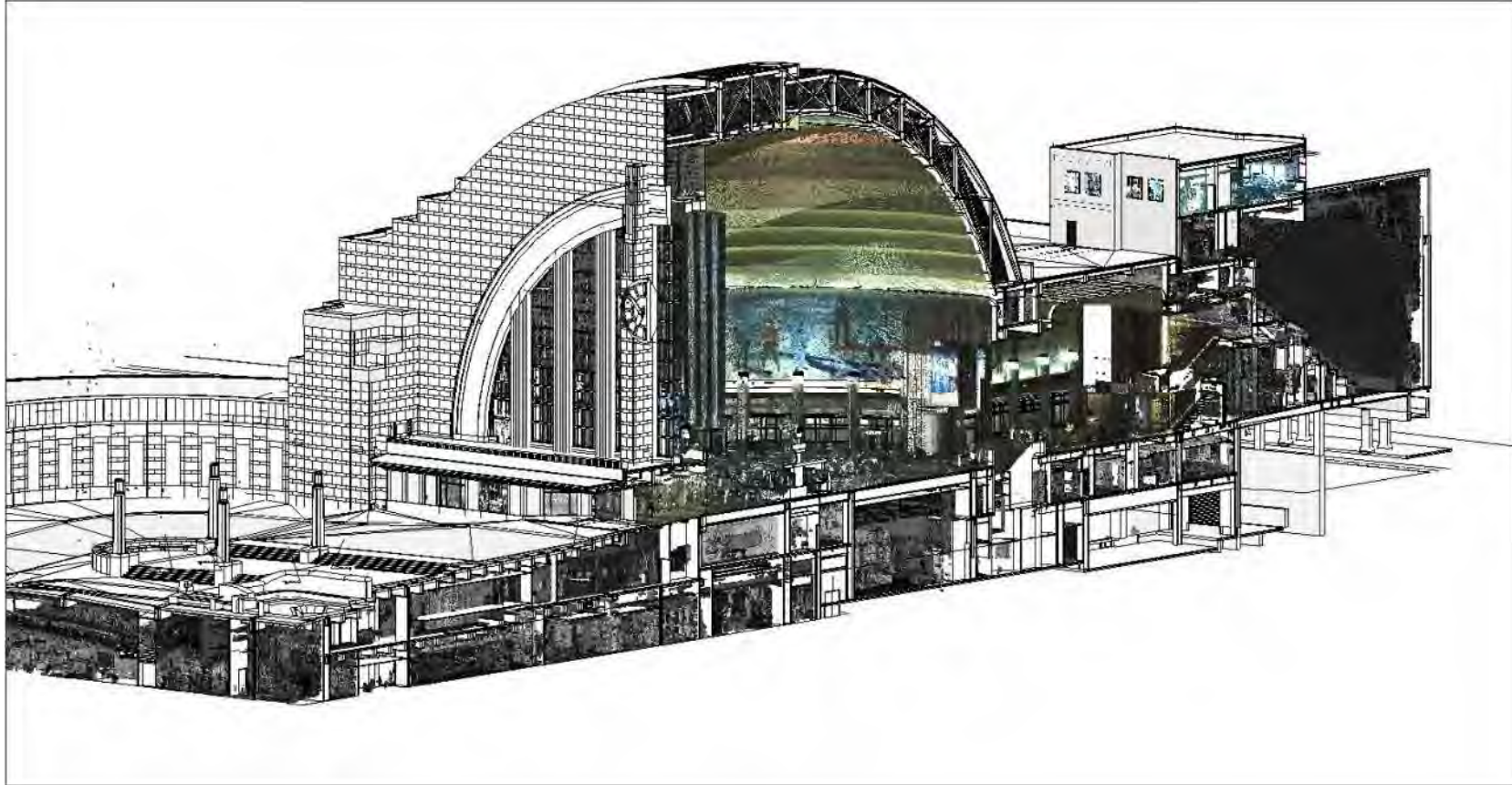
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HISTORIC INTERIOR





Revit Point Cloud Overlay
Cincinnati Union Terminal Restoration
& Renovation

LASER SCANNING + REVIT
2016.01.19



Energy efficiency
High performance
Optimization
Flexibility
Longevity



Mechanical Systems: Chilled water, heating, humidification, air handling,
building automation system

Electrical Systems: Distribution, emergency power, lightning protection, fire alarm,
lighting and lighting controls

Plumbing Systems: Domestic water distribution, waste piping, plumbing fixtures

Technology Systems: Video surveillance, access control, data network



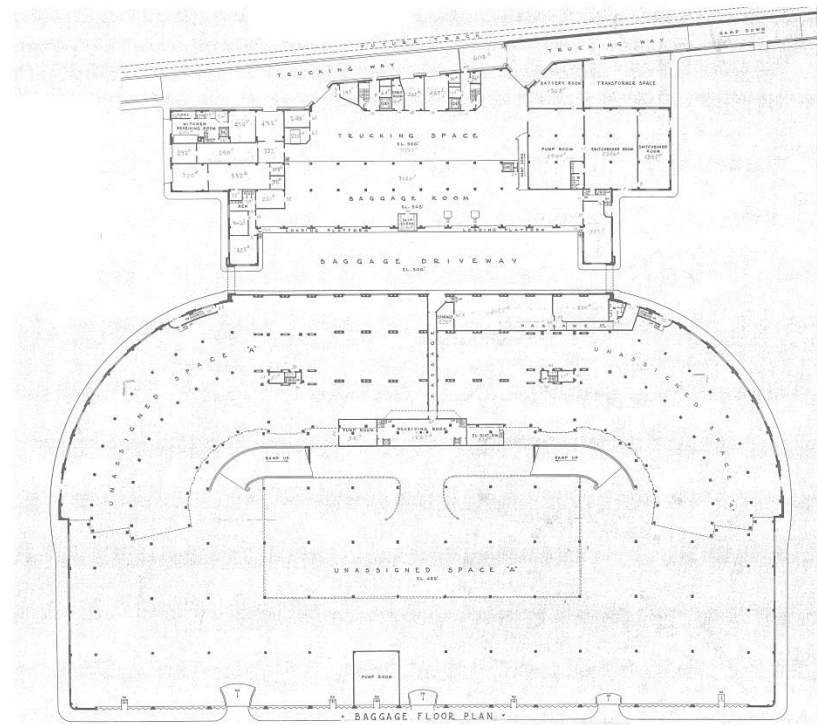
Preserve Cincinnati Union Terminal | BUILDING SYSTEMS

Cincinnati Union Terminal Restoration & Renovation

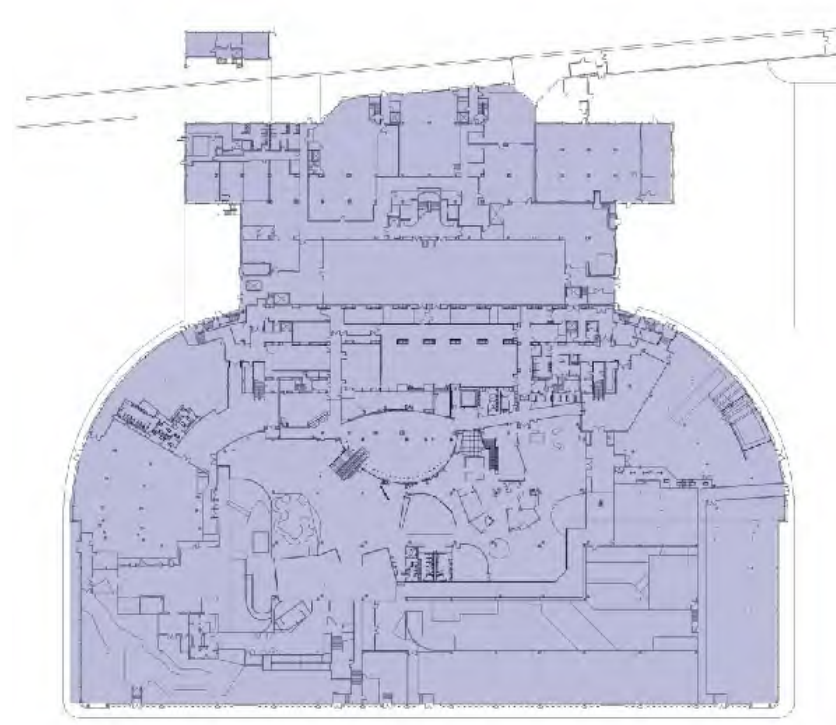


FLOOR PLAN KEY

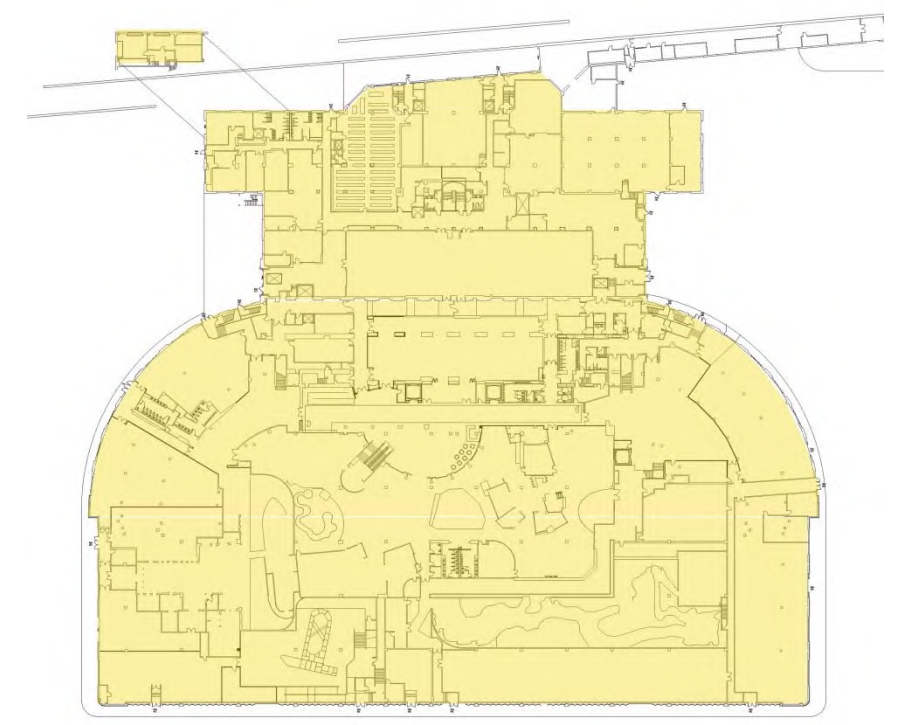
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-  PREVIOUS ALTERATIONS (HISTORIC SPACES)
-  PREVIOUS ALTERATIONS
-  PREVIOUSLY PRESERVED (HISTORIC SPACES)
-  REHABILITATION SPACES



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PROPOSED



Cincinnati Union Terminal
Restoration & Renovation

**Interior Preservation Zone Plan 4-A
Lower Level
Cincinnati Union Terminal Restoration & Renovation**

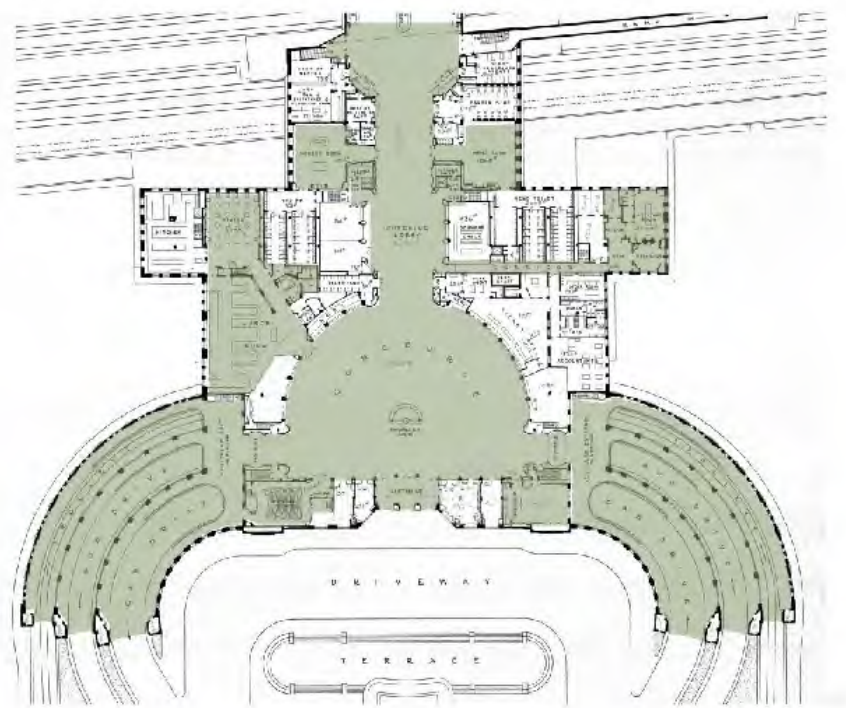
Historic Preservation Tax Credit - Part 2
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2016.02.29

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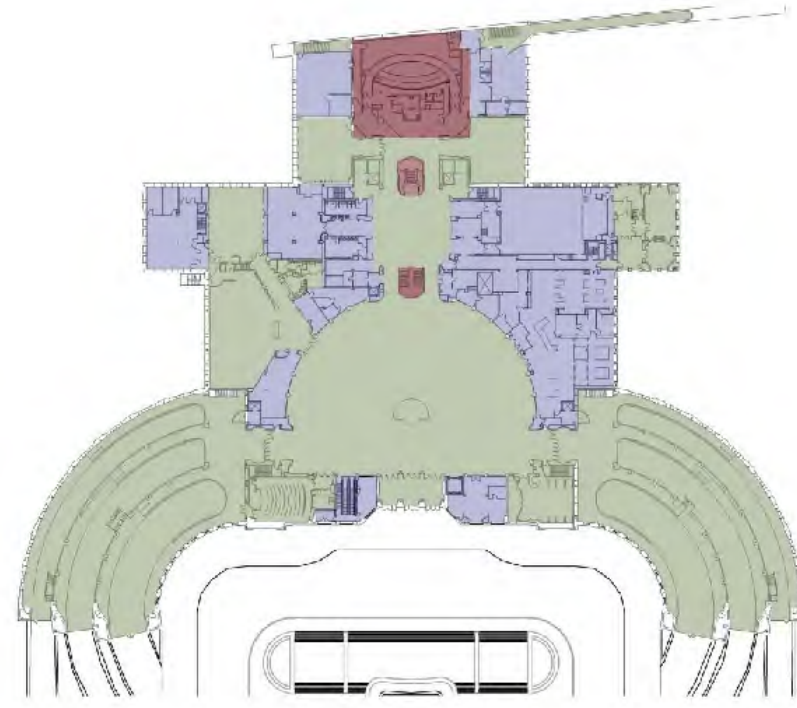


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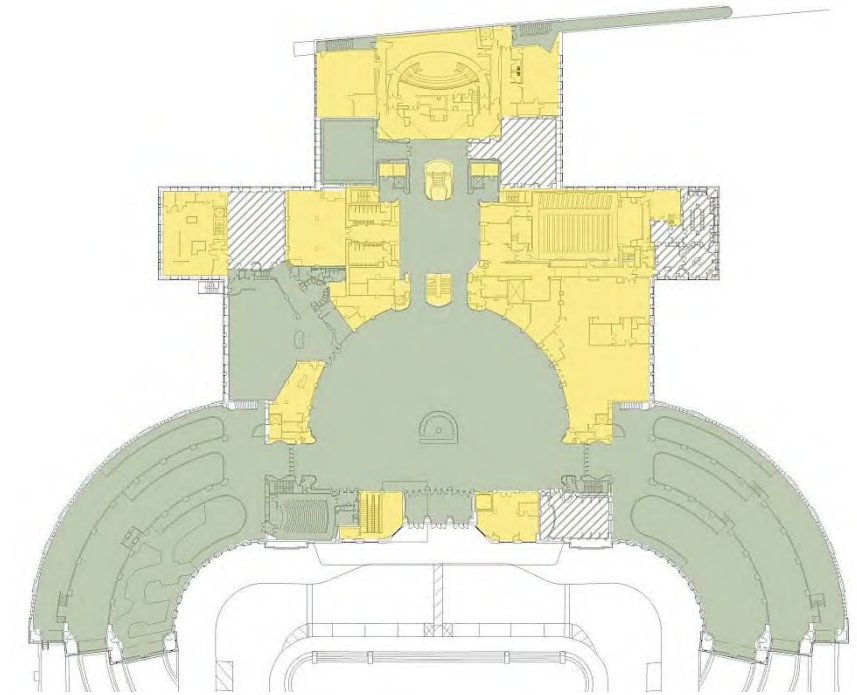
-  SIGNIFICANT HISTORIC/PRESERVATION SPACES
-  PREVIOUS ALTERATIONS (HISTORIC SPACES)
-  PREVIOUS ALTERATIONS
-  PREVIOUSLY PRESERVED (HISTORIC SPACES)
-  REHABILITATION SPACES



