

**\*\*\*AGENDA\*\*\***  
**HISTORIC CONSERVATION BOARD**  
**MONDAY, NOVEMBER 09, 2015 – 3:00 PM**  
**J. MARTIN GRIESEL ROOM**  
**II CENTENNIAL PLAZA – 7TH FLOOR**  
**805 CENTRAL AVENUE**

**CALL TO ORDER**

**CONSENT ITEMS:**

**CERTIFICATES OF APPROPRIATENESS**

1. 1737 Elm Street (Front & Rear): Certificate of Appropriateness for a rehabilitation and deck additions in the Over-the-Rhine Historic District (Kellam)
2. 42 West McMicken Avenue: Certificate of Appropriateness for a rehabilitation in the Over-the-Rhine Historic District (Strunc)
3. 1814 Race Street: Certificate of Appropriateness for a rehabilitation and an addition in the Over-the-Rhine Historic District (Kellam)

**DISCUSSION ITEMS:**

**CERTIFICATES OF APPROPRIATENESS**

4. 1349 East McMillan Street: Certificate of Appropriateness for a demolition in the Uplands Historic District (Kellam)
5. 217 West 12<sup>th</sup> Street: Certificate of Appropriateness for a demolition in the Over-the-Rhine Historic District (Strunc)

**CERTIFICATES OF APPROPRIATENESS AND ZONING RELIEF**

6. 217 West 12<sup>th</sup> Street: Certificate of Appropriateness and variance for new construction in the Over-the-Rhine Historic District (Strunc)
7. Ziegler Park: Certificate of Appropriateness, conditional use review, and dimensional variance for the rehabilitation of existing recreational facilities and the new construction of a subterranean parking garage in the Over-the-Rhine Historic District (Strunc)
8. 320 Seitz Street: Certificate of Appropriateness and special exception for a rehabilitation and front-yard parking in the Over-the-Rhine Historic District (Strunc)

**ZONING RELIEF**

9. 95 Mulberry Street: Dimensional variance for an addition and deck within the Over-the-Rhine Historic District (Strunc)

**OTHER BUSINESS**

**ADJOURN**

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

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**APPLICATION #:**

**APPLICANT:** Michael Uhlenhake  
**OWNER:** Kimberly Starbuck  
**ADDRESS:** 1737 Elm Street (Front)  
**PARCELS:** 0133-0003-0069

**ZONING:** Commercial Community Pedestrian (CC-P)  
**OVERLAYS:** Over-the-Rhine Historic District  
**COMMUNITY:** Over-the-Rhine  
**REPORT DATE:** October 29, 2015  
**HEARING DATE:** November 9, 2015  
**STAFF REVIEW:** Caroline Hardy Kellam, Senior City Planner

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**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) to rehabilitate and construct a cut away roof deck at this location.

**Existing Conditions:**

The property is situated on the west side of Elm Street between W. Elder and Green Streets. The building was mixed use with a commercial space on the first floor and residential above. Currently the building is vacant. The building will be rehabilitated for five residential units and one first floor commercial space.

**Proposed Conditions:**

The proposal includes the following work:

1. Install new aluminum clad 1/1 double hung wood windows custom to fit the original opening (Pella Proline 450)
2. Install a new iron gate in left hand passageway
3. Retain the painted over sign
4. Install a new wood storefront maintaining the current openings
5. Retain the dormer and chimneys
6. Replace existing skylight on the roof
7. Retain the fire escape
8. Remove parging on first floor of the rear elevation and restore or create a new door opening and transom. Install a metal four panel door
9. Install a standing metal roof
10. Repair damaged brick wall
11. Construct a cut away roof deck with hardi plank siding and a metal railing,

- maintaining the roofline
12. The roof deck will be located 33' back from the front façade and measure 17' wide and 14'-8" in length

**Applicable Zoning Code Sections:**

Zoning District: Commercial Community Pedestrian (CC-P) with limitations  
Variance Request: N/A  
Overlays: N/A

Historic District/Reg: Over-the-Rhine Historic District  
COA Standard: Section 1435-09-2 Certificate of Appropriateness; Standard of Review

**Use Variance:** N/A

**Urban Design Review:** N/A

**Zoning Review**

This proposal does not require any zoning relief. The site has two existing nonconforming principle structures on the property. The Zoning Administrator has stated that such non-conformity may continue provided that the number of dwellings is appropriate to the site.

This project is acceptable under the premise that the project is not divided into separate parcels. Fire access, ability to remove trash, etc, are dependent upon the common area being shared by all parties in both buildings. If the owner decides to separate the buildings, a condominium shall be required and all appropriate covenants, restrictions and by-laws submitted to the Zoning Administrator for review prior to approval.

Parking Requirement: None required based on exceptions provided in Section 1425-23.

**Certificate of Appropriateness Review**

Overall this project substantially meets the guidelines for the district in the following areas:

1. Restoration of the storefront with wood maintaining the openings
2. Use of wood windows and doors
3. Retention of roof features
4. Restoration of the brick
5. Maintaining the roofline

**Other Considerations:**

**Prehearing Results:** October 27, 2015 – No persons were in attendance.

**Comments Provided to Staff: NA**

**Consistency with *Plan Cincinnati (2012)*:**

“Sustain” Initiative Area “Preserve our built history”

**Recommendation:**

Staff recommends the Historic Conservation Board take the following action:

1. **APPROVE** a Certificate of Appropriateness for the rehabilitation and new deck at 1737 Elm Street (front) subject to the following condition:
  1. The property cannot be subdivided into two lots but may be considered for a future condominium if the Zoning Administrator finds acceptable the proposed condominium by-laws and covenants and restrictions.

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.

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

---

APPLICATION #:  
APPLICANT: Michael Uhlenhake  
OWNER: Kimberly Starbuck  
ADDRESS: **1737 Elm Street (Rear)**  
PARCELS: 0133-0003-0069

ZONING: Commercial Community Pedestrian (CC-P)  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: October 29, 2015  
HEARING DATE: November 9, 2015  
STAFF REVIEW: Caroline Hardy Kellam, Senior City Planner

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**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) to rehabilitate a 4 story structure into a single family home, and construct a second story deck at this location.

**Existing Conditions:**

The property is situated on the west side of Elm Street between W. Elder and Green Streets. The building has a garage on the first floor and residential above. Currently the building is vacant. The building will be rehabilitated as a single-family house.

**Proposed Conditions:**

The proposal includes the following work:

1. Install new aluminum clad 1/1 double hung wood windows custom to fit the original opening (Pella Proline 450)
2. Install a new iron gate along Campbell Alley
3. Create a new door opening on the second floor of the east elevation (courtyard facing) for access to the new projecting wood deck
4. Install a standing metal roof
5. Repair damaged brick wall
6. Install a fiberglass garage door in the rear garage door opening along Campbell Alley
7. Install AC condenser units on the roof

**Applicable Zoning Code Sections:**

Zoning District: Commercial Community Pedestrian (CC-P) with limitations

Variance Request: N/A  
Overlays: N/A

Historic District/Reg: Over-the-Rhine Historic District  
COA Standard: Section 1435-09-2 Certificate of Appropriateness; Standard of Review

**Use Variance:** N/A

**Urban Design Review:** N/A

### **Zoning Review**

This proposal does not require any zoning relief. The site has two existing nonconforming principle structures on the property. The Zoning Administrator has stated that such non-conformity may continue provided that the number of dwellings is appropriate to the site.

This project is acceptable under the premise that the project is not divided into separate parcels. Fire access, ability to remove trash, etc, are dependent upon the common area being shared by all parties in both buildings. If the owner decides to separate the buildings, a condominium shall be required and all appropriate covenants, restrictions and by-laws submitted to the Zoning Administrator for review prior to approval.

### **Certificate of Appropriateness Review**

Overall this project substantially meets the guidelines for the district in the following areas:

1. Use of wood windows and doors
2. Restoration of the brick

### **Other Considerations:**

**Prehearing Results:** October 27, 2015 – No persons were in attendance.

**Comments Provided to Staff:** NA

### **Consistency with *Plan Cincinnati (2012)*:**

“Sustain” Initiative Area “Preserve our built history”

### **Recommendation:**

Staff recommends the Historic Conservation Board take the following action:

1. **APPROVE** a Certificate of Appropriateness for the rehabilitation and new deck at 1737 Elm Street (rear) subject to the following condition:

2. The property cannot be subdivided into two lots but may be considered for a future condominium if the Zoning Administrator finds acceptable the proposed condominium by-laws and covenants and restrictions.

**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.

Michael A. Uhlenhake, Architect  
1737 Elm Street - Exterior Photos



Front Building - Elm Street Facade (East Elevation of Front Building)



Front Building - Courtyard Elevation (West Elevation of Front Building)



Rear Building - Courtyard Facing Facade (East Elevation of Rear Building)



Rear Building - Elevation Facing Neighboring Parking Lot  
(North Elevation of Rear Building)



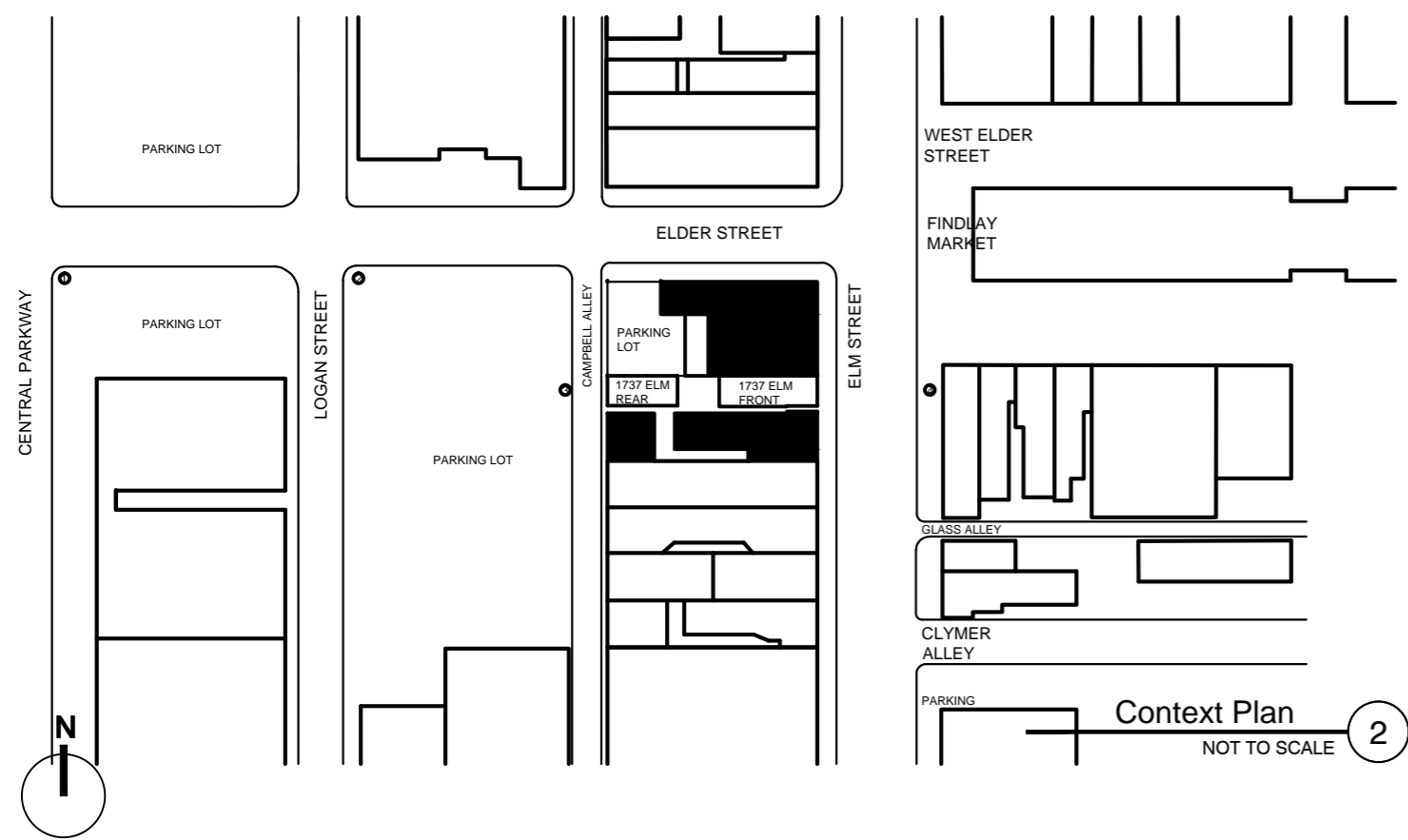
Rear Building - Facade Facing Campbell Alley  
(West Elevation of Rear Building)



Rear Building - Along Campbell Alley  
(North & West Facades of Rear Building)

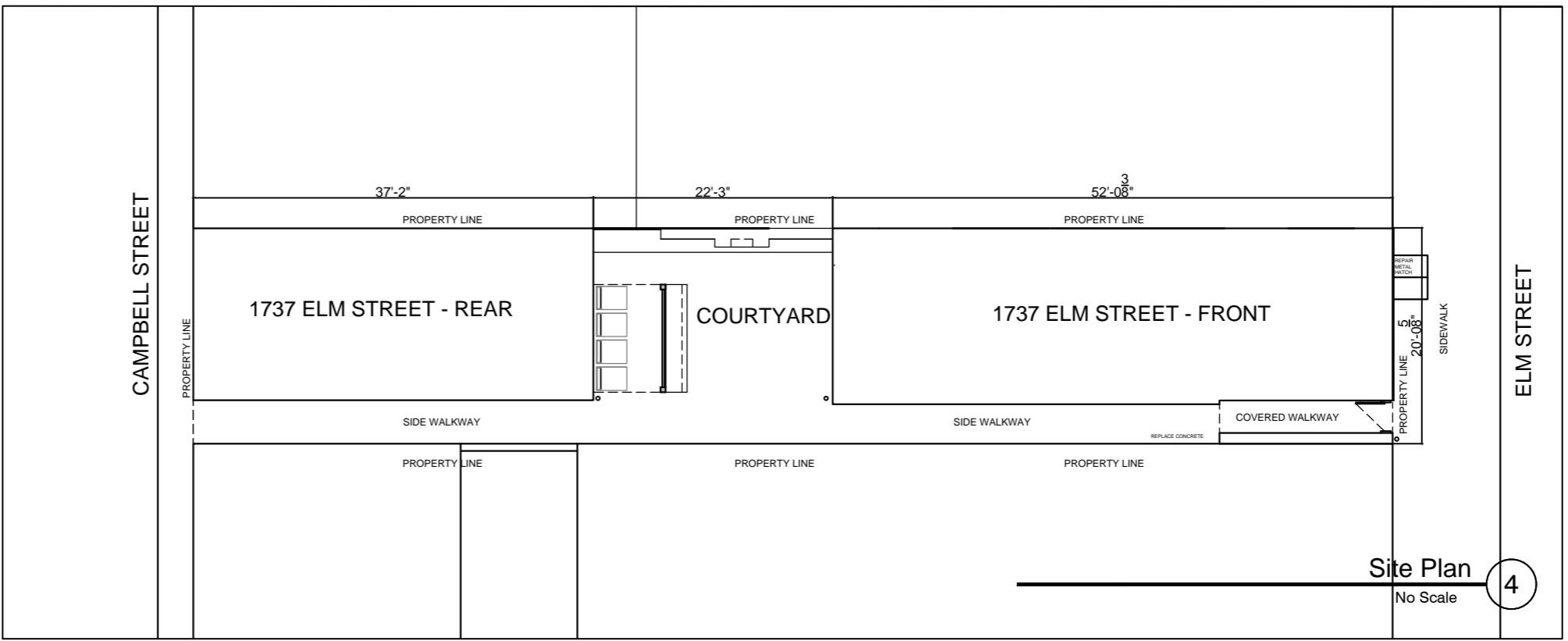
**BUILDING INFORMATION**

	EXISTING	PROPOSED
ZONING:	CX	SAME
BUILDING USAGE:	M-R2	SAME
CONSTRUCTION TYPE:	3-B	SAME
NUMBER OF FLOORS:	4	SAME
BUILDING HEIGHT:	45'	SAME
SQUARE FEET EXISTING:	2720 sqft	SAME
# OF UNITS:	1 RESIDENTIAL 1 COMMERCIAL	SAME
YEAR BUILT:	1870	
GOVERNING CODE: OHIO BUILDING CODE 2011 & CINCINNATI MUNICIPAL BUILDING CODE		
ALL CONSTRUCTION WORK TO BE INSTALLED IN ACCORDANCE WITH THE ABOVE MENTIONED GOVERNING CODES AND ALL APPLICABLE STATE AND LOCAL CODES. ADDITIONAL INFORMATION FOR PERMITS SHALL BE PROVIDED BY CONTRACTORS.		
NO FIRE-ALARM SYSTEM OR FIRE-SUPPRESSION SYSTEM WILL BE INSTALLED PER THIS PERMIT.		
ALL STRUCTURAL LUMBER TO BE #1 SOUTHERN YELLOW PINE		
DESIGN FLOOR LIVE LOAD = 40 psf DESIGN WIND LOAD = 15 psf		



**SHEET INDEX**

- A0.0 VICINITY PLAN, PHOTO, INDEX
- A0.1 FLOOR/WALL ASSEMBLIES
- A0.2 GENERAL NOTES
- A1.0 EXISTING BASEMENT PLAN
- A1.1 EXISTING 1ST FLOOR PLAN
- A1.2 EXISTING 2ND FLOOR PLAN
- A1.3 EXISTING 3RD FLOOR PLAN
- A1.4 EXISTING 4TH FLOOR PLAN
- A1.5 EXISTING ROOF PLAN
- A2.0 PROPOSED BASEMENT PLAN
- A2.1 PROPOSED 1ST FLOOR PLAN
- A2.2 PROPOSED 2ND FLOOR PLAN
- A2.3 PROPOSED 3RD FLOOR PLAN
- A2.4 PROPOSED 4TH FLOOR PLAN
- A2.5 PROPOSED ROOF PLAN
- A3.0 DOOR SCHEDULE
- A3.1 WINDOW SCHEDULE
- A3.2 STOREFRONT DETAILS
- A4.0 EAST/WEST ELEVATIONS
- A4.1 SOUTH ELEVATION
- A4.2 ROOF SECTION
- A5.0 INTERIOR FINISH SCHEDULE
- MEP MECHANICAL, ELECTRICAL & PLUMBING NOTES
- M.0 BASEMENT MECHANICAL PLAN
- M.1 1ST FLOOR MECHANICAL PLAN
- M.2 2ND FLOOR MECHANICAL PLAN
- M.3 3RD FLOOR MECHANICAL PLAN
- M.4 4TH FLOOR MECHANICAL PLAN
- E.0 BASEMENT ELECTRICAL PLAN
- E.1 1ST FLOOR ELECTRICAL PLAN
- E.2 2ND FLOOR ELECTRICAL PLAN
- E.3 3RD FLOOR ELECTRICAL PLAN
- E.4 4TH FLOOR ELECTRICAL PLAN



**NOTES**

DRAWINGS OWNER AND CONTRACTORS AGREE TO COMPLY WITH ALL CONDITIONS IN THE DRAWINGS & SPECIFICATIONS AND SHALL HOLD HARMLESS AND INDEMNIFY THE ARCHITECT FOR ALL DAMAGES, CLAIMS AND LOSSES ARISING FROM ALTERATIONS OF THE PLANS OR INTERPRETATIONS.

MEASUREMENTS SCALE OR FIGURE DIMENSIONS ON THE DRAWINGS AND DETAILS SHOW THE CORRECT SIZE UNDER IDEAL CONDITIONS AND SHALL NOT UNDER ANY CIRCUMSTANCES BE SO CONSTRUED AS TO RELIEVE THE CONTRACTORS FOR THEIR RESPECTIVE PARTS OF THE WORK FROM THE RESPONSIBILITY OF TAKING MEASUREMENTS AT THE SITE AND FURNISHING MATERIALS OR EQUIPMENT OF THE CORRECT SIZE. ALL CONTRACTORS TO VERIFY DIMENSION IN FIELD AND REPORT ALL DRAWING DISCREPANCIES TO ARCHITECT BEFORE BEGINNING CONSTRUCTION.

WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS. CRITICAL DIMENSIONS ARE SHOWN ON PLAN. OVER-ALL ROOM SIZES ARE APPROXIMATED FOR ROUGH AREA CALCULATIONS.

**PROJECT SUMMARY**

WHOLE BUILDING RENOVATION INTO:  
(5) RESIDENTIAL UNITS + (1) COMMERCIAL SPACE  
NO CHANGE OF USE OR OCCUPANCY.  
RESTORED EXTERIOR WITH NEW WINDOWS.  
UPPERMOST FLOOR TO HAVE CUT-OUT ROOF DECK.

**1737 Elm Street  
Front**

**SEAL / STAMP**

**SEAL / STAMP**

MICHAEL ANTHONY UHLENHAKE  
ARC 9511188

EXPIRATION DATE:  
12/31/2015

Owner  
Kimberly Starbuck  
2805 Cypress Way  
Cincinnati Ohio 45212  
email: kim@crownot.com  
tel: 513-309-0191

PLAN NO.:

DATE  
29 September 2015

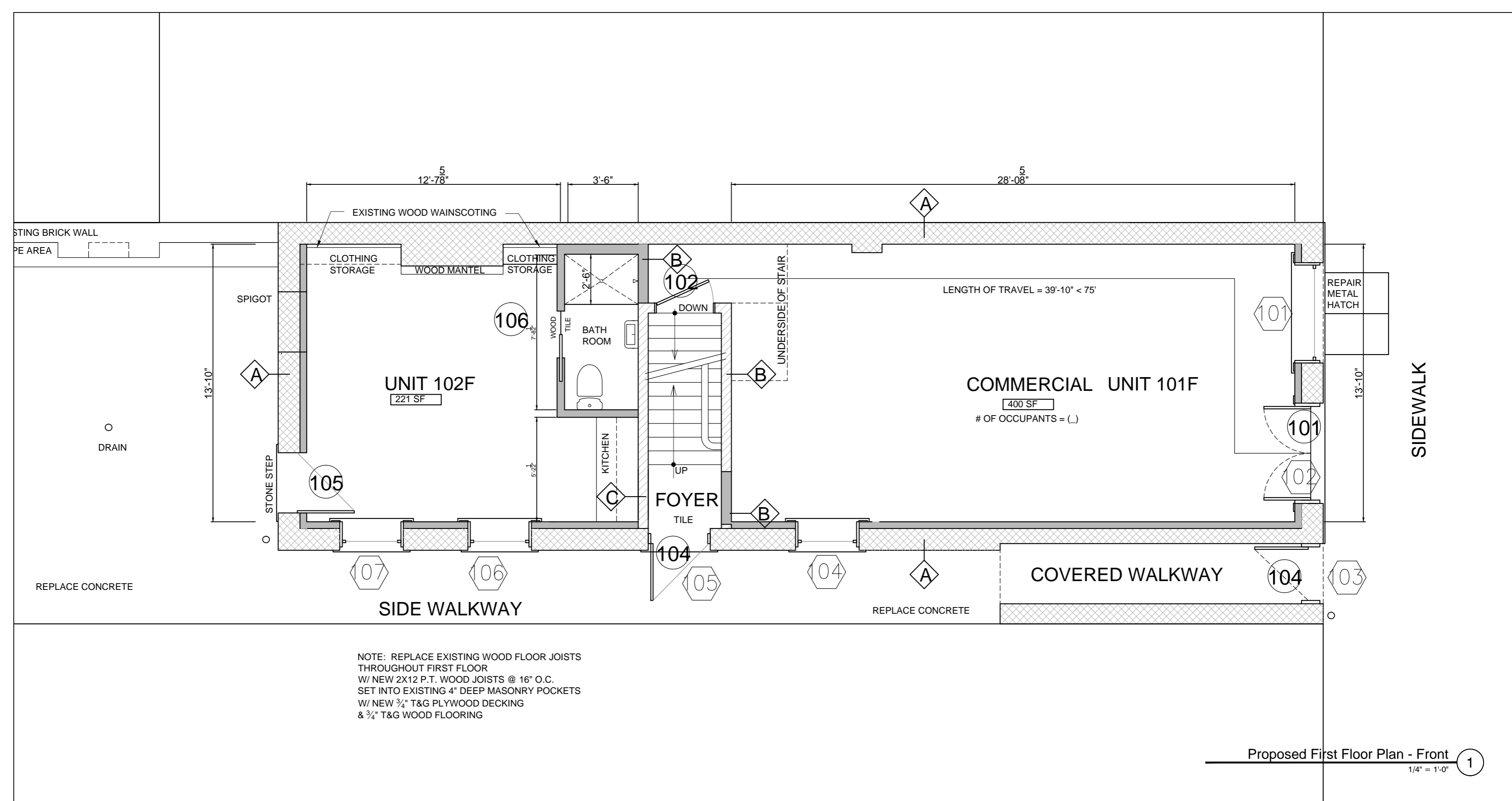
**REVISIONS**

#	ISSUES AND REVISIONS	Date

Architect:  
**Michael A. Uhlenhake**  
Registered Architect  
State of Ohio

114 E. 13th STREET, UNIT 2F  
CINCINNATI, OHIO 45202  
(513) 665.4344  
m.uhlenhake@gmail.com

**A0.0**



NOTE: REPLACE EXISTING WOOD FLOOR JOISTS THROUGHOUT FIRST FLOOR W/ NEW 2X12 P.T. WOOD JOISTS @ 16" O.C. SET INTO EXISTING 4" DEEP MASONRY POCKETS W/ NEW 3/4" T&G PLYWOOD DECKING & 3/4" T&G WOOD FLOORING

Proposed First Floor Plan - Front 1  
1/4" = 1'-0"

PLAN NO.: \_\_\_\_\_

DATE: 29 September 2015

NO.	ISSUES AND REVISIONS	Date

- NOTES**
- EXISTING MASONRY WALL
  - EXISTING WOOD STUD/PLASTER WALL
  - NEW WOOD STUD/GYP. BD. WALL
  - EXISTING DOOR
  - PROPOSED DOOR

- NOTES**
- EXISTING STONE/CONCRETE FOUNDATION U.L. #U905(SIMILAR) 2-HOUR WALL
  - EXISTING 8" to 12" THICK BRICK WALL U.L. #U905(SIMILAR) 2-HOUR WALL
  - WALLS W/IN UNITS (NON-RATED): 2X4 WOOD STUDS @ 16" O.C. W/ (1) LAYER 1/2" GYP. BD. EACH SIDE (2X6 WOOD STUDS @ PLUMBING WALLS)
  - WALL SEPARATING COMMERCIAL SPACE FROM RESIDENTIAL SPACE: 2X\_ WOOD STUDS @ 16" O.C. W/ (2) LAYERS 5/8" TYPE "X" GYP. BD. EACH SIDE W/ SOUND INSULATION IN WALL CAVITY U.L. #U301 2-HOUR WALL EXTENDING FROM FLOOR TO UNDERSIDE OF FLOOR DECK ABOVE

**1737 Elm Street**  
**Front**  
First Floor Plan - Proposed

Owner  
Kimberly Starbuck  
2905 Cypress Way  
Cincinnati Ohio 45212  
email: kim@crownotr.com  
tel: 513-309-0191

**SEAL / STAMP**

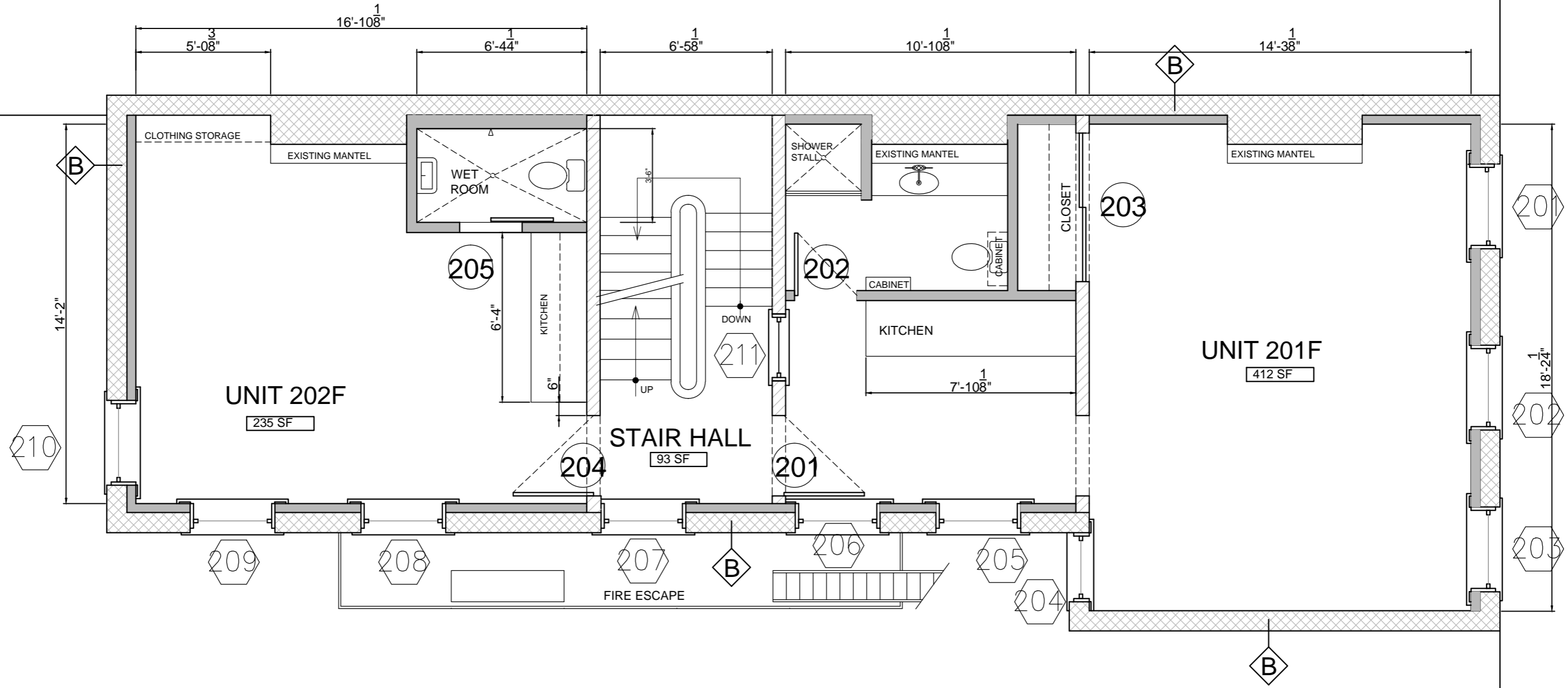
MICHAEL ANTHONY UHLENHAKE  
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Architect:  
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Registered Architect  
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**A2.1**

COURTYARD



Proposed Second Floor Plan - Front 1  
1/4" = 1'-0"

PLAN NO.:

DATE  
29 September 2015

REVISIONS

NO.	ISSUES AND REVISIONS	Date

**NOTES**

- EXISTING MASONRY WALL
- EXISTING WOOD STUD/PLASTER WALL
- NEW WOOD STUD/GYP.BD. WALL
- EXISTING DOOR
- PROPOSED DOOR

**NOTES**

- EXISTING STONE/CONCRETE FOUNDATION U.L. #U905(SIMILAR) 2-HOUR WALL
- EXISTING 8" to 12" THICK BRICK WALL U.L. #U905(SIMILAR) 2-HOUR WALL
- WALLS W/IN UNITS (NON-RATED): 2X4 WOOD STUDS @ 16"O.C. W/ (1) LAYER 1/2" GYP. BD. EACH SIDE (2X6 WOOD STUDS @ PLUMBING WALLS)
- WALL SEPARATING COMMERCIAL SPACE FROM RESIDENTIAL SPACE: 2x\_ WOOD STUDS @ 16"O.C. W/ (2) LAYERS 5/8" TYPE "X" GYP. BD. EACH SIDE W/ SOUND INSULATION IN WALL CAVITY U.L. #U301 2-HOUR WALL EXTENDING FROM FLOOR TO UNDERSIDE OF FLOOR DECK ABOVE

**1737 Elm Street**  
**Front**  
Second Floor Plan - Proposed

Owner  
Kimberly Starbuck  
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tel: 513-309-0191

**SEAL / STAMP**

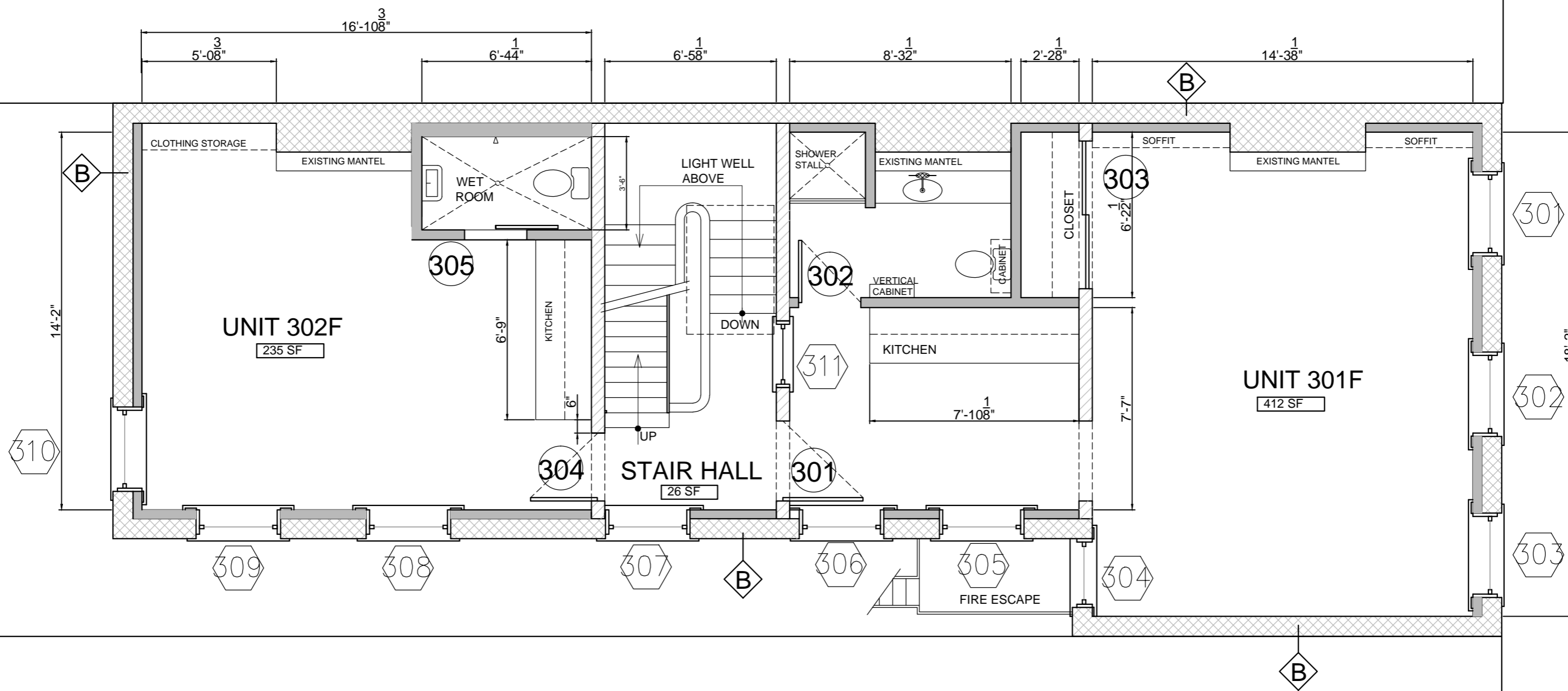
MICHAEL ANTHONY UHLENHAKE  
ARC 9511188

EXPIRATION DATE:  
12/31/2015

Architect:  
**Michael A. Uhlenhake**  
Registered Architect  
State of Ohio

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m.uhlenhake@gmail.com

**A2.2**



Proposed Third Floor Plan - Front 1  
 1/4" = 1'-0"