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**Interior Preservation Zone Plan 4-B
Concourse Level**
Cincinnati Union Terminal Restoration & Renovation

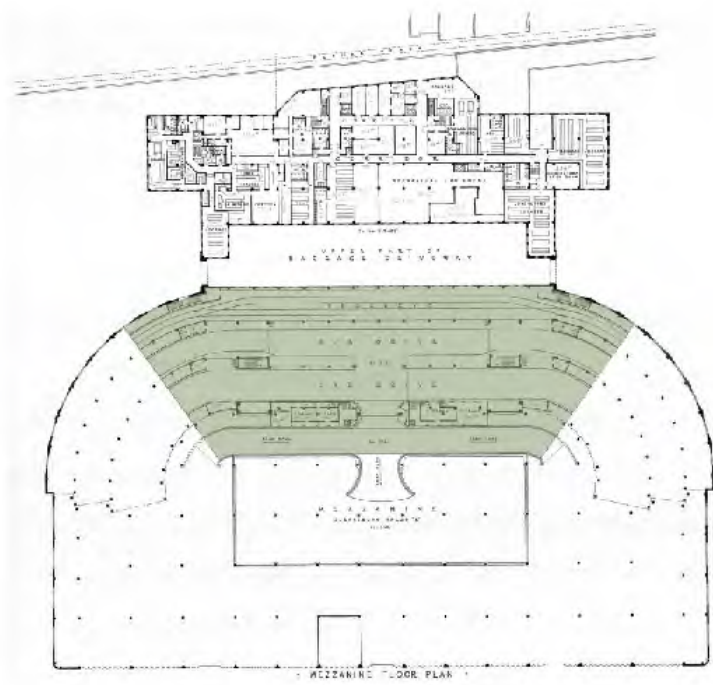
Historic Preservation Tax Credit - Part 2
Application
2016.02.29

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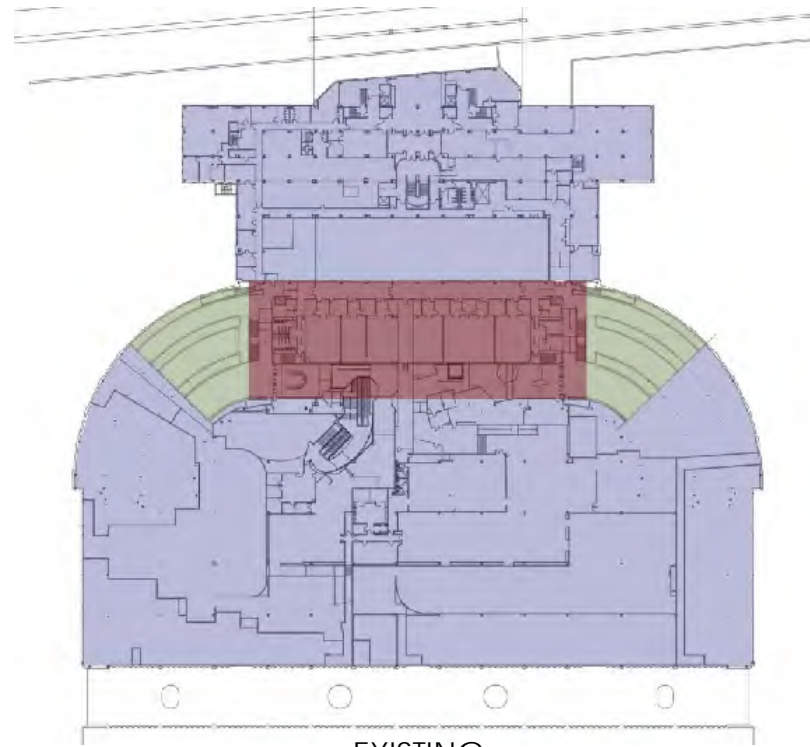


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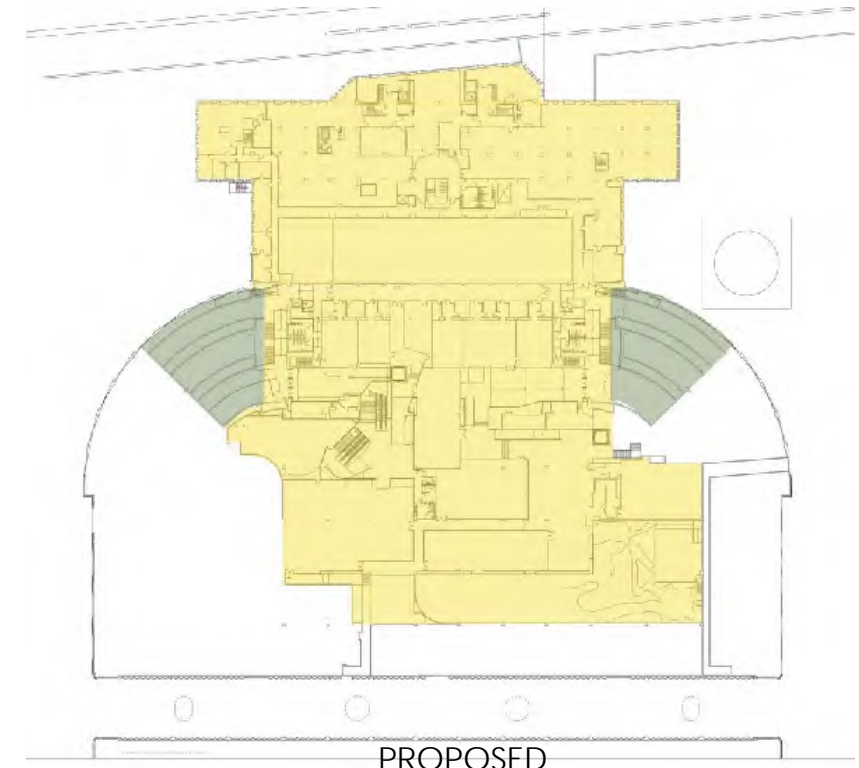
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-  PREVIOUS ALTERATIONS (HISTORIC SPACES)
-  PREVIOUS ALTERATIONS
-  PREVIOUSLY PRESERVED (HISTORIC SPACES)
-  REHABILITATION SPACES



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Cincinnati Union Terminal
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**Interior Preservation Zone Plan 4-C
Mezzanine Level**
Cincinnati Union Terminal Restoration & Renovation

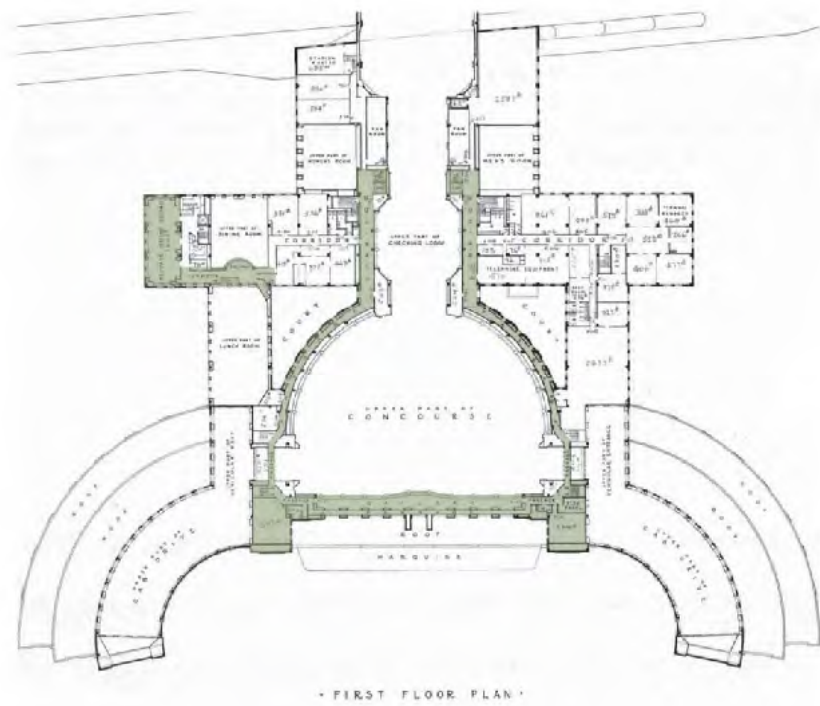
Historic Preservation Tax Credit - Part 2
Application
2016.02.29

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John G. Waite Associates, PLLC

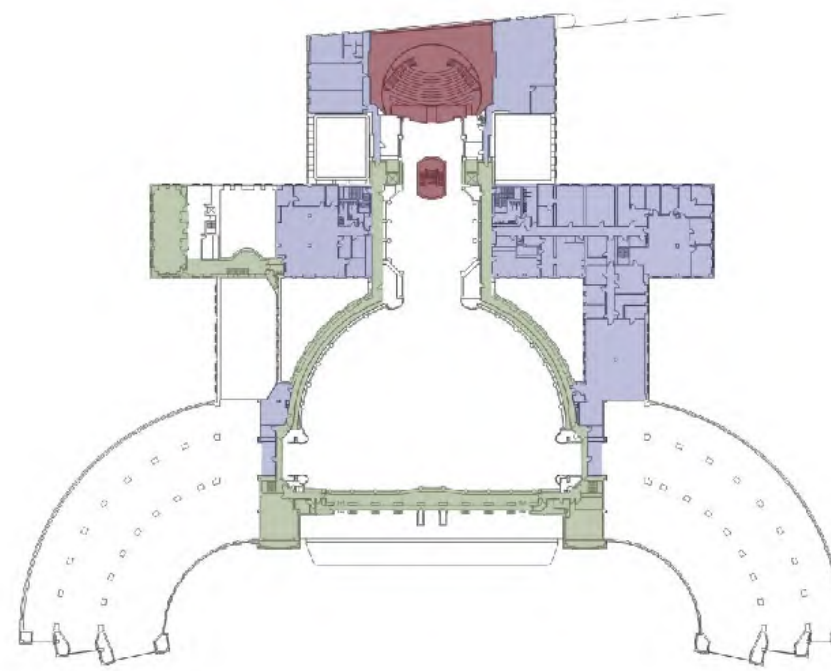


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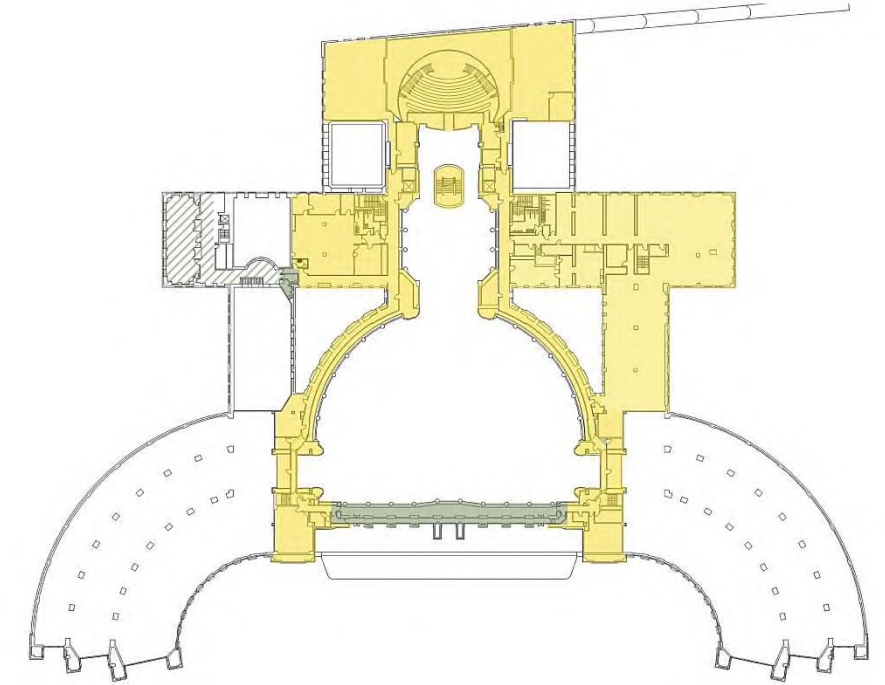
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-  PREVIOUS ALTERATIONS (HISTORIC SPACES)
-  PREVIOUS ALTERATIONS
-  PREVIOUSLY PRESERVED (HISTORIC SPACES)
-  REHABILITATION SPACES



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Cincinnati Union Terminal
Restoration & Restoration

**Interior Preservation Zone Plan 4-D
First Floor**
Cincinnati Union Terminal Restoration & Renovation

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Application
2016.02.29

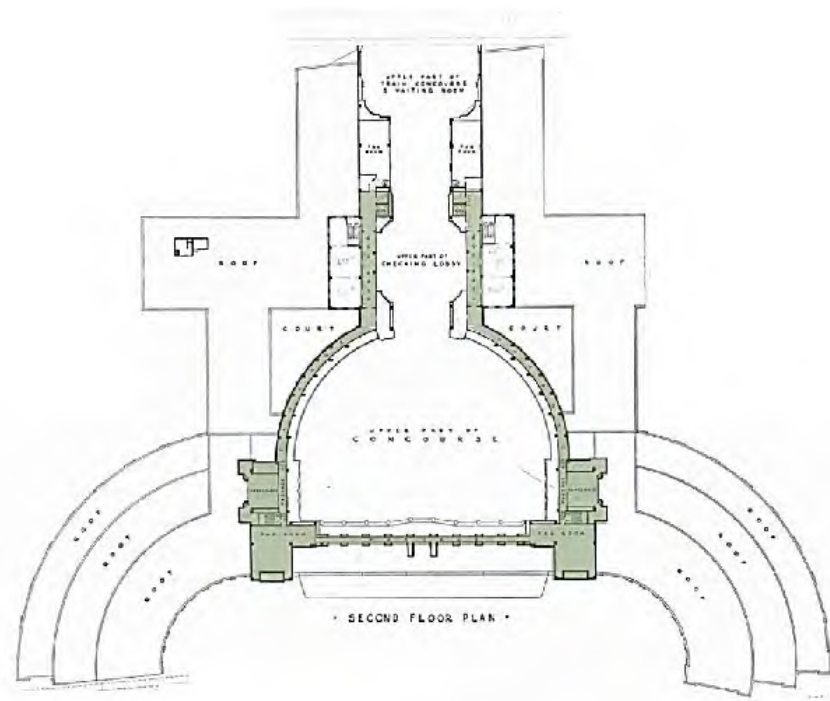
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Architects