PLAN NO.:

DATE  
 29 September 2015

REVISIONS

#	ISSUES AND REVISIONS	Date

**NOTES**

- EXISTING MASONRY WALL
- EXISTING WOOD STUD/PLASTER WALL
- NEW WOOD STUD/GYP.BD. WALL
- EXISTING DOOR
- PROPOSED DOOR

**NOTES**

- A EXISTING STONE/CONCRETE FOUNDATION  
 U.L. #U905(SIMILAR) 2-HOUR WALL
- B EXISTING 8" to 12" THICK BRICK WALL  
 U.L. #U905(SIMILAR) 2-HOUR WALL
- C WALLS W/IN UNITS (NON-RATED):  
 2X4 WOOD STUDS @ 16"O.C.  
 W/ (1) LAYER 1/2" GYP. BD. EACH SIDE  
 (2X6 WOOD STUDS @ PLUMBING WALLS)
- D WALL SEPARATING COMMERCIAL SPACE FROM RESIDENTIAL SPACE:  
 2x WOOD STUDS @ 16"O.C.  
 W/ (2) LAYERS 5/8" TYPE "X" GYP. BD. EACH SIDE  
 W/ SOUND INSULATION IN WALL CAVITY  
 U.L. #U301 2-HOUR WALL  
 EXTENDING FROM FLOOR TO UNDERSIDE OF FLOOR DECK ABOVE

**1737 Elm Street**  
**Front**  
 Third Floor Plan - Proposed

Owner  
 Kimberly Starbuck  
 2805 Cypress Way  
 Cincinnati Ohio 45212  
 email: kim@crownotr.com  
 tel: 513-309-0191

**SEAL / STAMP**

MICHAEL ANTHONY UHLENHAKE  
 ARC 9511188

EXPIRATION DATE:  
 12/31/2015

Architect:  
**Michael A. Uhlenhake**  
 Registered Architect  
 State of Ohio

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**A2.3**

3

4

Sight Line Study 1

PLAN NO.:

DATE  
29 September 2015

REVISIONS

#	ISSUES AND REVISIONS	Date

NOTES

# 1737 Elm Street Front SIGHT LINE STUDY

Owner  
Kimberly Starbuck  
2895 Cypress Way  
Cincinnati Ohio 45212  
email: kim@crownotr.com  
tel: 513-309-0191

SEAL / STAMP

MICHAEL ANTHONY UHLENHAKE  
ARC 9511188

EXPIRATION DATE:  
12/31/2015

Architect:  
Michael A. Uhlenhake  
Registered Architect  
State of Ohio

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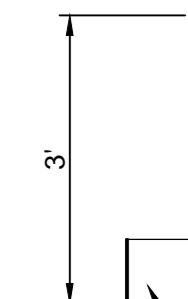
A4.3



- ROOF DECK CONSTRUCTION:**
- METACRYLICS ELASTOMERIC WATERPROOF WALKABLE MEMBRANE (PER MANUFACTURER'S SPECIFICATIONS)
  - OVER ACX EXTERIOR 3/4" T&G P.T. PLYWOOD DECKING (NO GAPS)
  - OVER 2X P.T. WOOD SHIMS (PROVIDING 2% SLOPE DRAIN TO SCUPPER @ WEST WALL)
  - OVER EXISTING 3/4" WOOD FLOORING
  - NEW 2X10'S @ 16" O.C. W/ R-30 FIBERGLASS BATT INSULATION
  - 1/2" GYPSUM BOARD

GALVANIZED METAL CAP W/ DRIP EDGE

METAL 1 1/2" HANDRAIL @ 42" A.F.F. W/ 4" VERTICAL SPACING ABOVE GALVANIZED METAL COPING



GALVANIZED METAL SCUPPER & DOWNSPOUT

RETAIN EXISTING CHIMNEY

SLOPE TO SCUPPER

- NEW WALL CONSTRUCTION:**
- 2X6 STUD @ 16" O.C.
  - R-19 FIBERGLASS BATT INSULATION
  - 1/2" DRYWALL
  - 1/2" OS.B SHEATHING
  - TYVEK HOME WRAP
  - HARDI-PLANK 4" LAP-SIDING PAINTED GREY
  - EXTEND ROOF MEMBRANE 6" UP WALL

(3) 2X12 HEADER

REPLACE EXISTING SKYLIGHT

EXISTING WOOD LIGHT SHAFT

RETAIN EXISTING CHIMNEY

- ROOF STRUCTURE:**
- STANDING SEAM METAL ROOFING
  - "TITANIUM" SYNTHETIC FELT
  - 3/4" P.T. PLYWOOD DECKING
  - EXISTING 2X6 WOOD RAFTERS
  - EXPANDED FOAM INSULATION
  - 1/2" DRYWALL

6'-8"

7"

Roof Section A-A

1/2" = 1'-0"

1

PLAN NO.:

DATE  
29 September 2015

REVISIONS

#	ISSUES AND REVISIONS	Date

NOTES

1737 Elm Street  
Front  
Roof Section A-A

Owner  
Kimberly Starbuck  
2805 Cypress Way  
Cincinnati Ohio 45212  
email: kim@crownotr.com  
tel: 513-309-0191

SEAL / STAMP

Architect:  
**Michael A. Uhlenhake**  
Registered Architect  
State of Ohio  
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(513) 665.4344  
m.uhlenhake@gmail.com

A4.2

MICHAEL ANTHONY UHLENHAKE  
ARC 9511188

EXPIRATION DATE:  
12/31/2015



SOUTH ELEVATION

SECTION

South Elevation - Front

1/4" = 1'-0"

1

PLAN NO.:

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REVISIONS

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Owner  
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Cincinnati Ohio 45212  
email: kim@crownotr.com  
tel: 513-309-0191

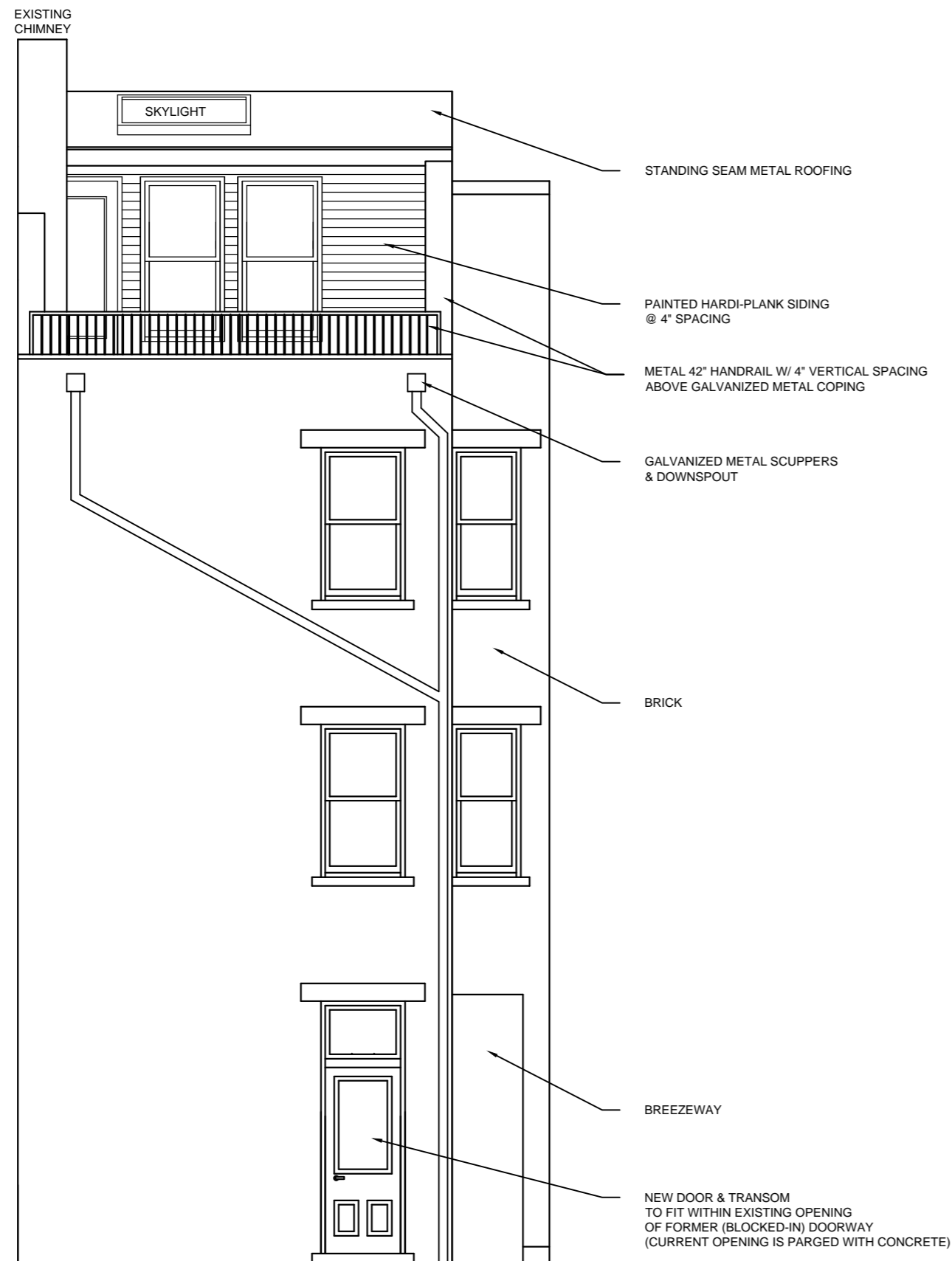
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Architect:  
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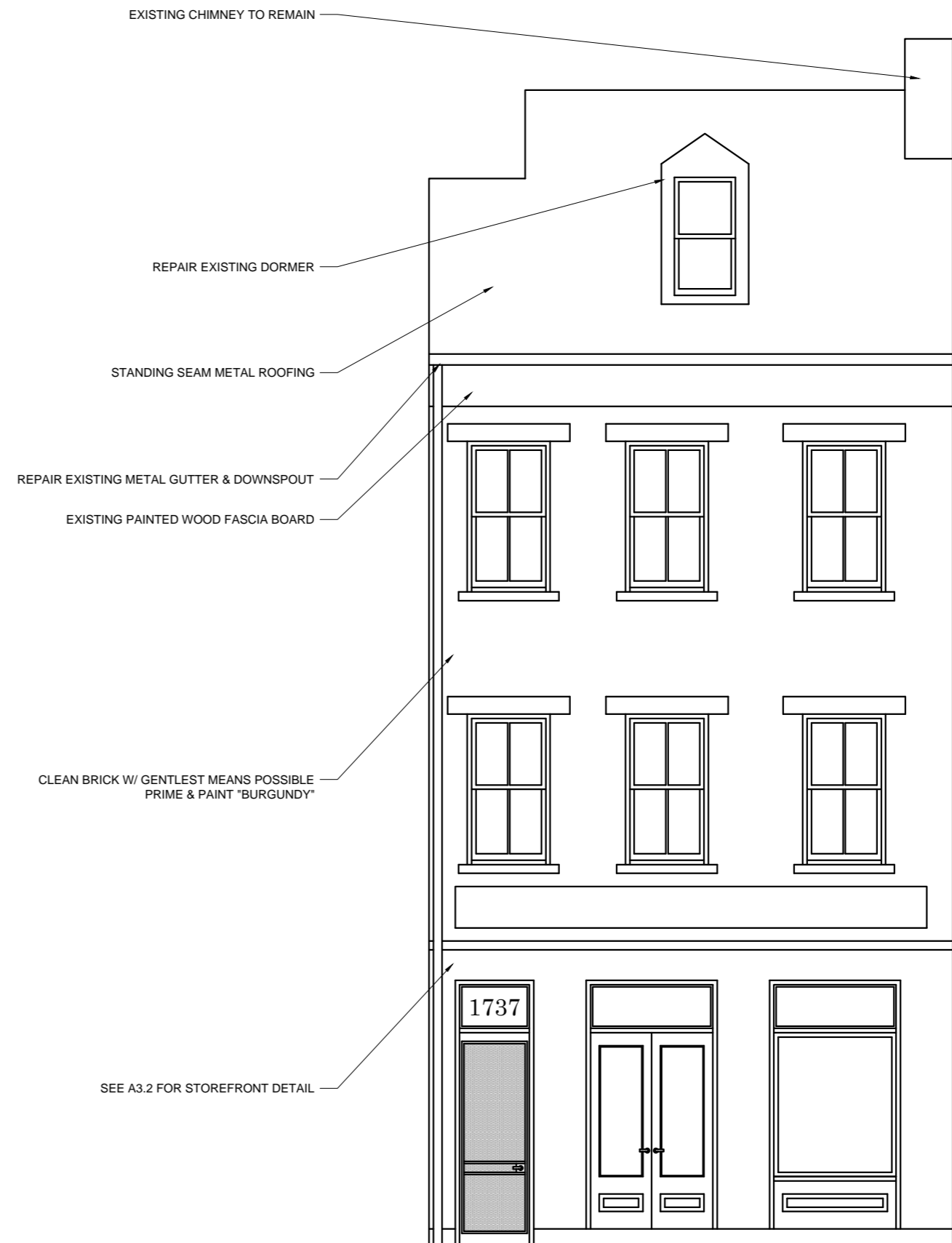
**1737 Elm Street**  
**Front**  
South Elevation

MICHAEL ANTHONY UHLENHAKE  
ARC 9511188  
EXPIRATION DATE:  
12/31/2015

**A4.1**



West Elevation 1  
3/16" = 1'-0"



East Elevations 1  
3/16" = 1'-0"

PLAN NO.:

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29 September 2015

REVISIONS

#	ISSUES AND REVISIONS	Date

1737 Elm Street  
Front  
West & East Elevations

Owner  
Kimberly Starbuck  
2805 Cypress Way  
Cincinnati Ohio 45212  
email: kim@crownotr.com  
tel: 513-309-0191

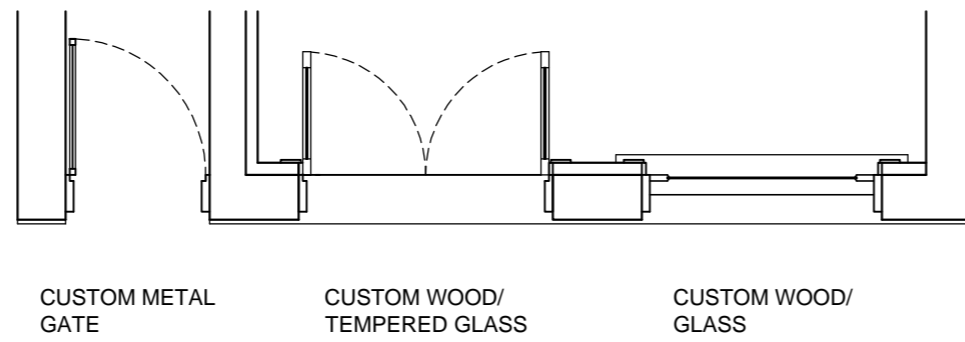
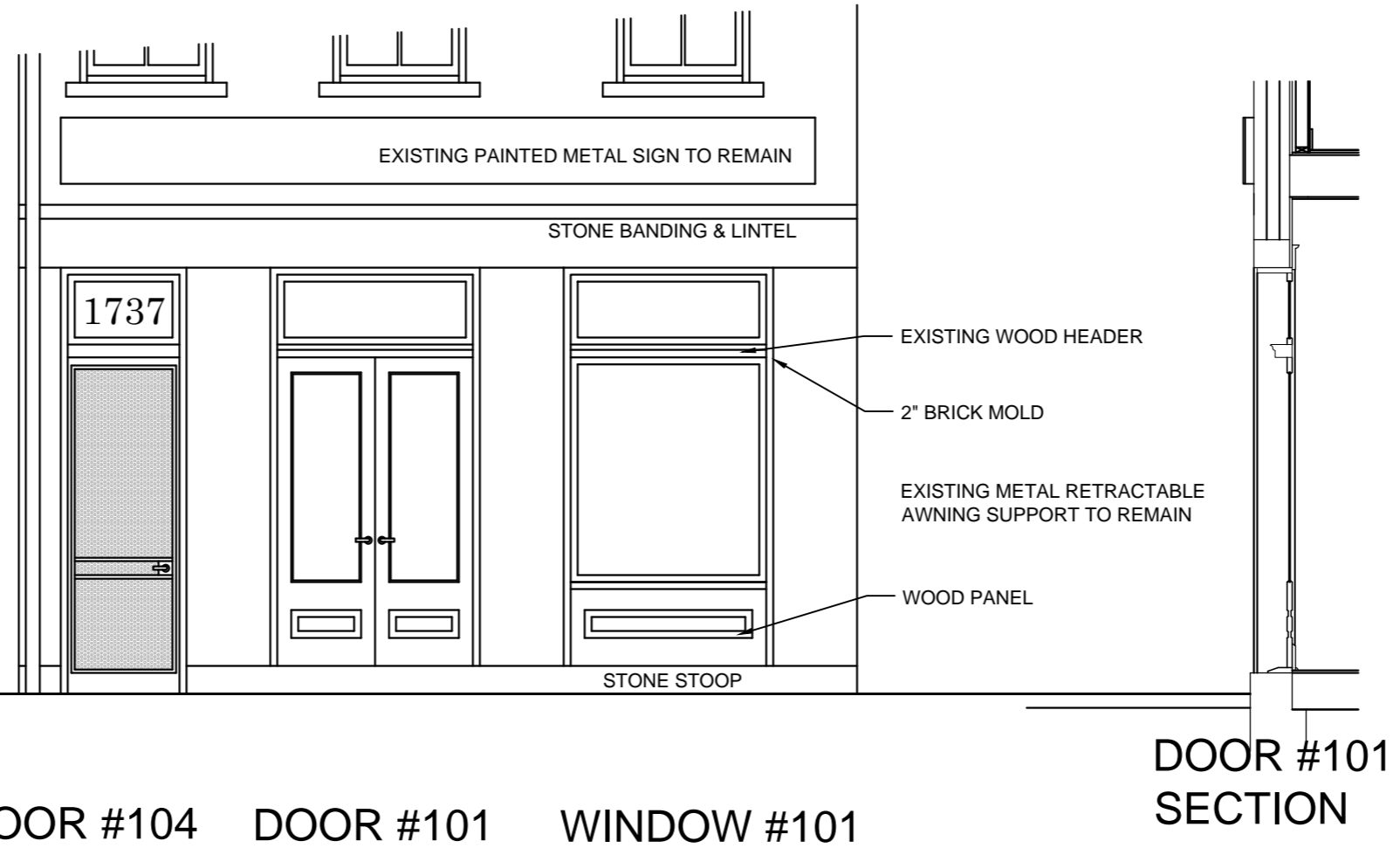
SEAL / STAMP

MICHAEL ANTHONY UHLENHAKE  
ARC 9511188

EXPIRATION DATE:  
12/31/2015

Architect:  
Michael A. Uhlenhake  
Registered Architect  
State of Ohio  
114 E. 13th STREET, UNIT 2F  
CINCINNATI, OHIO 45202  
(513) 665.4344  
m.uhlenhake@gmail.com

A4.0



PLAN NO.:

DATE  
29 September 2015

REVISIONS

#	ISSUES AND REVISIONS	Date

**NOTES**

**1737 Elm Street**  
**Front**  
Storefront Elevation & Details

Owner  
Kimberly Starbuck  
2895 Cypress Way  
Cincinnati Ohio 45212  
email: kim@crownotr.com  
tel: 513-309-0191

**SEAL / STAMP**

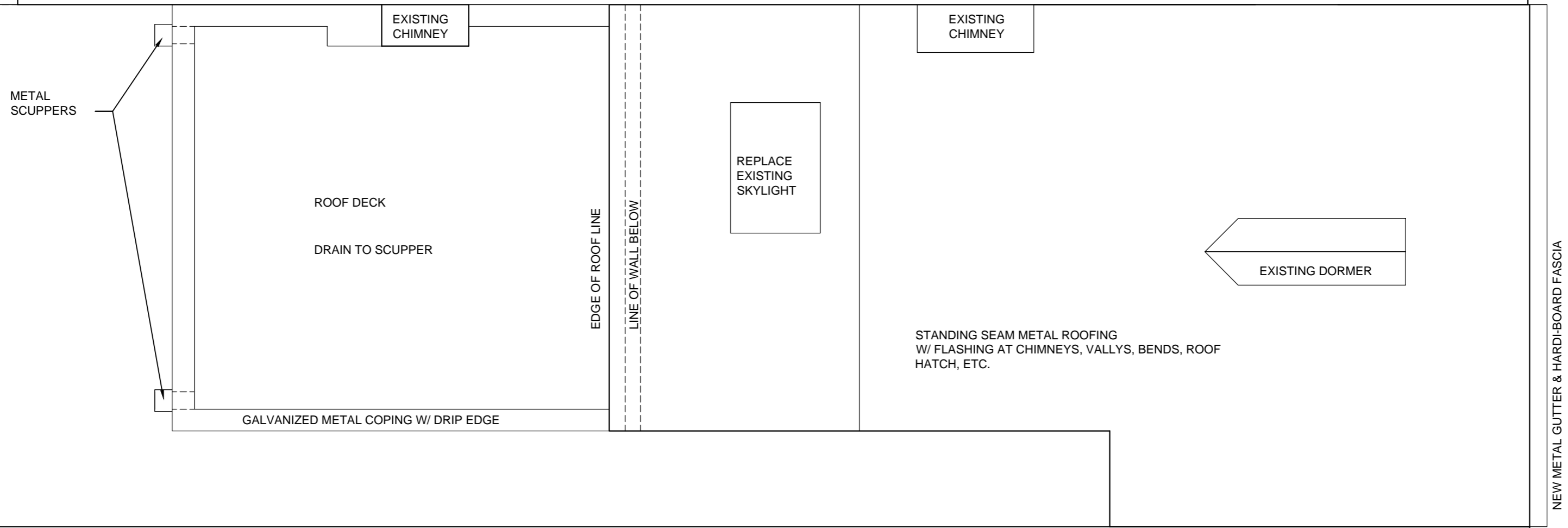
MICHAEL ANTHONY UHLENHAKE  
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Architect:  
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State of Ohio  
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(513) 665.4344  
m.uhlenhake@gmail.com

**A3.2**

ALL EXISTING CHIMNEYS TO REMAIN & REPAIRED.








Proposed Roof Plan - Front 1  
1/4" = 1'-0"

PLAN NO.:

DATE  
29 September 2015

REVISIONS	
#	ISSUES AND REVISIONS

**NOTES**

-  EXISTING MASONRY WALL
-  EXISTING WOOD STUD/PLASTER WALL
-  NEW WOOD STUD/GYP.BD. WALL
-  EXISTING DOOR
-  PROPOSED DOOR

**1737 Elm Street**  
**Front**  
Roof Plan- Proposed

Owner  
Kimberly Starbuck  
2895 Cypress Way  
Cincinnati Ohio 45212  
email: kim@crownotr.com  
tel: 513-309-0191

**SEAL / STAMP**

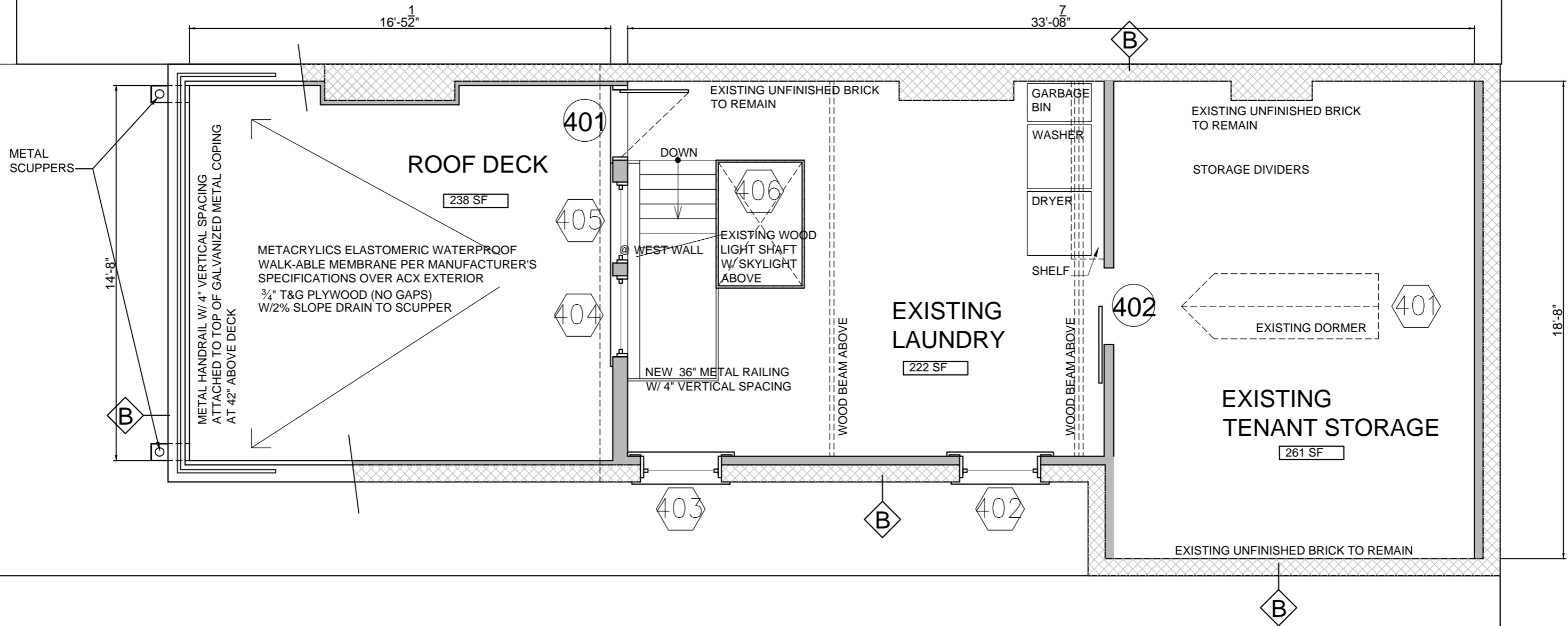
MICHAEL ANTHONY UHLENHAKE  
ARC 9511188

EXPIRATION DATE:  
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Architect:  
**Michael A. Uhlenhake**  
Registered Architect  
State of Ohio

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**A2.5**



Proposed Fourth Floor Plan - Front  
1/4" = 1'-0" 1

PLAN NO.:

DATE  
29 September 2015

REVISIONS

NO.	ISSUES AND REVISIONS	Date

**NOTES**

- EXISTING MASONRY WALL
- EXISTING WOOD STUD/PLASTER WALL
- NEW WOOD STUD/GYP.BD. WALL
- EXISTING DOOR
- PROPOSED DOOR

**NOTES**

- EXISTING STONE/CONCRETE FOUNDATION  
U.L. #U905(SIMILAR) 2-HOUR WALL
- EXISTING 8" to 12" THICK BRICK WALL  
U.L. #U905(SIMILAR) 2-HOUR WALL
- WALLS W/IN UNITS (NON-RATED):  
2X4 WOOD STUDS @ 16"O.C.  
W/ (1) LAYER 1/2" GYP. BD. EACH SIDE  
(2X6 WOOD STUDS @ PLUMBING WALLS)
- WALL SEPARATING COMMERCIAL SPACE FROM RESIDENTIAL SPACE:  
2x\_ WOOD STUDS @ 16"O.C.  
W/ (2) LAYERS 5/8" TYPE "X" GYP. BD. EACH SIDE  
W/ SOUND INSULATION IN WALL CAVITY  
U.L. #U301 2-HOUR WALL  
EXTENDING FROM FLOOR TO UNDERSIDE OF FLOOR DECK ABOVE

**1737 Elm Street**  
**Front**  
Fourth Floor Plan - Proposed

Owner  
Kimberly Starbuck  
2905 Cypress Way  
Cincinnati Ohio 45212  
email: kim@crownotr.com  
tel: 513-309-0191

**SEAL / STAMP**

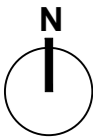
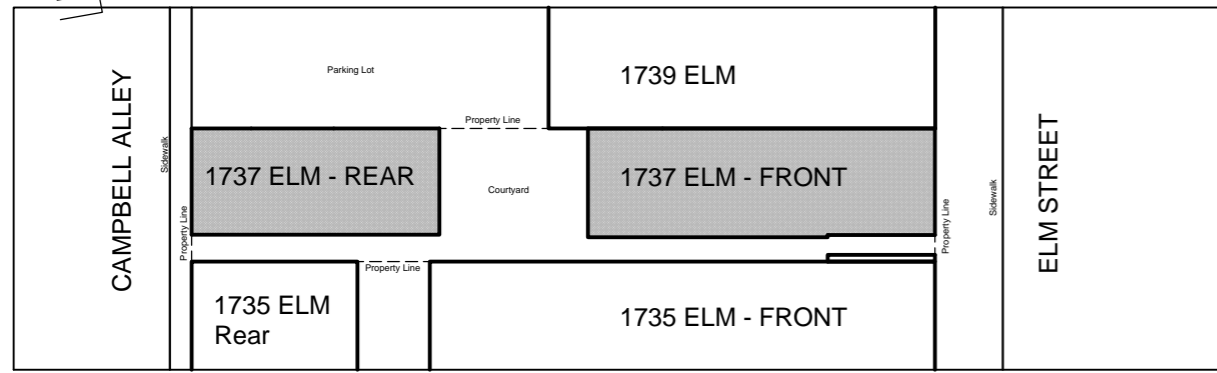
MICHAEL ANTHONY UHLENHAKE  
ARC 9511188

EXPIRATION DATE:  
12/31/2015

Architect:  
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Registered Architect  
State of Ohio

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A2.4



Site Plan 1  
N.T.S.

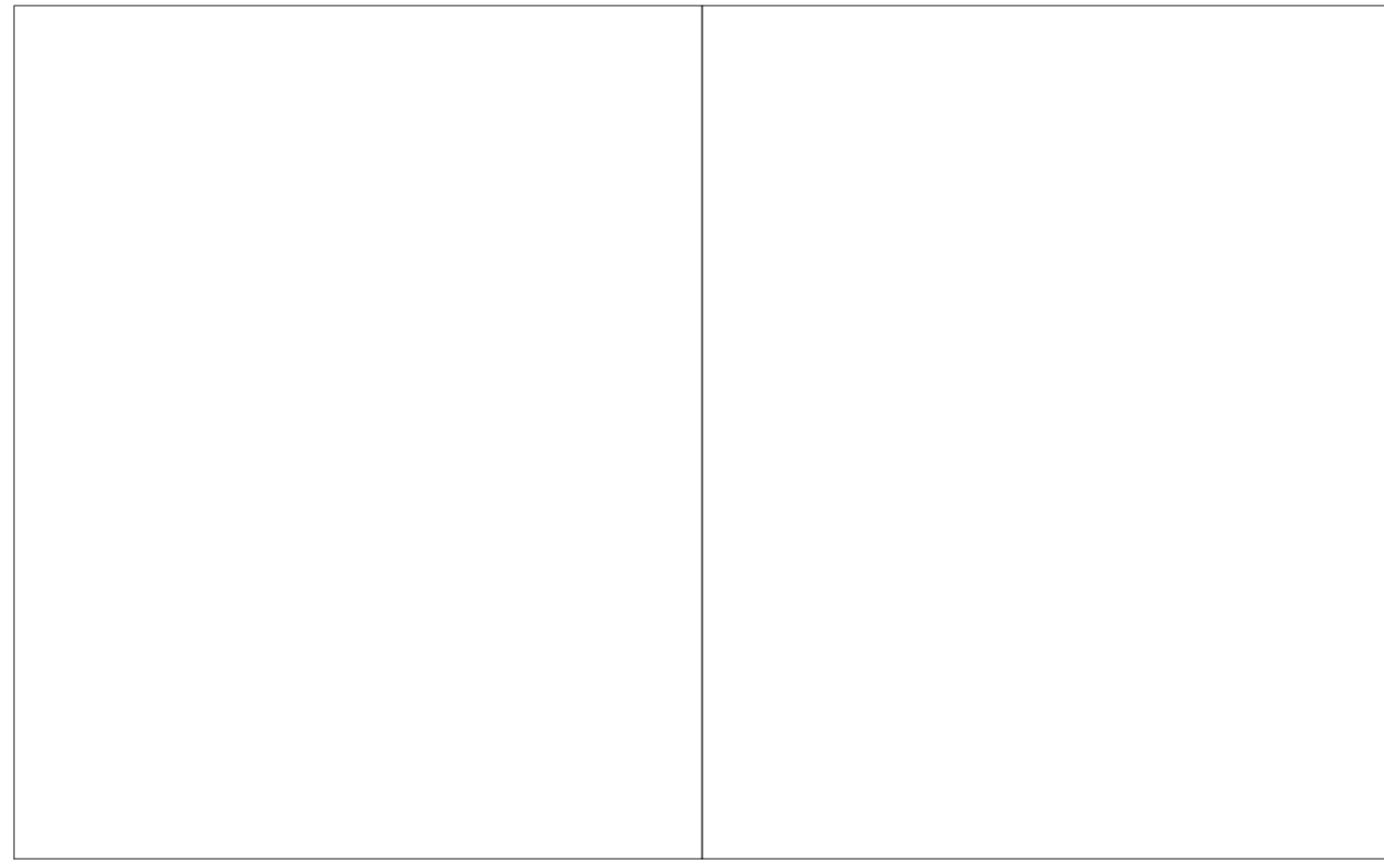


Photo from Campbell Alley (West Facade) 3  
No Scale

Photo of North Facade 4  
No Scale

**BUILDING INFORMATION**

	EXISTING	PROPOSED
ZONING:	CX	SAME
BUILDING USAGE:	R (SINGLE FAM.)	SAME
CONSTRUCTION TYPE:	3-B	SAME
NUMBER OF FLOORS:	4	SAME
BUILDING HEIGHT:	45'	SAME
SQUARE FEET EXISTING:	1775 sqft	SAME
# OF UNITS:	1	SAME
YEAR BUILT:	1870	

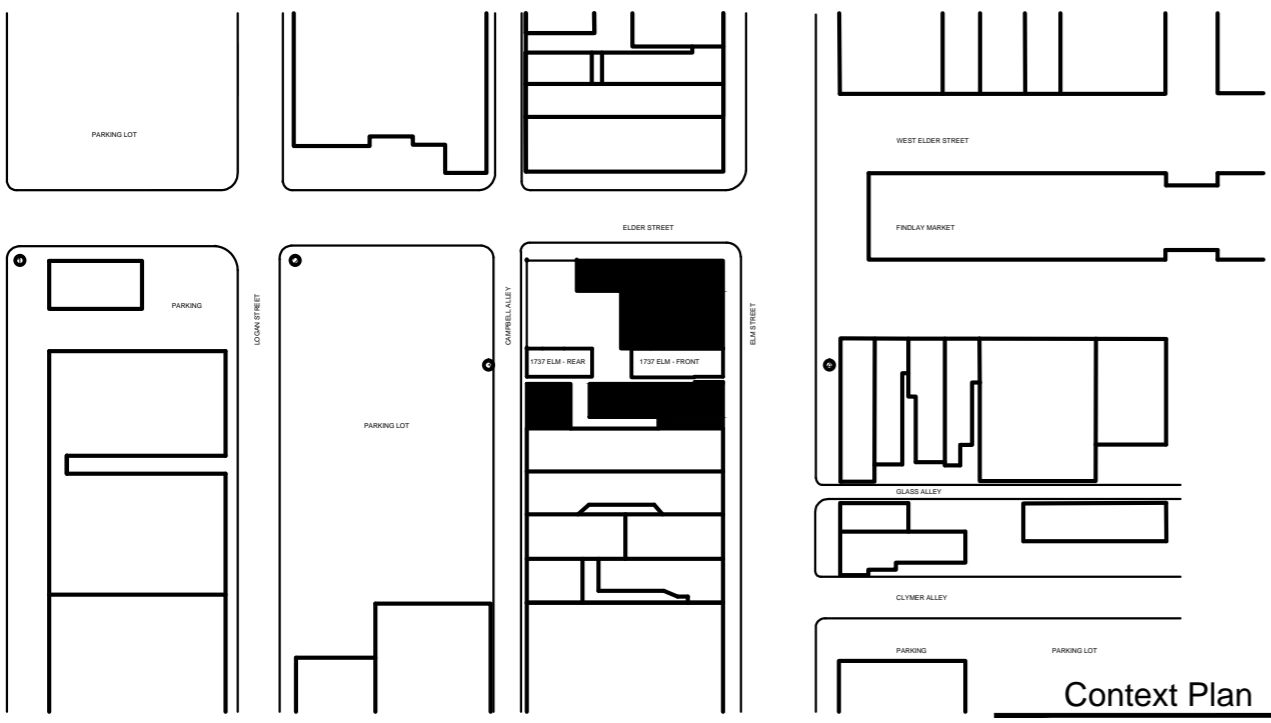
GOVERNING CODE: RESIDENTIAL CODE OF OHIO 2011 & CINCINNATI MUNICIPAL BUILDING CODE

ALL CONSTRUCTION WORK TO BE INSTALLED IN ACCORDANCE WITH THE ABOVE MENTIONED GOVERNING CODES AND ALL APPLICABLE STATE AND LOCAL CODES. ADDITIONAL INFORMATION FOR PERMITS SHALL BE PROVIDED BY CONTRACTORS.

NO FIRE-ALARM SYSTEM OR FIRE-SUPPRESSION SYSTEM WILL BE INSTALLED PER THIS PERMIT.

ALL STRUCTURAL LUMBER TO BE #1 SOUTHERN YELLOW PINE

DESIGN FLOOR LIVE LOAD = 40 psf  
DESIGN WIND LOAD = 15 psf



Context Plan 2  
N.T.S.

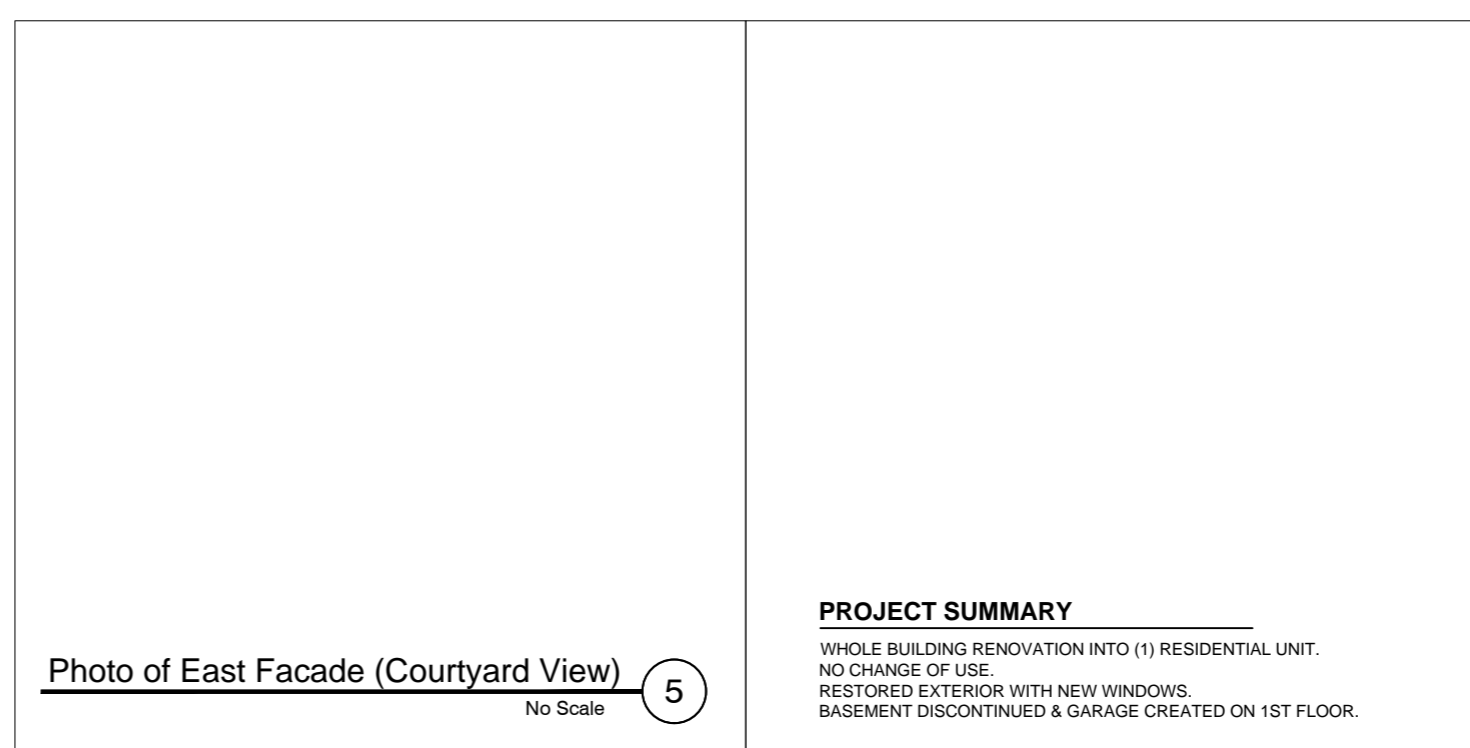


Photo of East Facade (Courtyard View) 5  
No Scale

**PROJECT SUMMARY**

WHOLE BUILDING RENOVATION INTO (1) RESIDENTIAL UNIT.  
NO CHANGE OF USE.  
RESTORED EXTERIOR WITH NEW WINDOWS.  
BASEMENT DISCONTINUED & GARAGE CREATED ON 1ST FLOOR.

**SHEET INDEX**

A0.0	VICINITY PLAN, PHOTO, INDEX
A0.1	FLOOR/WALL ASSEMBLIES
A0.2	GENERAL NOTES
A1.0	EXISTING BASEMENT PLAN
A1.1	EXISTING 1ST FLOOR PLAN
A1.2	EXISTING 2ND FLOOR PLAN
A1.3	EXISTING 3RD FLOOR PLAN
A1.4	EXISTING 4TH FLOOR PLAN
A1.5	EXISTING ROOF PLAN
A2.0	PROPOSED BASEMENT PLAN
A2.1	PROPOSED 1ST FLOOR PLAN
A2.2	PROPOSED 2ND FLOOR PLAN
A2.3	PROPOSED 3RD FLOOR PLAN
A2.4	PROPOSED 4TH FLOOR PLAN
A2.5	PROPOSED ROOF PLAN
A3.0	DOOR SCHEDULE
A3.1	WINDOW SCHEDULE
A4.0	EAST/WEST ELEVATIONS
A4.1	SOUTH ELEVATION
A4.2	SECTION THROUGH GARAGE & DECK
A4.3	SIGHT LINE STUDIES
A5.0	INTERIOR FINISH SCHEDULE
MEP	MECHANICAL, ELECTRICAL & PLUMBING NOTES
M.0	BASEMENT MECHANICAL PLAN
M.1	1ST FLOOR MECHANICAL PLAN
M.2	2ND FLOOR MECHANICAL PLAN
M.3	3RD FLOOR MECHANICAL PLAN
M.4	4TH FLOOR MECHANICAL PLAN
E.0	BASEMENT ELECTRICAL PLAN
E.1	1ST FLOOR ELECTRICAL PLAN
E.2	2ND FLOOR ELECTRICAL PLAN
E.3	3RD FLOOR ELECTRICAL PLAN
E.4	4TH FLOOR ELECTRICAL PLAN

**NOTES**

DRAWINGS  
OWNER AND CONTRACTORS AGREE TO COMPLY WITH ALL CONDITIONS IN THE DRAWINGS & SPECIFICATIONS AND SHALL HOLD HARMLESS AND INDEMNIFY THE ARCHITECT FOR ALL DAMAGES, CLAIMS AND LOSSES ARISING FROM ALTERATIONS OF THE PLANS OR INTERPRETATIONS.

MEASUREMENTS  
SCALE OR FIGURE DIMENSIONS ON THE DRAWINGS AND DETAILS SHOW THE CORRECT SIZE UNDER IDEAL CONDITIONS AND SHALL NOT UNDER ANY CIRCUMSTANCES BE SO CONSTRUED AS TO RELIEVE THE CONTRACTORS FOR THEIR RESPECTIVE PARTS OF THE WORK FROM THE RESPONSIBILITY OF TAKING MEASUREMENTS AT THE SITE AND FURNISHING MATERIALS OR EQUIPMENT OF THE CORRECT SIZE. ALL CONTRACTORS TO VERIFY DIMENSION IN FIELD AND REPORT ALL DRAWING DISCREPANCIES TO ARCHITECT BEFORE BEGINNING CONSTRUCTION.

WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS. CRITICAL DIMENSIONS ARE SHOWN ON PLAN. OVER-ALL ROOM SIZES ARE APPROXIMATED FOR ROUGH AREA CALCULATIONS.

1737 Elm Street  
Rear

**SEAL / STAMP**

**SEAL / STAMP**

Owner  
Kimberly Starbuck  
2805 Cypress Way  
Cincinnati Ohio 45212  
email: kim@crownotr.com  
tel: 513-309-0191

PLAN NO.:

DATE  
29 September 2015

**REVISIONS**

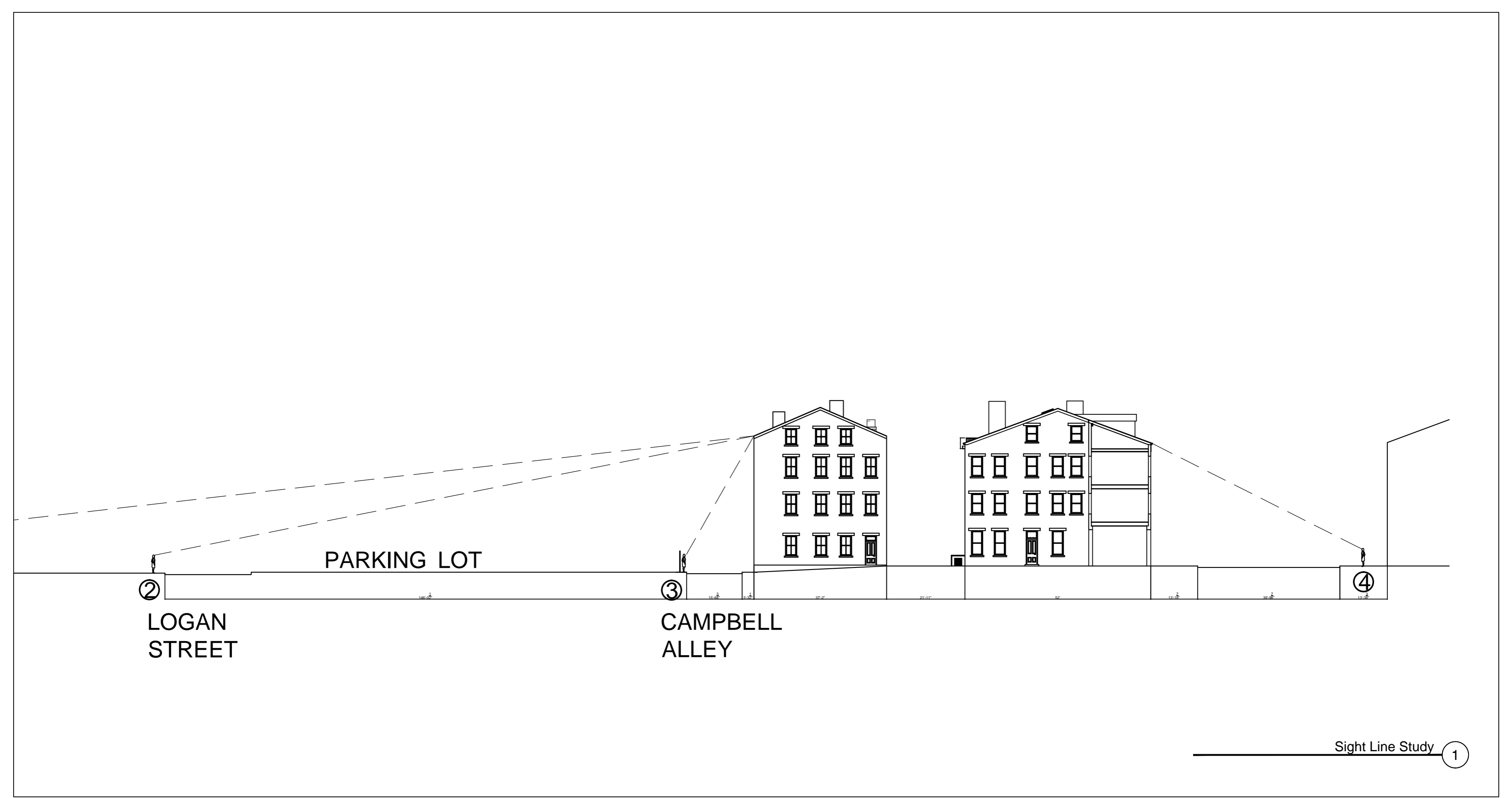
#	ISSUES AND REVISIONS	Date

Architect:  
**Michael A. Uhlenhake**  
Registered Architect  
State of Ohio

114 E. 13th STREET, UNIT 2F  
CINCINNATI, OHIO 45202  
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m.uhlenhake@gmail.com

A0.0

MICHAEL ANTHONY UHLENHAKE  
ARC 9511188  
EXPIRATION DATE:  
12/31/2015



PLAN NO.:

DATE  
29 September 2015

REVISIONS

#	ISSUES AND REVISIONS	Date

**LEGEND**

**1737 Elm Street**  
**Rear Building**  
Site Line Study

Owner  
Kimberly Starbuck  
2805 Cypress Way  
Cincinnati Ohio 45212  
email: kim@crownotr.com  
tel: 513-309-0191



**SEAL / STAMP**

MICHAEL ANTHONY UHLENHAKE  
ARC 9511188

EXPIRATION DATE:  
12/31/2015

Architect:  
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Registered Architect  
State of Ohio

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A4.4

(2) 3X3X $\frac{1}{4}$  GALVANIZED ANGLE @ 4' LENGTH

2X8'S @ 16" O.C.; ATTACH TO LEDGER  
W/SIMPSON H2.5 HURRICANE TIES

EXISTING MASONRY WALL

CONTINUOUS 2X8 P.T. LEDGER BOARD  
W/  $\frac{1}{2}$ " DIA. THREADED RODS w/6" EMBEDMENT,  
ASTMA193 ANCHOR  
EMBEDDED IN HILTI HY20 EPOXY  
@ 16" STAGGERED

2X4 P.T. BRACKET

1 $\frac{1}{2}$ " SQ. METAL RAILING  
W/  $\frac{1}{2}$ " DIA. RODS @ <4" SPACING

$\frac{3}{4}$ " P.T. WOOD DECKING

2X8 P.T. JOISTS @ 16" O.C.  
W/ SIMPSON JOIST HANGERS  
W/ DIAGONAL STRAP BELOW

(3) 2X12 P.T. BEAM

6 X 6 P.T. COLUMN

POST BASE

CONCRETE FOOTING

REPAIR STONE  
AT BASE OF GARAGE OPENING

EXISTING  $\frac{3}{4}$ " T&G WOOD FLOORING  
OVER 2X12 WOOD JOISTS

2X P.T. STRINGER W/ 2X P.T. TREADS

CONCRETE SLAB  
VAPOR BARRIER  
5" PEA GRAVEL

DISCONTINUE BASEMENT  
W/ LIGHT-WEIGHT FILL

REMOVE EXISTING REAR WALL  
FROM ROOF-LINE TO BASEMENT FOOTER  
STABILIZE EXISTING STAIR/FLOOR  
NEW FOUNDATION/WALL:

- NEW 18" CONCRETE FOOTER TO STABLE COMPACT BEARING  
ALONG EAST WALL & THE FIRST 6' OF NORTH WALL
- BASEMENT WALL TO BE SOLID GROUDED CMU
- NEW RECLAIMED BRICK ALONG EAST & PARTIAL NORTH ELEVATION  
(ROUGHLY 6' FROM CORNER) TO DIAGONAL CRACK (TOOTHED IN)  
INTERIOR OF BRICK TO BE GROUDED SOLID CMU  
(TO NEW FOUNDATION)

Proposed Section A-A of Rear Building

1/4" = 1'-0"

1

PLAN NO.:

DATE  
29 September 2015

REVISIONS

#	ISSUES AND REVISIONS	Date

LEGEND

1737 Elm Street  
Rear Building  
Section Through Garage & Deck

Owner  
Kimberly Starbuck  
2805 Cypress Way  
Cincinnati Ohio 45212  
email: kim@crownotr.com  
tel: 513-309-0191

SEAL / STAMP

Architect:  
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Registered Architect  
State of Ohio  
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A4.2

MICHAEL ANTHONY UHLENHAKE  
ARC 9511188

EXPIRATION DATE:  
12/31/2015



Proposed South Elevation of Rear Building  
 COURTYARD

3/16" = 1'-0" 1

CAMDBELL ALLEY 1737 ELM STREET REAR 1737 ELM STREET

PLAN NO.:

DATE  
 29 September 2015

REVISIONS

#	ISSUES AND REVISIONS	Date

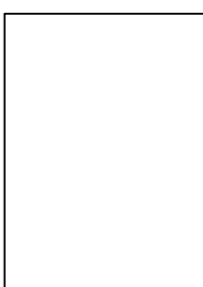
**LEGEND**

# 1737 Elm Street

## Rear Building

South Elevation

Owner  
 Kimberly Starbuck  
 2805 Cypress Way  
 Cincinnati Ohio 45212  
 email: kim@crownotr.com  
 tel: 513-309-0191



**SEAL / STAMP**

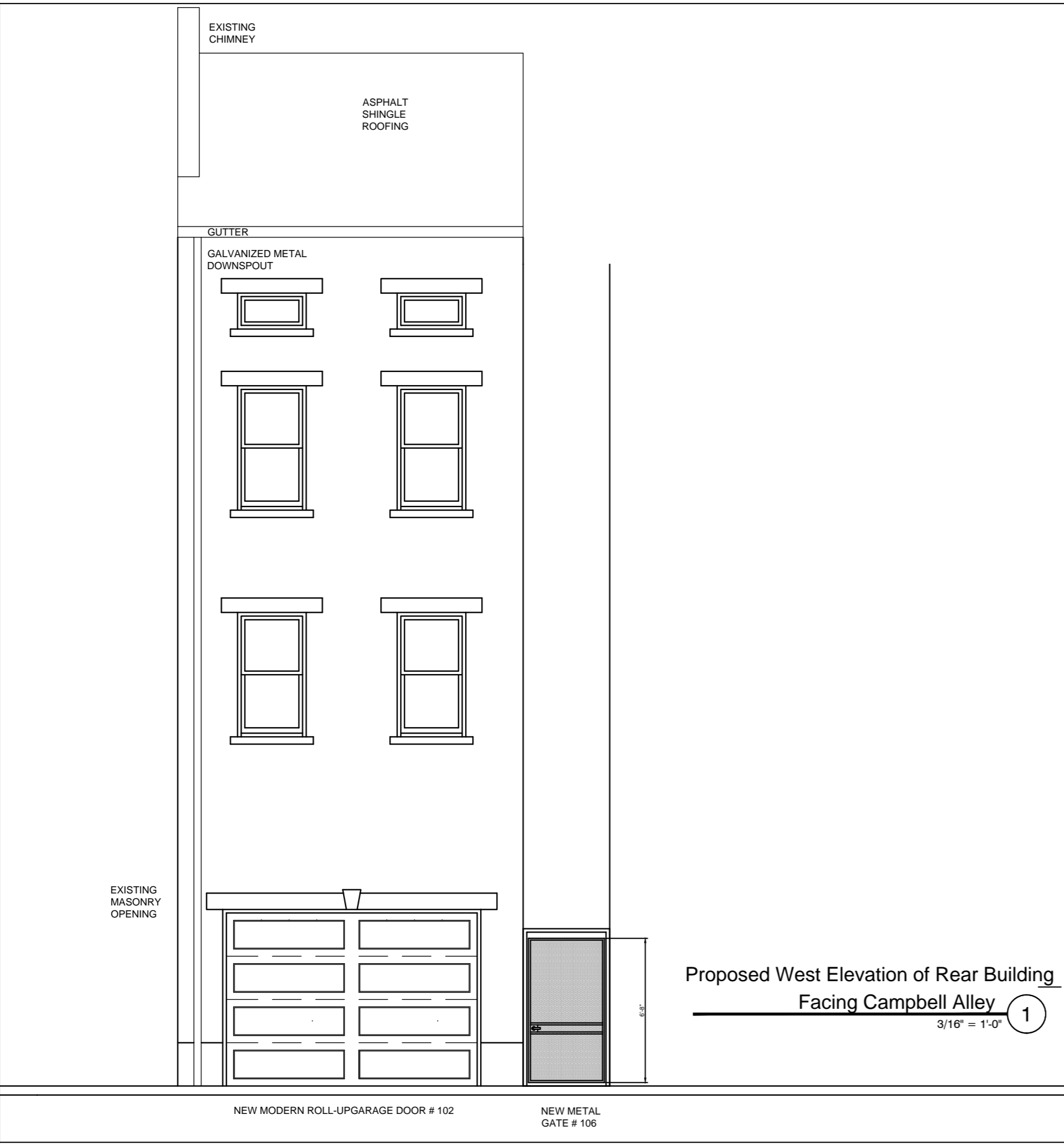
MICHAEL ANTHONY UHLENHAKE  
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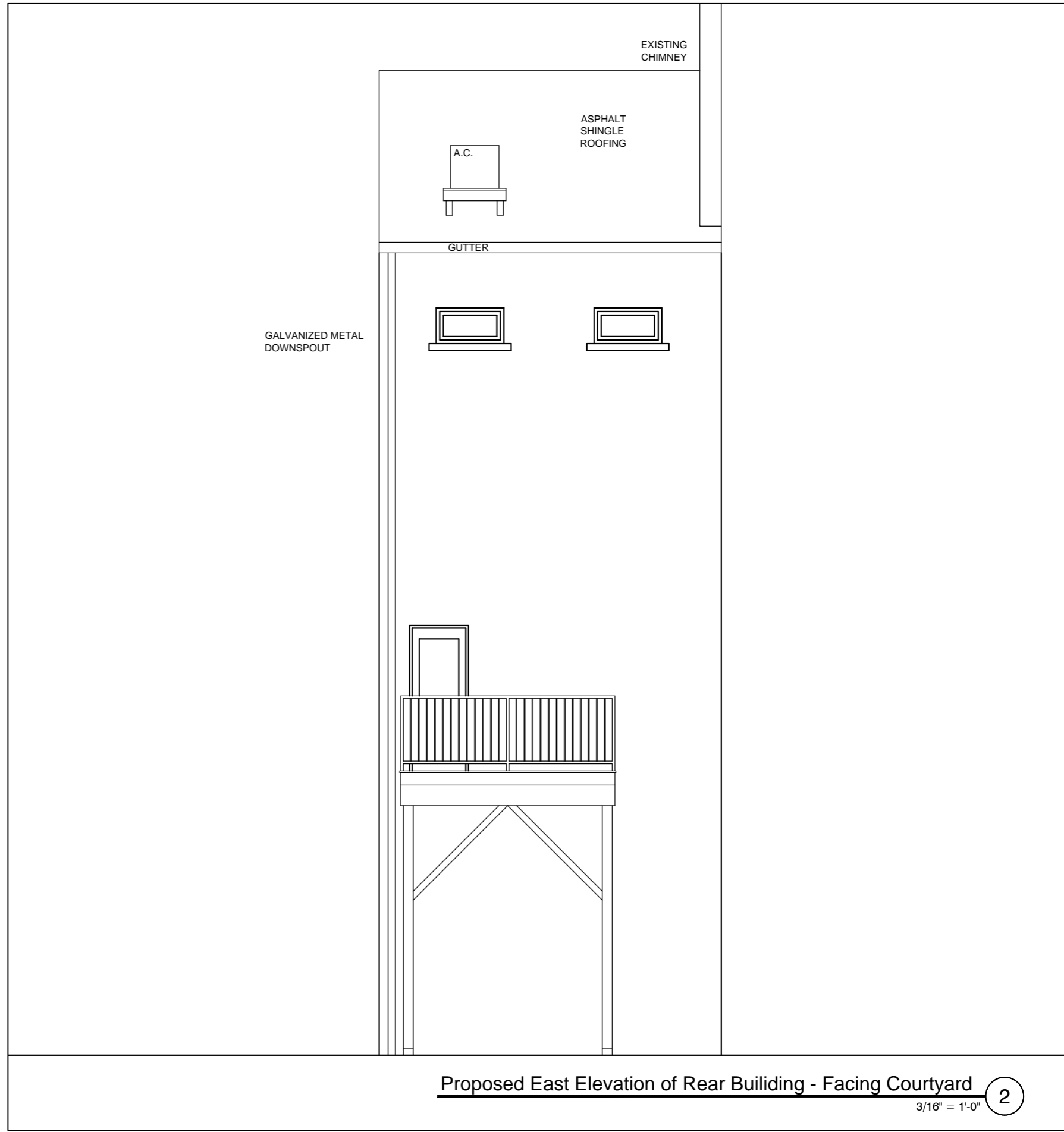
Architect:  
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 m.uhlenhake@gmail.com

A4.1



Proposed West Elevation of Rear Building  
Facing Campbell Alley **1**  
3/16" = 1'-0"



Proposed East Elevation of Rear Building - Facing Courtyard **2**  
3/16" = 1'-0"

PLAN NO.:

DATE  
29 September 2015

REVISIONS	
#	ISSUES AND REVISIONS

**LEGEND**

# 1737 Elm Street

## Rear Building

West and East Elevations

Owner  
Kimberly Starbuck  
2805 Cypress Way  
Cincinnati Ohio 45212  
email: kim@crownotr.com  
tel: 513-309-0191



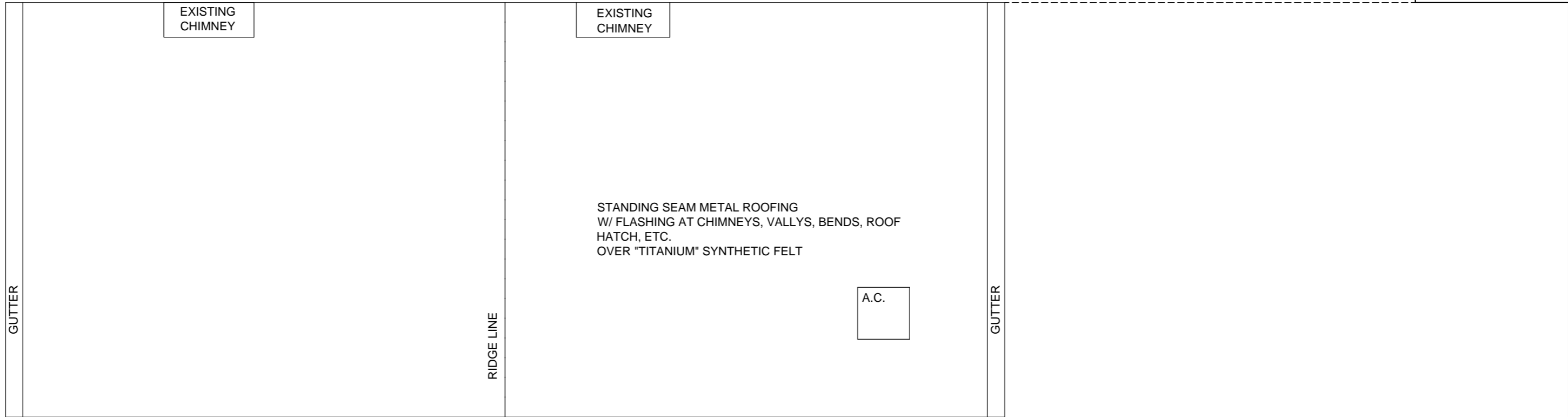
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MICHAEL ANTHONY UHLENHAKE  
ARC 9511188

EXPIRATION DATE:  
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Architect:  
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A4.0



Proposed Roof Plan - Rear

1

1/4" = 1'-0"

PLAN NO.:

DATE  
29 September 2015

REVISIONS

#	ISSUES AND REVISIONS	Date

NOTES

**1737 Elm Street**  
**Rear**  
Roof Plan Rear- Proposed

Owner  
Kimberly Starbuck  
2895 Cypress Way  
Cincinnati Ohio 45212  
email: kim@crownotr.com  
tel: 513-309-0191

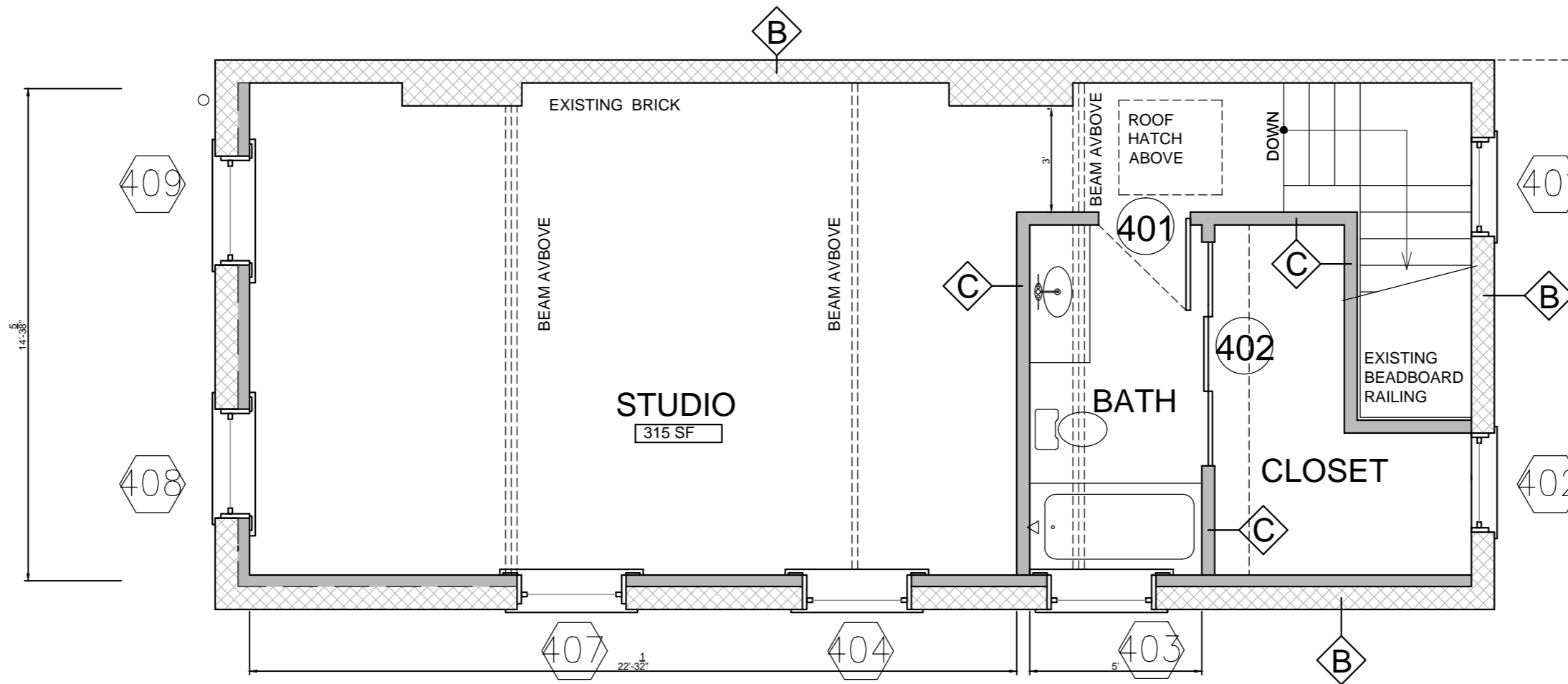
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ARC 9511188

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**A2.5**



Proposed Fourth Floor Plan - Rear 1  
 1/4" = 1'-0"

PLAN NO.:

DATE  
 29 September 2015

REVISIONS

#	ISSUES AND REVISIONS	Date

NOTES

- EXISTING MASONRY WALL
- EXISTING WOOD STUD/PLASTER WALL
- NEW WOOD STUD/GYP.BD. WALL
- EXISTING DOOR
- PROPOSED DOOR

NOTES

**1737 Elm Street**  
**Rear**  
 Fourth Floor Rear - Proposed

Owner  
 Kimberly Starbuck  
 2895 Cypress Way  
 Cincinnati, Ohio 45212  
 email: kim@crownotr.com  
 tel: 513-309-0191

SEAL / STAMP

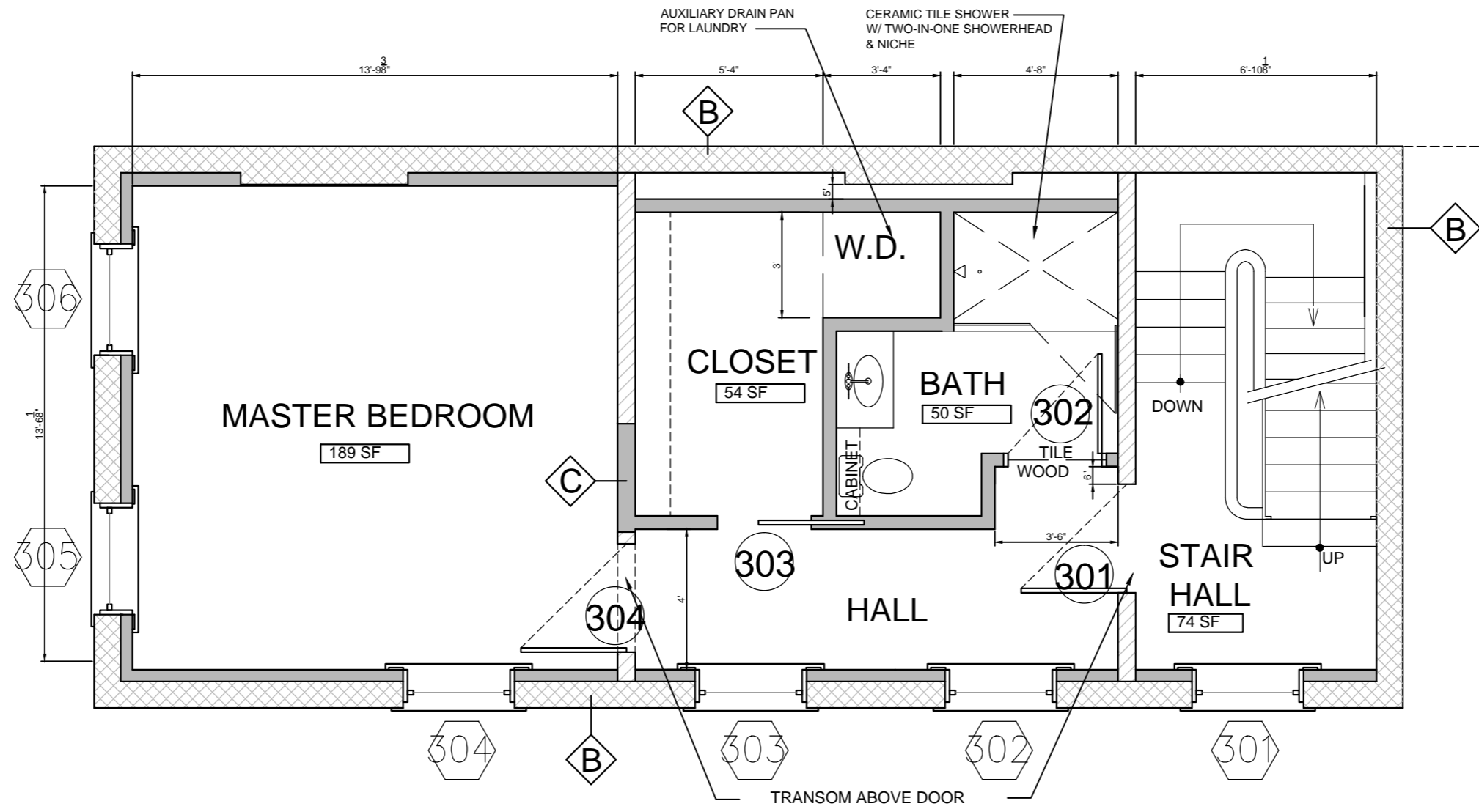
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 ARC 9511188