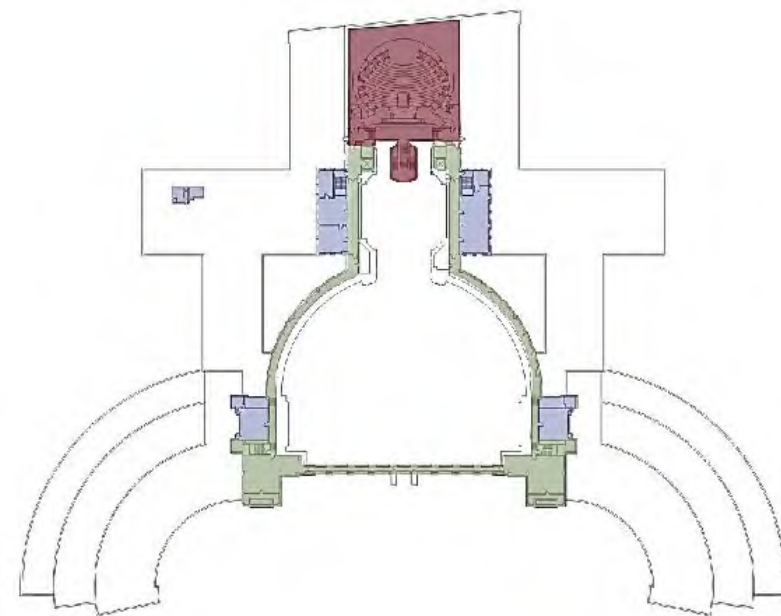


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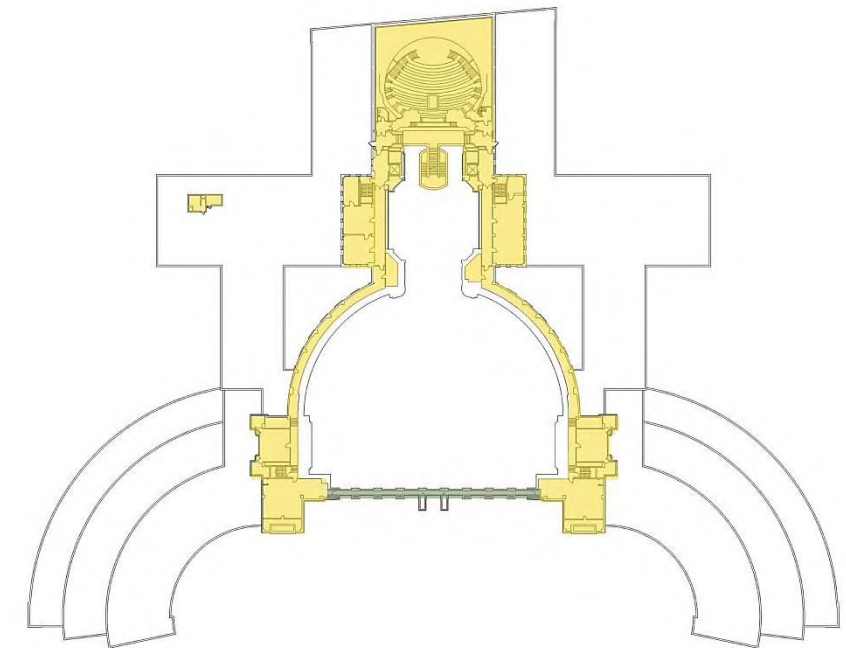
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-  PREVIOUS ALTERATIONS (HISTORIC SPACES)
-  PREVIOUS ALTERATIONS
-  PREVIOUSLY PRESERVED (HISTORIC SPACES)
-  REHABILITATION SPACES



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PROPOSED



Cincinnati Union Terminal
Restoration & Restoration


**Interior Preservation Zone Plan 4-E
Second Floor**
Cincinnati Union Terminal Restoration & Renovation

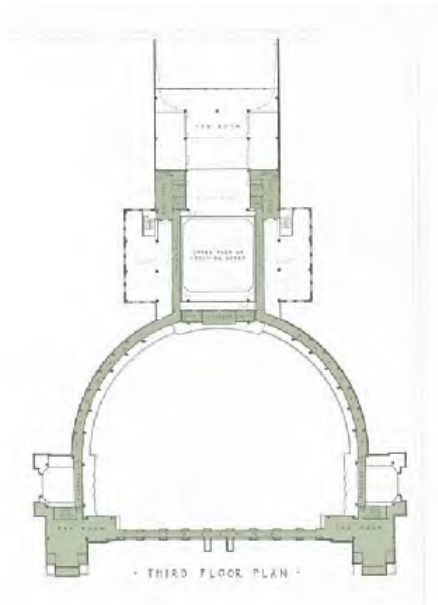
Historic Preservation Tax Credit - Part 2
Application
2016.02.29

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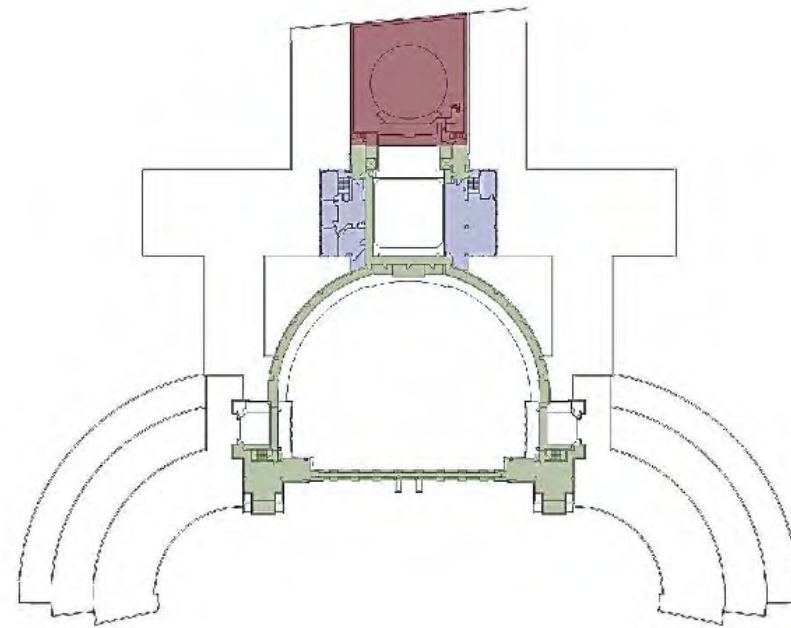


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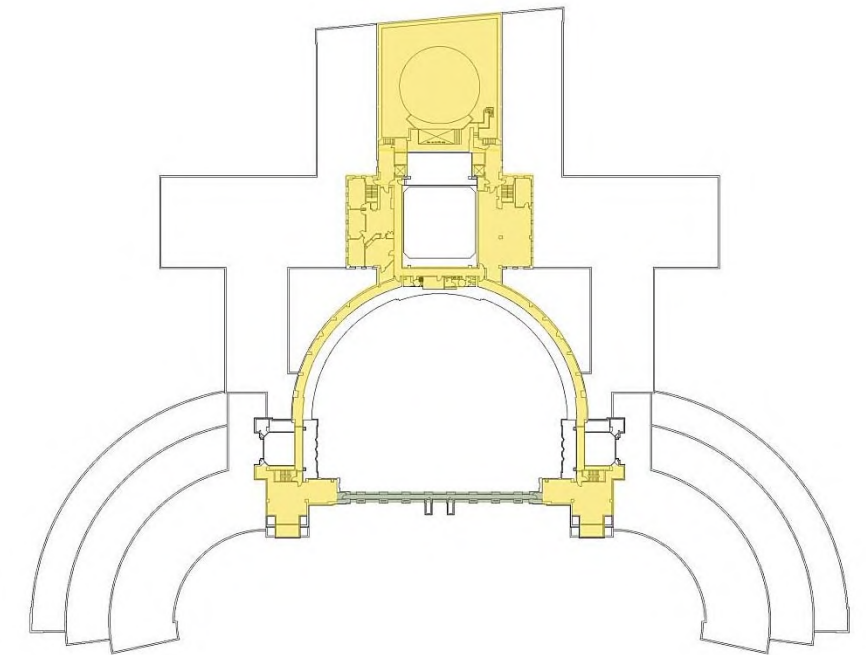
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-  PREVIOUS ALTERATIONS (HISTORIC SPACES)
-  PREVIOUS ALTERATIONS
-  PREVIOUSLY PRESERVED (HISTORIC SPACES)
-  REHABILITATION SPACES



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**Interior Preservation Zone Plan 4-F
Third Floor**
Cincinnati Union Terminal Restoration & Renovation

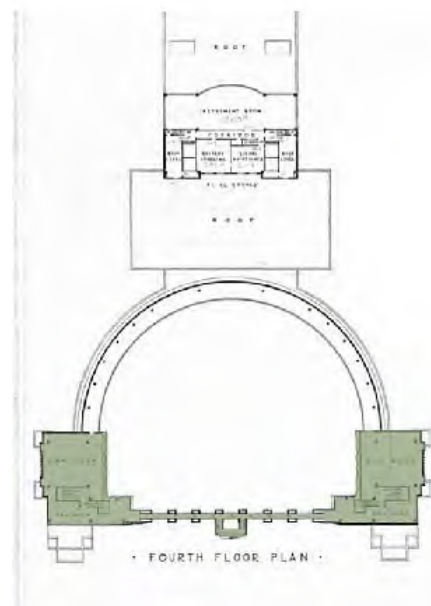
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2016.02.29

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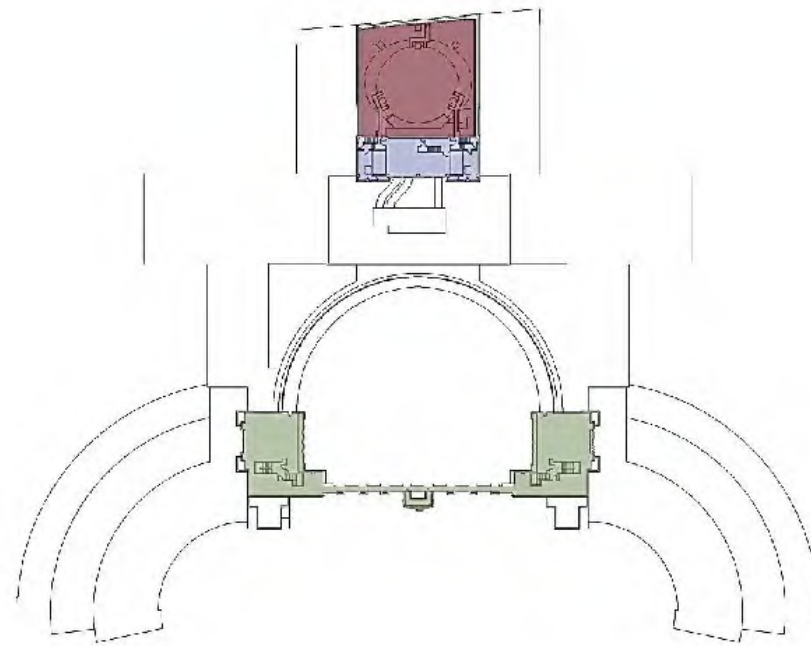


FLOOR PLAN KEY

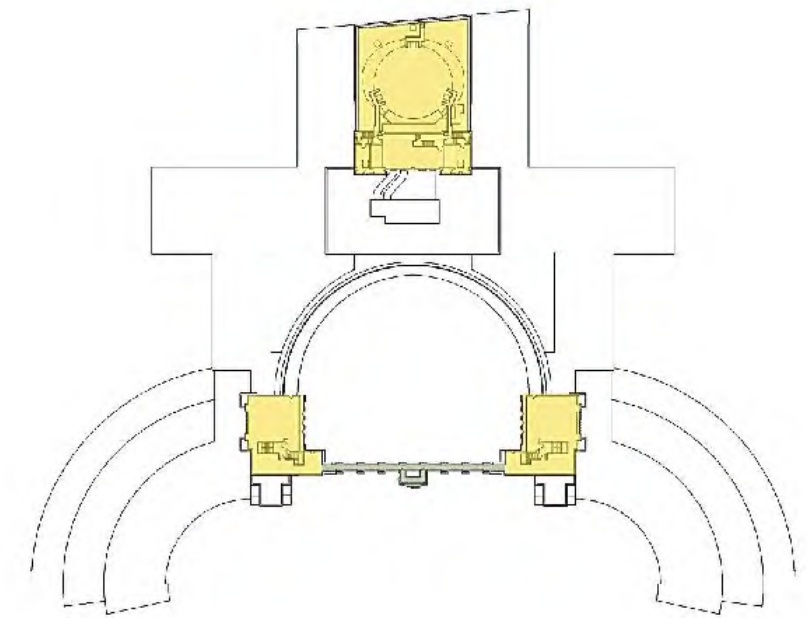
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-  PREVIOUS ALTERATIONS (HISTORIC SPACES)
-  PREVIOUS ALTERATIONS
-  PREVIOUSLY PRESERVED (HISTORIC SPACES)
-  REHABILITATION SPACES



1931



EXISTING



PROPOSED



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**Interior Preservation Zone Plan 4-G
Fourth Floor**
Cincinnati Union Terminal Restoration & Renovation

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Application
2016.02.29

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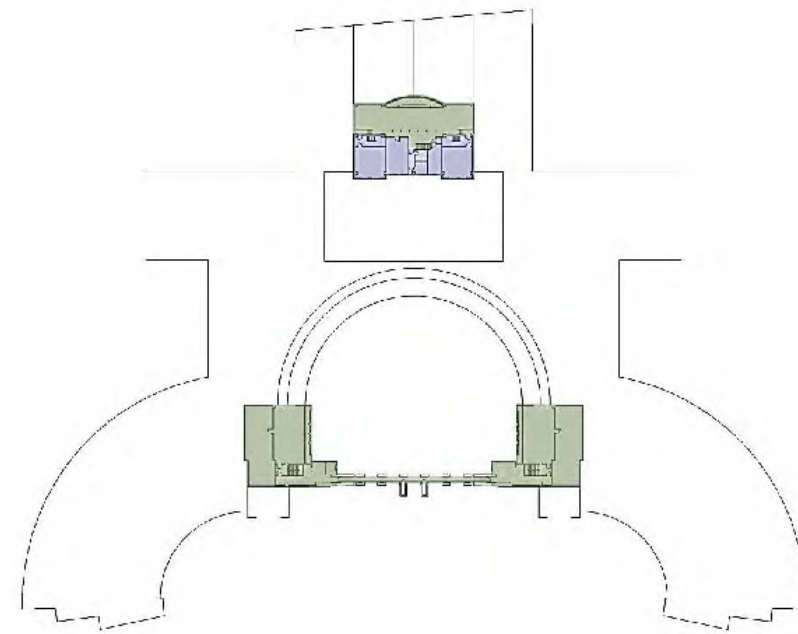


FLOOR PLAN KEY

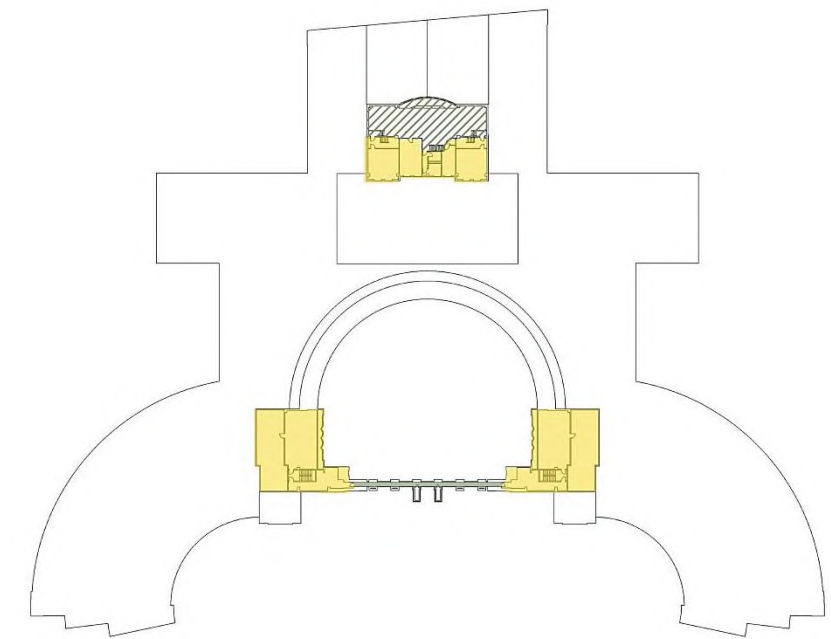
-  SIGNIFICANT HISTORIC/PRESERVATION SPACES
-  PREVIOUS ALTERATIONS (HISTORIC SPACES)
-  PREVIOUS ALTERATIONS
-  PREVIOUSLY PRESERVED (HISTORIC SPACES)
-  REHABILITATION SPACES