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Architect:  
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**A2.4**



Proposed Third Floor Plan - Rear 1  
1/4" = 1'-0"

PLAN NO.:

DATE  
29 September 2015

REVISIONS

#	ISSUES AND REVISIONS	Date

**NOTES**

- EXISTING MASONRY WALL
- EXISTING WOOD STUD/PLASTER WALL
- NEW WOOD STUD/GYP.BD. WALL
- EXISTING DOOR
- PROPOSED DOOR

**NOTES**

---

**1737 Elm Street**  
**Rear**  
Third Floor Rear - Proposed

Owner  
Kimberly Starbuck  
2895 Cypress Way  
Cincinnati Ohio 45212  
email: kim@crownotr.com  
tel: 513-309-0191

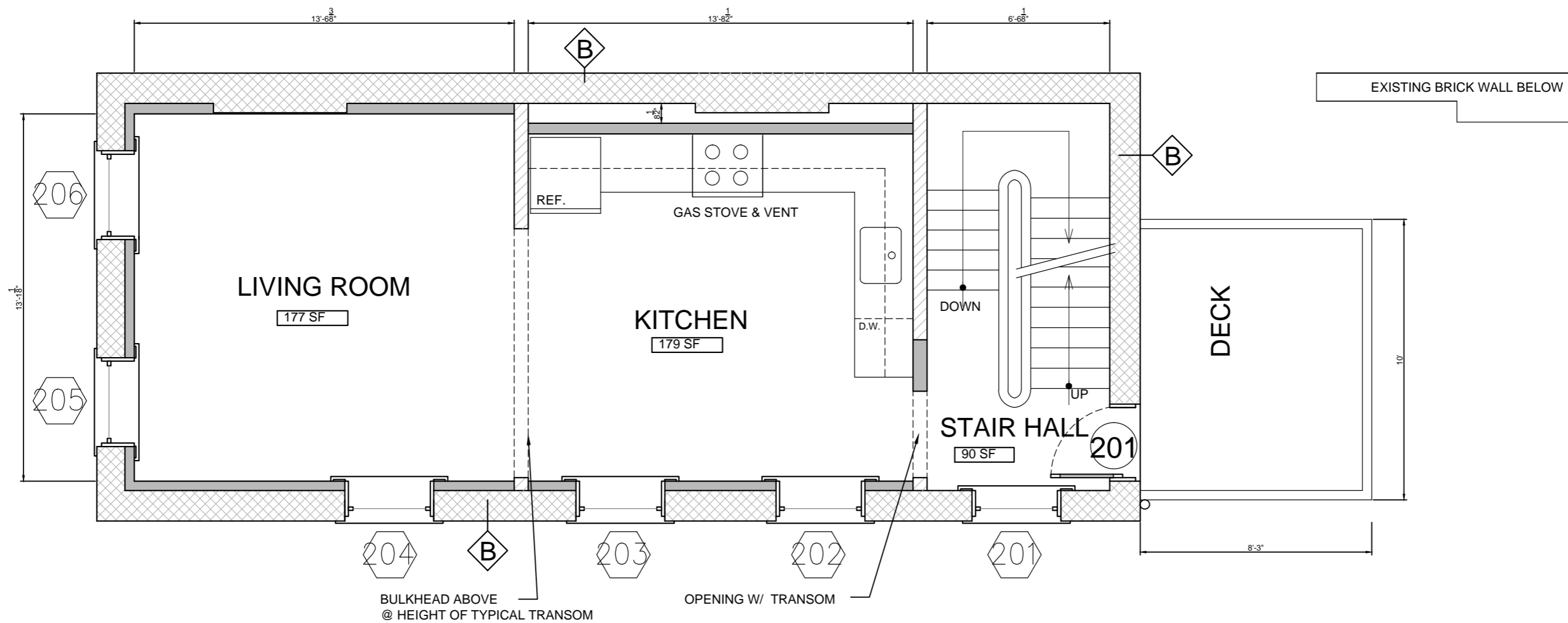
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MICHAEAL ANTHONY UHLENHAKE  
ARC 9511188

EXPIRATION DATE:  
12/31/2015

Architect:  
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Registered Architect  
State of Ohio  
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m.uhlenhake@gmail.com

A2.3



Proposed Second Floor Plan - Rear 1  
 1/4" = 1'-0"

PLAN NO.:

DATE  
 29 September 2015

REVISIONS

#	ISSUES AND REVISIONS	Date

**NOTES**

- EXISTING MASONRY WALL
- EXISTING WOOD STUD/PLASTER WALL
- NEW WOOD STUD/GYP. BD. WALL
- EXISTING DOOR
- PROPOSED DOOR

**NOTES**

**1737 Elm Street**  
**Rear**  
 Second Floor Rear - Proposed

Owner  
 Kimberly Starbuck  
 2805 Cypress Way  
 Cincinnati Ohio 45212  
 email: kim@crownotr.com  
 tel: 513-309-0191

**SEAL / STAMP**

MICHAEL ANTHONY UHLENHAKE  
 ARC 9511188

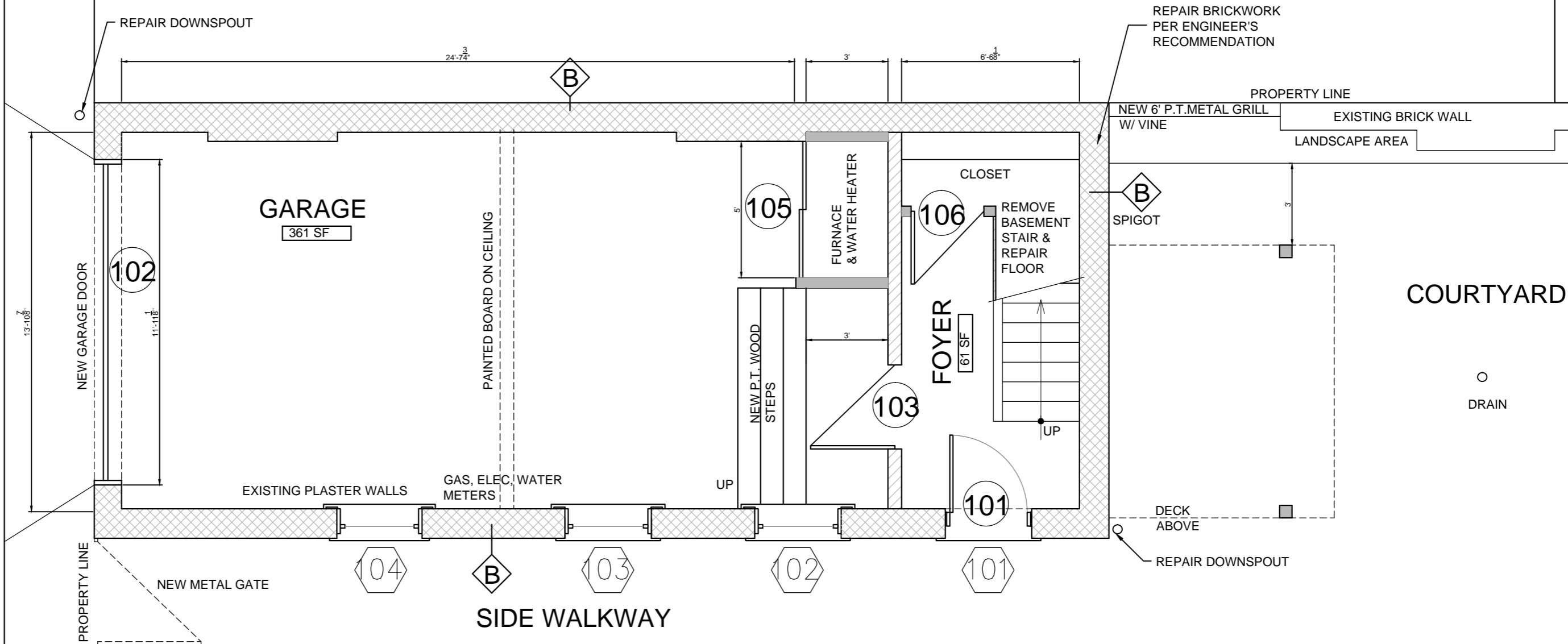
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Architect:  
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 114 E. 13th STREET, UNIT 2F  
 CINCINNATI, OHIO 45202  
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 m.uhlenhake@gmail.com

A2.2

CAMPBELL STREET

NEW CURB-CUT



- NEW GARAGE FLOOR:**
- 4" MIN. AIR ENTRAINED FIBER-REINFORCED 3500 PSI CONCRETE @ 2% SLOPE
  - 6 MIL. VAPOR BARRIER W/ 6" TAPED OVERLAP
  - RIGID FOAM INSULATION
  - 4" UNWASHED COMPATIBLE GRAVEL OR CRUSHED STONE
  - COMPACTED FILL
  - PROVIDE 1/2" ISOLATION JOINTS AT PERIMETER & SAW-CUT CONTRACTION JOINTS EVERY 8 TO 12 FEET
- NOTE: CONNECT ALL DRAINS TO SEWER LOCATED IN CAMPBELL ALLEY.

Proposed First Floor Plan - Rear 1  
 1/4" = 1'-0"

PLAN NO.:

DATE  
29 September 2015

REVISIONS	ISSUES AND REVISIONS	Date

- NOTES**
- EXISTING MASONRY WALL
  - EXISTING WOOD STUD/PLASTER WALL
  - NEW WOOD STUD/GYP.BD. WALL
  - EXISTING DOOR
  - PROPOSED DOOR

**NOTES**

1737 Elm Street  
 Rear  
 First Floor Rear - Proposed

Owner  
 Kimberly Starbuck  
 2805 Cypress Way  
 Cincinnati Ohio 45212  
 email: kim@crownotr.com  
 tel: 513-309-0191

**SEAL / STAMP**

MICHAEL ANTHONY UHLENHAKE  
 ARC 9511188

EXPIRATION DATE:  
 12/31/2015

Architect:  
**Michael A. Uhlenhake**  
 Registered Architect  
 State of Ohio

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 CINCINNATI, OHIO 45202  
 (513) 665.4344  
 m.uhlenhake@gmail.com

A2.1

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

APPLICATION #: N/A  
APPLICANT: Mike Wentz, Architect representing the owner  
OWNER: Neil Marquardt and Lauren Klar  
ADDRESS: **42 W. McMicken Avenue, Cincinnati OH 45202**  
PARCELS: 095-0003-0040-00

ZONING: Urban Mix District (UM)  
OVERLAYS: Over the Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: October 20, 2015  
HEARING DATE: Prehearing October 29, 2015 at 11:30 AM  
STAFF REVIEW: Angie Strunc, City Interim Urban Conservator

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### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness for rehabilitation of an existing two story masonry building to support a single family residence.

### **Existing Conditions:**

This property is located on the north side of W. McMicken Ave between Vine Street and Ohio Avenue. This structure originally was used as a warehouse with later use of residential on the second floor. In recent past the structure has fallen into serious disrepair with a partial roof collapse. A permit was issued on 8/18/2015 for structural repairs and demolition cleanup of the collapsed roof.

### **Proposed Conditions:**

The proposal is to rehabilitate the existing structure currently vacant as a single family residence. With the partial roof collapse at the rear of the existing building, the applicant proposes to construct a new wall for a new northeast façade. The proposed new wall reduces the original warehouse footprint more in line with a single family residence at the front facade. The existing original masonry walls at the building perimeter will remain intact and act as an open air rear yard for the owner.

The renovation of the building will feature the following:

1. New southeast facing rear façade wall will be contemporary in design with interlocking metal wall panel siding and a large bi-fold window wall such as by Nanawall. Other doors and windows will be aluminum clad wood with full lites. This façade will also have a flush metal steel garage door.
2. A wall to wall wood composite deck with stairs to the grade level will be constructed at the second floor. The proposed railing is a horizontal cable rail with vertical posts.

3. Existing masonry window openings on the east wall (at zero lot line) to be filled in with brick to match existing.
4. Remove previous brick infill on one of two garage door openings and re-fill with masonry to match existing building.
5. Replace existing garage door with new flush metal steel garage door on front façade.
6. Replace existing entry door with new flush metal steel door on front façade.
7. Replace existing façade windows with aluminum clad wood 6/6 in existing masonry openings. Windows by Jeld-Wen with black exterior.
8. Interior renovation for tenant finish.

**Previous Reviews: N/A**

**Applicable Zoning Code Sections:**

Zoning District: Section 1410 Urban Mix District  
Single Family Dwelling – Permitted Use

Variance Request: N/A  
Variance Authority:  
Variance Standard:

Overlays: N/A

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

**Details of Zoning Relief Required:** N/A

**Certificate of Appropriateness Review**

This project substantially meets the guidelines for the Over-the-Rhine Historic District. The work involves restoration of a severely deteriorated structure keeping the existing intact primary façade simple and appropriate to the original warehouse use.

The rear façade new wall expression is contemporary in design but the materials of glass and metal siding have been deemed appropriate within this district previously and the façade is not highly visible from W. Clifton Avenue.

**Other Considerations:**

**Prehearing Results**

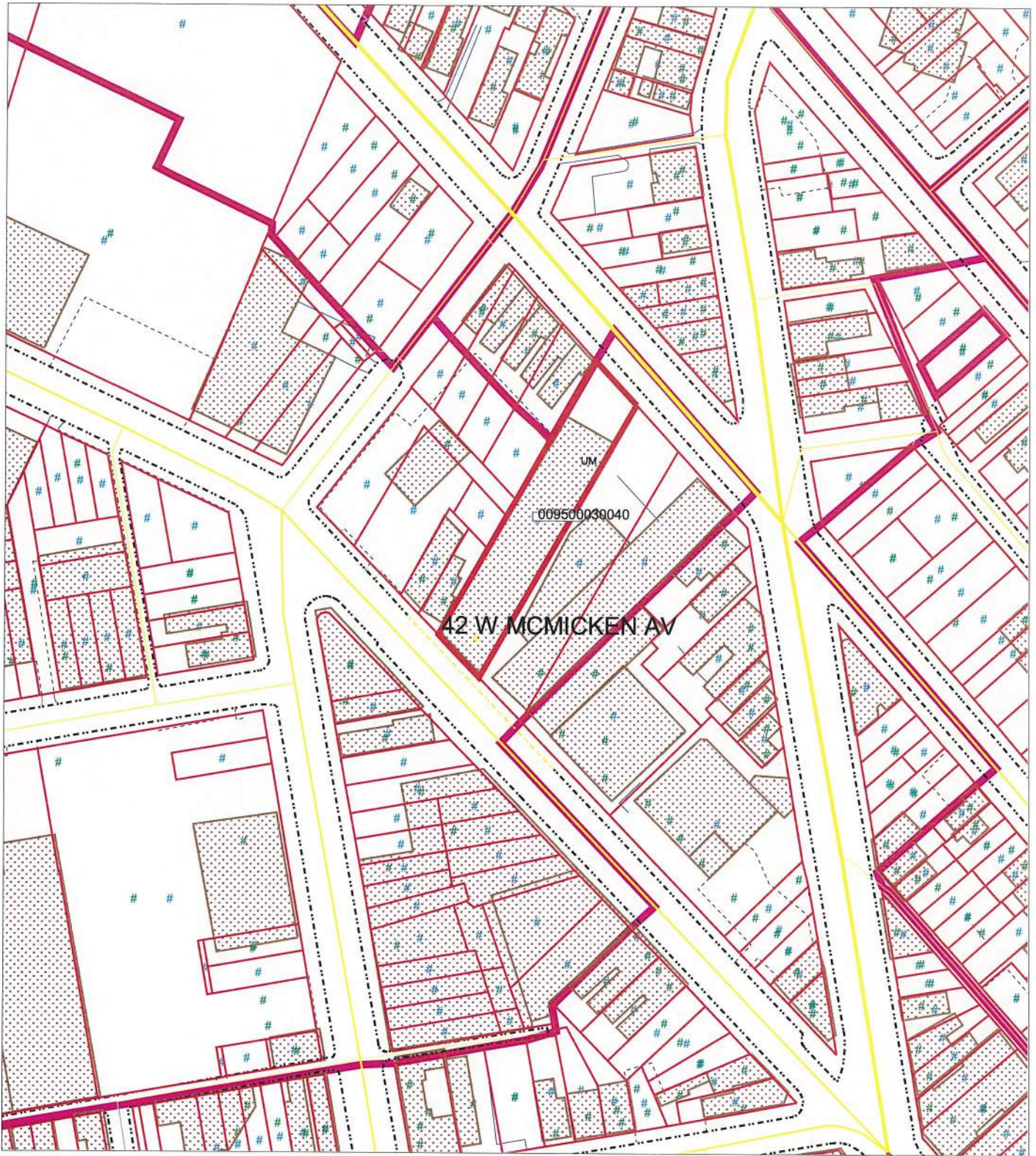
October 29, 2015 – No one was in attendance.

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

1. a) **APPROVE** a Certificate of Appropriateness for the rehabilitation of 42 W. McMicken Street per drawings submitted by Wentz Design dated 10/12/2015 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.

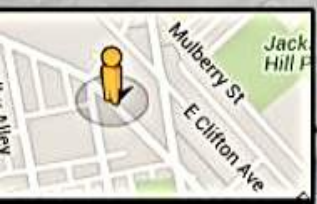


MAP CREATED FOR: **CBLDADMIN AT RCCADTE** DATE: **10/29/2015 11:26:21**



*This map was created using the CAGIS System.  
The City of Cincinnati, Hamilton County or the  
Cincinnati Area Geographic Information System  
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are encouraged to contact the CAGIS.*

**CAGIS**  
138 E COURT ST, ROOM 1003  
CINCINNATI, OH 45202  
(513) 352-1656

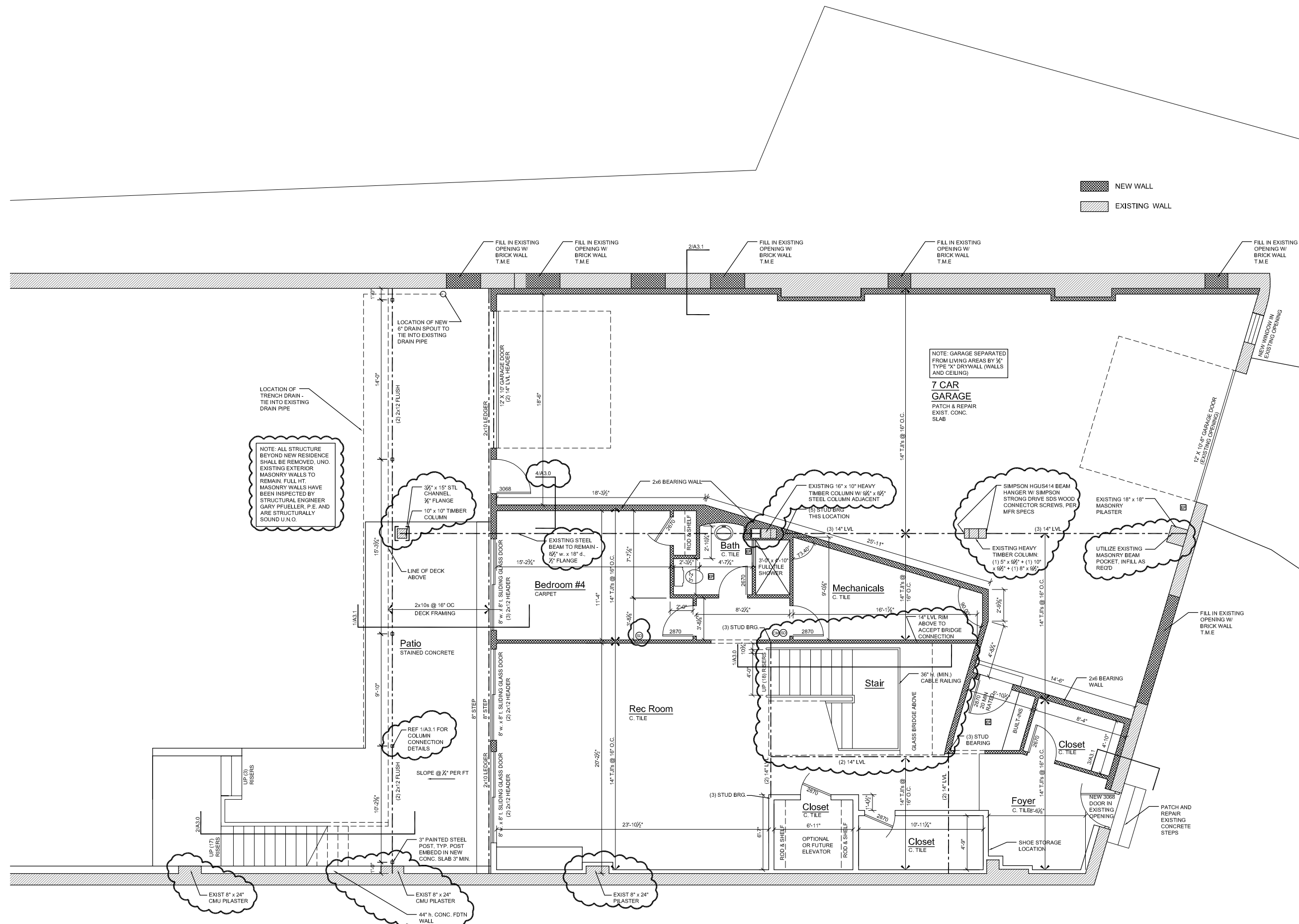


NO.	REVISIONS	DATE
7		
6		
5		
4	REVISIONS PER PLAN EXAMINER	10-12-15
3	ISSUED FOR PERMIT	7-22-15
2	ISSUED FOR REVIEW	12-4-14
1	ISSUED	

**MARQUARDT-KLAR RESIDENCE**  
**42 WEST McMICKEN**  
**CINCINNATI, OHIO**  
 FIRST FLOOR PLAN

DRAWN BY: EOS  
 COMM. NO:  
 DATE: OCTOBER 12, 2015  
 DRAWING NO:

**A1.0**



FIRST FLOOR PLAN  
 1/4" = 1'-0"

FIRST FLOOR -  
 1,448 S.F.

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# Marquardt-Klar Residence

42 West McMicken  
Cincinnati, Ohio 45202



## PROJECT DESCRIPTION

THE PROPERTY AT 42 W. MCMICKEN IS A CONVERTED WAREHOUSE IN POOR CONDITION THAT WAS (PRIOR TO PURCHASE) BEING USED AS A SINGLE FAMILY APARTMENT ON THE SECOND FLOOR, WITH LARGE STORAGE SPACE BELOW. PORTIONS OF THE ROOF TO THE MIDDLE AND REAR OF THE BUILDING HAVE BEEN COLLAPSED AND HAVE BEEN MISSING FOR YEARS. THE CURRENT ZONING IS UM (URBAN MIXED). THIS PROJECT SHALL KEEP THE REMAINING SHELL OF THE STRUCTURE AND REBUILD A SINGLE FAMILY UNIT IN THE FRONT PORTION. THE EXISTING STRUCTURE AND MASONRY WALLS HAVE BEEN INSPECTED BY A STRUCTURAL ENGINEER (GARY PFLEGER, P.E.) AND REMAIN SOUND WITH SOME EXCEPTION AT THE REAR MOST PORTION OF THE BUILDING WHERE THE GRADES CHANGE AND WALLS STEP UP AS RETAINING WALLS. THIS AREA IS CURRENTLY BEING ENGINEERED AND WILL BE PERMITTED SEPARATELY. THIS AREA SHALL BE RESTRICTED AND MARKED AS OFF LIMITS FOR PHASE I OF CONSTRUCTION.

## TYPICAL SYMBOLS

	CONCRETE
	2x4 WOOD STUDS U.N.O.
	DUPLEX OUTLET
	SWITCH
	SMOKE DETECTOR W/ BATTERY BACKUP
	CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP

## DRAWING INDEX

ARCHITECTURAL		ELECTRICAL	
TS	TITLE SHEET	E1.0	FIRST FLOOR ELEC.
EC	EXISTING CONDITIONS	E1.1	SECOND FLOOR ELEC.
A0.1	FIRST FLOOR FRAMING		
A1.0	FIRST FLOOR PLAN		
A1.1	SECOND FLOOR PLAN		
A1.2	ROOF PLAN		
A2.0	ELEVATIONS		
A3.0	STAIR SECTIONS		
A3.1	WALL SECTIONS		

## ARCHITECT:

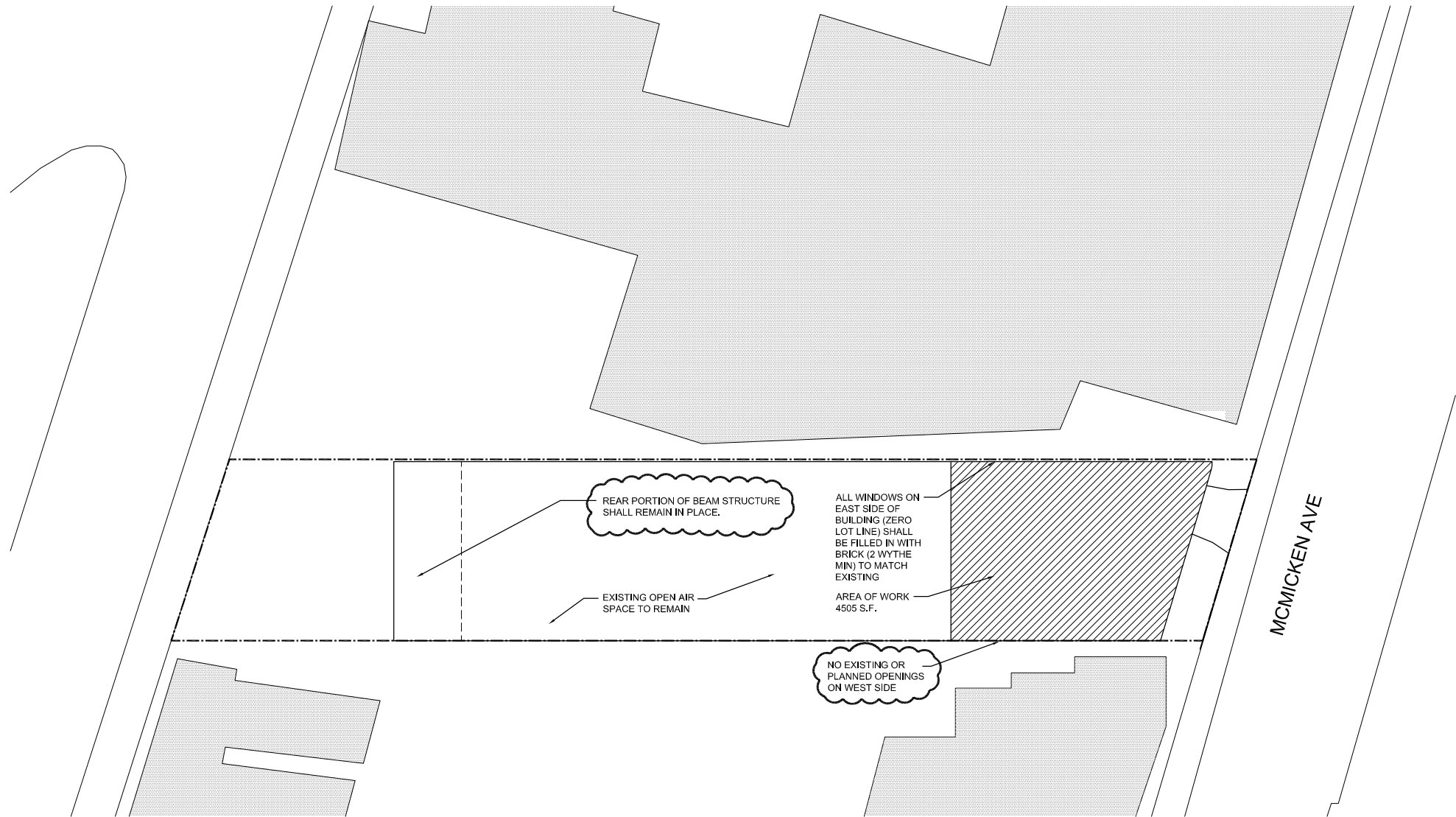
**wentzdesign**  
7813 Ted Gregory Lane  
Suite C  
Cincinnati, Ohio 45242  
Phone (513) 745-0420  
Fax (513) 745-0460  
Contact:  
Michael Wentz, AIA  
mike@wentzdesign.com

## LIGHTING SYMBOLS

	EXHAUST FAN		CEILING FAN
	CAN CEILING LIGHT		
	PENDANT/ CHANDELIER		
	SCONCE		CEILING FAN W/ LIGHT
	FLOURESCENT LIGHT		

## GENERAL NOTES

- GOVERNING CODE**  
2013 RESIDENTIAL CODE OF OHIO
- DESIGN LOADS**
- |                                    |                           |
|------------------------------------|---------------------------|
| 1. FLOORS, STAIRS & EXTERIOR DECKS | 40 PSF LIVE + 10 PSF DEAD |
| 2. ROOFS                           | 25 PSF LIVE + 15 PSF DEAD |
| 3. WIND LOAD                       | 90 MPH                    |
| 4. GARAGE FLOOR                    | 50 PSF                    |
| 5. SNOW                            | 20 PSF                    |
- ASSUMED SOIL BEARING CAPACITY = 2,000 PSF MAX
- DEFLECTION LIMITS (MAX PER MEMBER)**
- |                    |       |
|--------------------|-------|
| 1. ROOF / BEAMS    | L/240 |
| 2. RAFTERS W/ CLG  | L/240 |
| 3. RAFTERS W/O CLG | L/180 |
- CONSTRUCTION AND SAFETY**
- ARCHITECT / ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
  - THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ARCHITECT / ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS OF THE SITE.
  - CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING BUILDINGS, SITE CONDITIONS, AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT / ENGINEER BEFORE PROCEEDING WITH WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT / ENGINEER OF ALL RESPONSIBILITY. ANY CHANGES FROM THESE DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT / ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY ISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT / ENGINEER IMMEDIATELY OF THE CONDITION.
  - CONTRACTOR TO COMPLY W/ ALL STATE AND LOCAL BUILDING CODES AND SAFETY REGULATIONS.
- DRAWING NOTES**
- ARCHITECTURAL SPECIFICATIONS ARE MADE AN INTEGRAL PART OF THESE DRAWINGS U.N.O.
  - DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED INCLUDING DIMENSIONS TO / FROM EXTERIOR WALLS.
  - ROOF / FLOOR TRUSS DRAWINGS W/ LAYOUT SHEETS TO BE ON SITE AND PROVIDED AT FRAMING INSPECTION.
- GENERAL NOTES**
- ENTIRE HOME TO BE EQUIPPED WITH HARD-WIRED (110 VOLT) BATTERY BACK-UP SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA, AND A MINIMUM OF ONE ON EACH LEVEL OF HOME.
  - ALL BATHS SHALL BE EQUIPPED WITH 50 C.F.M. EXHAUST FANS. THE KITCHEN HOOD SHALL BE EQUIPPED WITH A 100 C.F.M. EXHAUST FAN.
  - ALL FULL BATHS SHALL BE EQUIPPED WITH WHISPER GREEN EXHAUST FANS WITH OCCUPANCY SENSORS. ALL BATH AND SHOWER ROOM EXHAUST FANS MUST BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME.
  - LOW V.O.C. PAINT SHALL BE USED THROUGHOUT THE HOME.
  - GREEN LABEL PLUS CARPET SHALL BE USED IN ALL CARPETED AREAS.
  - ALL INSULATION SHALL BE OPEN CELL SPRAY FOAM INSULATION.
  - FRENCH DOORS, GLASS SHOWER DOORS, WINDOWS ABOVE TUBS TO BE TEMPERED GLASS, AND ANY / ALL GLAZING WITHIN 24" OF ANY DOOR OR LESS THAN 18" AFF.
  - VAPOR BARRIER OF 4 MIL POLYETHYLENE MIN. TO BE PLACED ON WARM SIDE OF INSUL. IN EXT. WALLS, FLOORS, AND CLGS. TAPE ALL JOINTS.
  - ALL NEW EXTERIOR STUD FRAMING TO BE 2 x 4 @ 16" O.C., INTERIOR STUD WALLS TO BE 2 x 4 @ 16" O.C. U.N.O.
  - ALL WOOD IN CONTACT W/ FOUNDATION OR WITHIN 6" OF FIN. GRADE TO BE PRESSURE TREATED.
  - ALL FRAMING HEADERS UNDER 6" TO BE DBL 2 x 8 FRAMING W/ MIN 1 1/2" BEARING EA. SIDE.
  - ALL TRUSSES SHALL BE CONSTRUCTED SUCH THAT A 24" W x 42" H OBJECT SHALL NOT PASS THRU MORE THAN 2 CONSECUTIVE TRUSSES.
  - COORDINATE BLOCKING IN CLOSETS FOR SHELVING
  - CONCRETE STRENGTH (PSI) SHALL BE AS FOLLOWS: FTGS. / INT. FLOORS = 2500, FDN WALLS = 3000, EXTERIOR = 3500. FDN WALLS, GARAGE FLOORS AND EXTERIOR CONCRETE REQUIRE 5% - 7% AIR ENTRAINMENT.
  - FIREPLACE INSERTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS INCLUDING HOLDING ALL COMBUSTIBLE MATERIALS (FRAMING) A MINIMUM OF 2" CLEAR OF FIREBOX AND FLUE SYSTEM. INSTALLATION MANUAL AND SPECIFICATIONS FOR EACH UNIT SHALL BE ON PROJECT SITE AND AVAILABLE TO INSPECTOR AT FRAMING INSPECTION. ALL FIREPLACES MUST BE FITTED WITH SEALABLE DOORS
  - CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE EACH SLEEPING AREA (WITHIN 10')
  - GARAGES SHALL BE EQUIPPED WITH EXHAUST FANS CONNECTED TO CARBON MONOXIDE DETECTORS. CARBON MONOXIDE DETECTORS SHALL BE LOCATED IN ROOMS THAT SHARE A DOOR WITH GARAGES.
  - HVAC SYSTEM SHALL USE MERV 13 AIR FILTERS
  - MECHANICAL ROOM SHALL BE EQUIPPED WITH PASSIVE RADON EMISSION SYSTEM
  - COVER ALL DUCTS AND VENTS DURING CONSTRUCTION
  - PROVIDE FIRE BLOCKING AT THE TOP OF ALL CONCEALED WALL CAVITIES AND EVERY 10 FEET HORIZONTALLY
  - ALL EGRESS WINDOWS SHALL HAVE A MIN. CLEAR OPENING OF 5.7 S.F., MIN. NET CLEAR OPENING HEIGHT OF 24". MAX. SILL HEIGHT OF 44" A.F.F., AND A MIN. NET CLEAR WIDTH OF 20". EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE
  - ALL L.V.L. BEAMS SHALL BE 1 1/2" THICK WITH A MIN. E-VALUE OF 2.0 U.N.O.