1931



EXISTING



PROPOSED



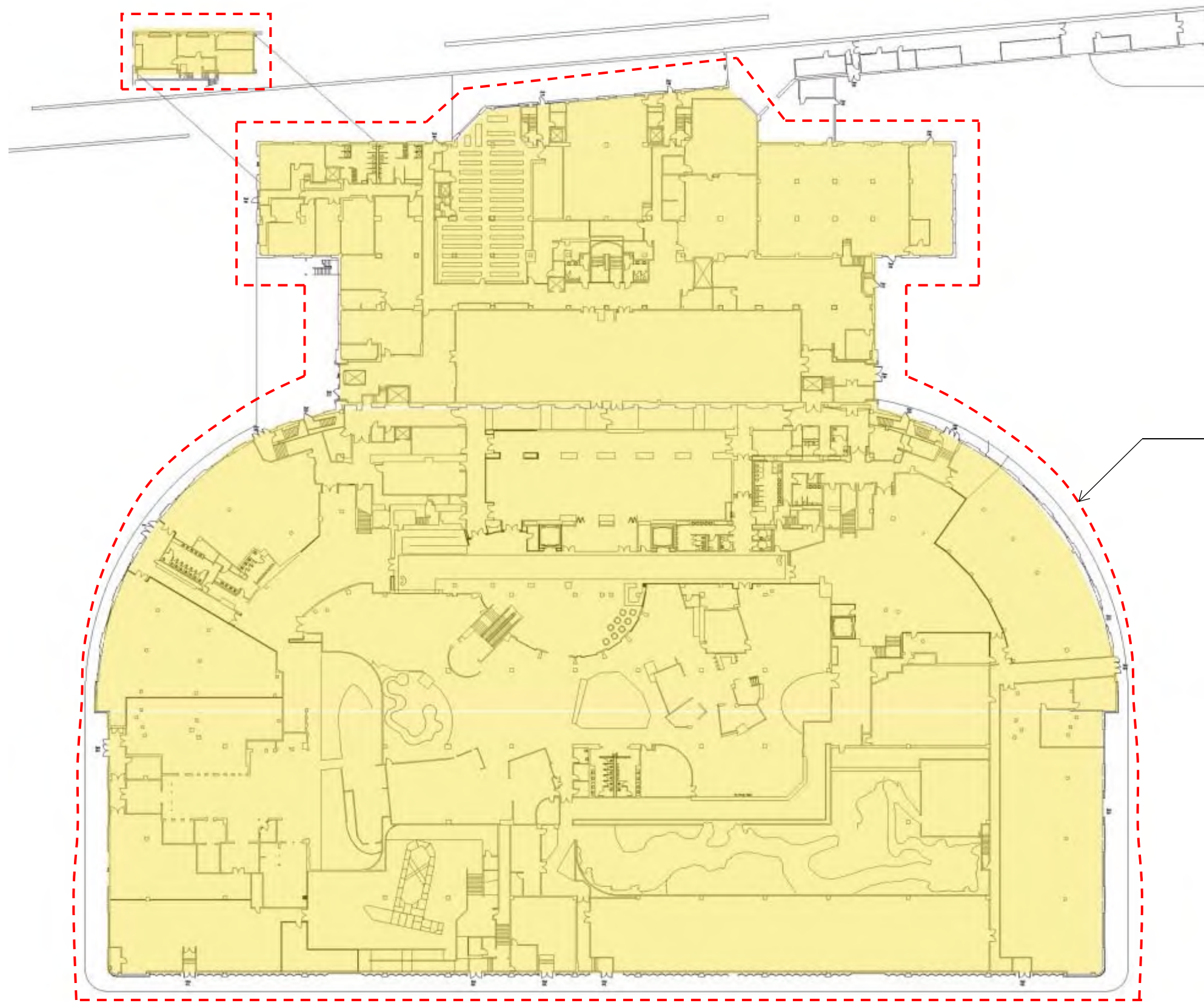
Cincinnati Union Terminal
Restoration & Restoration

**Interior Preservation Zone Plan 4-H
Fifth Floor/Tower A**
Cincinnati Union Terminal Restoration & Renovation

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ZONE KEY

- SIGNIFICANT HISTORIC/PRESERVATION SPACES
- PREVIOUSLY PRESERVED (HISTORIC SPACES)
- REHABILITATION SPACES

FEATURE 29:
LOWER LEVEL REHABILITATION SPACES

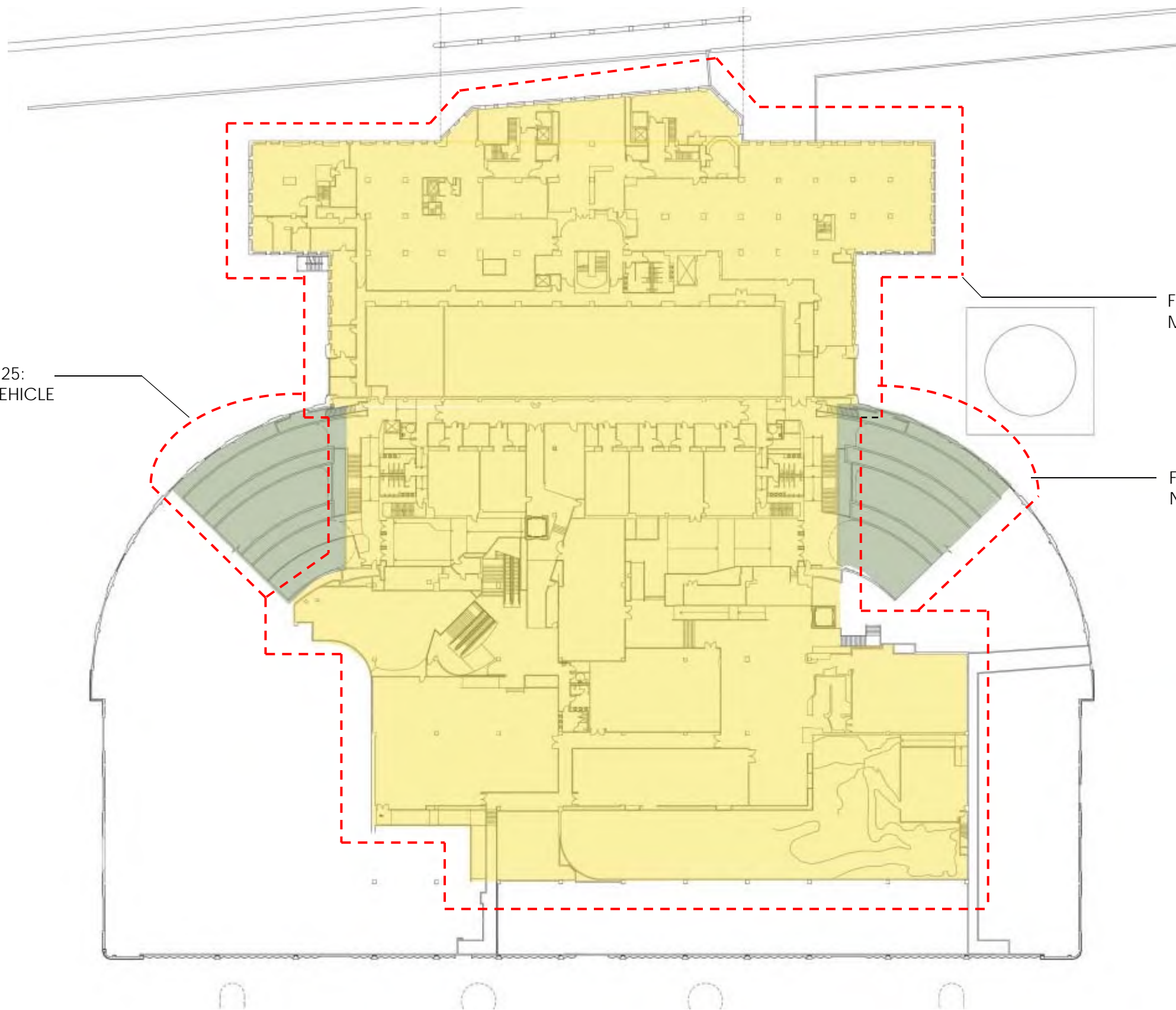
Interior Key Plan 5- A
Lower Level
Cincinnati Union Terminal Restoration & Renovation

Historic Preservation Tax Credit - Part 2 Application
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Cincinnati Union Terminal
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ZONE KEY

- SIGNIFICANT HISTORIC/PRESERVATION SPACES
- PREVIOUSLY PRESERVED (HISTORIC SPACES)
- REHABILITATION SPACES

FEATURE 25:
SOUTH VEHICLE
RAMPS

FEATURE 29:
MEZZANINE REHABILITATION SPACES

FEATURE 25:
NORTH VEHICLE RAMPS



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**Interior Key Plan 5-B
Mezzanine Level**

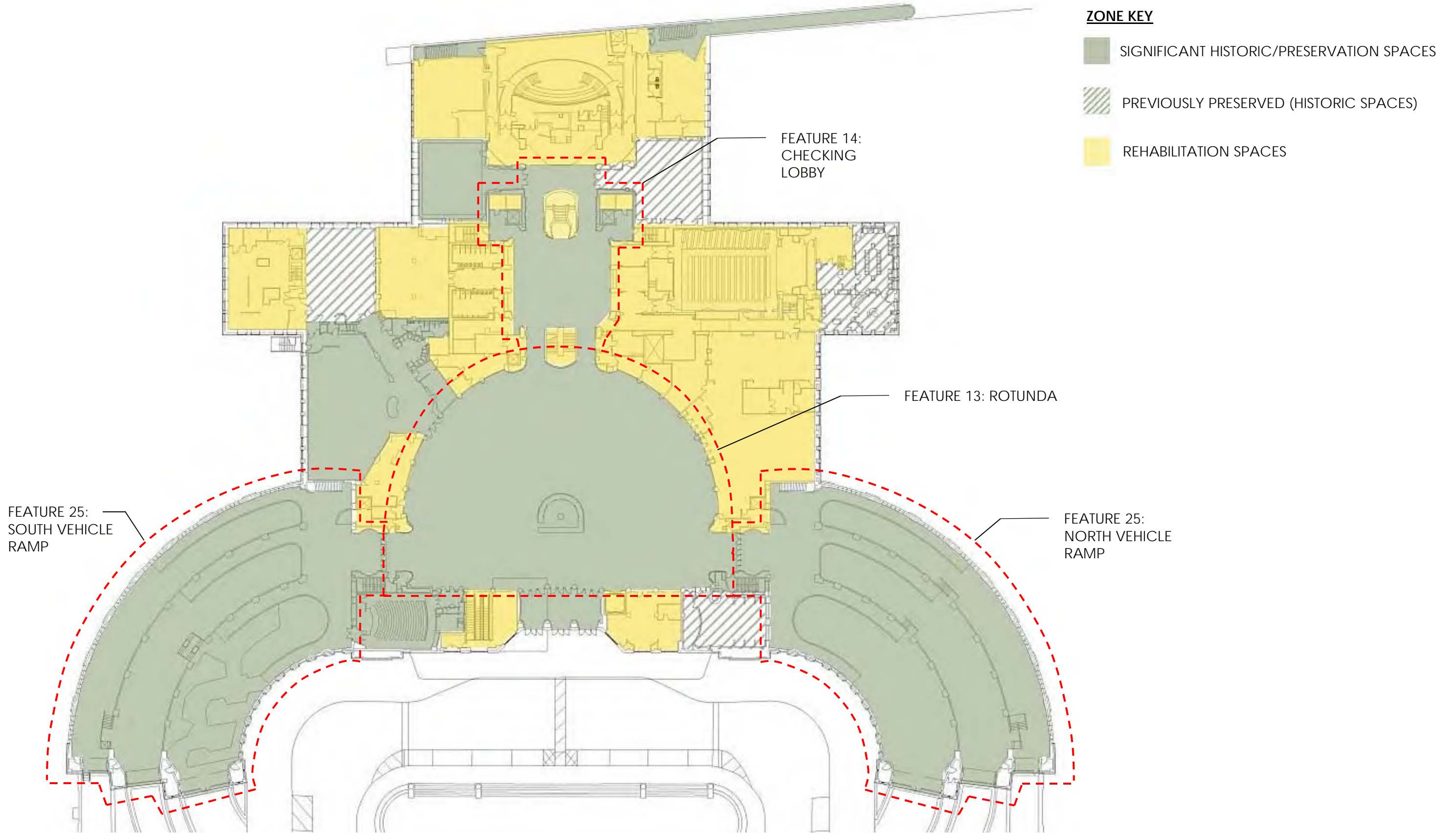
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**Interior Key Plan 5-C
Concourse Level**
Cincinnati Union Terminal Restoration & Renovation

Historic Preservation Tax Credit - Part 2 Application
2016.02.29



Existing Retail

Existing Retail Entry

Existing Elevator

Existing Entry

Existing Entry

Existing Entry

Existing Public Safety

Existing Escalators

Existing Newsreel Theater

EXISTING



EXISTING

Proposed Alcove

Proposed Public Safety

Existing Elevator

Existing Entry

Existing Entry

Existing Entry

Proposed Elevator

Existing Escalators

Existing Newsreel Theater

PROPOSED



PROPOSED

New transom only, spandrel glass

New full storefront, one door

New full storefront except existing elevator door, all spandrel

No change to storefront

No change to storefront

No change to storefront

New full storefront except proposed elevator door, all spandrel

New transom only, vision glass

No change to storefront



Cincinnati Union Terminal Restoration & Renovation

P-25: Feature 13 - Rotunda East Elevation Rendering

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Existing Organ Pipes

Existing Organ Pipes

Existing Office

Existing Retail

Existing Retail Entry

Existing Retail

Existing Retail

Existing MNHS Entry

EXISTING



EXISTING

Existing Organ Pipes

Existing Organ Pipes

Proposed Cafe

Proposed Cafe Entry

Existing Retail Entry

Existing Retail

Existing Retail

Existing MNHS Entry

PROPOSED



PROPOSED

No change to storefront

No change to storefront

No change to storefront

No change to frameless glass entry

No change to frameless glass entry

No change to storefront

No change to storefront

No change to storefront

P-26: Feature 13 - Rotunda North Elevation Rendering

Cincinnati Union Terminal Restoration & Renovation

Historic Preservation Tax Credit - Part 2 Application 2016.02.29



Cincinnati Union Terminal Restoration & Renovation

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Existing CHM Entry

Existing Foodservice

Existing Foodservice

Existing Foodservice

Existing Entry

Existing Foodservice

Existing Organ Pipes

Existing Organ Pipes

EXISTING



EXISTING

Existing CHM Entry

Proposed Gallery Entry

Proposed Gallery

Proposed Gallery

Existing Entry

Existing Foodservice

Existing Organ Pipes

Existing Organ Pipes

PROPOSED



PROPOSED

No change to storefront

No change to storefront

No change to storefront

No change to storefront

No change to storefront

No change to storefront

No change to storefront

No change to storefront



Cincinnati Union Terminal Restoration & Renovation

P-27: Feature 13 - Rotunda South Elevation Rendering

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1930s photo of the Checking Lobby, looking northwest.



Current view looking northwest.



Current view looking north.