**SITE PLAN**  
1" = 20'-0"

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NO.	DATE	ISSUED FOR PERMIT	ISSUED
7	10-12-15		
6	7-22-15		
5			
4			
3			
2			
1			

**MARQUARDT-KLAR RESIDENCE**  
**42 WEST MCMICKEN**  
**CINCINNATI, OHIO**  
TITLE SHEET/ SITE PLAN

DRAWN BY: EOS  
COMM. NO:  
DATE: OCTOBER 12, 2015  
DRAWING NO:

**TS**



Michael J. Wentz, License # 10636  
Expiration Date 12/31/15

ARCHITECT:



7813 Ted Gregory Lane  
Suite C  
Cincinnati, Ohio 45242  
Phone (513) 745-0420  
Fax (513) 745-0460  
Contact:  
Michael Wentz, AIA  
mike@wentzdesign.com

ITEM	ISSUED	DATE
7		
6		
5		
4		
3		
2		
1	REVISIONS PER PLAN EXAMINER	10-12-15

**MARQUARDT-KLAR RESIDENCE**  
**42 WEST McMICKEN**  
**CINCINNATI, OHIO**

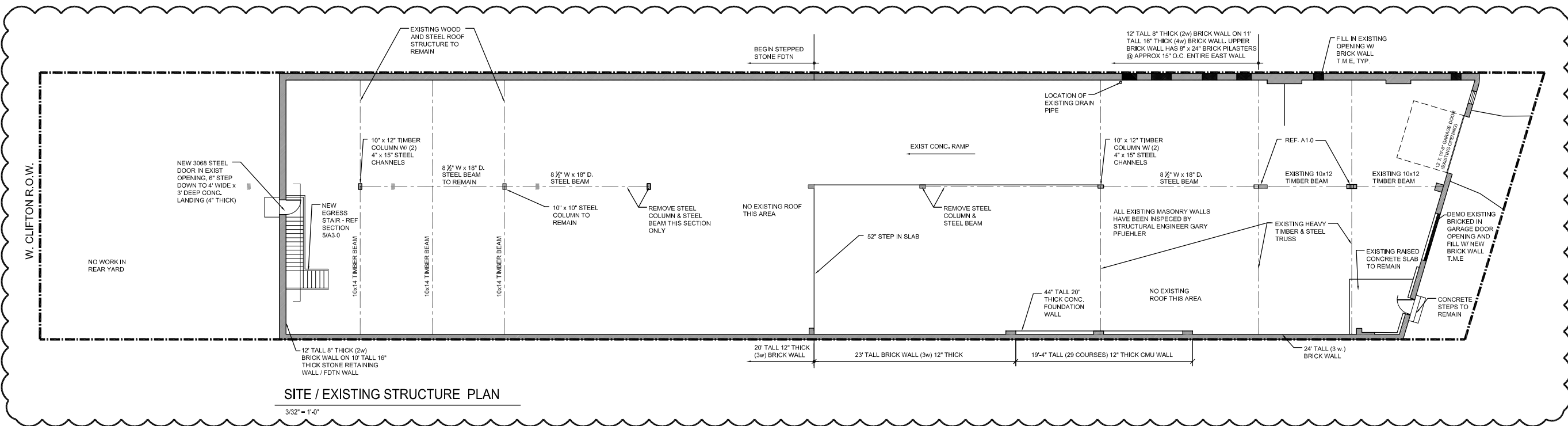
EXISTING STRUCTURE

DRAWN BY: MJW

COMM. NO:

DATE: OCTOBER 12, 2015

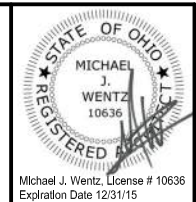
DRAWING NO:



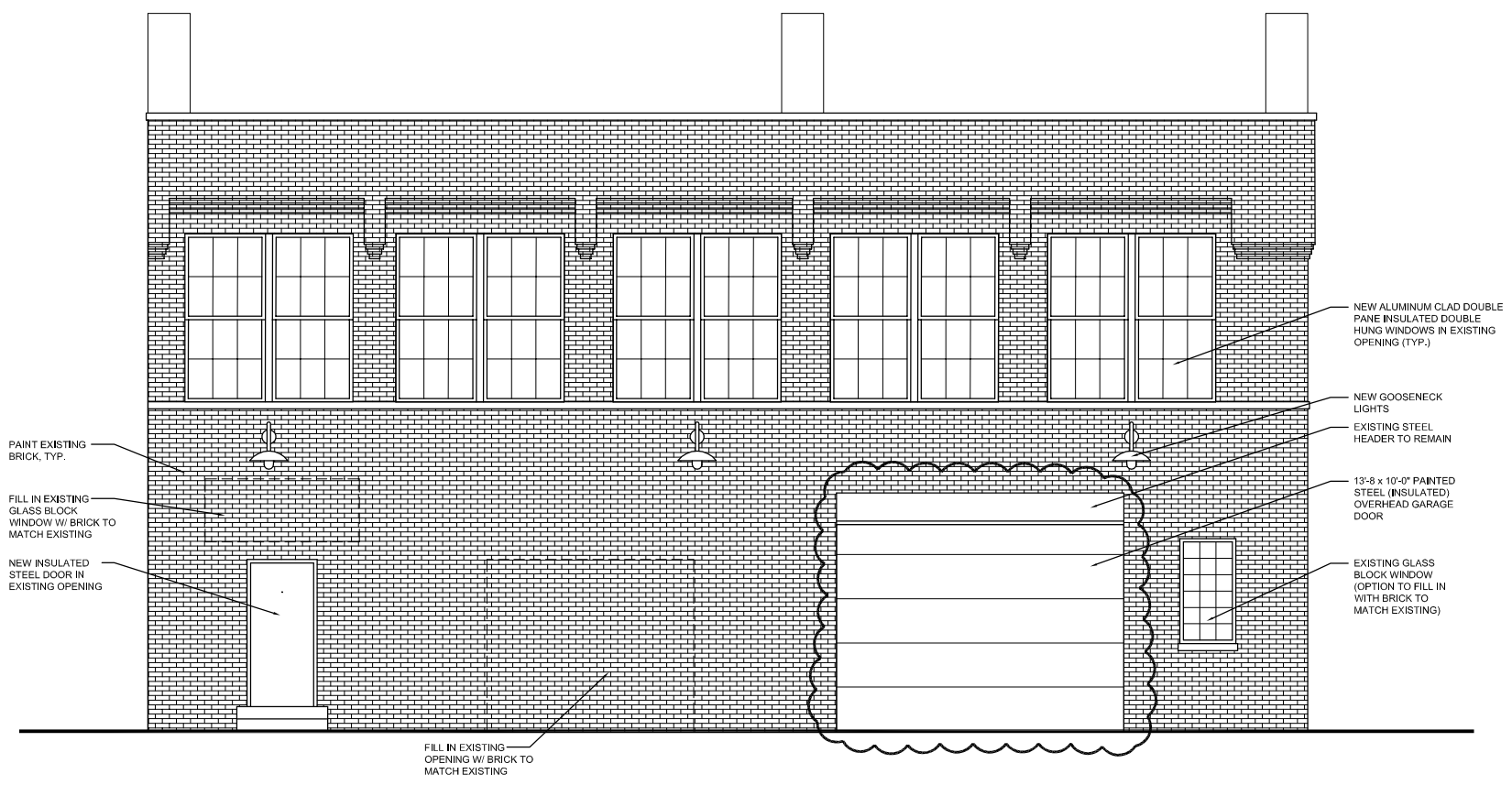
**SITE / EXISTING STRUCTURE PLAN**

3/32" = 1'-0"

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 Suite C  
 Cincinnati, Ohio 45242  
 Phone (513) 745-0420  
 Fax (513) 745-0460  
 Contact:  
 Michael Wentz, AIA  
 mike@wentzdesign.com



FRONT ELEVATION

1/4" = 1'-0"

EXISTING CONDITIONS



REAR ELEVATION

1/4" = 1'-0"

ITEM	ISSUED	DATE
7		
6		
5	OWNER REVISIONS	10-19-15
4	REVISIONS PER PLAN EXAMINER	10-12-15
3	ISSUED FOR PERMIT	7-22-15
2	ISSUED FOR HISTORIC REVIEW	6-17-15
1		

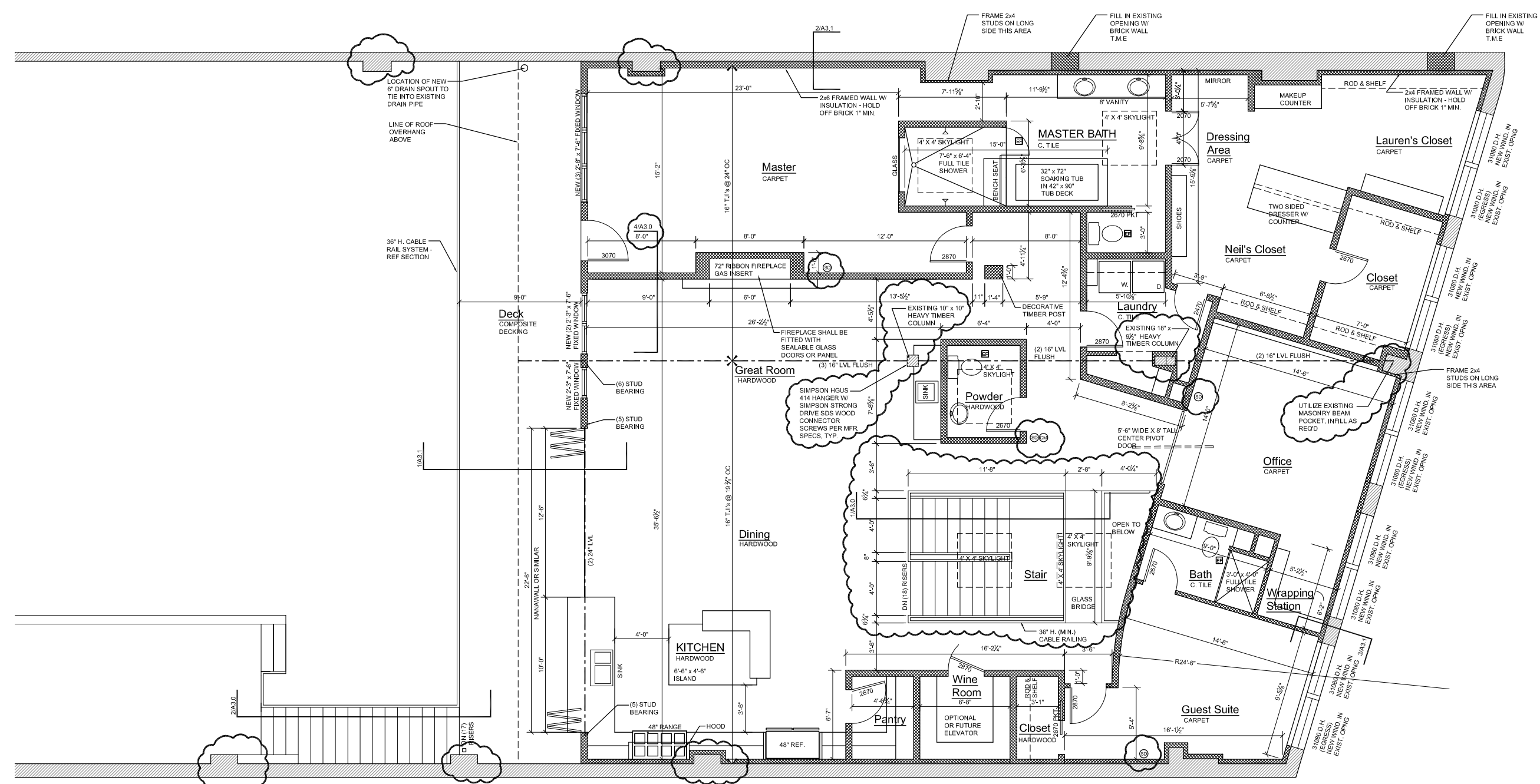
**MARQUARDT-KLAR RESIDENCE**  
**42 WEST McMICKEN**  
**CINCINNATI, OHIO**

FRONT AND REAR ELEVATIONS

DRAWN BY: EOS  
 COMM. NO:  
 DATE: OCTOBER 19, 2015  
 DRAWING NO:

**A2.0**

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SECOND FLOOR PLAN  
 1/4" = 1'-0"

SECOND FLOOR -  
 3,057 S.F.

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NO.	REVISIONS PER PLAN EXAMINER	ISSUED FOR PERMIT	ISSUED FOR REVIEW	DATE
7				
6				
5				
4				
3				
2				
1				

MARQUARDT-KLAR RESIDENCE  
 42 WEST McMICKEN  
 CINCINNATI, OHIO  
 SECOND FLOOR PLAN

DRAWN BY: EOS  
 COMM. NO:  
 DATE: OCTOBER 12, 2015  
 DRAWING NO:

A1.1

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

---

APPLICATION #:  
APPLICANT: Amy Lynch  
OWNER: Market Square I, LLC  
ADDRESS: **1814 Race Street (front and rear)**  
PARCELS: 009400080313

ZONING: Commercial Community Pedestrian (CC-P)  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: November 2, 2015  
HEARING DATE: November 9, 2015  
STAFF REVIEW: Caroline Hardy Kellam, Senior City Planner

---

**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) to rehabilitate both of these structures and construct a three story addition on the rear building.

**Existing Conditions:**

The property is situated on the east side of Race Street between Elder and Findlay Streets.

**Proposed Conditions:**

The proposal includes the following work on front and rear buildings:

1. Install new aluminum clad 1/1 double hung wood windows custom to fit the original opening (Lincoln Distinction)
2. Restore infilled window openings
3. Install a new aluminum storefront (front)
4. Install new metal breezeway gates at the Race and Goose Alley entrances
5. Place HVAC condenser units on the roof setback from the front façade
6. Reroof with fiberglass shingles
7. Retain and repaint fire escapes
8. Repair and retain chimneys
9. Construct a three story brick addition on the rear building in the courtyard for an interior stair. This addition will have minimal visibility from the right of way.

**Applicable Zoning Code Sections:**

Zoning District: Commercial Community Pedestrian (CC-P) with limitations  
Variance Request: N/A

Overlays: N/A

Historic District/Reg: Over-the-Rhine Historic District

COA Standard: Section 1435-09-2 Certificate of Appropriateness; Standard of Review

**Use Variance:** N/A

**Urban Design Review:** N/A

### **Zoning Review**

This proposal does not require any zoning relief. The site has two existing nonconforming principle structures on the property. The Zoning Administrator has stated that such non-conformity may continue provided that the number of dwellings is appropriate to the site.

This project is acceptable under the premise that the project is not divided into separate parcels. Fire access, ability to remove trash, etc, are dependent upon the common area being shared by all parties in both buildings. If the owner decides to separate the buildings, a condominium shall be required and all appropriate covenants, restrictions and by-laws submitted to the Zoning Administrator for review prior to approval.

### **Certificate of Appropriateness Review**

Overall this project substantially meets the guidelines for the district in the following areas:

1. Use of wood windows and doors
2. Restoration of the brick and infilled window openings
3. Construction of an appropriate brick addition
4. Repair and retention of original chimneys

### **Other Considerations:**

**Prehearing Results:** October 29, 2015 – No persons were in attendance.

**Comments Provided to Staff:** NA

### **Consistency with *Plan Cincinnati (2012)*:**

“Sustain” Initiative Area “Preserve our built history”

### **Recommendation:**

Staff recommends the Historic Conservation Board take the following action:

1. **APPROVE** a Certificate of Appropriateness for the rehabilitation at 1814 Race Street (front) subject to the following condition:

2. The property cannot be subdivided into two lots but may be considered for a future condominium if the Zoning Administrator finds acceptable the proposed condominium by-laws and covenants and restrictions.
3. **APPROVE** a Certificate of Appropriateness for the rehabilitation at 1814 Race Street (rear) with the three story addition subject to the following condition:

**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.

# PLATTE

architecture + design

---

202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202  
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

October 23, 2015

Re: Certificate of Appropriateness

1814 Race Street

Permit No. 2015P06563 R

Dear Members of the Historic Conservation Board,

Thank you for taking time to look at our project. The proposed project at 1814 Race is the rehabilitation of two existing masonry buildings (front and rear) and a proposed new construction addition attached to the existing rear building. This letter, as well as the attached additional documentation, illustrate that this proposed design meets the historic guidelines for the Over the Rhine neighborhood.

## Existing Front Building

The “front building” is on the west portion of the parcel, and faces Race street. It is a classic Italianate rowhouse- four stories high with a sloped shingle roof, a historic storefront, breezeway entrance, and tall rhythmic punched windows on floors 2 and 3. Two windows on the primary façade have been insensitively infilled with brick- we propose to restore these openings to their former glory. These restored window openings will include new replacement stone sills and lintels to match adjacent. There are existing fire escapes on the front and sides of this building which will be repaired, retained, and repainted black.

## Existing Front Building- Storefront

Proposed exterior work for this front building includes the removal of non-historic infill within the historic storefront frame. A new factory finished dark bronze color (Classic Bronze UC109850 or sim.) aluminum storefront system (YKK YES 45 TU or equal) with large storefront windows, transoms, kick panels, a trim panel, and a glazed door will be installed. All glazing will be clear. **See attached for YKK brochures which shows the design and color of the new storefront system.**

## Existing Rear Building

The “rear building” occupies the east portion of the parcel, and faces Goose Alley. This is also a classic Italianate rowhouse, but does not have a storefront. There

is a narrow breezeway entrance to the south of the rear building, which will be retained. An existing non-historic steel staircase on the west façade of this building will be removed, and a new construction addition is proposed in this location. There is an existing fire escape on the east elevation of this rear building which will be repaired, retained, and repainted black.

### Windows

All existing aluminum or vinyl windows in the project will be removed back to the historic masonry openings. New custom factory finished bronze aluminum clad wood one-over-one sash with clear class will be installed everywhere. The new sash will fit the existing openings and will be installed at the historic depth of the original windows in the masonry opening. **See attached for product information.**

At Primary elevations – Any existing windows or frames will be removed back to the rough masonry opening. The new sash- Lincoln Distinction aluminum clad sash with concealed jamb liners- will be installed in the historic rough masonry openings and will fill the existing opening completely and without modification.

Secondary elevations- Any existing windows or frames will be removed back to the rough masonry opening. The new sash- Lincoln Fit aluminum clad sash with concealed jamb liners- will be installed in and will fit the existing framed opening without modification.

### Breezeway Gates

New metal breezeway gates will be installed at the Race Street and Goose Alley entrances. This will be a custom-fabricated steel gates, which will be painted black. **See attached for details.**

### Rooftop Mechanical Units:

Condensing units for the new HVAC systems will be located on steel service platforms on the roof of the front building and new construction addition. These rooftop platforms are placed as far from the primary facades as possible, so the views to these platforms will be minimal. The basis for design for these units is the Goodman GSZ14 Heat Pump. These have a very minimal appearance- they are painted dark gray and they are each no larger than 36"W x 36"D x 40"H each.

### Roofing Materials:

The existing front building has a sloped shingle roof. The existing framing and sheathing will be repaired and retained, but the existing shingles will be removed and replaced with a new fiberglass shingles (Certainteed or equal).

The colors for these roof shingles will be selected as art of an overall color scheme that will be submitted to the Ohio Historic Preservation Office for review and approval prior to work. The final color will be neutral/natural- black, grey, grey-blue, red-brown, or brown. **See attached for a Certainteed brochure which shows the look for the new shingles.**

The existing rear building roof is a low-sloping membrane roof. The existing framing and sheathing will be repaired and retained, but the membrane will be replaced with new black EPDM. The proposed addition at the existing building will have a low sloping EPDM roof to match the existing rear building.

New Construction Addition:

The proposed new construction addition is located in the courtyard between the two existing buildings, and is attached to the existing rear building. It houses a stair and bathrooms which service the upper two floors of the rear building. The addition will be subordinate to the rear building in all dimensions- it will be shorter than the rear building, as well as inset on the north and south faces. The exterior material of the addition will be dark red brick with light-toned mortar, to compliment the existing red brick on the adjacent buildings.

The south elevation of the new construction addition features 2 windows and a door, which align vertically. The windows on the new addition match the windows on the existing buildings in proportion, arrangement, and style. The west and north elevations of this small addition do not have any windows. The top of the addition is bordered with a simple wood fascia board, which will be painted to match the repaired/retained trim at the adjacent existing buildings.

Because there is an empty lot to the north of this parcel, the new construction addition will be visible from Race Street and Goose Alley, albeit minimally. This addition has been designed so that it blends with the historic fabric of the neighborhood. Please find elevations, plans, and sight line images included herein which show the proposed design of this addition, and it's relationship to the existing adjacent buildings.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amy Lynch', with a stylized, cursive script.

Amy Lynch, Project Manager



# > YES 45 TU

Thermally Broken Center Set Storefront

## SYSTEM DESCRIPTION:

YES 45 TU is a thermally broken, center set, flush glazed storefront system for insulating glass. The system is thermally broken by means of a poured and debridged pocket that employs a patented process, ThermaBond Plus®, to greatly improve adhesion of the polyurethane to the extruded aluminum. Combining science and technology, ThermaBond Plus resolves the problem of adhesion and the resultant dry shrinkage associated with typical poured and debridged systems.

## OPTIONS & FEATURES:

- 2" Face by 4-1/2" Overall Depth
- Outside or Inside Glazed
- Accepts 1" Insulating Glass
- High Performance Sill Flashing
  - ◆ No Blind Seals
  - ◆ Tall back leg for enhanced water resistance
  - ◆ Patented 3 point attachment of end dam
- Patented Screw Spline or Shear Block Assembly
- ThermaBond Plus Thermal Break
- Model 20D/35D/50D Single Doors up to 4'-0" x 8'-0"
- Model 20D/35D/50D Pairs up to 8'-0" x 8'-0"



# > YES 45 TU Center Set

## Thermally Broken Storefront System Specifications

### 1.01 SUMMARY

- A. Section Includes: Aluminum Storefront Systems.
  - 1. YKK AP Series YES 45 TU Center Set Aluminum Storefront System.
- B. Related Sections:
  - 1. Glass and Glazing: Refer to Division 8 Glass and Glazing Section for glass and glazing requirements

### 1.02 SYSTEM DESCRIPTION

- A. Performance Requirements: Provide aluminum storefront systems that comply with performance requirements indicated, as demonstrated by testing manufacturer's assemblies in accordance with test method indicated.
    - 1. Air Infiltration: Completed storefront systems shall have 0.06 CFM/FT<sup>2</sup> (1.10 m<sup>3</sup>/h·m<sup>2</sup>) maximum allowable infiltration when tested in accordance with ASTM E 283 at differential static pressure of 6.24 PSF (299 Pa).
    - 2. Water Infiltration: No uncontrolled water when tested in accordance with ASTM E 331 at test pressure differential of: 10 PSF (479 Pa) (or when required, field tested in accordance with AAMA 503). Fastener Heads must be seated and sealed against Sill Flashing on any fasteners that penetrate through the Sill Flashing.
    - 3. Wind Loads: Completed storefront system shall withstand wind pressure loads normal to wall plane indicated:
      - a. Exterior Walls:
        - 1) Positive Pressure:
        - 2) Negative Pressure:
      - b. Interior Walls (Pressure Acting in Either Direction):
    - 4. Deflection: Maximum allowable deflection in any member when tested in accordance with ASTM E 330 with allowable stress in accordance with AA Specifications for Aluminum Structures.
      - a. Without Horizontals: L/175 maximum.
      - b. With Horizontals: L/175 or L/240 + 1/4" (6.4mm) for spans greater than 13'-6" (4.1m) but less than 40'-0" (12.2m).
    - 5. Thermal Movement: Provide for thermal movement caused by 180 degrees F. (82.2 degrees C.) surface temperature, without causing buckling stresses on glass, joint seal failure, undue stress on structural elements, damaging loads on fasteners, reduction of performance, or detrimental effects.
    - 6. Thermal Performance: When tested in accordance with AAMA 507, AAMA 1503 and NFRC 100:
      - a. Condensation Resistance Factor (CRF): A minimum of 60.
      - b. Thermal Transmittance U Value: 0.45 BTU/HR/FT<sup>2</sup>/°F or less.
- Note: Thermal Performance for the glazed system as a whole will be affected by the characteristics of the glass specified and percentage of vision area.
- 7. Acoustical Performance: Acoustical Performance: When tested in accordance with AAMA 1801:
    - a. Sound Transmission Class (STC) shall not be less than 35 laminated.
    - b. Outdoor-Indoor Transmission Class (OITC) shall not be less than 29 laminated.

### 2.01 MANUFACTURERS

- A. Acceptable Manufacturers: YKK AP America, Inc.
  - 1. Storefront System: YKK AP YES 45 TU Storefront System.
- B. Storefront Framing System:
  - 1. Description: Center set, exterior flush glazed; jambs and vertical mullions continuous; head, sill, intermediate horizontal attached by screw spline joinery or shear block attachment.
  - 2. Components: Manufacturer's standard extruded aluminum mullions, 90 degree corner posts, entrance door framing, and indicated shapes.
  - 3. Thermal Barrier: Provide continuous thermal barrier by means of a poured and debridged pocket consisting of a two-part, chemically cured high density polyurethane which is bonded to the aluminum by YKK AP ThermaBond Plus®. Systems employing non structural thermal barriers are not acceptable.

### 2.02 MATERIALS

- A. Extrusions: ASTM B 221 (ASTM B 221M), 6063-T5 Aluminum Alloy.

### 2.03 ACCESSORIES

- A. Manufacturer's Standard Accessories:
  - 1. Fasteners: Zinc plated steel concealed fasteners: Hardened aluminum alloys or AISI 300 series stainless steel exposed fasteners.
  - 2. Glazing: Setting blocks, edge blocks, and spacers in accordance with ASTM C 864, shore durometer hardness as recommended by manufacturer; glazing gaskets in accordance with ASTM C 864.
  - 3. 0.050 Aluminum Sill Flashing End Dams must have 3 point attachment.

### 2.06 FINISHES

- A. Anodic Coating: Electrolytic color coating followed by an organic seal applied in accordance with the requirements of AAMA 612.
- B. High Performance Organic Coating Finish: Factory applied two-coat 70% Kynar resin by Arkema or 70% Hylar resin by Solvay Solexis, fluoropolymer based coating system, Polyvinylidene Fluoride (PVF-2), applied in accordance with YKK AP procedures and meeting AAMA 2605 specifications.

For additional information on architectural aluminum products offered by YKK AP America Inc. visit our web site at [www.ykkap.com](http://www.ykkap.com).

# > YKK AP Paint Colors

## Standard Colors for a Superior Finish



**Bone White UC43350**



**Colonial White UC54983**



**Sandstone UC109856**



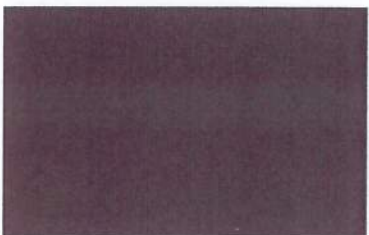
**Beige UC97345**



**Seawolf Beige UC109855**



**Hartford Green UC109881**



**Colonial Red UC105846**



**Charcoal UC99477**



**Classic Bronze UC109850**



**Black UC40577**

### Superior Painted Finishes – Meets AAMA 2605

The 70% PVDF (Duranar®) two-coat, non-exotic, non-metallic colors shown on this page are the actual colors and may be used as a reference. These colors and finishes are available on YKK AP's *Rapid Building Envelope Program*. Additional colors and finishes are also available. Contact your local sales office for pricing and lead time information.

In Partnership With:

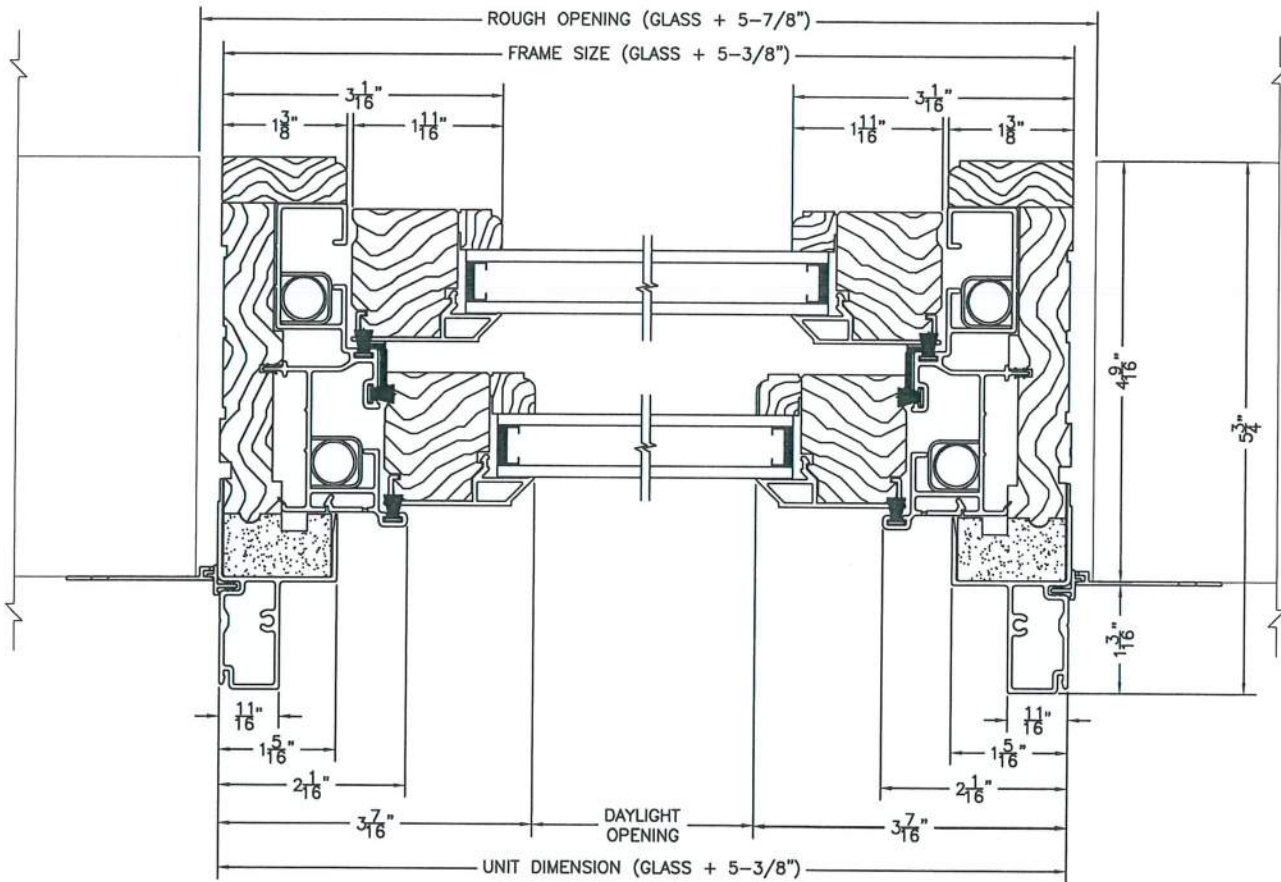


**PPG Coatings Protected**

The PPG Certified Applicator Program is a service mark and Duranar® is a registered trademark of PPG Industries, Inc.

Entrances | Storefronts | Curtain Walls | Sun Controls | Windows | Balcony Doors



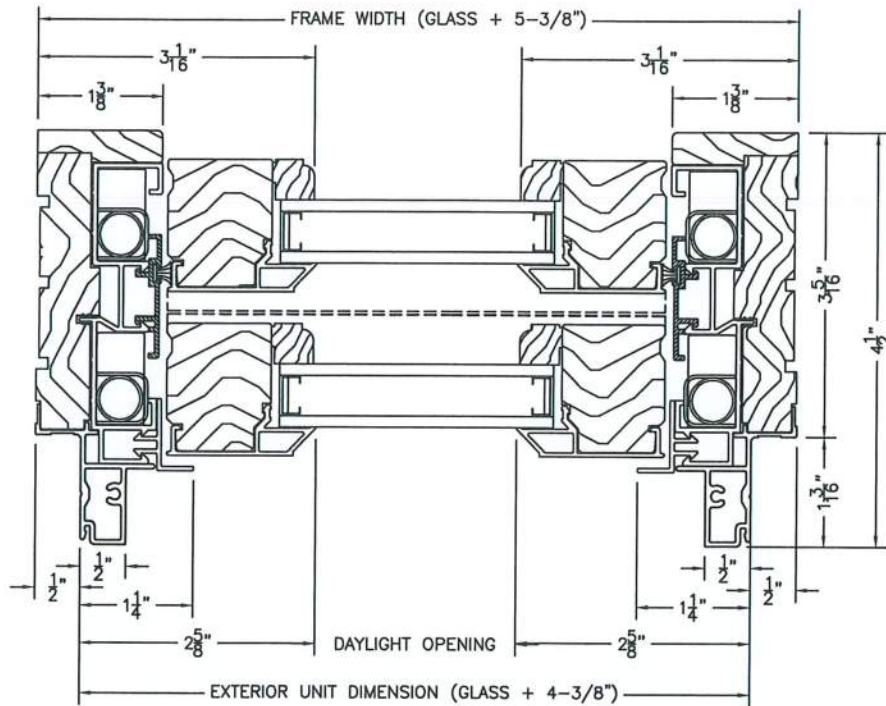


**ALUMINUM CLAD DOUBLE HUNG - HORIZONTAL SECTION**

SCALE: 6" = 1' 0"

**LINCOLN WOOD PRODUCTS, INC.**

1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461



**LINCOLN FIT DOUBLE HUNG - HORIZONTAL SECTION  
CONCEALED JAMBLINER**

SCALE: 6" = 1' 0"

**LINCOLN WOOD PRODUCTS, INC.**

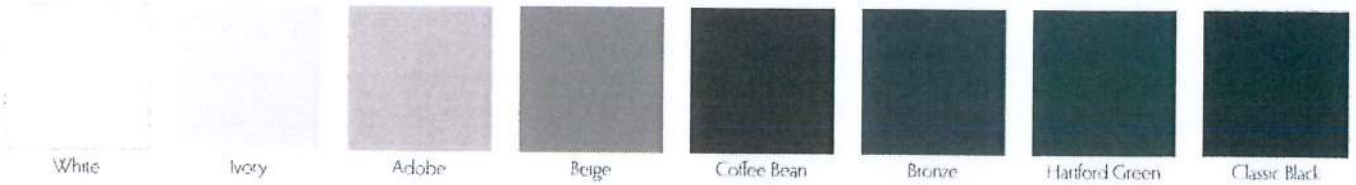
1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461

## Frame and Sash Finishes

We offer eight standard colors, thirty-eight feature colors, seven spray-on anodized colors and have the ability to match from a customer's sample

All of our standard, feature and custom color options are painted to AAMA 2605 performance requirements. AAMA 2605 high performance paint is the preferred choice of designers, architects and educated consumers. Exceptional color retention and minimal chalking are leading characteristics of this premium paint finish.