P-28: Feature 14 - Checking Lobby Photographs

Cincinnati Union Terminal Restoration & Renovation

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Existing Elevator Lobby

Existing Theater Entry

Existing Vending

Existing Theater Entry

Existing Corridor Entry

Existing Special Needs Vestibule

EXISTING



EXISTING

Existing Elevator Lobby

Proposed Theater Lobby

Proposed Theater Lobby

Proposed Theater Lobby

Existing Corridor Entry

Proposed Cash Room Vestibule

PROPOSED



PROPOSED

No change

No change to transom

No change to storefront

No change to transom

No change

No change



Cincinnati Union Terminal Restoration & Renovation

P-29: Feature 14 - Checking Lobby North Elevation Rendering

Cincinnati Union Terminal Restoration & Renovation

Historic Preservation Tax Credit - Part 2 Application 2016.02.29

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Existing Elevator Lobby

Existing Lockers

Existing Display Case

Existing Vending

Existing Display Case

Existing Elevator Lobby

EXISTING



EXISTING

Existing Elevator Lobby

Proposed Family Restrooms

Existing Display Case

Proposed Lockers

Existing Display Case

Existing Elevator Lobby

PROPOSED



PROPOSED

No change to transom

No change to transom

No change to storefront

No change to transom

No change to storefront

No change



Cincinnati Union Terminal Restoration & Renovation

P-30: Feature 14 - Checking Lobby South Elevation Rendering

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Existing Display Case

Existing Elevator Lobby

Existing Rotunda Entry

Existing Display Case

Existing Display Case

Existing Newsreel Entry

EXISTING



EXISTING

Existing Display Case

Existing Elevator Lobby

Existing Rotunda Entry

Existing Display Case

Existing Display Case

Existing Newsreel Entry

PROPOSED



PROPOSED

No change to storefront

No change, except new opening to gallery at non-historic rear wall

No change to storefront

No change to storefront

No change to storefront

No change to storefront



Cincinnati Union Terminal Renovation & Restoration

P-43: Feature 25 - Vehicle Ramps South Vehicle Ramp Rendering

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2016.02.29

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Existng
Ice Cream
Parlor

Existing
Ice Cream
Parlor

Existing
Display
Case

Existing
Rotunda
Entry

Existing
Elevator
Lobby

Existing
Display
Case

EXISTING



EXISTING

Existing
Ice Cream
Parlor

Existing
Ice Cream
Parlor

Existing
Display
Case

Existing
Rotunda
Entry

Proposed
Retail Entry

Proposed
Retail Entry

PROPOSED



PROPOSED

No change
to storefront

No change to
storefront

No change
to storefront

No change
to storefront

No change, except remove
existing non-historic elevator,
ramp and low wall

No change, except remove
glass from middle lite and
remove display case wall
behind storefront



Cincinnati Union Terminal
Restoration & Renovation

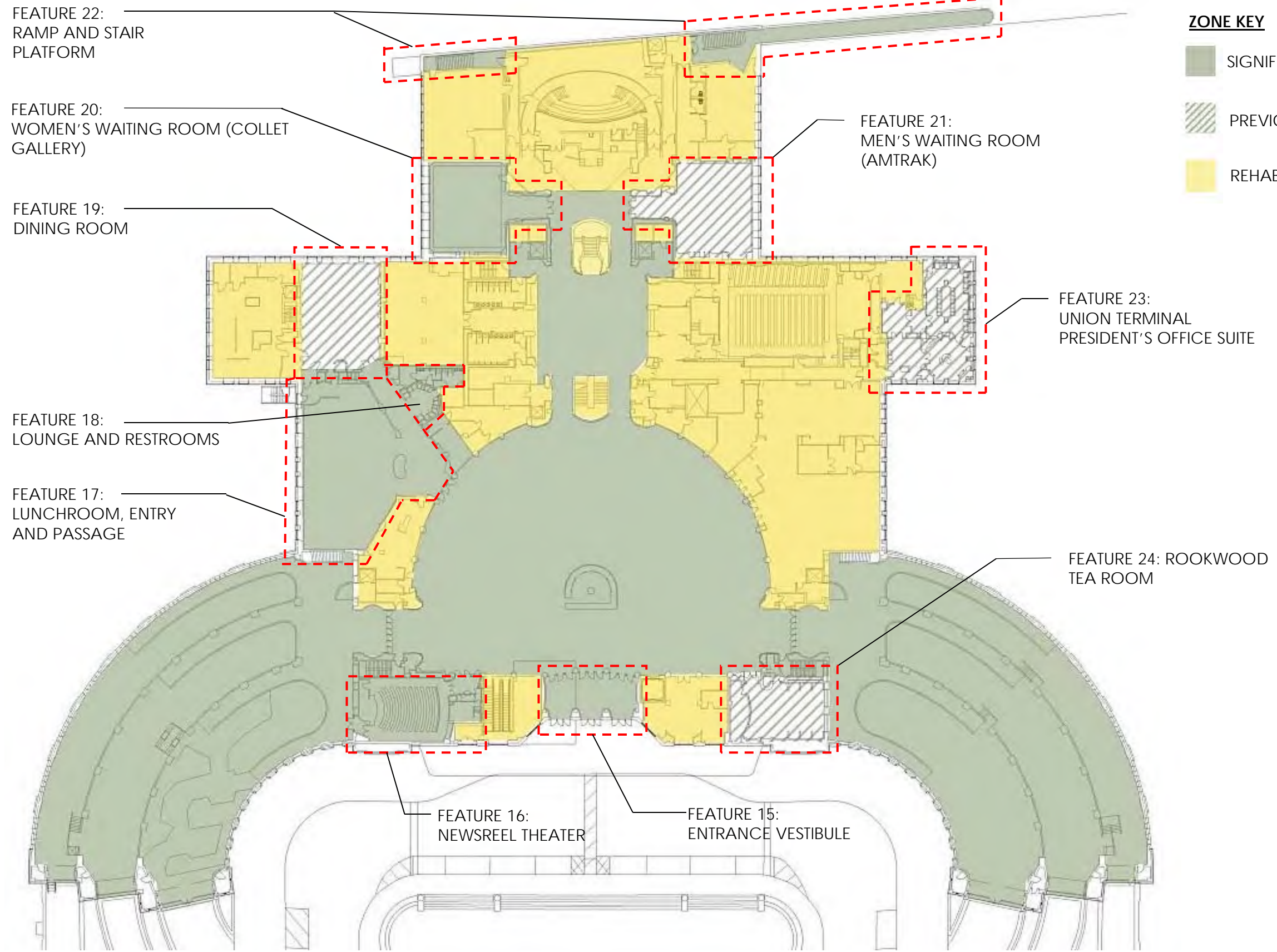
P-44: Feature 25 - Vehicle Ramps North Vehicle Ramp Rendering

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**Interior Key Plan 5-D
Concourse Level**

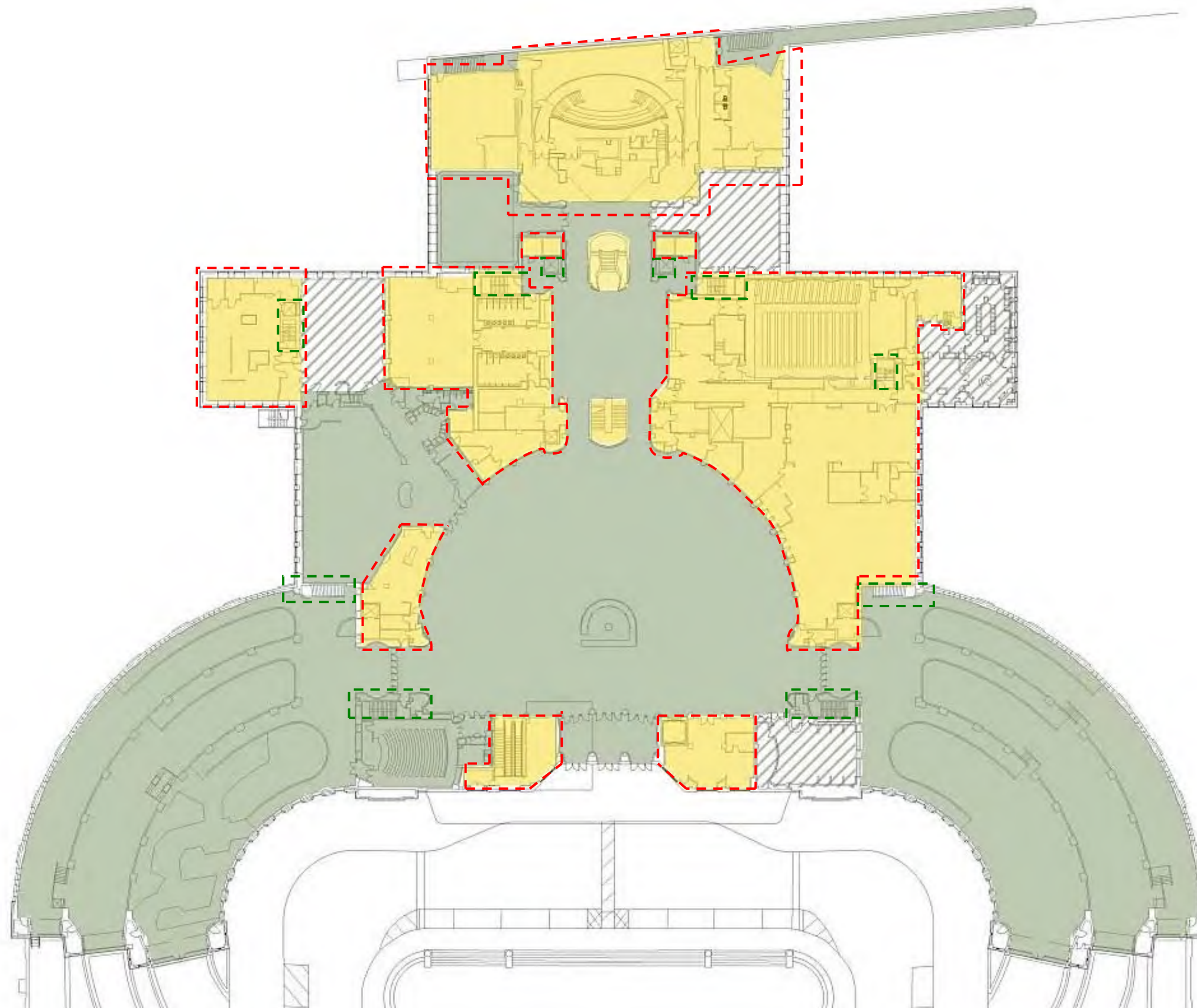
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Historic Preservation Tax Credit - Part 2 Application
2016.02.29



Cincinnati Union Terminal
Restoration & Renovation





ZONE KEY

- SIGNIFICANT HISTORIC/PRESERVATION SPACES
- PREVIOUSLY PRESERVED (HISTORIC SPACES)
- REHABILITATION SPACES

CONCOURSE REHABILITATION PLAN KEY

- FEATURE 26: ORIGINAL STAIRS AND ELEVATORS
- FEATURE 30: CONCOURSE REHABILITATION SPACES

**Interior Key Plan 5-E
Concourse Level**

Cincinnati Union Terminal Restoration & Renovation




Historic Preservation Tax Credit - Part 2 Application
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Cincinnati Union Terminal
Restoration & Renovation

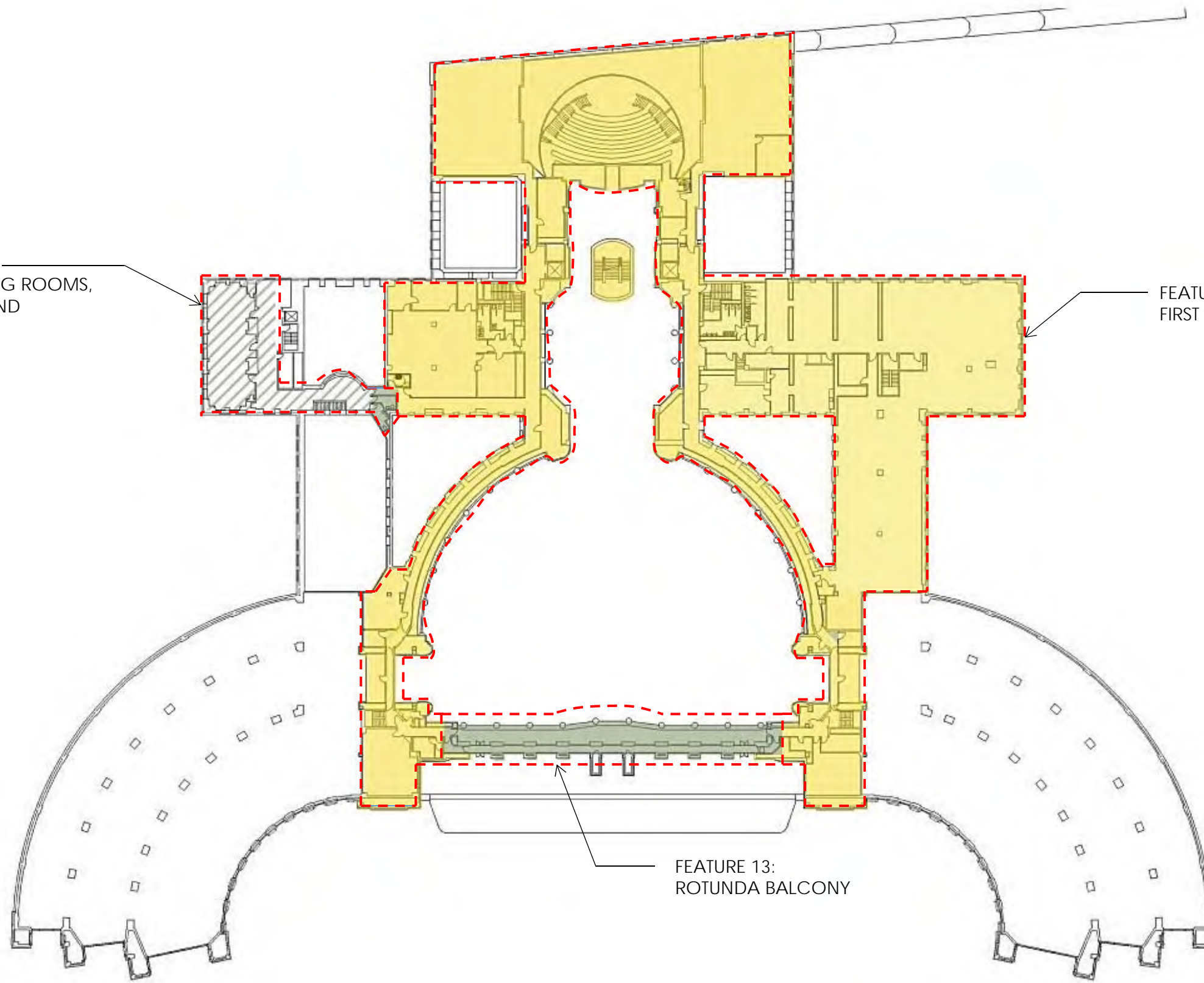


ZONE KEY

-  SIGNIFICANT HISTORIC/PRESERVATION SPACES
-  PREVIOUSLY PRESERVED (HISTORIC SPACES)
-  REHABILITATION SPACES

FEATURE 27:
PRIVATE DINING ROOMS,
HALLWAYS, AND
RESTROOMS

FEATURE 31:
FIRST FLOOR REHABILITATION SPACES



FEATURE 13:
ROTUNDA BALCONY



Cincinnati Union Terminal
Restoration & Restoration




**Interior Key Plan 5-F
First Floor**

Cincinnati Union Terminal Restoration & Renovation

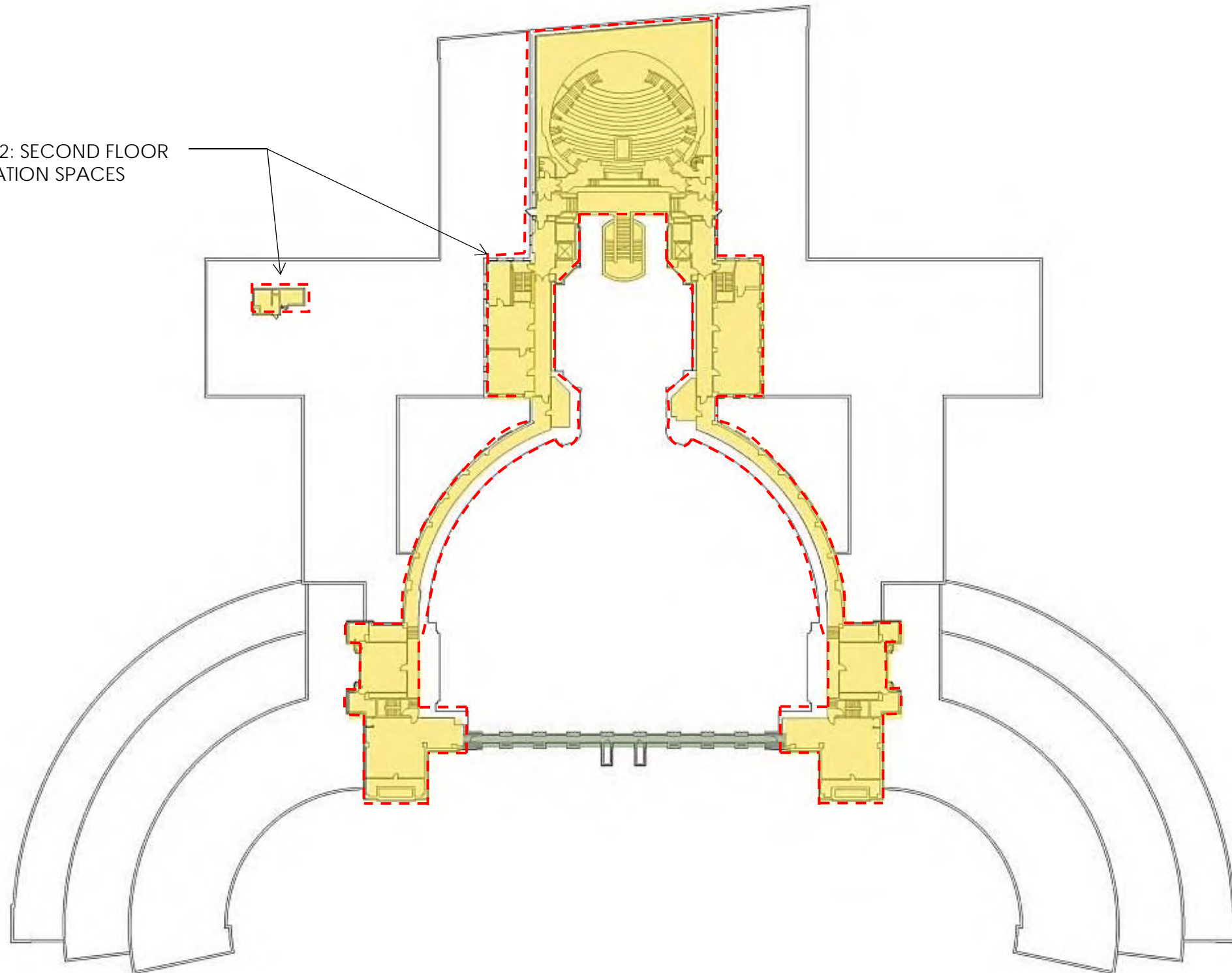
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2016.02.29