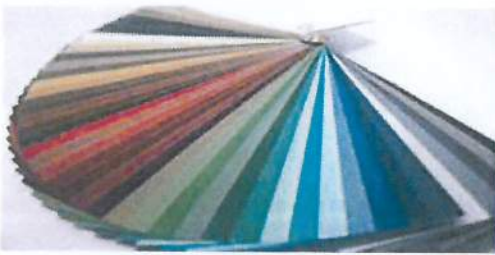
### Standard Colors - AAMA 2605



### Spray-On Anodized Colors - AAMA 2604



### Feature Colors - AAMA 2605



### Custom Colors - AAMA 2605



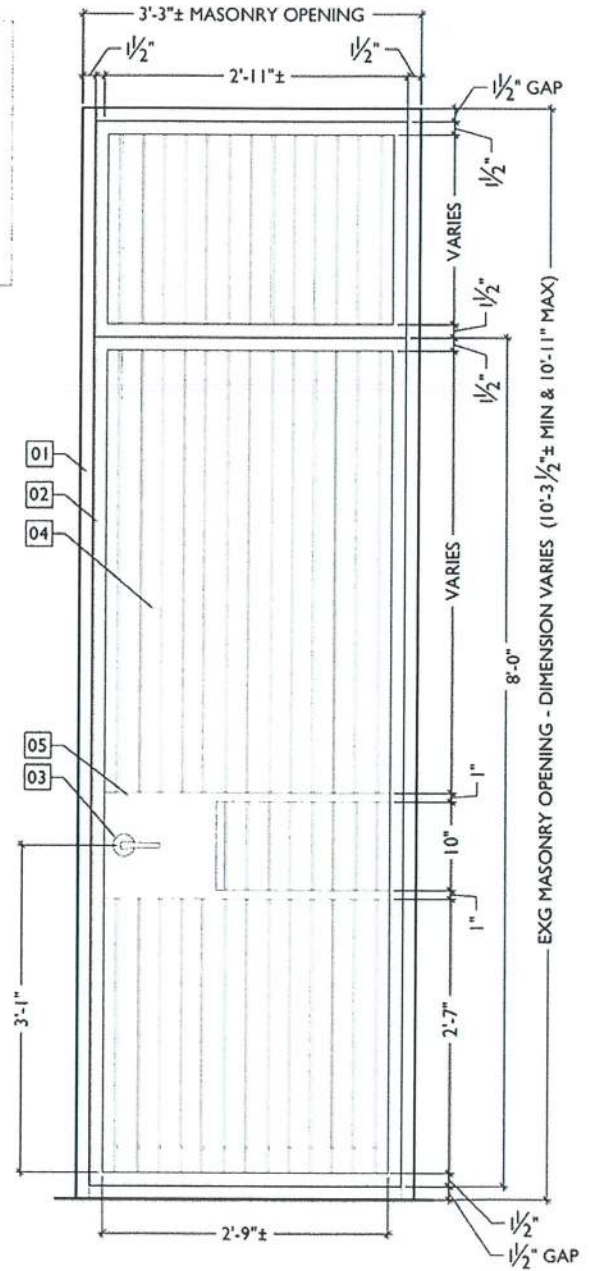
Due to printing limitations, the colors shown are for representation only.



**KEYED NOTES:**

01.  $1\frac{1}{2}$ " x  $1\frac{1}{2}$ " SQUARE STEEL FRAME ATTACHED TO ADJACENT EXG. MASONRY WALL
02.  $1\frac{1}{2}$ " x  $1\frac{1}{2}$ " SQUARE STEEL DOOR FRAME MOUNTED ON HINGES
03. TYPICAL GATE HARDWARE: SEE A5.2
04.  $1$ " x  $\frac{1}{8}$ " STEEL FLAT BARS WELDED TO  $1\frac{1}{2}$ " x  $1\frac{1}{2}$ " STEEL PERIMETER FRAME &  $1$ " x  $1$ " ANGLED STEEL PIECES, EQUALLY SPACED AT  $2\frac{1}{2}$ " MAX.
05. 16 GA STEEL PLATE WELDED TO ADJACENT FRAME TO HOUSE HARDWARE

**NOTE:** ALL EXTERIOR STEEL TO BE GALVANIZED, TYP.



**TYP BREEZEWAY GATE**

SCALE:  $\frac{3}{4}" = 1'-0"$

**UP TO 15 SEER /9.0 HSPF  
PERFORMANCE**

**Goodman<sup>®</sup>**

Air Conditioning & Heating

**GSZ14** ENERGY-EFFICIENT HEAT PUMP



Thank goodness for Goodman<sup>®</sup>.

## Supreme® Shingles

Supreme® three-tab shingles—the smart choice when you need to balance curb appeal, weather resistance and value. *Supreme* shingles come with a 25-Year Limited Warranty, 60-MPH Wind Resistance Limited Warranty, and Class A UL Fire Rating—the industry's highest. Algae Resistance is also available on a regional basis. Visit [roofing.owenscorning.com](http://roofing.owenscorning.com) to learn more.

## ENERGY STAR® is for roofs too



Similar to the energy-efficient appliances in your home, roofing products can provide energy-saving qualities. Owens Corning™ *Supreme* roofing shingles in Shasta White can help reduce your energy bills when installed properly. These shingles reflect solar energy, decreasing the amount of heat transferred to a home's interior—and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

### Product Attributes

#### Warranty Length\*

25-Year Limited

#### Wind Resistance Limited Warranty\*

60 MPH

#### Algae Resistance Limited Warranty\*\*

10 Years

#### Tru PROtection® Non-Prorated Limited Warranty\* Period

5 Years

### Supreme® Shingles Product Specifications

Nominal Size	12" x 36"
Exposure	5"
Shingles per Square	80
Bundles per Square	3
Coverage per Square	100 sq. ft.

### Applicable Standards and Codes

ASTM E 108, Class A	ASTM D 228
ASTM D 3161, Class F Wind	UL 790, Class A
ASTM D 7158, Class H Wind	ICC ESR 1372 <sup>1</sup>
ASTM D 3018, Type 1	Miami-Dade County Approved <sup>1</sup>
ASTM D 3462	Florida Building Code <sup>1</sup>

## COLORS AVAILABLE IN ALL AREAS



Autumn Brown<sup>1</sup>



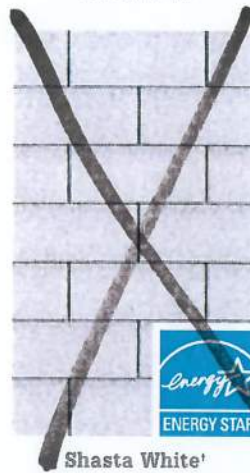
Driftwood<sup>1</sup>



Desert Tan<sup>1</sup>



Brownwood<sup>1</sup>



Shasta White<sup>1</sup>



Aspen Gray<sup>1</sup>



Onyx Black<sup>1</sup>



Estate Gray<sup>1</sup>

# ADDITIONAL REGIONAL COLORS (See chart and map for availability)

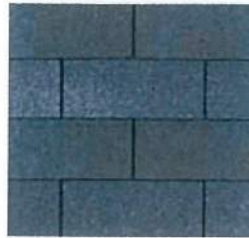
	1	2	3	4	5	6	7	8	9	10	11	12
Beachwood Sand			•			•						
Amber <sup>†</sup>										•	•	•
Weathered Wood		•	•		•	•	•	•		•	•	
Bark Brown <sup>†</sup>				•	•		•		•			
Teak				•	•	•	•	•		•	•	
Antique Silver <sup>†</sup>			•			•						
Chapel Gray				•	•		•		•			
Williamsburg Gray <sup>†</sup>		•				•						
Oxford Gray								•		•	•	
Spanish Red <sup>†</sup>										•	•	
Forest Green										•	•	
Chateau Green <sup>†</sup>	•	•	•	•	•	•	•	•	•			



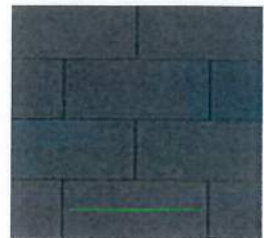
Beachwood Sand<sup>†</sup>



Amber<sup>†</sup>



Weathered Wood<sup>†</sup>



Bark Brown<sup>†</sup>



Teak<sup>†</sup>



Antique Silver<sup>†</sup>



Chapel Gray<sup>†</sup>



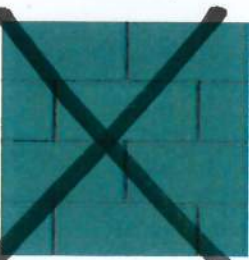
Williamsburg Gray<sup>†</sup>



Oxford Gray<sup>†</sup>



Spanish Red<sup>†</sup>

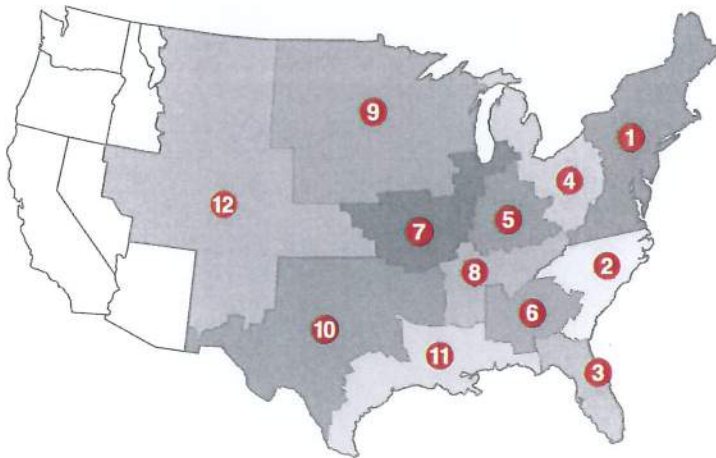


Forest Green<sup>†</sup>



Chateau Green<sup>†</sup>

## REGIONAL COLOR AVAILABILITY MAP



<sup>\*</sup> See actual warranty for complete details, limitations and requirements.

<sup>\*\*</sup> Available without Algae Resistance in Service Area 12 (see map).

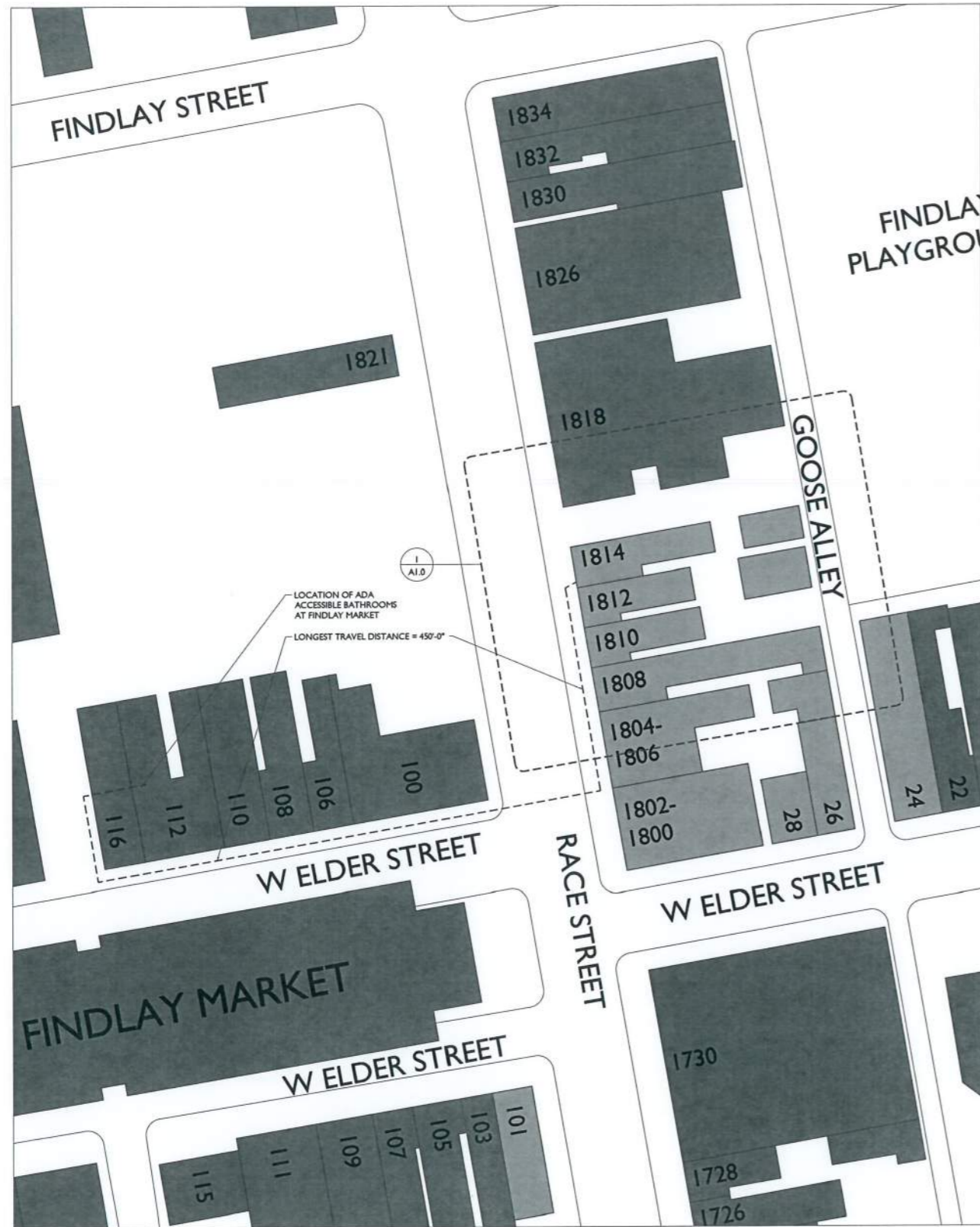
<sup>†</sup> Applicable in most Service Areas.

<sup>‡</sup> Owens Corning strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

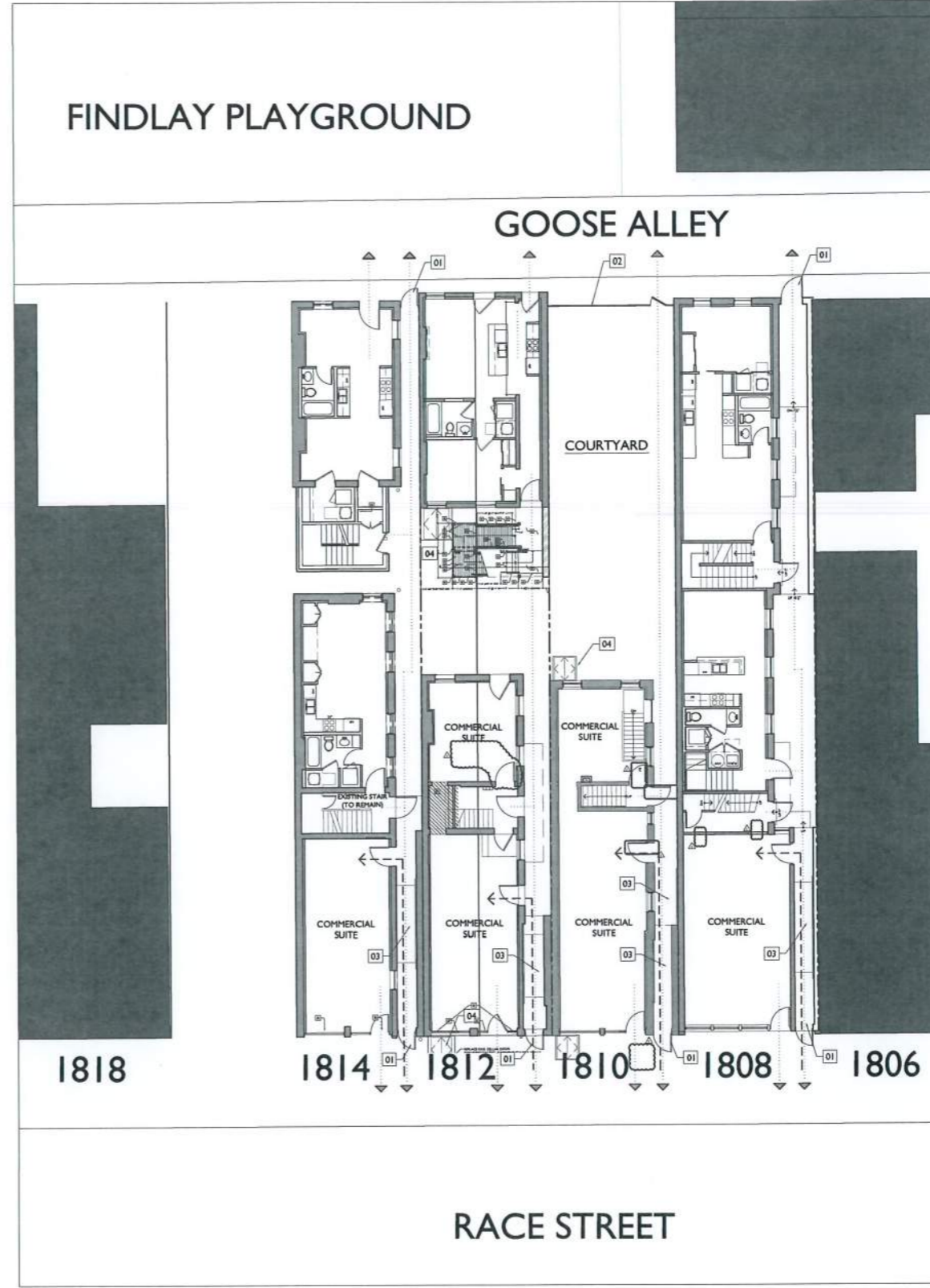
<sup>††</sup> Applies for all areas that recognize Miami-Dade County Building Code.

<sup>‡‡</sup> Applicable only in Service Area 3 (see map).

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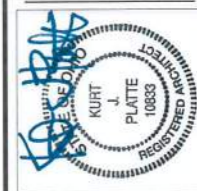
2 KEY PLAN  
 A1.0 scale: 1/32" = 1'-0"



1 SITE PLAN  
 A1.0 scale: 3/32" = 1'-0"

SITE PLAN LEGEND	SITE PLAN KEYED NOTES
NEW WALL	01 NEW STEEL GATE. SEE DTLS. ON AS.3.
EXISTING WALLS	02 NEW 6'-0" PRE-MANUFACTURED ALUMINUM FENCE. SEE DTLS. ON AS.3.
PROPERTY BOUNDARY	03 NEW CONC. RAMP. SEE PLANS.
ADA ACCESSIBLE ROUTE	04 EXG. BASEMENT HATCH TO REMAIN
EGRESS PATH	

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 EXP DATE 12.31.15

Progress Dates  
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 09.04.15 REVISED BLDG PERMIT

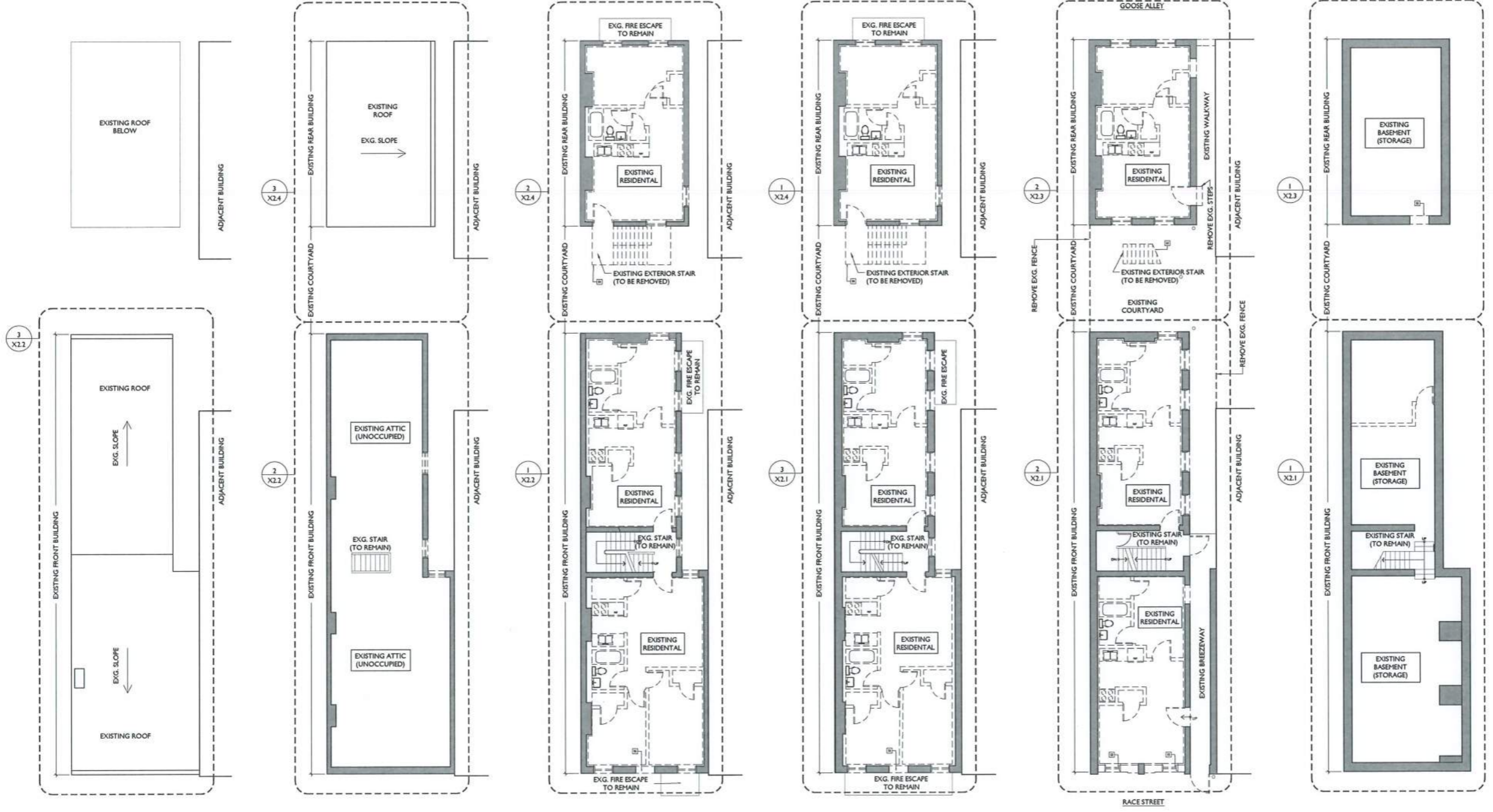
Revisions  
 ▲ BLDG PERMIT REVISIONS

Design Team: KJP, ASL, JWP, TSS  
 Drawn by: ASL, JRL, LPH, MHR,  
 POLO, HKS, CL

RENOVATIONS FOR:  
**FINDLAY DEVELOPMENT**  
 CINCINNATI, OHIO 45202

07.31.2015  
**A1.0**

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**6** EXISTING PLAN-  
ROOF FLOOR  
SCALE: 1/8" = 1'-0"

**5** EXISTING PLAN-  
FOURTH FLOOR  
SCALE: 1/8" = 1'-0"

**4** EXISTING PLAN-  
THIRD FLOOR  
SCALE: 1/8" = 1'-0"

**3** EXISTING PLAN-  
SECOND FLOOR  
SCALE: 1/8" = 1'-0"

**2** EXISTING PLAN-  
FIRST FLOOR  
SCALE: 1/8" = 1'-0"

**1** EXISTING PLAN-  
BASEMENT  
SCALE: 1/8" = 1'-0"



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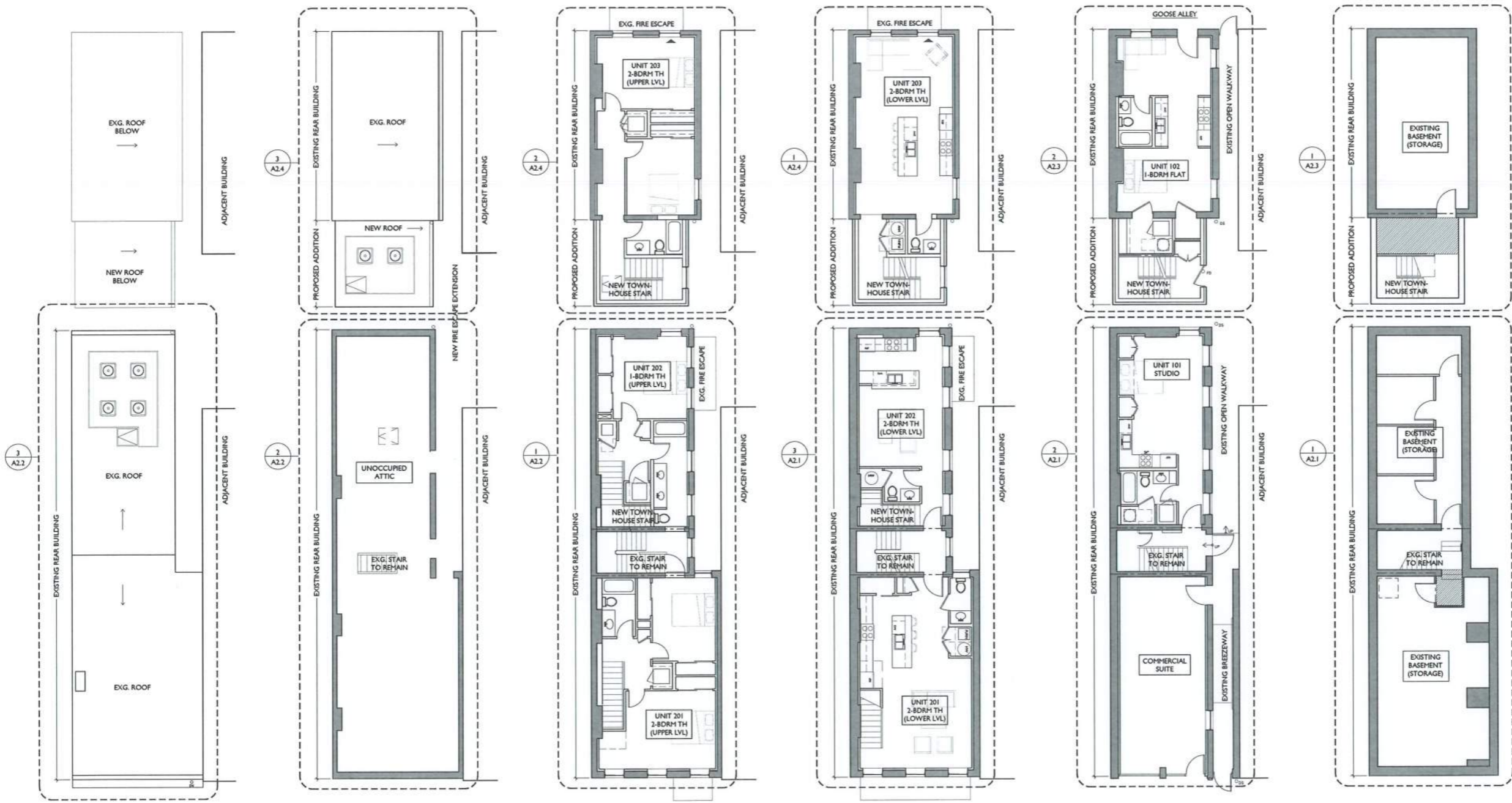
Design Team: KJP, ASL, JWP, TSS  
Drawn by: ASL, JRL, LHM, HHR,  
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RENOVATIONS AND ADDITION FOR:  
**1814 RACE STREET**  
CINCINNATI, OHIO 45202

10.13.2015

**X2.0**



6 PROPOSED PLAN-  
ROOF FLOOR  
SCALE: 1/8" = 1'-0"

5 PROPOSED PLAN-  
FOURTH FLOOR  
SCALE: 1/8" = 1'-0"

4 PROPOSED PLAN-  
THIRD FLOOR  
SCALE: 1/8" = 1'-0"

3 PROPOSED PLAN-  
SECOND FLOOR  
SCALE: 1/8" = 1'-0"

2 PROPOSED PLAN-  
FIRST FLOOR  
SCALE: 1/8" = 1'-0"

1 PROPOSED PLAN-  
BASEMENT  
SCALE: 1/8" = 1'-0"

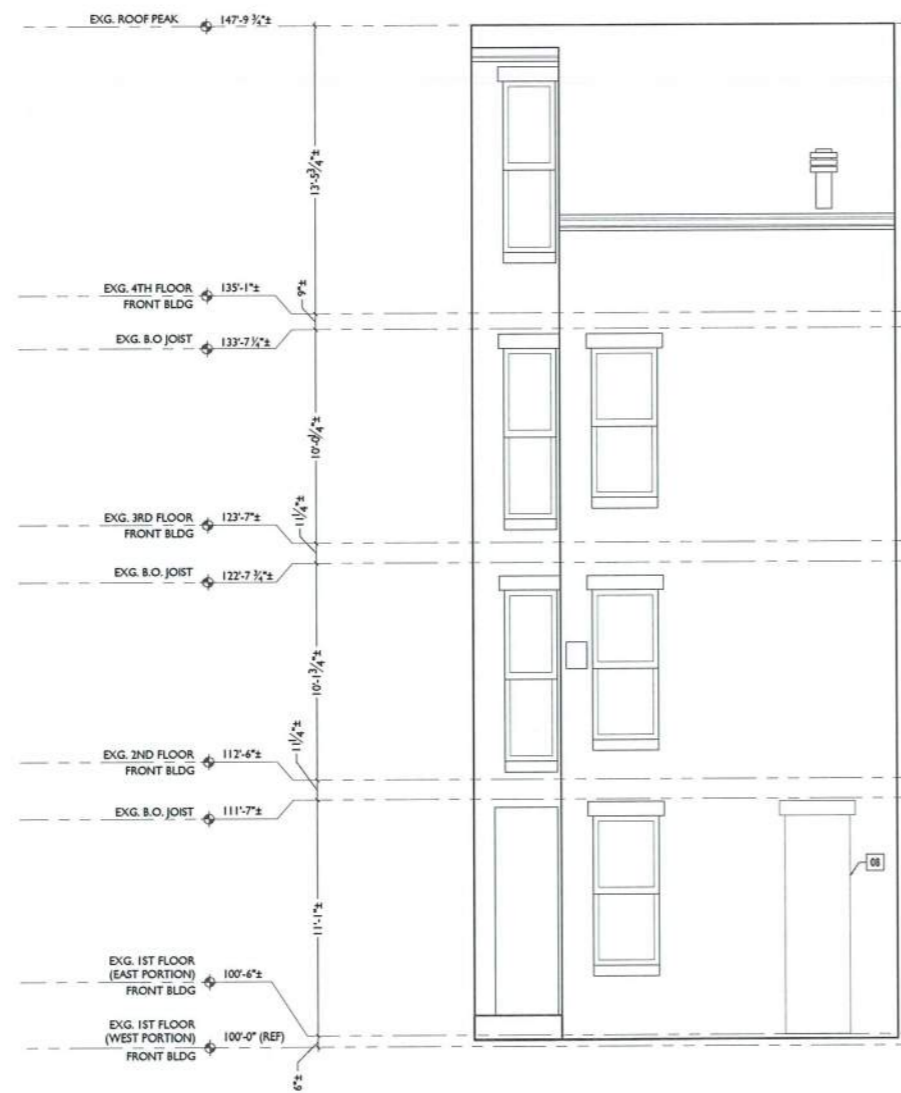


KURT PLATTE 10833  
EXP. DATE 12.31.15  
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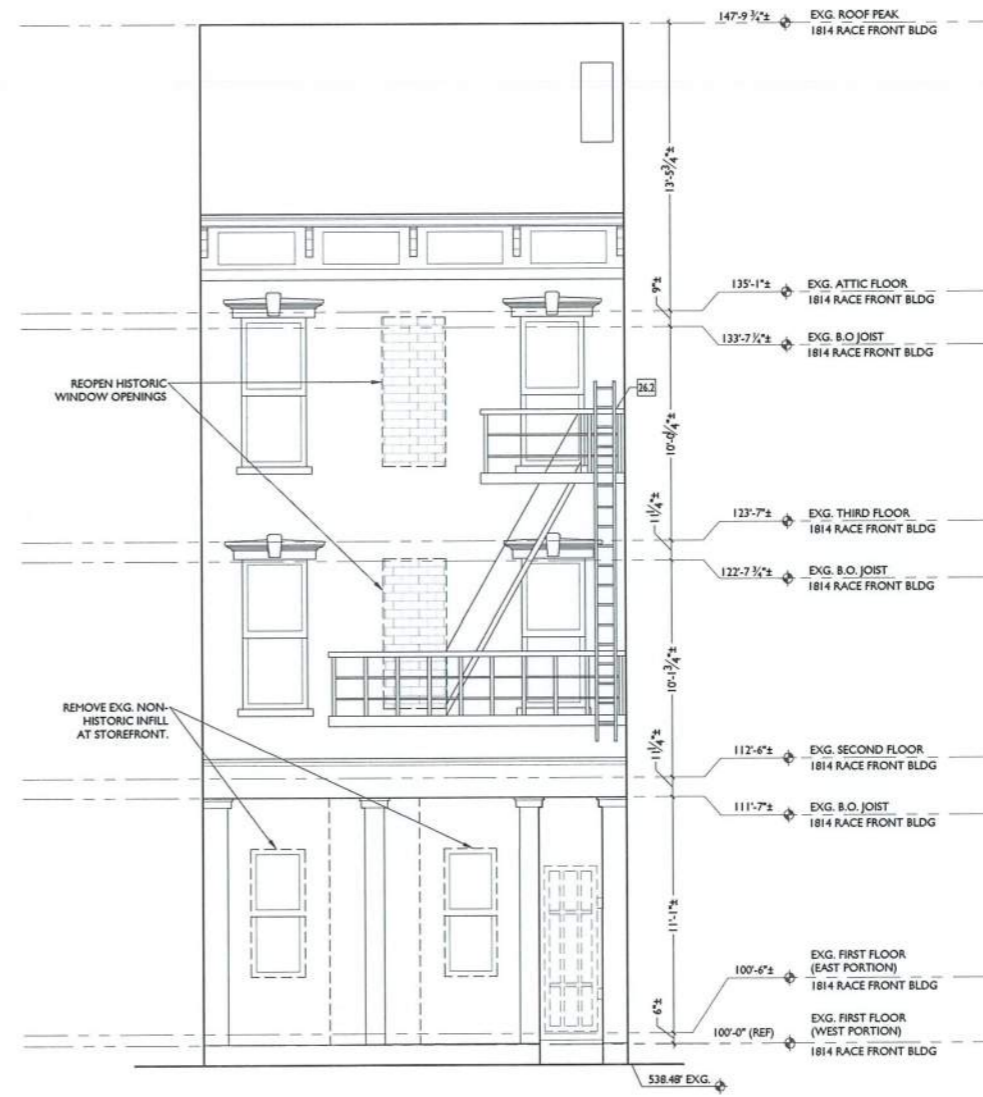
Progress Dates  
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Revisions  
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Design Team: KJP, ASL, JVP, TSS  
Drawn by: ASL, JRL, LHM, HRH,  
POLO, HES, CL



2 EXISTING EAST ELEVATION  
1814 FRONT BLDG SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION  
1814 FRONT BLDG SCALE: 1/4" = 1'-0"