ZONE KEY

-  SIGNIFICANT HISTORIC/PRESERVATION SPACES
-  PREVIOUSLY PRESERVED (HISTORIC SPACES)
-  REHABILITATION SPACES

FEATURE 32: SECOND FLOOR
REHABILITATION SPACES



Cincinnati Union Terminal
Restoration & Renovation

**Interior Key Plan 5-G
Second Floor**

Cincinnati Union Terminal Restoration & Renovation

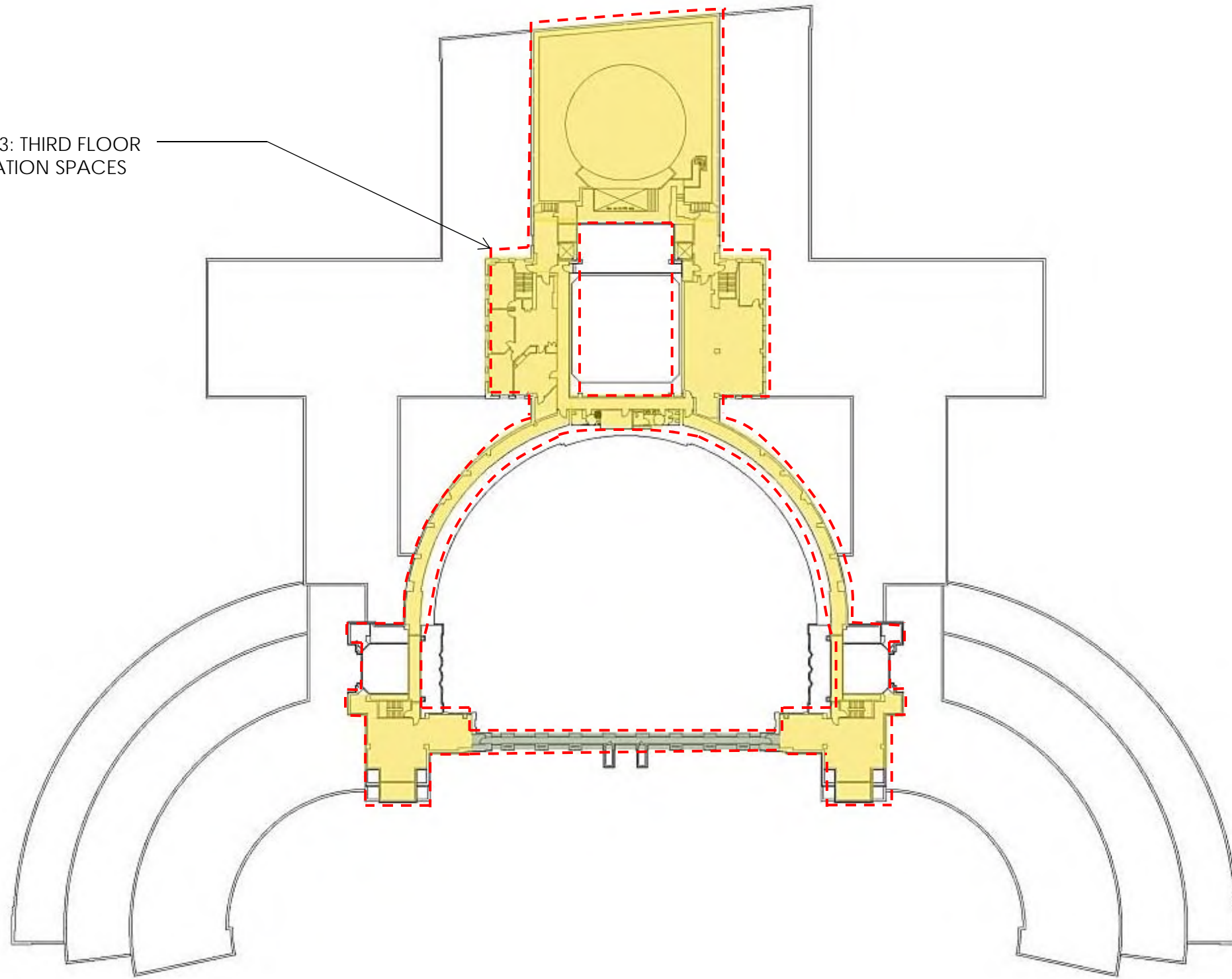
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FEATURE 33: THIRD FLOOR
REHABILITATION SPACES



ZONE KEY

-  SIGNIFICANT HISTORIC/PRESERVATION SPACES
-  PREVIOUSLY PRESERVED (HISTORIC SPACES)
-  REHABILITATION SPACES






**Interior Key Plan 5-H
Third Floor**
Cincinnati Union Terminal Restoration & Renovation

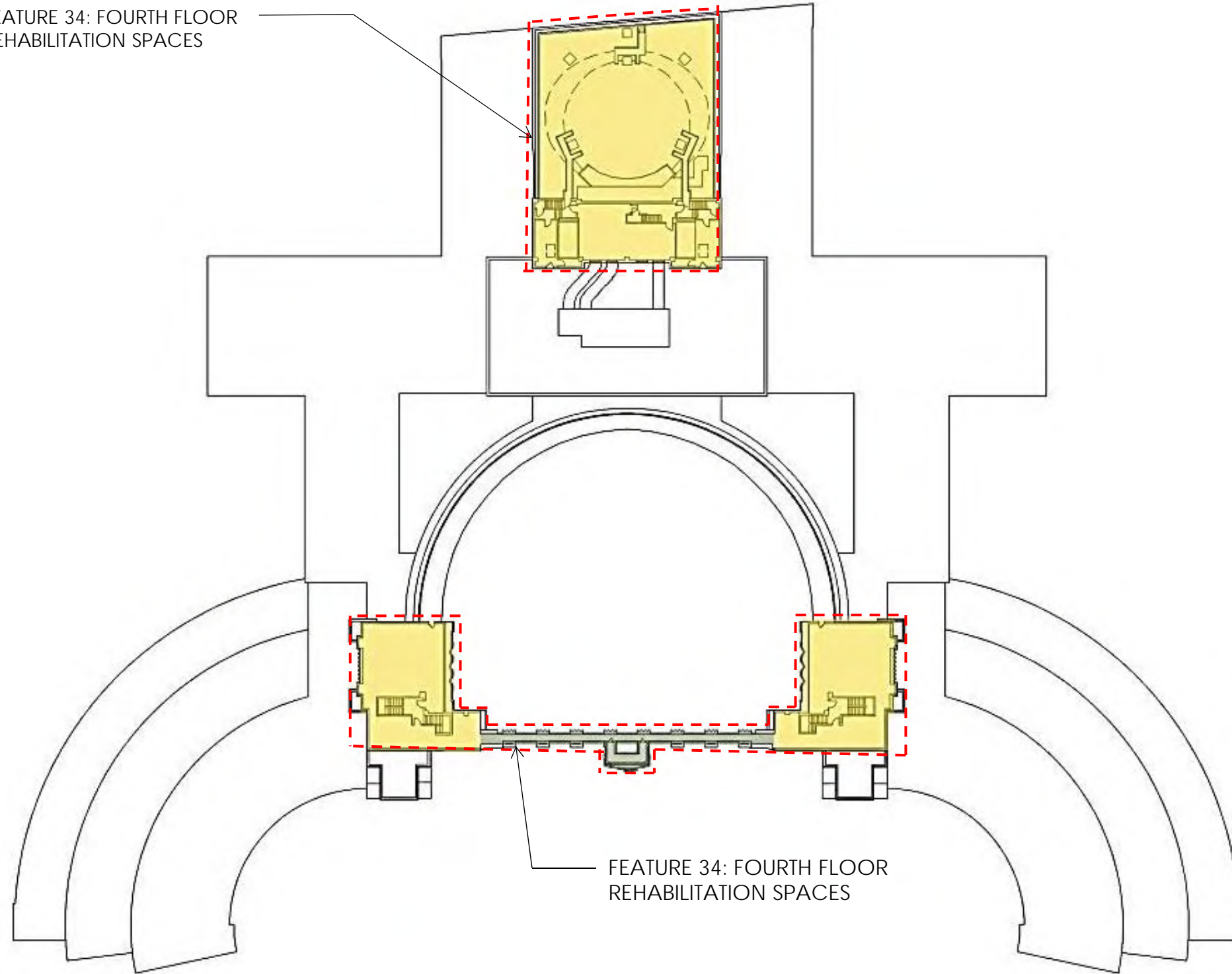
Historic Preservation Tax Credit - Part 2 Application
2016.02.29



ZONE KEY

-  SIGNIFICANT HISTORIC/PRESERVATION SPACES
-  PREVIOUSLY PRESERVED (HISTORIC SPACES)
-  REHABILITATION SPACES

FEATURE 34: FOURTH FLOOR
REHABILITATION SPACES



FEATURE 34: FOURTH FLOOR
REHABILITATION SPACES



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Restoration & Renovation

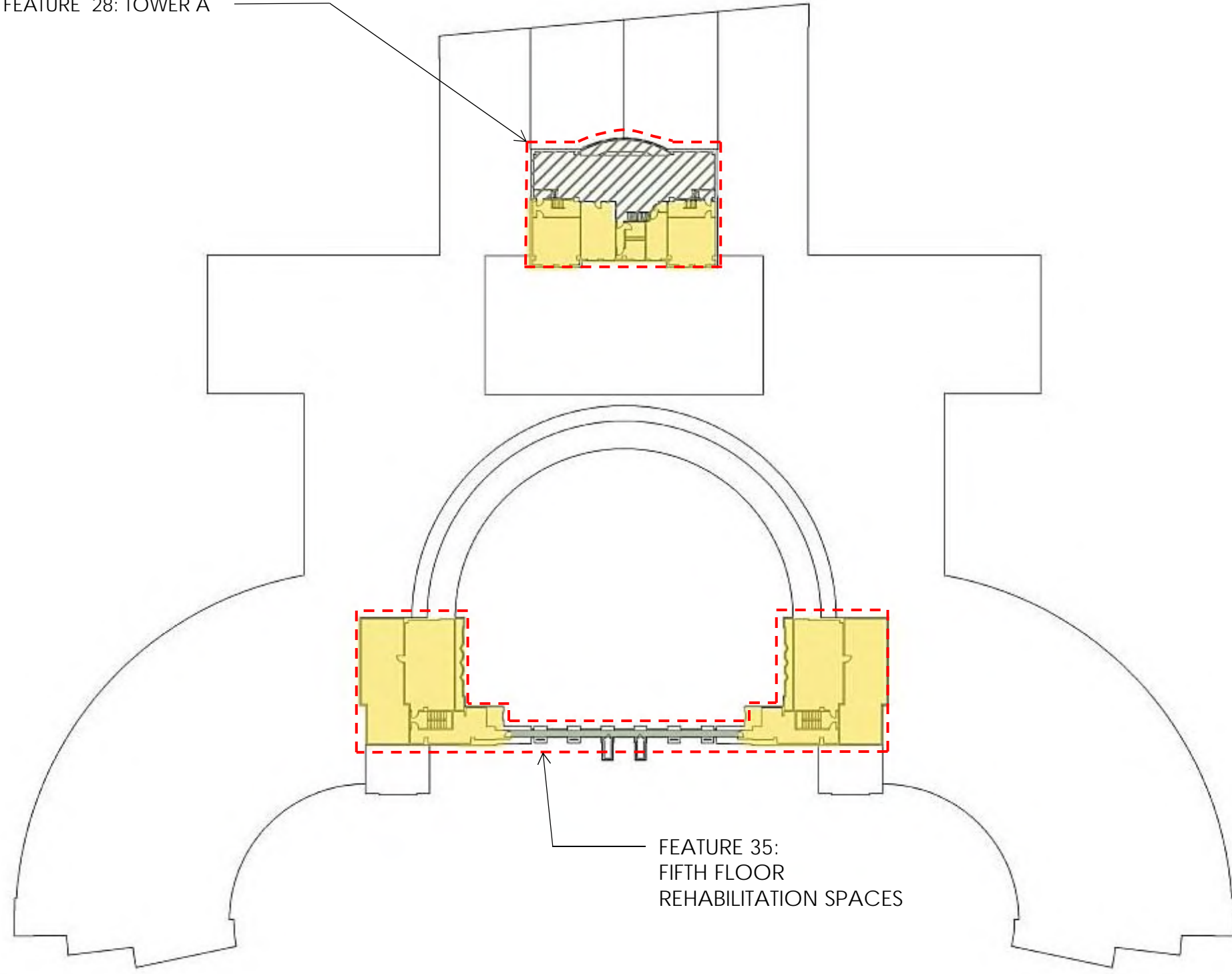
**Interior Key Plan 5-I
Fourth Floor**

Cincinnati Union Terminal Restoration & Renovation

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2016.02.29






FEATURE 28: TOWER A



FEATURE 35:
FIFTH FLOOR
REHABILITATION SPACES

ZONE KEY

-  SIGNIFICANT HISTORIC/PRESERVATION SPACES
-  PREVIOUSLY PRESERVED (HISTORIC SPACES)
-  REHABILITATION SPACES



Cincinnati Union Terminal
Restoration & Renovation

**Interior Key Plan 5-J
Fifth Floor/Tower A**
Cincinnati Union Terminal Restoration & Renovation

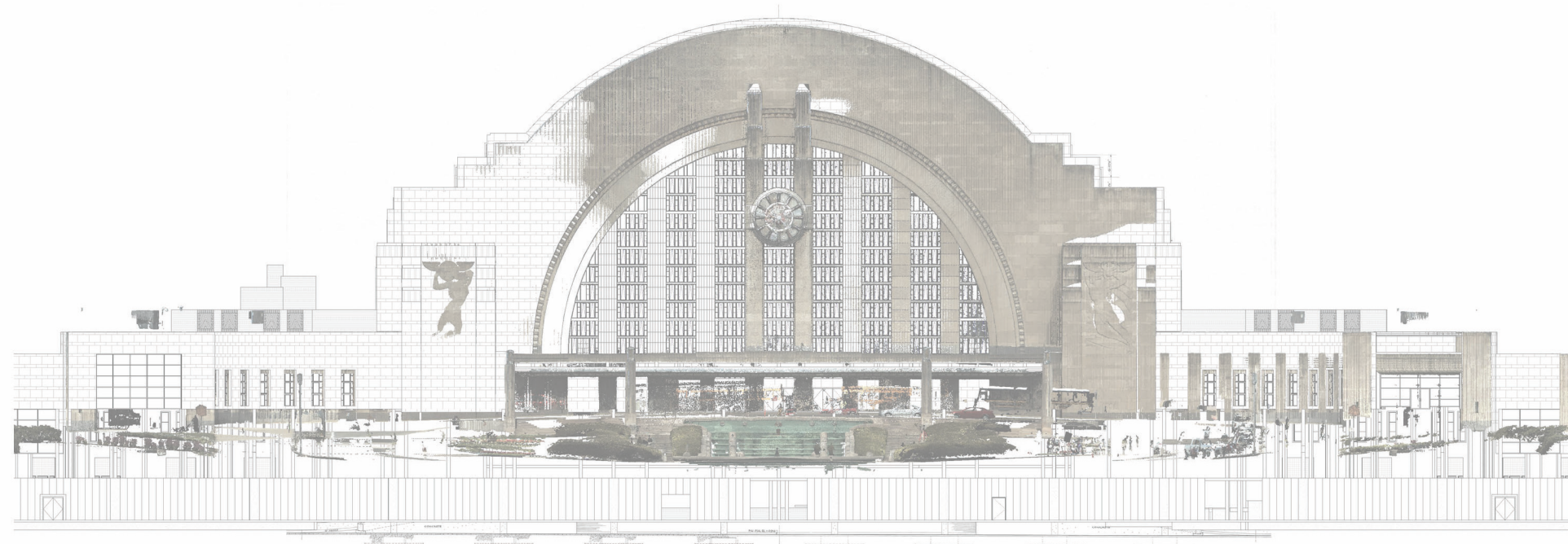
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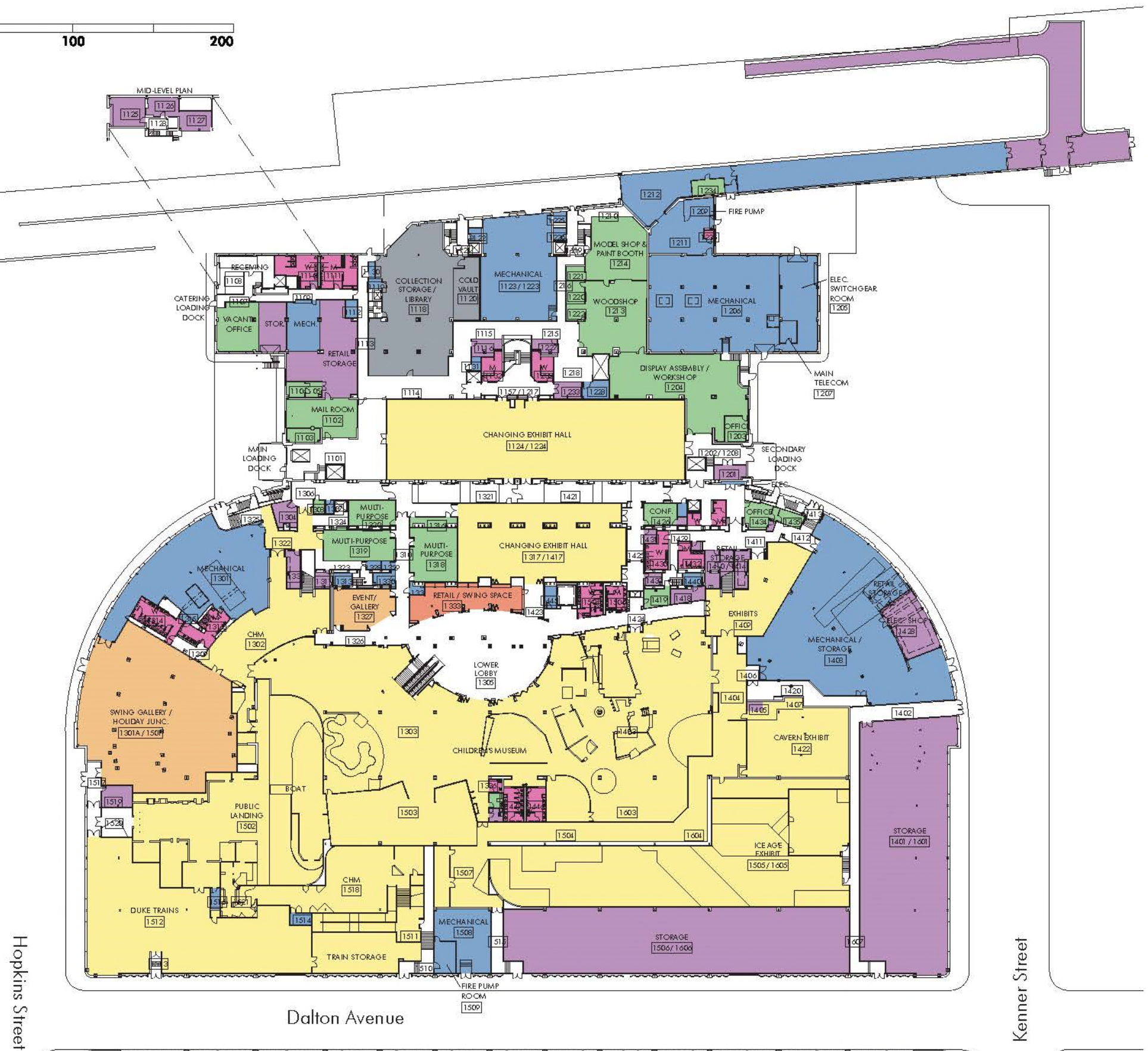
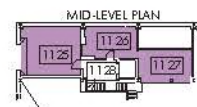
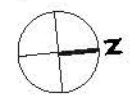
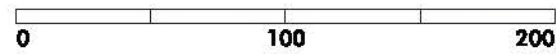
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EXISTING PLANS



FOR REFERENCE

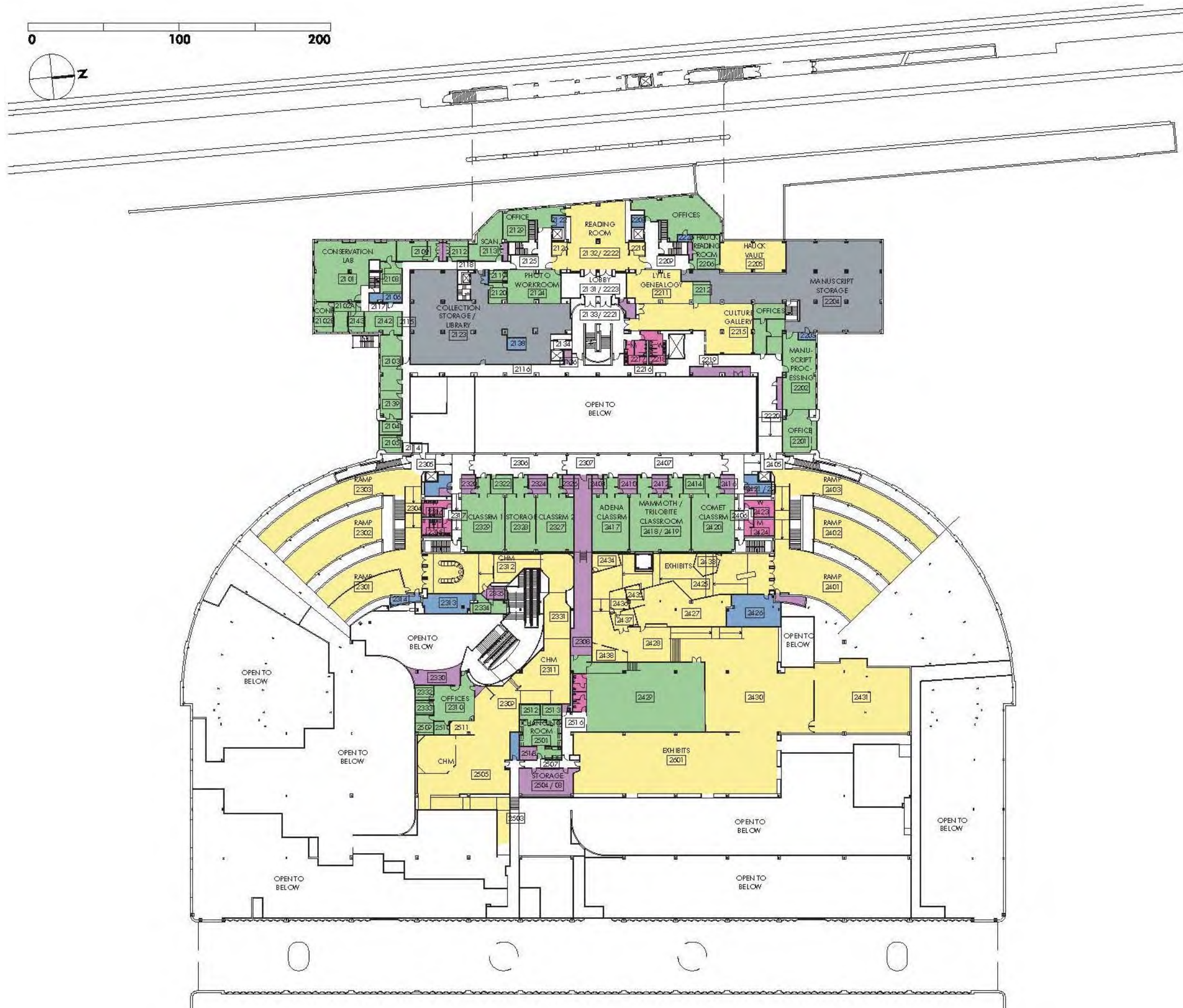


- Legend**
- Exhibit
 - Collection
 - Restroom
 - Mechanical
 - Circulation
 - Administration/Service
 - Storage
 - Retail/Food/Service
 - Special Event/Conference/Dining

Existing Plan 6-A
Lower Level
 Cincinnati Union Terminal Restoration & Renovation

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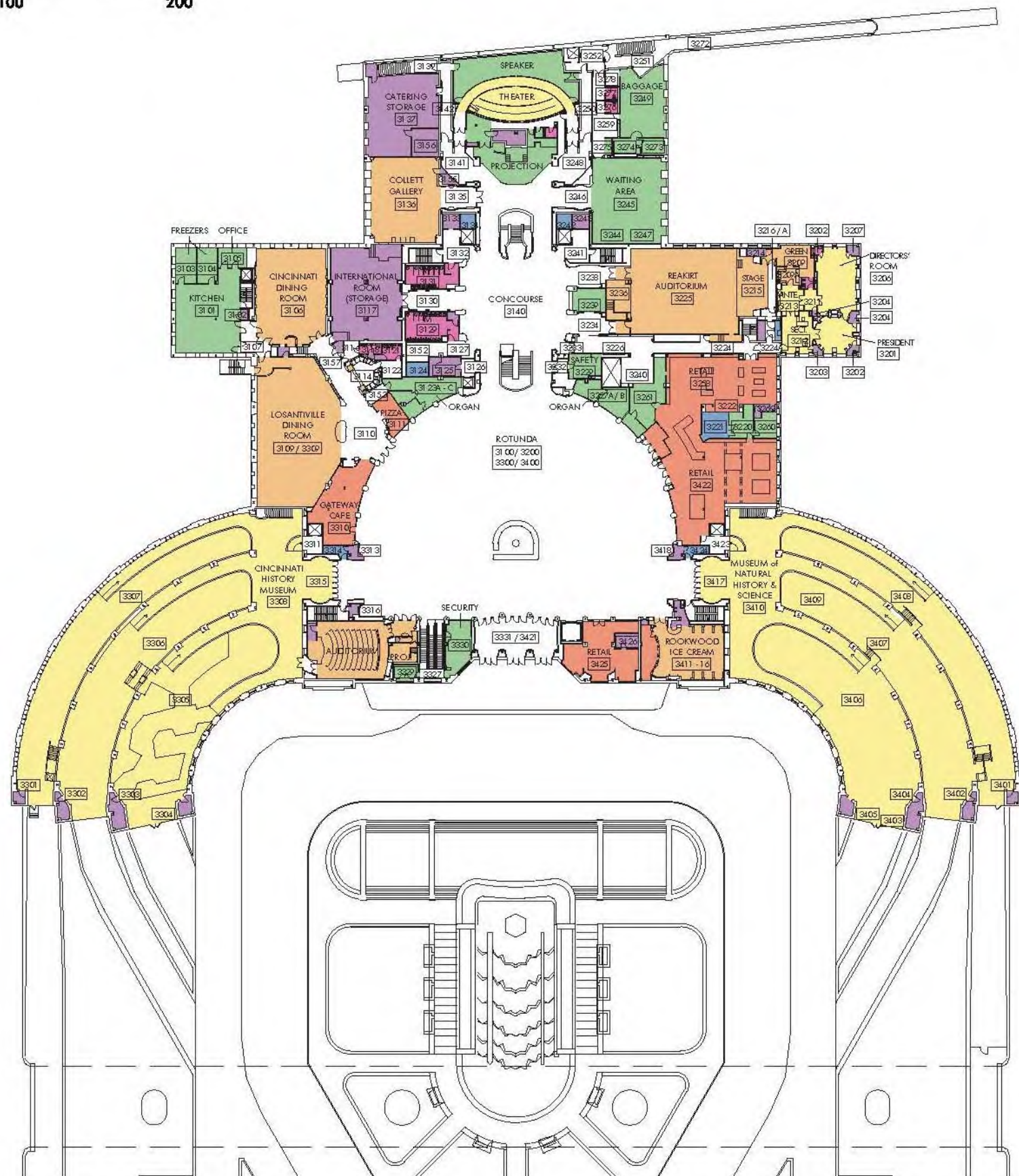
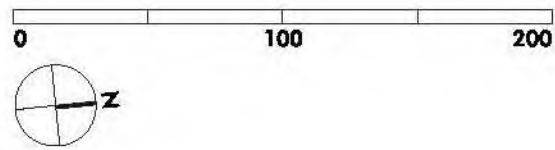


- Legend**
- Exhibit
 - Collection
 - Restroom
 - Mechanical
 - Circulation
 - Administration/Service
 - Storage
 - Retail/Food/Service
 - Special Event/Conference/Dining

Existing Plan 6-B
Mezzanine
 Cincinnati Union Terminal Restoration & Renovation

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 2016.02.29



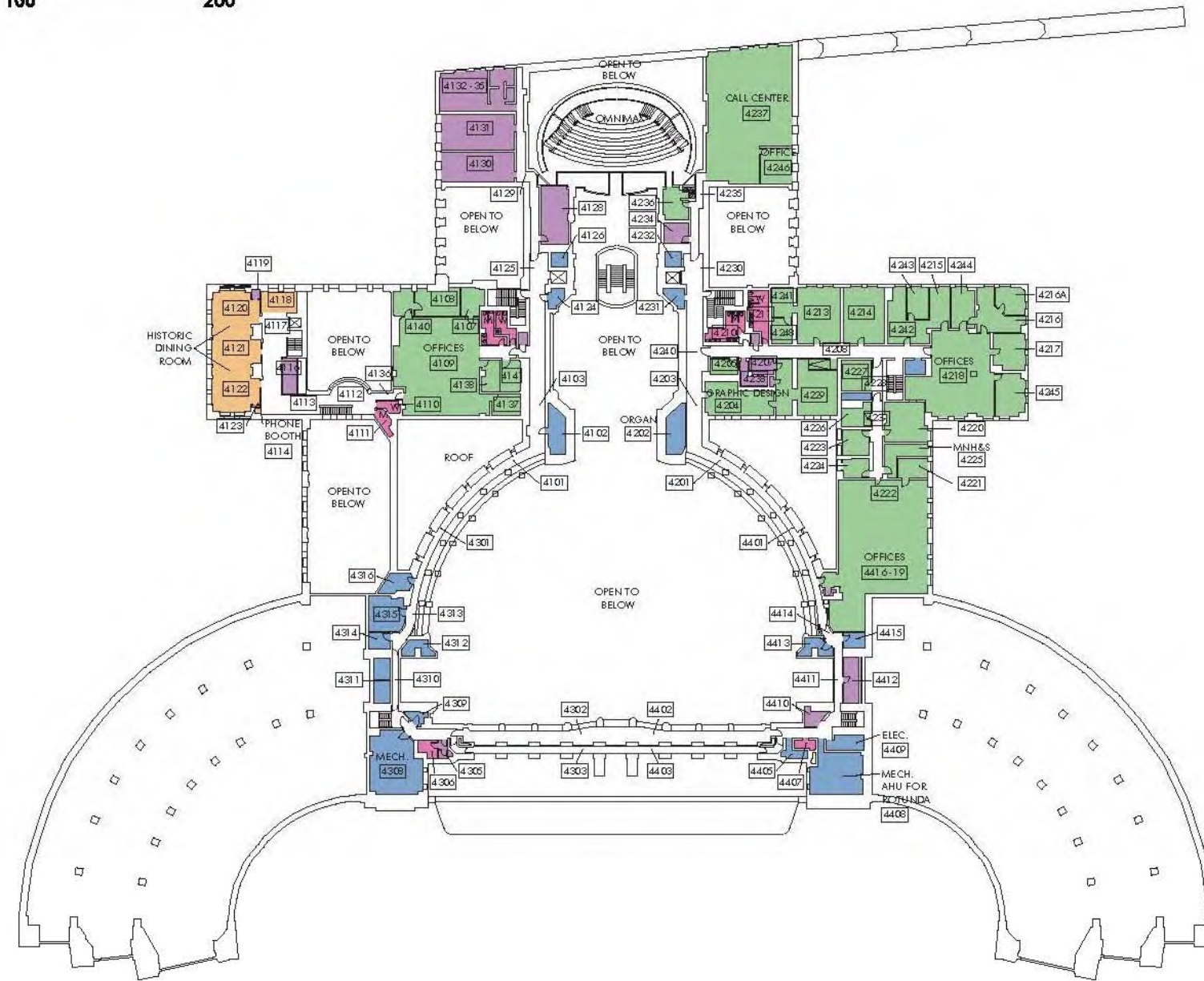
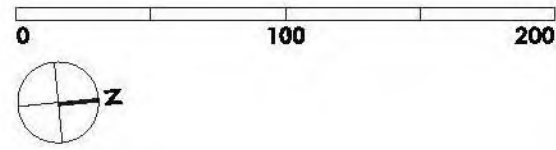