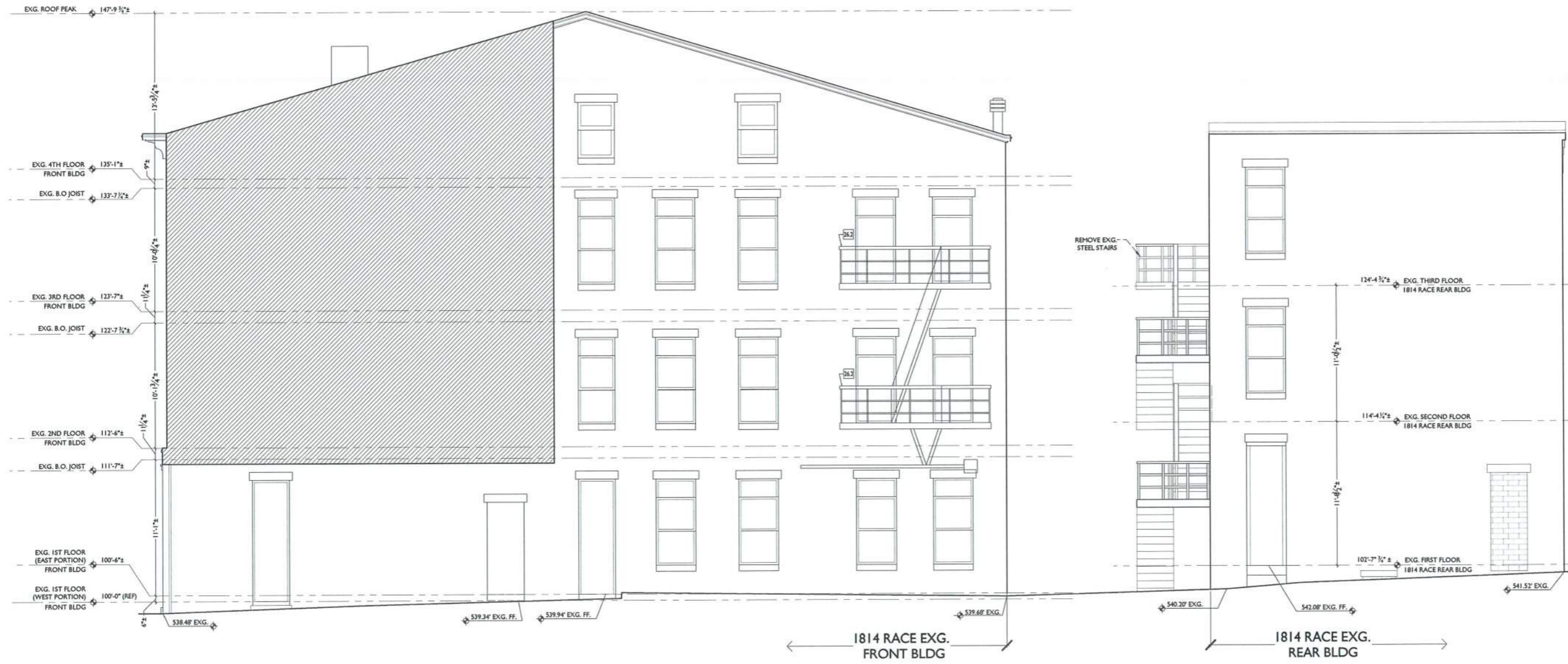
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10.13.15 REVISED BLDG PERMIT

Revisions  
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Design Team: KJP, ASL, JWP, TSS  
Drawn by: ASL, JRL, LHM, MHR,  
POLO, MKS, CL

10.13.2015



1 EXISTING SOUTH ELEVATION  
FRONT + REAR BLDG SCALE: 1/4" = 1'-0"

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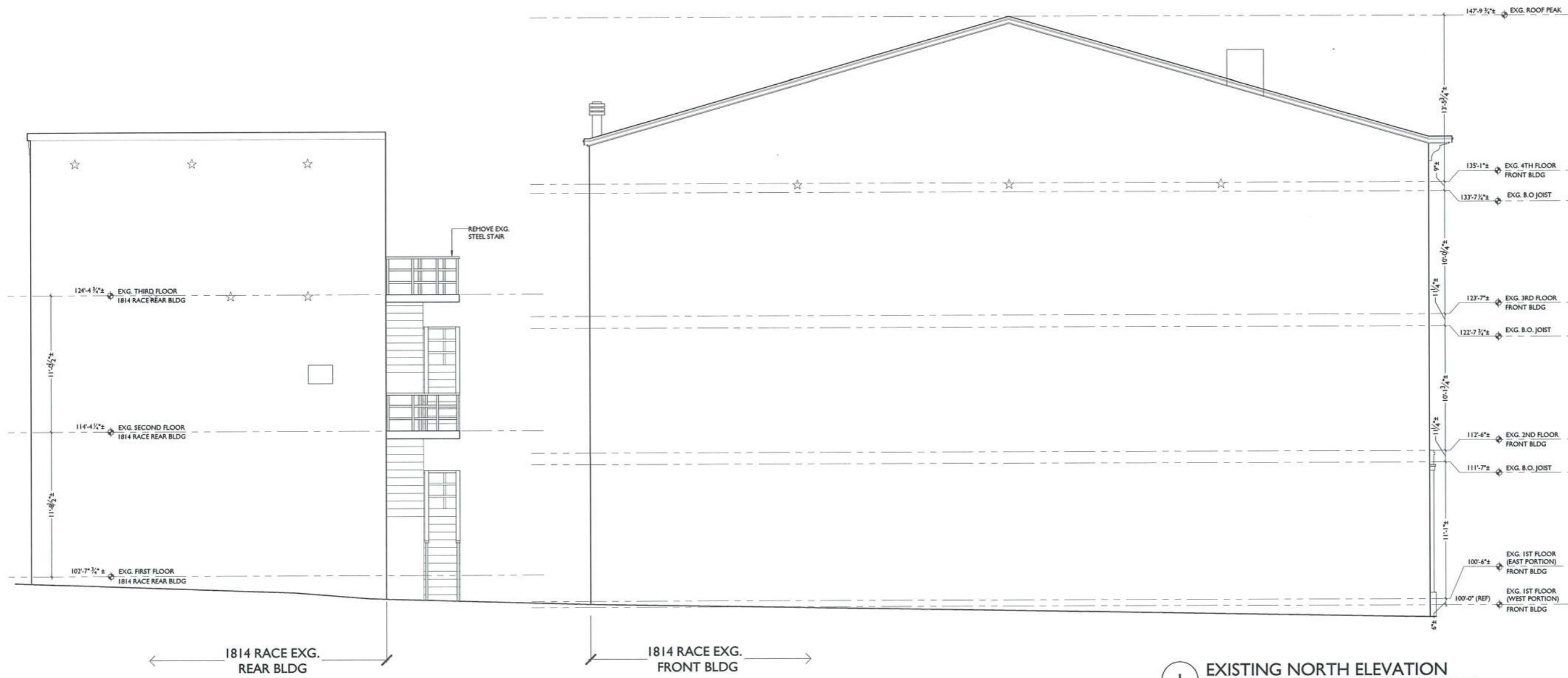
Revisions  
▲ BLDG PERMIT REVISIONS

Design Team: KJP, ASL, JVP, TSS  
Drawn by: ASL, JRL, LHM, MHR,  
POLO, MKS, CL

RENOVATIONS AND ADDITION FOR:  
**1814 RACE STREET**  
CINCINNATI, OHIO 45202

10.13.2015

X3.2



1 EXISTING NORTH ELEVATION  
FRONT+REAR BLDG SCALE 1/4" = 1'-0"

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KURT PLATTE 10833  
EXP DATE 12.31.15  
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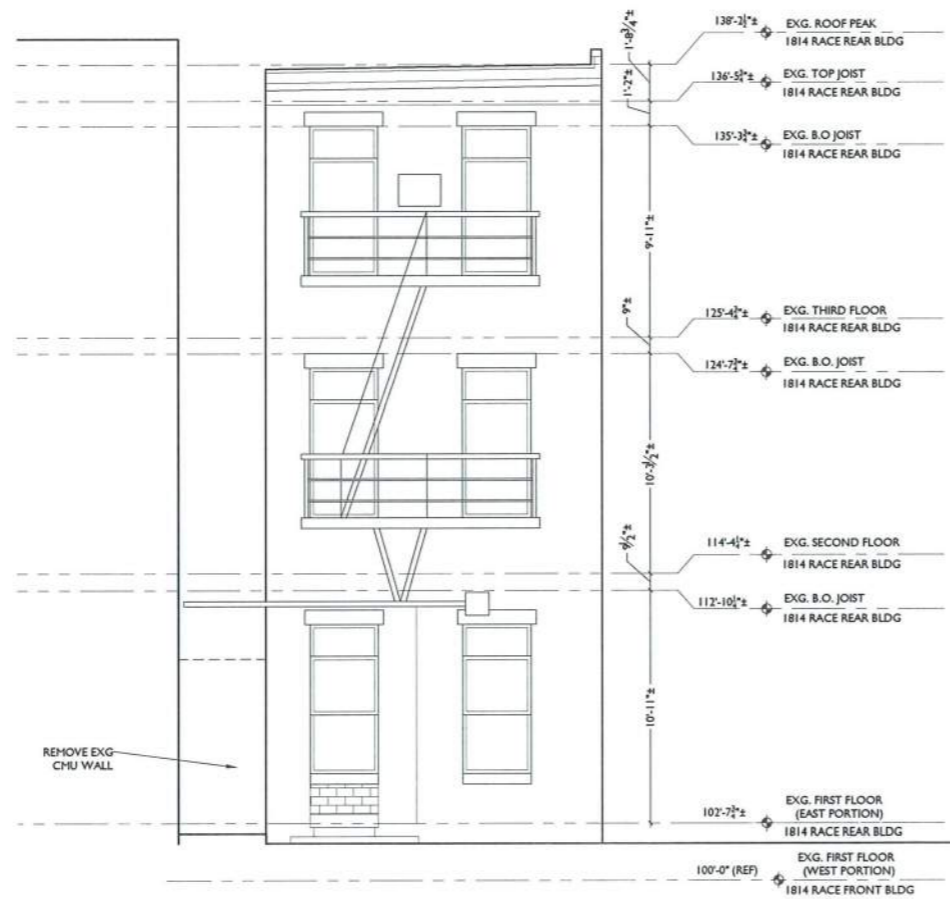
Progress Dates  
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Revisions  
△ BLDG PERMIT REVISIONS

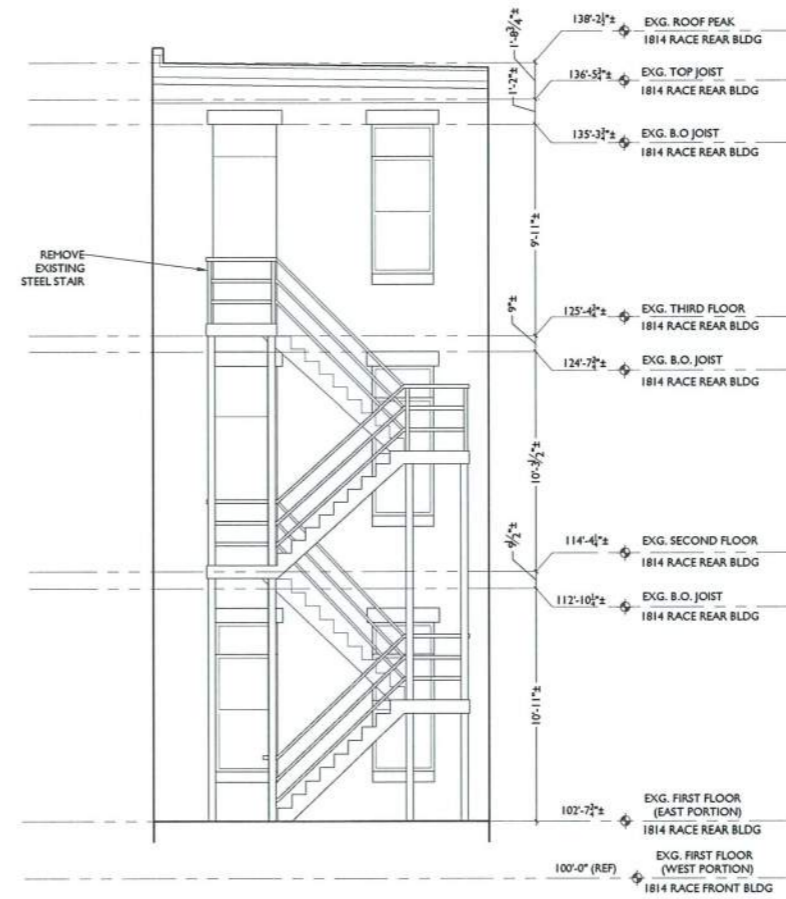
Design Team: KJP, ASL, JWP, TSS  
Drawn by: ASL, JRL, LHM, MHR,  
POLO, MKS, CL

RENOVATIONS AND ADDITION FOR:  
**1814 RACE STREET**  
CINCINNATI, OHIO 45202

10.13.2015  
**X3.3**



**2** EXISTING EAST ELEVATION  
1814 REAR BLDG  
SCALE: 1/4" = 1'-0"



**1** EXISTING WEST ELEVATION  
1814 REAR BLDG  
SCALE: 1/4" = 1'-0"



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EXP. DATE 12.31.15  
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Progress Dates  
07.31.15 BLDG PERMIT  
10.13.15 REVISED BLDG PERMIT

Revisions  
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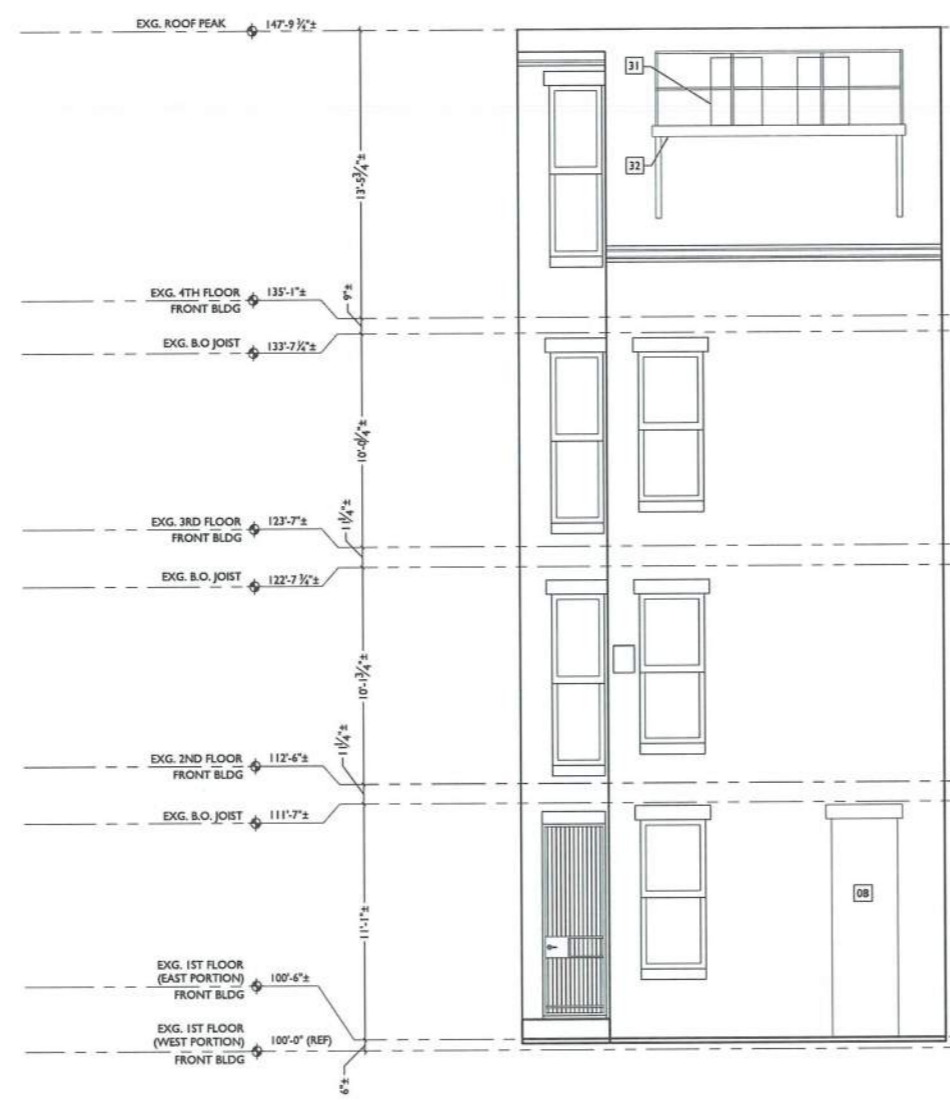
Design Team: KJP, ASL, JWP, TSS  
Drawn by: ASL, JRL, LHM, MHR,  
POLO, MKS, CL

RENOVATIONS AND ADDITION FOR:  
**1814 RACE STREET**  
CINCINNATI, OHIO 45202

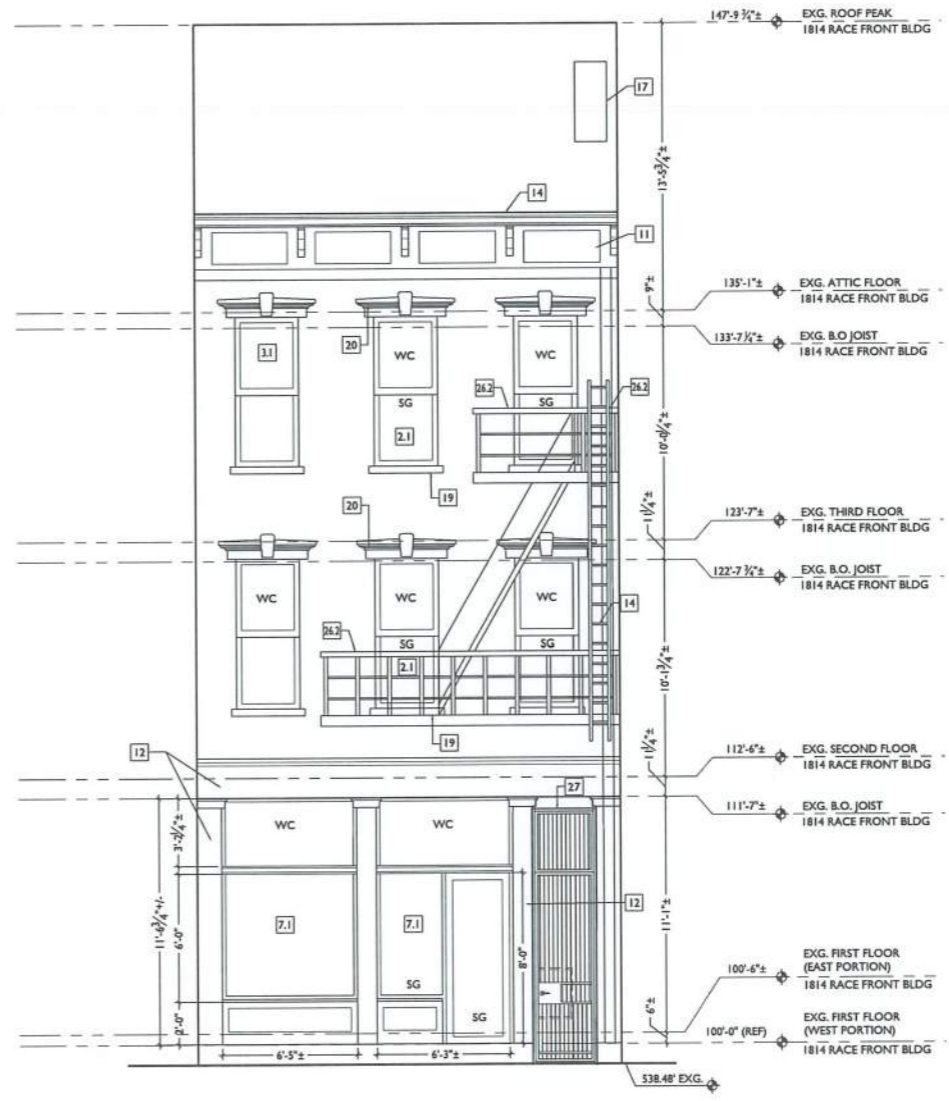
10.13.2015

**X3.4**

GENERAL ELEVATION NOTES	KEYED NOTES	NEW ELEVATION SYMBOLS
<p>A. CLEAN ALL EXG. BRICK &amp; STONE</p> <p>B. TUCKPOINT EXG. BRICK WHERE REQ.</p> <p>C. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED BRICK AND STONE</p> <p>D. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED WOOD TRIM, PAINT</p> <p>E. REPAIR/REPLACE ALL DAMAGED, DETERIORATED BOX GUTTERS, &amp; DOWNSPOUTS</p> <p>F. ROOF:</p> <p>1. REPLACE EXISTING LOW SLOPE ROOFS WITH NEW MEMBRANE ROOF.</p> <p>2. REPLACE EXISTING HIGH SLOPE ROOFS WITH NEW SHINGLE ROOF.</p> <p>H. REPAIR AND REPAINT, EXIST./RELOCATED, HISTORIC WINDOWS</p>	<p><b>KEYED NOTES</b></p> <p>01 NEW WINDOW IN NEW OPENING:</p> <p>1.1 TYPE 1 WINDOW</p> <p>1.2 TYPE 2 WINDOW</p> <p>02 NEW WINDOW IN RESTORED ORIGINAL OPENING:</p> <p>2.1 TYPE 1 WINDOW</p> <p>2.2 TYPE 2 WINDOW</p> <p>03 NEW REPLACEMENT WINDOW IN EXISTING OPENING:</p> <p>3.1 TYPE 1 WINDOW (TYP. UNO.)</p> <p>3.2 TYPE 2 WINDOW</p> <p>3.3 TYPE 3 WINDOW - FRAMELESS INSULATED SAFETY GLASS W/GLAZING STOPS</p> <p>04 NEW DOOR IN NEW OPENING.</p> <p>05 NEW DOOR IN RESTORED ORIGINAL OPENING.</p> <p>06 NEW REPLACEMENT DOOR IN EXISTING OPENING.</p> <p>6.1 EXISTING OPENING TO BE EXPANDED FOR DOOR.</p> <p>6.2 EXG WIN OPENING TO BE EXPANDED FOR DOOR - SEE ELEVATION</p> <p>07 NEW ALUMINUM STOREFRONT SYSTEM - SEE STOREFRONT SCHEDULE</p> <p>7.1 IN HISTORIC STOREFRONT OPENING</p> <p>7.2 IN HISTORIC PUNCHED MASONRY OPENING</p> <p>08 EXISTING INFILLED OPENING TO REMAIN INFILLED</p> <p>09 INFILL EXISTING MASONRY OPENING WITH BRICK TO MATCH EXISTING. REFER TO A4.54 FOR DETAILS.</p> <p>10 REPLACE/REPAIR DETERIORATED/DAMAGED BRICK IN AREA INDICATED.</p> <p>11 REPAIR &amp; REPAINT EXG. ENTABLATURE</p> <p>12 REPAINT EXG. STOREFRONT FRAMEWORK</p> <p>13 REPAIR/ REPLACE AND PAINT EXISTING ROOF TRIM</p> <p>14 NEW ALUMINUM DOWNSPOUTS + GUTTERS TO REPLACE EXG.</p> <p>15 REPAIR AND RE-LINE EXIST. BOX GUTTER; NEW ALUM. DOWNSPOUT</p> <p>16 NEW RECTANGULAR MOULD BETWEEN ATTIC WINDOWS - SEE DETAILS</p> <p>17 REPAIR/RETAIN EXIST. CHIMNEY</p> <p>18 NEW CAST STONE TRIM BAND TO MATCH EXISTING</p> <p>19 NEW CAST STONE TRIM TO MATCH EXISTING</p> <p>20 NEW CAST STONE LINTEL TO MATCH EXISTING</p> <p>21 NEW CONCRETE STEPS</p> <p>22 NEW CONCRETE RAMP</p> <p>23 NEW CONCRETE LANDING FLUSH WITH INSIDE FINISH FLOOR</p> <p>24 NEW HANDRAIL - SEE DETAIL.</p> <p>25 NEW GUARDRAIL - SEE DETAIL.</p> <p>26 FIRE ESCAPES:</p> <p>REMOVE EXG. FIRE ESCAPE</p> <p>REPAIR/RETAIN/REPAINT EXG. FIRE ESCAPE (TYP.)</p> <p>EXTEND EXG. FIRE ESCAPE LANDING, MATCH EXG.</p> <p>NEW FIRE ESCAPE TO MATCH EXG.</p> <p>27 NEW GATE AT BREEZEWAY</p> <p>28 NEW EXTERIOR STEEL STAIR, POWDER COAT BLACK</p> <p>29 NEW BALCONY - SEE PLANS &amp; DETAILS</p> <p>30 NEW ROOF TERRACE</p> <p>31 NEW MECH UNIT</p> <p>32 NEW STEEL PLATFORM TO SUPPORT MECH UNITS-SEE DTLS + STRUCT DWGS.</p> <p>33 LINE OF EXG. EXTERIOR GRADE TO BE MODIFIED FOR ADA RAMP</p>	<p><b>NEW ELEVATION SYMBOLS</b></p> <p>WC WATER CURTAIN</p> <p>SG SAFETY GLAZING</p> <p>EE EMERGENCY EGRESS LIGHT MOUNTED AT 8'-0" ABOVE GRADE</p> <p>EE EMERGENCY EGRESS LIGHT MOUNTED AT 6'-0" ABOVE GRADE</p> <p>ED EXTERIOR DECORATIVE LIGHTING</p> <p>NEW 5'-8" BRICK VENT AT NEW EXHAUST DUCT</p> <p>NEW 5'-8" BRICK VENT AT NEW EXHAUST DUCT.</p>



**2** PROPOSED EAST ELEVATION FRONT BUILDING SCALE: 1/4" = 1'-0"



**1** PROPOSED WEST ELEVATION FRONT BUILDING SCALE: 1/4" = 1'-0"



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Design Team: KJP, ASL, JWP, TSS  
Drawn by: ASL, JRL, LHM, MHR, POLO, MKS, CL

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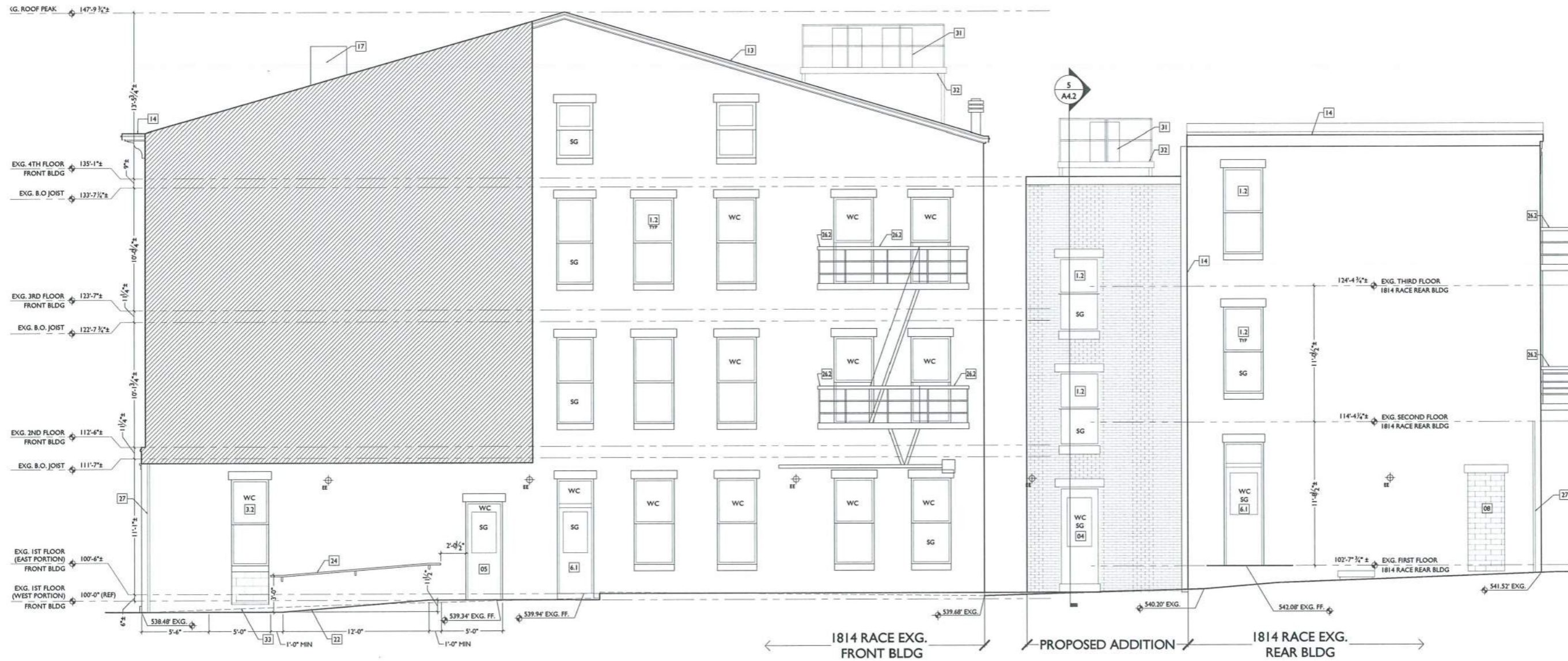
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RENOVATIONS AND ADDITION FOR:  
**1814 RACE STREET**  
CINCINNATI, OHIO 45202

10.13.2015

**A3.1**

GENERAL ELEVATION NOTES:	KEYED NOTES		NEW ELEVATION SYMBOLS
A. CLEAN ALL EXG. BRICK & STONE. B. TUCKPOINT EXG. BRICK WHERE REQ. C. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED BRICK AND STONE. D. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED WOOD TRIM, PAINT. E. REPAIR/REPLACE ALL DAMAGED, DETERIORATED BOX GUTTERS, & DOWNSPOUTS. F. ROOF: 1. REPLACE EXISTING LOW SLOPE ROOFS WITH NEW MEMBRANE ROOF. 2. REPLACE EXISTING HIGH SLOPE ROOFS WITH NEW SHINGLE ROOF. H. REPAIR AND REPAINT, EXIST./RELOCATED, HISTORIC WINDOWS.	01 NEW WINDOW IN NEW OPENING: 1.1 TYPE 1 WINDOW 1.2 TYPE 2 WINDOW 02 NEW WINDOW IN RESTORED ORIGINAL OPENING: 2.1 TYPE 1 WINDOW 2.2 TYPE 2 WINDOW 03 NEW REPLACEMENT WINDOW IN EXISTING OPENING: 3.1 TYPE 1 WINDOW (TYP. UNCL.) 3.2 TYPE 2 WINDOW 3.3 TYPE 3 WINDOW - FRAMELESS INSULATED SAFETY GLASS W/IGLAZING STOPS	04 NEW DOOR IN NEW OPENING. 05 NEW DOOR IN RESTORED ORIGINAL OPENING. 06 NEW REPLACEMENT DOOR IN EXISTING OPENING: 6.1 EXISTING OPENING TO REMAIN THE SAME 6.2 EXG. WIN OPENING TO BE EXPANDED FOR DOOR - SEE ELEVATION 07 NEW ALUMINUM STOREFRONT SYSTEM - SEE STOREFRONT SCHEDULE 7.1 IN HISTORIC STOREFRONT OPENING 7.2 IN HISTORIC PUNCHED MASONRY OPENING 08 EXISTING INFILLED OPENING TO REMAIN INFILLED 09 INFILL EXISTING MASONRY OPENING WITH BRICK TO MATCH EXISTING. REFER TO A4.34 FOR DETAILS. 10 REPAIR/REPAIR DETERIORATED/DAMAGED BRICK IN AREA INDICATED.	25 NEW GUARDRAIL - SEE DETAIL. 26 FIRE ESCAPE: REPAIR EXG. FIRE ESCAPE REPAIR/REPAINT EXG. FIRE ESCAPE (TYP.) EXTEND EXG. FIRE ESCAPE LANDING, MATCH EXG. NEW FIRE ESCAPE TO MATCH EXG. 27 NEW GATE AT BREEZEWAY 28 NEW EXTERIOR STEEL STAIR, POWDER COAT BLACK. 29 NEW BALCONY - SEE PLANS & DETAILS 30 NEW ROOF TERRACE 31 NEW MECH UNIT 32 NEW STEEL PLATFORM TO SUPPORT MECH UNITS-SEE DTLS + STRUCT DWGS. 33 LINE OF EXG. EXTERIOR GRADE TO BE MODIFIED FOR ADA RAMP



1 PROPOSED SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

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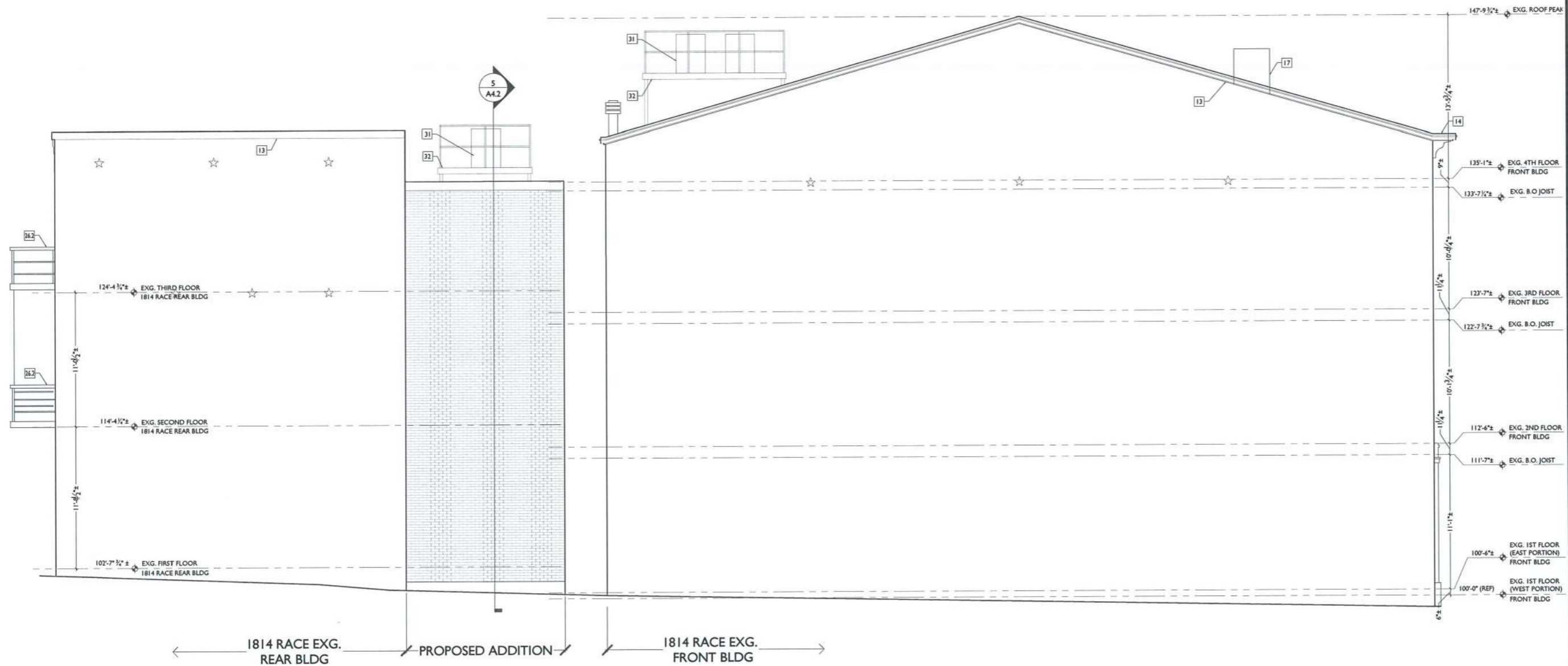
Design Team: KJP, ASL, JVP, TSS  
Drawn by: ASL, JRL, LHM, MHR, POLO, HKS, CL

RENOVATIONS AND ADDITION FOR:  
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**A3.2**

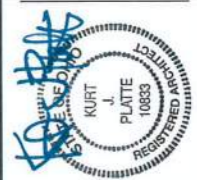
GENERAL ELEVATION NOTES:	KEYED NOTES				NEW ELEVATION SYMBOLS
A. CLEAN ALL EXG. BRICK & STONE. B. TUCKPOINT EXG. BRICK WHERE REQ. C. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED BRICK AND STONE. D. REPAIR/REPLACE ALL DAMAGED OR DETERIORATED WOOD TRIM; PAINT E. REPAIR/REPLACE ALL DAMAGED, DETERIORATED BOX GUTTERS, & DOWNSPOUTS F. ROOF: 1. REPLACE EXISTING LOW SLOPE ROOFS WITH NEW MEMBRANE ROOF. 2. REPLACE EXISTING HIGH SLOPE ROOFS WITH NEW SHINGLE ROOF. H. REPAIR AND REPAINT, EXIST./RELOCATED, HISTORIC WINDOWS	01 NEW WINDOW IN NEW OPENING: 1.1 TYPE 1 WINDOW 1.2 TYPE 2 WINDOW 02 NEW WINDOW IN RESTORED ORIGINAL OPENING: 2.1 TYPE 1 WINDOW 2.2 TYPE 2 WINDOW 03 NEW REPLACEMENT WINDOW IN EXISTING OPENING: 3.1 TYPE 1 WINDOW (TYP. UNQ.) 3.2 TYPE 2 WINDOW 3.3 TYPE 3 WINDOW - FRAMELESS INSULATED SAFETY GLASS W/GLAZING STOPS	04 NEW DOOR IN NEW OPENING. 05 NEW DOOR IN RESTORED ORIGINAL OPENING. 06 NEW REPLACEMENT DOOR IN EXISTING OPENING: 6.1 EXISTING OPENING TO REMAIN THE SAME 6.2 EXG. W/IN OPENING TO BE EXPANDED FOR DOOR - SEE ELEVATION 07 NEW ALUMINUM STOREFRONT SYSTEM - SEE STOREFRONT SCHEDULE 7.1 IN HISTORIC STOREFRONT OPENING 7.2 IN HISTORIC PUNCHED MASONRY OPENING 08 EXISTING INFILLED OPENING TO REMAIN INFILLED 09 INFILL EXISTING MASONRY OPENING WITH BRICK TO MATCH EXISTING. REFER TO A434 FOR DETAILS 10 REPAIR/REPAIR DETERIORATED/DAMAGED BRICK IN AREA INDICATED.	11 REPAIR & REPAINT EXG. ENTABLATURE 12 REPAIR EXG. STOREFRONT FRAMEWORK 13 REPAIR/REPLACE AND PAINT EXISTING ROOF TRIM 14 NEW ALUMINUM DOWNSPOUTS + GUTTERS TO REPLACE EXG. 15 REPAIR AND RE-LINE EXIST. BOX GUTTER, NEW ALUM. DOWNSPOUT 16 NEW RECTANGULAR MOLD BETWEEN ATTIC WINDOWS - SEE DETAILS 17 REPAIR/RETAIN EXIST. CHIMNEY 18 NEW CAST STONE TRIM BAND TO MATCH EXISTING 19 NEW CAST STONE STILL TO MATCH EXISTING 20 NEW CAST STONE LINTEL TO MATCH EXISTING 21 NEW CONCRETE STEPS 22 NEW CONCRETE RAMP 23 NEW CONCRETE LANDING FLUSH WITH INSIDE FINISH FLOOR 24 NEW HANDRAIL - SEE DETAIL.	25 NEW GUARDRAIL - SEE DETAIL 26 FIRE ESCAPES: REMOVE EXG. FIRE ESCAPE REPAIR/RETAIN/REPAINT EXG. FIRE ESCAPE (TYP.) EXTEND EXG. FIRE ESCAPE LANDING, MATCH EXG. NEW FIRE ESCAPE TO MATCH EXG. 27 NEW GATE AT BREEZEWAY 28 NEW EXTERIOR STEEL STAIR, POWDER COAT BLACK 29 NEW BALCONY - SEE PLANS & DETAILS 30 NEW ROOF TERRACE 31 NEW MECH UNIT 32 NEW STEEL PLATFORM TO SUPPORT MECH UNITS-SEE DTLS + STRUCT DWGS. 33 LINE OF EXG. EXTERIOR GRADE TO BE MODIFIED FOR ADA RAMP	WC WATER CURTAIN SG SAFETY GLAZING EE EMERGENCY EGRESS LIGHT MOUNTED AT 6'-0" ABOVE GRADE SE EMERGENCY EGRESS LIGHT MOUNTED AT 6'-0" ABOVE GRADE ED EXTERIOR DECORATIVE LIGHTING NEW 8"x8" BRICK VENT AT NEW EXHAUST DUCT NEW 5"x8" BRICK VENT AT NEW EXHAUST DUCT.