- Legend**
- Exhibit
 - Collection
 - Restroom
 - Mechanical
 - Circulation
 - Administration/Service
 - Storage
 - Retail/Food/Service
 - Special Event/Conference/Dining

Existing Plan 6-C
Concourse Level
 Cincinnati Union Terminal Restoration & Renovation

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- Legend**
- Exhibit
 - Collection
 - Restroom
 - Mechanical
 - Circulation
 - Administration/Service
 - Storage
 - Retail/Food/Service
 - Special Event/Conference/Dining

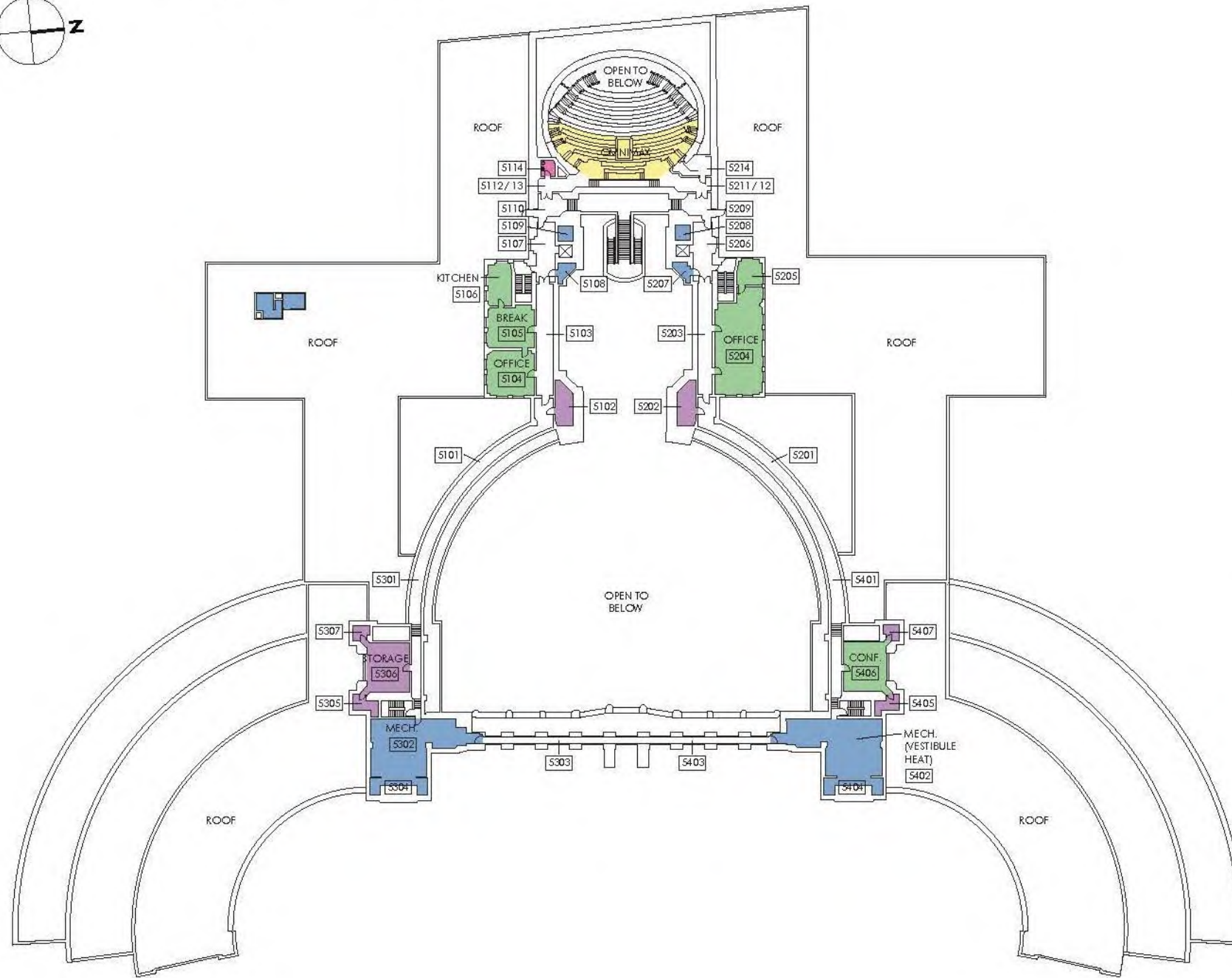
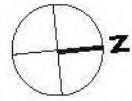


Existing Plan 6-D
First Floor
 Cincinnati Union Terminal Restoration & Renovation

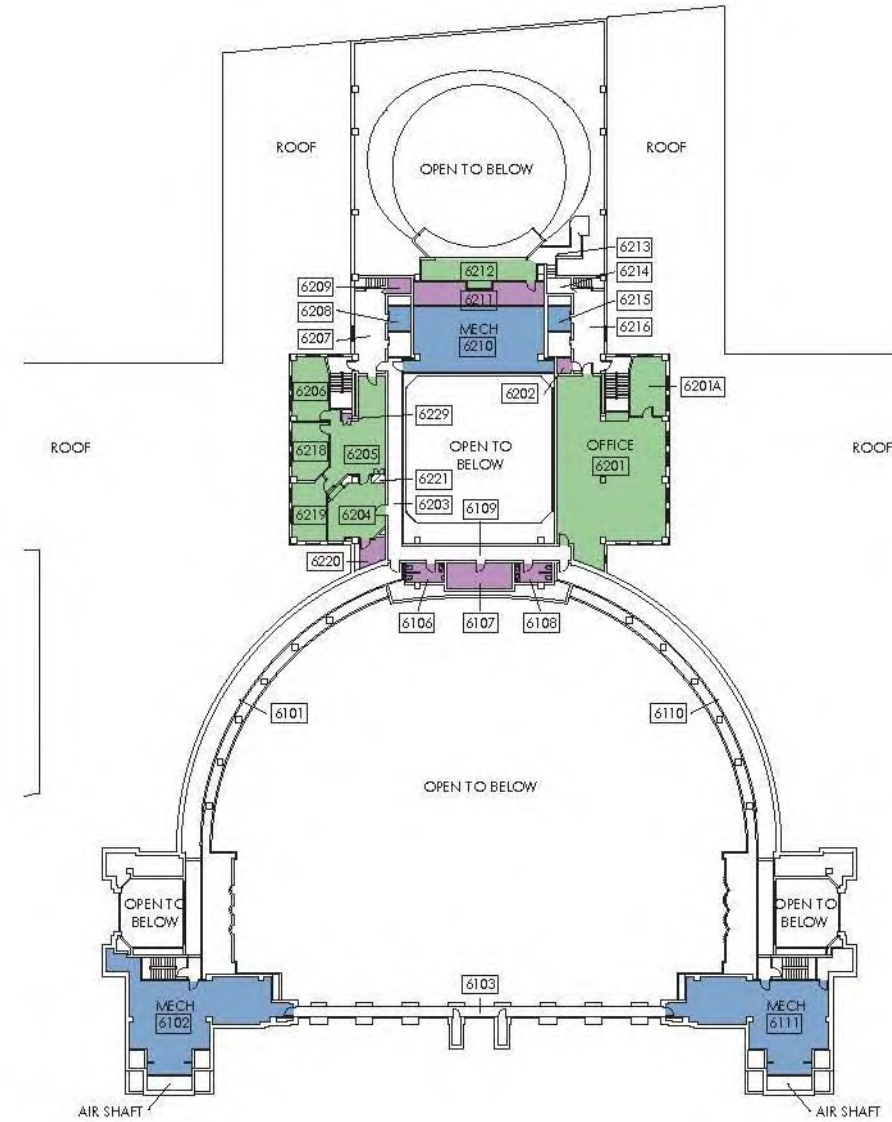
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0 100 200



05 Second Floor



06 Third Floor

Legend

- Exhibit
- Collection
- Restroom
- Mechanical
- Circulation
- Administration/Service
- Storage
- Retail/Food/Service
- Special Event/Conference/Dining



Cincinnati Union Terminal
Restoration & Renovation

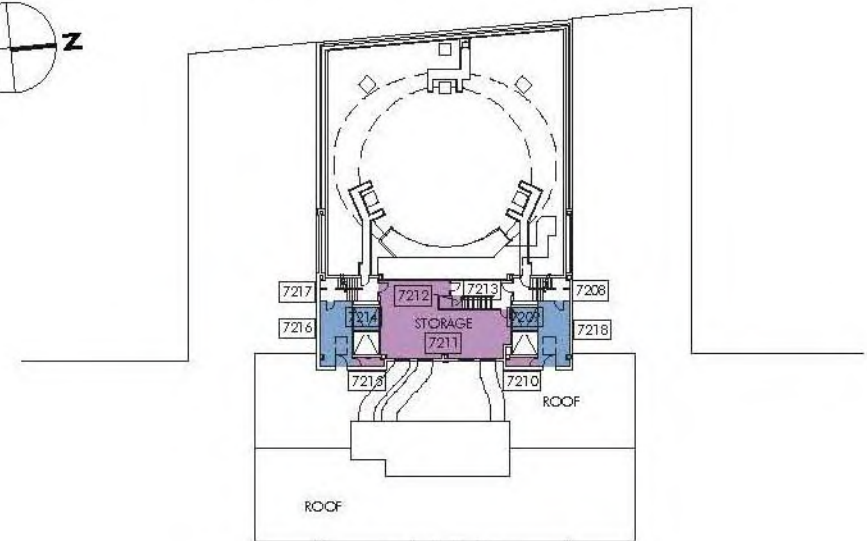
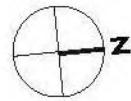
Existing Plan 6-E
Second Floor, Third Floor
Cincinnati Union Terminal Restoration & Renovation

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2016.02.29

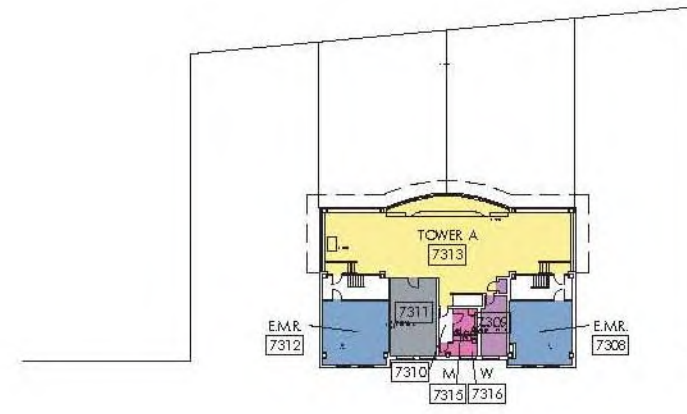
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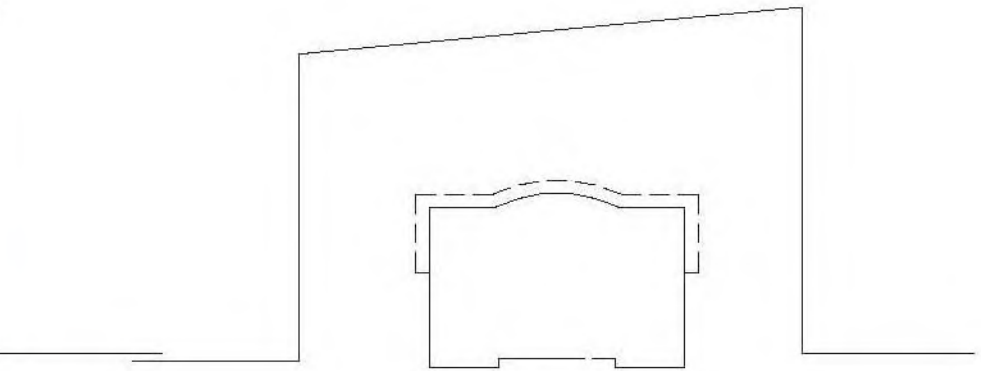
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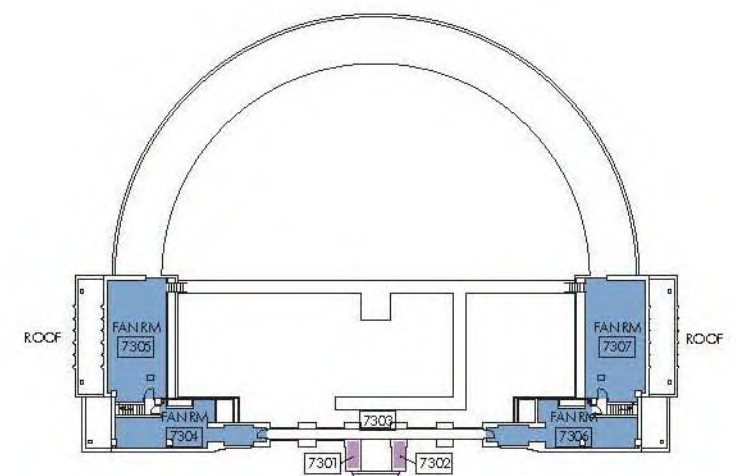
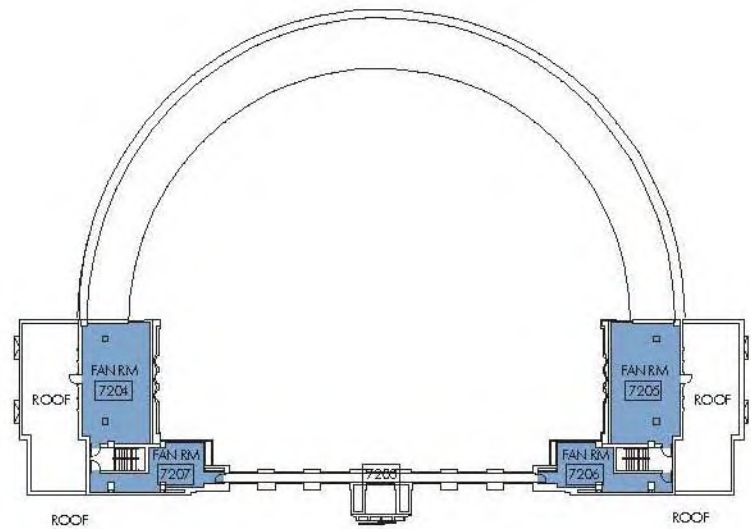
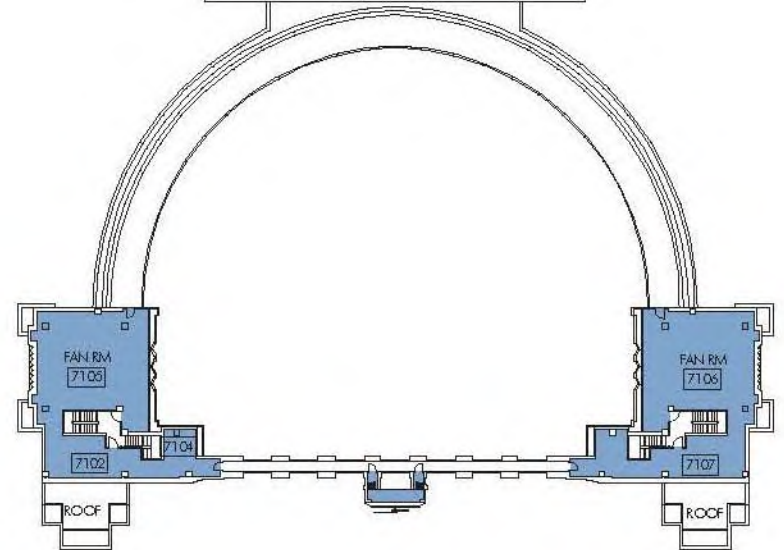
07 Fourth Floor



08 Fifth Floor



09 Sixth Floor



- Legend**
- Exhibit
 - Collection
 - Restroom
 - Mechanical
 - Circulation
 - Administration/Service
 - Storage
 - Retail/Food/Service
 - Special Event/Conference/Dining



Cincinnati Union Terminal
Restoration & Renovation

Existing Plan 6-F
Fourth Floor, Fifth Floor, Sixth Floor
 Cincinnati Union Terminal Restoration & Renovation

Historic Preservation Tax Credit - Part 2 Application
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