1 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

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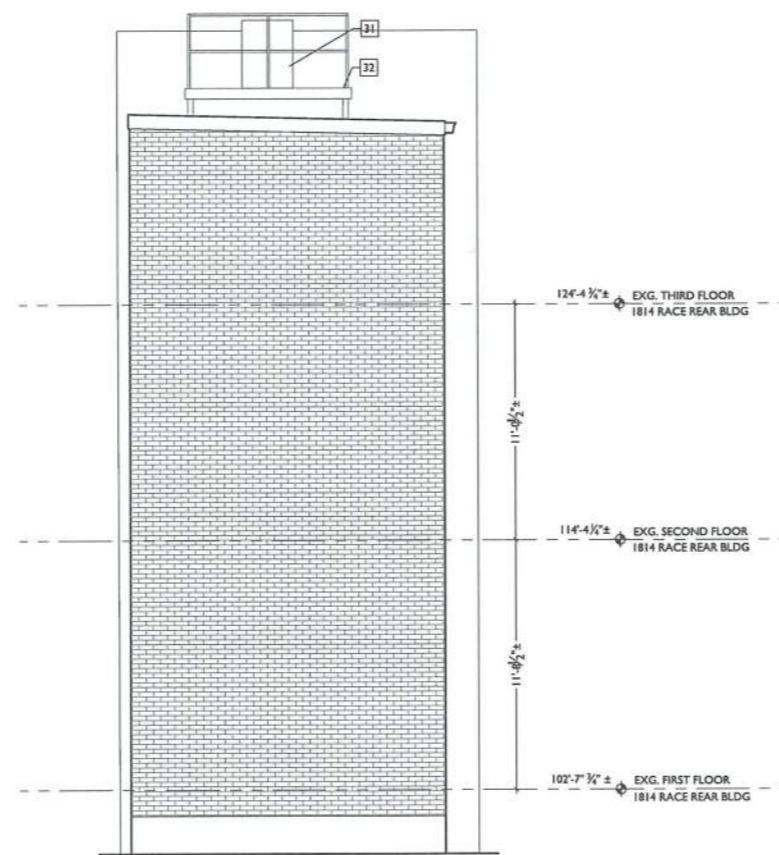
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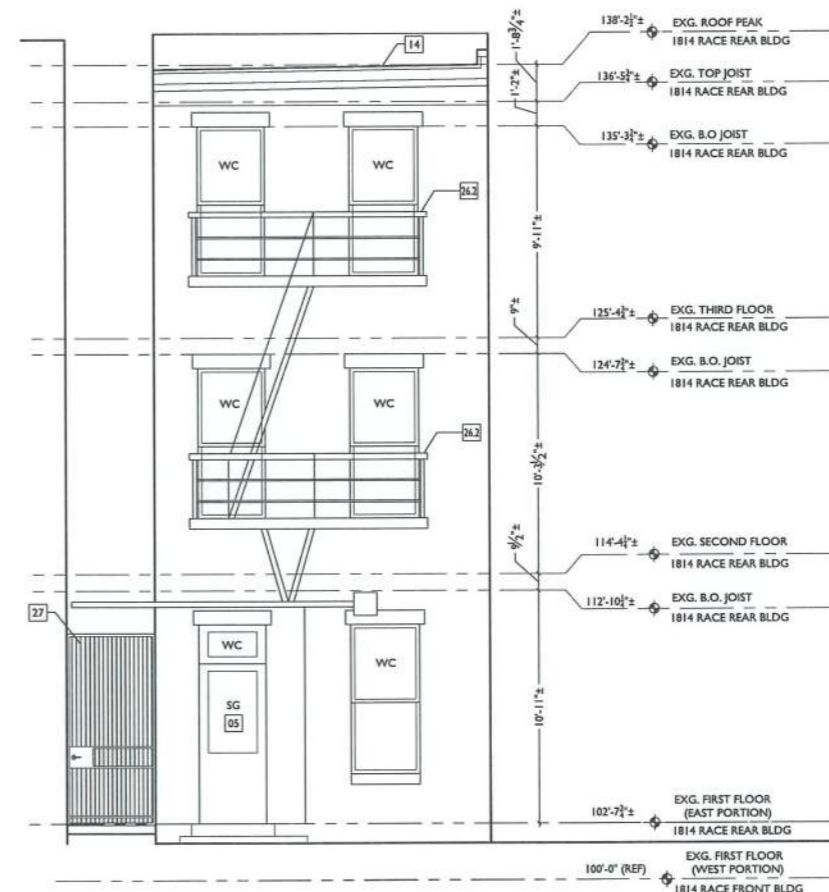
10.13.2015

**A3.3**

GENERAL ELEVATION NOTES:		KEYED NOTES		NEW ELEVATION SYMBOLS							
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**2** PROPOSED WEST ELEVATION  
REAR BUILDING  
SCALE: 1/4" = 1'-0"



**1** PROPOSED EAST ELEVATION  
REAR BUILDING  
SCALE: 1/4" = 1'-0"



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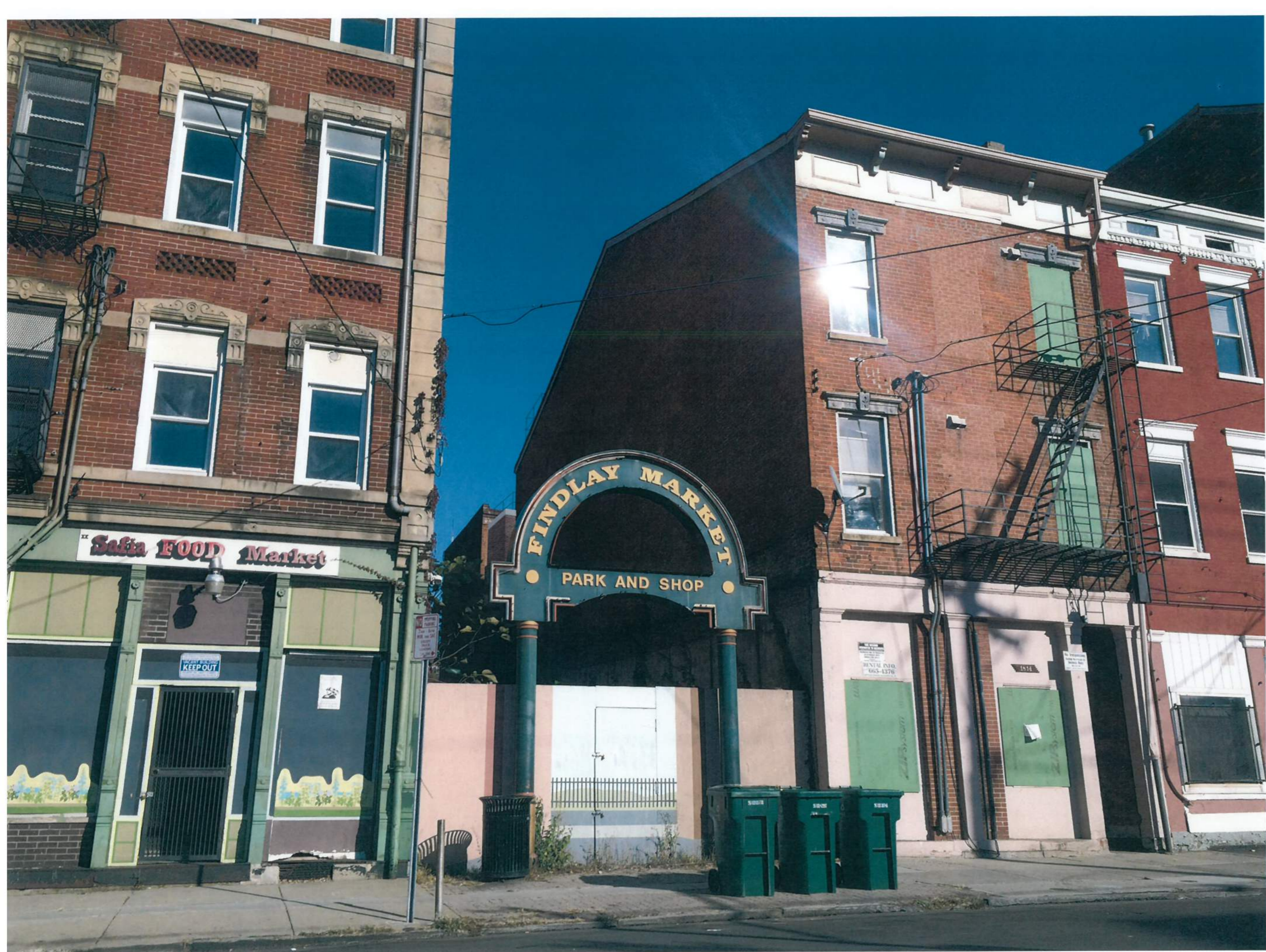
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Design Team: KJP, ASL, JWP, TSS  
Drawn by: ASL, JRL, LHM, MHR, FOLD, MKS, CL



SIGHT LINE STUDY  
VIEW FROM ACROSS RACE ST, LOOKING EAST  
EXISTING CONDITIONS



SIGHT LINE STUDY  
VIEW FROM ACROSS RACE ST, LOOKING EAST  
SHOWING PROPOSED ADDITION



SIGHT LINE STUDY  
VIEW FROM ACROSS GOOSE ALLEY, LOOKING WEST  
EXISTING CONDITIONS



SIGHT LINE STUDY  
VIEW FROM ACROSS GOOSE ALLEY, LOOKING WEST  
PROPOSED ADDITION



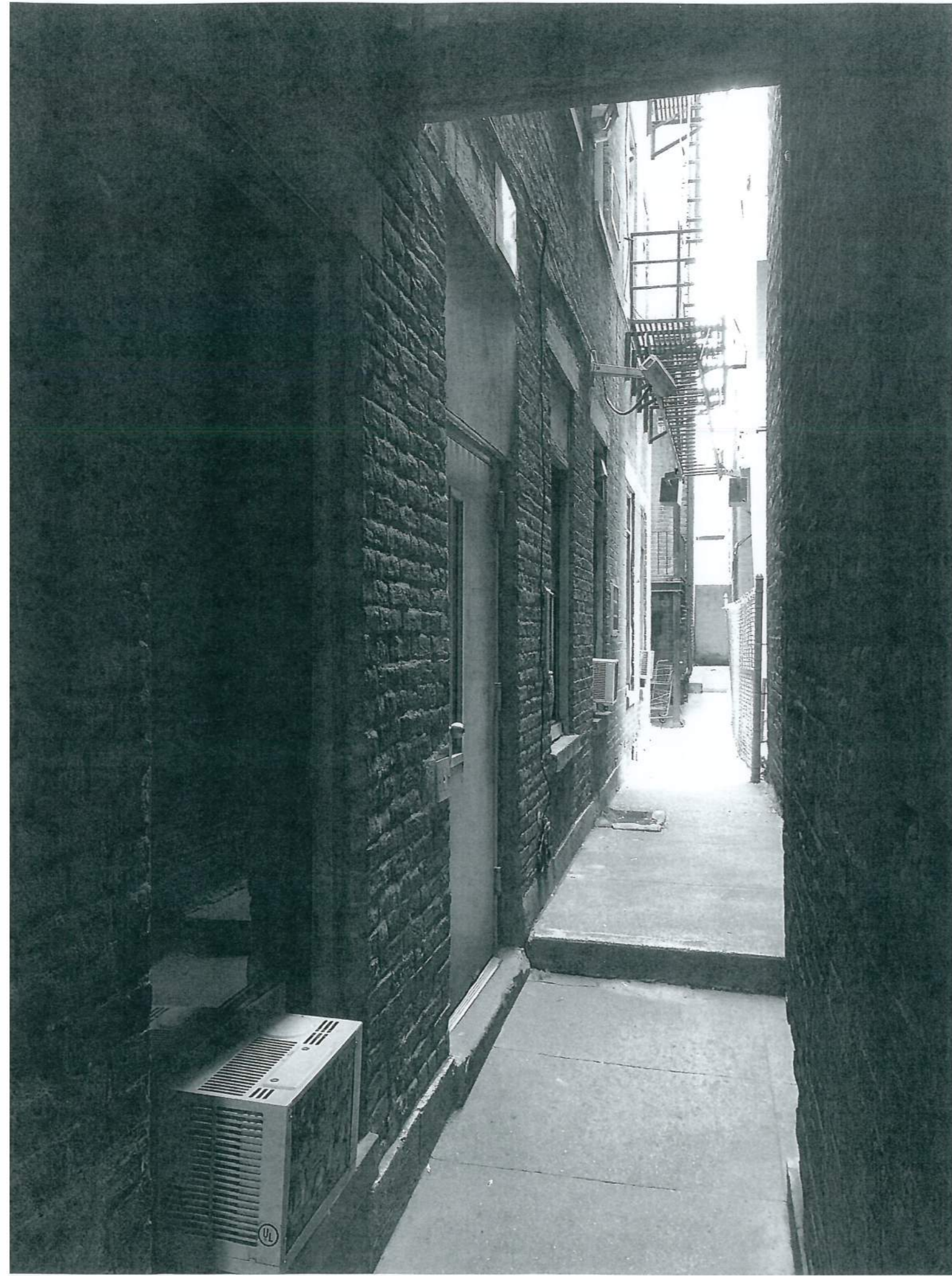
↑ EAST ELEVATION

↓ WEST ELEVATION

REAR BUILDING EXISTING CONDITIONS



EXG. STAIR TO BE REMOVED



FRONT BUILDING, EXISTING CONDITIONS

↑ BREEZEWAY (S. ELEV.)

↓ EAST ELEVATION



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

---

APPLICATION #:  
APPLICANT: Richard Tranter, attorney for the owner  
OWNER: 1349 East McMillan LLC  
ADDRESS: **1349 East McMillan Street, Cincinnati OH 45206**  
PARCELS: 063-0002-0033-00, 0034-00, 0042-00, 0043-00

ZONING: Office Limited (OL)  
OVERLAYS: Uplands Historic District  
COMMUNITY: East Walnut Hills  
REPORT DATE: October 21, 2015  
PRE HEARING: October 15, 2015  
STAFF REVIEW: Caroline Hardy Kellam, Senior City Planner

---

**Report:**

- This cover memo
- Staff Report dated 10/26/15 attached.
- 11/2/15 Response letter from applicant attorney to 10/26/15 staff report
- 10/26/15 Certification Addendum to the Cost Estimates of 10/22/12 previously provided by HGC Construction
- 10/26/15 Leasing Feasibility Study by Cushman Wakefield
- Four letters supporting the request submitted by Applicant
- Three letters requesting of denial submitted to Staff

**Addendum to Previous Staff Report:**

**1) Additional Information Supporting Contributing Status within the District**

Below is an excerpt from an authoritative guide of Cincinnati architectural history, "An Introduction to the Biographical Dictionary of Cincinnati Architects (1788-1940)", authored by the well-known architectural historian and Cincinnati, Walter E. Langsam. The link, published online by its current owner, the Architectural Foundation of Cincinnati, provides a citation to the building's architect, Howard McClorey. Note 1349 E. McMillan is the lead work in the architect's list of notable buildings.

<http://www.architecturecincy.org/programs/biographical-dictionary-of-cincinnati-architects/introduction/>

*McCloy, Howard*

*Prolific Cincinnati and N. Kentucky architect; listed in Cincinnati 1912-1955; succeeded by Thomas J. McCloy (d. 2007). Designed in Cincinnati the refined Beaux-Arts-style former Knights of Pythias Building east of St. Ursula's on E. McMillan St. in E. Walnut Hills (1915-1916); Our Lady of Cincinnati/Edgecliff College, East Walnut Hills (1937); the Carthage Public School (1952); as well as a "Store and Flat Building" at 1537 Vine St., Over-the-Rhine.*

*Works in Northern Kentucky include in Covington the St. Augustine Church School (1916); St. Benedict Roman Catholic Church School Building (1922) and Nuns' Home (1927); the Latonia First Baptist Church (1916), a rare Protestant work by a "Catholic" architect; Holy Cross Church Elementary School (before 1916); and the Anthe Machine Tool Co. Building (1895-1897) on Madison between Fourth and Fifth streets. Also in N. Kentucky, St. Henry Church, Elsmere; St. Boniface Church Repairs, Ludlow (1915); St. Francis de Sales Parish House (1915) and St. Vincent de Paul Church and School, both in Newport; the Roman Catholic Church of the Blessed Sacrament, Ft. Mitchell, Ky. (admittedly derived from E.J. Schulte's churches); and several known residences. His St. Anne's convent in Melbourne, Kentucky (outside Covington) became "Wallbrook," the institutional residence for Dustin Hoffman's character Raymond for the 1988 Barry Levinson film, Rain Man."*

## **2) Staff reply to 11/2/15 Letter of Applicant's Attorney**

The City's conservation guidelines seek to preserve the historic integrity of its districts, some of which may include hundreds, if not thousands, of contributing structures that embody historic characteristics within a discrete boundary. Typically, however, a small number of structures fail to share the boundary's recognized characteristics and are interspersed within the identified boundary; accordingly, at the time Council adopts conservation guidelines, the guidelines explicitly identify those non-contributing resources within the boundary to create an integrated historic district through exclusion.

Project staff reports for consideration before the Board do not serve as decisions. Staff reports serve as advisory opinions to the Board and include professional opinions and advocacy, as authorized by Cincinnati Administrative Code Article XXI, Section 4, which establishes the Urban Conservator and subordinate staff who are required to administer the City's historic preservation regulations, to advise the Board on matters that come before it, and to serve as preservation advocates for the protection of the city's historic assets and historic districts.

CZC §1401-01-D4 defines a decision as a "discretionary action by a decision-making body." Cincinnati Administrative Code Article XXX, Section 4, empowers the Historic Conservation Board to consider applications for certificates of appropriateness when required by ordinance; whereas, CZC §1435-09-1-B invests in the Historic Conservation Board the duty to make final appealable determinations on certificates of appropriateness. Therefore, the Historic Conservation Board is the decision-making

body that reviews and determines whether a project substantially conforms to the guidelines.

### **3) The Parameters for your Deliberation**

Per Section 1435-09-2, the duty of the Historic Conservation Board is to review this case based on the following (emphasis added):

*“(b) That the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.*

*In determining whether the property owner has demonstrated an economic hardship for purposes of (b) above, the Historic Conservation Board shall consider all of the following factors:*

- (i) Will all economically viable use of the property be deprived without approval of a Certificate of Appropriateness;*
- (ii) Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness; and*
- (iii) Whether the economic hardship was created or exacerbated by the property owner.*

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

- (aa) A property's current level of economic return;*
- (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;*
- (cc) The feasibility of alternative uses for the property that could earn a reasonable economic return;*
- (dd) Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;*
- (ee) Knowledge of landmark designation or potential designation at time of acquisition; and/or*
- (ff) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.”*

### **4) Staff Recommendation in light of Additional Materials**

In light of the additional information provided prior to the meeting by the applicant, per the submission requirements of the Historic Conservation Board's Rules, staff opinion is that the applicant has not sufficiently demonstrated the need for the request. Per 1435-09-2(i), they have not demonstrated that they explored all economically viable uses for the building that are permitted within the zoning district. In reviewing the subsections of 1435-09-2(iii)(aa-ff), the applicant

- Was fully aware of the building's status at time of purchase (ee)
- Has not demonstrated any actions specified in (bb)
- Has not demonstrated feasibility of all potentially economically viable uses of the property (cc)
- No demonstration of seeking assist for incentives from city, neighborhood or supportive agencies thereof (ff)
- Cursory demonstration of upkeep of the property since purchase (dd)
- Has not stated that there is a needed alternative purpose for the building or site that they cannot accommodate but for demolition.

**Recommendation:**

Staff recommends the Historic Conservation Board take the following action:

1. a) **DENY** a Certificate of Appropriateness for the demolition of 1349 E. McMillan Street.
- b) **FINDING:** The Board makes this determination per Section 1435-09-2:
  - (a) That the property owner has not demonstrated by credible evidence that the property owner will suffer economic hardship if the Certificate of Appropriateness is not approved.

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

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**APPLICATION #:**

**APPLICANT:** Richard Tranter, attorney for the owner  
**OWNER:** 1349 East McMillan LLC  
**ADDRESS:** **1349 East McMillan Street, Cincinnati OH 45206**  
**PARCELS:** 063-0002-0033-00, 0034-00, 0042-00, 0043-00

**ZONING:** Office Limited (OL)  
**OVERLAYS:** Uplands Historic District  
**COMMUNITY:** East Walnut Hills  
**REPORT DATE:** October 21, 2015  
**PRE HEARING:** October 15, 2015  
**STAFF REVIEW:** Caroline Hardy Kellam, Senior City Planner

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**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) to demolish a contributing structure within the Uplands Historic District, maintain an existing asphalt parking lot on the north end of the property and a freestanding HVAC unit and regrade the remaining parcel to plant grass.

**Existing Conditions:**

The property is situated on the south side of East McMillan Street and the lot stretches through to Fleming Street. The adjacent neighbor to the west is St. Ursula Academy on separately owned parcels. To the east is New Thought Unity Center, single family home and apartment building. To the south are two single family homes that abut the property. They were recently sold by the applicant for rehabilitation and sale.

**Proposed Conditions:**

The proposal includes the following work:

1. Demolish the building
2. Retain the parking lot
3. Maintain an HVAC unit on property which supports the neighboring school buildings
4. Regrade the unpaved portion of the property and seed

**Applicable Zoning Code Sections:**

**Zoning District:** Office Limited (OL)  
**Variance Request:** Not requested, but believed to be necessary, see below  
**Overlays:** N/A

Historic District/Reg: Uplands Historic District  
COA Standard: Section 1435-09-2 Certificate of Appropriateness; Standard of Review

**Use Variance:** N/A  
**Urban Design Review:** N/A

### **Zoning Analysis**

The OL District is often utilized as a transitional district within the City's Zoning Code. Given the nature of the structure of 1349 E. McMillan, potential uses that could utilize the building include:

- **Permitted Uses:** Multi-family Housing, Day Cares, Adult Day Cares, Cultural Institutions, Religious Assembly, Schools, Banks and Financial Institutions, Funeral Homes, Business Services, Medical Services, Offices
- **Limited Uses:** Commercial Meeting Facilities, Personal Services and Personal Instructional Uses, Clubs and Lodges
- **Conditional Use:** Commercial Labs and  
**Parking Facilities:** When a primary use exists on a property, the associated parking is considered an accessory to the primary use. Since this parcel is not owned in common name to the school itself, nor is consolidated with the school holding, the parking facility would be an off-site parking facility as presently configured. If the Board were to consider demolition of the historic building and is provided no proposed future principle use, a Conditional Use should be sought or the property completed unified in ownership. Additionally, a newly established parking facility should be brought into conformity with the following standards below. The property abuts RM 2.0 districts on the east and south sides of the lot. With the extreme grade changes, the Board should consider establishing additional landscape buffers on the 1349 site at top of grade to mitigate the view from below which cannot be screened effectively by the future southern homeowners' 6 foot tall fence. Any changes, regardless of ownership upon this parcel would be reviewed for approval by the Historic Conservation Board.
- The subject property is located directly adjacent to Residential Multi-Family (RM-2) District.
- The following sections would pertain to parking lot development.

#### **§ 1425-29. - Parking Lot Landscaping.**

One tree, two inches or more in caliper, must be planted for every ten parking spaces.

- (a) *Perimeter Landscaping.* Parking lots must provide a perimeter landscape area of at least three feet in width.
- (b) *Ground Cover.* Ground cover must be installed appropriate to the surface conditions of the area. Grass is the default landscaping material.
- (c) *Lighting and Walkways.* Lighting fixtures and walkways are permitted within all islands and perimeter areas.

- (d) *Maintenance.* All required planting must be permanently maintained in good growing condition and replaced with new plant materials when necessary to ensure continued compliance with applicable landscaping requirements.

### **§ 1423-13. - Required Buffer Yards.**

Buffer yards are required between certain zone districts with the type of yard depending on the adjoining zoning district. Schedule 1423-13-A prescribes the required buffer yards between adjoining districts.

- (a) *Buffer Yard Plan.* A buffer yard plan must be submitted in conjunction with other application materials, as provided in Chapter 1441, Application Procedures, Fees, Permits and Certificates. The buffer yard plan must incorporate a landscaping plan. The buffer yard plan must show the location of all buffer yards on the project site, location of utility easements, roads, emergency access, walkways and existing and proposed structures on the site.
- (b) *Location.* Required buffer yards of Schedule 1423-13-A must be developed along the perimeter of the lot and extend inward from the property line of the development site. Buffer yards may not be located within any dedicated public or private street right-of-way.

## **Certificate of Appropriateness Review**

**Overview of the Property** – 1.0630 acres. 13,962 sq. ft. building area. Purchase Price approx. \$50/sq. ft.

- The property purchased was one of several that occurred last decade.
  - 7/3/03 - 1309 E. McMillan (Fine Arts) \$425,000 – St. Ursula (\$43/sq. ft.)
  - 3/16/04 - 1349 E. McMillan (Demolition Site) \$699,000 – 1349 East McMillan LLC. (\$50/sq. ft.)
  - 6/01/04 – 1340 Fleming - \$100,000 – 1349 East McMillan LLC (\$56/sq. ft.)
  - 9/14/04 – 1344 Fleming - \$136,000 – 1349 East McMillan LLC (\$78/sq. ft.)
  - 11/13/08 - 1322 E. McMillan (Student Center) 1322 East McMillan LLC - \$1,700,000 (\$71/sq. ft.)
- 1349 East McMillan LLC's three purchases squared up the available land east of the school.
- 8/14/14 - 1349 East McMillan LLC sold 1340 and 1344 Fleming for \$35,000, for a net loss of \$201,000 on the property. The homes appear to have been sold substantially below fair market value for the East Walnut Hills neighborhood. 1344 Fleming has been on the market for a month listed for \$299,000.

## **Uplands Historic District – Establishment; and Site’s Contribution Within the District**

In April 1998 the Kemper Heirs Historic District, which included St. Ursula Academy, was proposed before the Historic Conservation Board and they recommended to City Planning Commission (CPC) in May of 1998. After extensive testimony from St. Ursula in opposition to being included in the district, CPC delayed the decision and requested St. Ursula be removed from the district. Historic staff changed the name of the district and brought it back to the CPC in June 1998. The district was later approved by City Council. St. Ursula purchased 1349 E. McMillan with full knowledge of the historic status of the building.

This building is a contributing building within the Uplands Historic District. The building was built in 1915 and falls within the period of significance, which dates until 1920. It is significant for its architecture, which is referred to as Neo Georgian. When East Walnut Hills was surveyed in the early 2000s as part of the Cincinnati Historic Inventory Survey the building was determined eligible for the National Register and the State Historic Preservation Office concurred with those findings. The address 1349 E. McMillan Street does not appear on the noncontributing list that is a part of the Uplands Historic District Guidelines.

### **Materials Presented by Applicant**

Summary of the applicant’s submittal packet:

1. In 2004 the building was purchased for \$699,000 in foreclosure.
2. The two most recent assessments were in 2011 - and 2014 - \$787,010
3. The property has not been listed for sale in 11 years. This has been independently verified.
4. According to a contractor’s estimate it will cost \$3.4 million to renovate the building for an office use. No scope of work or purpose of project was provided within the documentation presented prior to the meeting. No engineer certification was provided substantiating the proposed cost.
5. It will cost \$85,000 to demolish the building. No certification was provided with estimate. Estimate was from 2012.
6. Per the applicant’s hardship questionnaire, no significant improvements have been made since the 2004 purchase. No significant expenses have been incurred beyond insurance and minimal utilities.

### **Economic Hardship Questionnaire: Document attached**

## Upland Demolition Guidelines

The demolition of existing buildings shall not be permitted unless one of the following conditions exists:

1) Demolition has been ordered by the Director of Buildings and Inspections for 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.*

2) 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.

*The owner has not documented to date that no one was interested in the property for any of the permitted zoning uses nor demonstrated that there was no ability to make a reasonable return on the property.*

3) The owner is a non-profit corporation or organization and can demonstrate to the satisfaction of the Historic Conservation Board that the denial of the application to demolish would also deny the owner the use of the property in a manner compatible with its organizational purposes and would amount to a taking of the owner's property without just compensation.

*This is not the case. During the pre-hearing applicant's representatives stated that the recent St. Ursula Strategic Plan was implemented. It was also stated that the campus would not be increasing the enrollment of the school, that its current enrollment maximums were their future goal.*

4) The demolition request is for an inappropriate addition or 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.

*This building is contributing within the district.*

5) The demolition request is for a non-contributing building and the demolition will not adversely affect the character of the district.

*This building is contributing within the district.*

### Other Considerations:

**Prehearing Results:** October 15, 2015 – The applicant, representatives of the East Walnut Hills Assembly and the Cincinnati Preservation Association were in attendance. There were questions of the applicants and potential concern expressed by residents and Assembly members.

**Comments Provided to Staff:** Attached are letters from the East Walnut Hills Assembly, the Walnut Hills Redevelopment Foundation and the De Sales Corner Development Corporation.

**Consistency with *Plan Cincinnati (2012)*:**

Not consistent with the "Sustain" Initiative Area "Preserve our built history"

**Actions of the Board**

**Previous Board Standard of Review**

The Board previously reviewed two demolitions of structures within the East Walnut Hills neighborhood.

1725 Madison Road

- Third attempt to redevelopment a church building and subsequent additions.
- Primary structure was substantially destroyed by fire and rebuilt before Historic District established.
- Site was small and potential uses were in close proximity to residences and no off-site parking was available for the site.
- The approval to demolish was contingent upon a) approval of a PD for condominium townhomes and maintaining significant and prominent portions of the original façade, including the steeple tower.

2753 Johnstone

- Owned by Seven Hills School
- Was proposed as part of a comprehensive site redevelopment plan that allowed for improved recreational activities for students and improved parking facilities.
- School demonstrated that the building was not useful in the operations of the school facility.
- Building was not prominently located and was situated in the middle of the school campus.

**Recommendation:**

Staff recommends the Historic Conservation Board take the following action:

1. a) **DENY** a Certificate of Appropriateness for the demolition of 1349 E. McMillan Street.
- b) **FINDING:** The Board makes this determination per Section 1435-09-2:  
(a) That the property owner has not demonstrated by credible evidence that the property owner will suffer economic hardship if the Certificate of Appropriateness is not approved.

October 12, 2015

Via Hand Delivery

Ms. Caroline Kellam  
City Planning Department  
City of Cincinnati  
805 Central Avenue  
7<sup>th</sup> Floor, Centennial Two  
Cincinnati, Ohio 45202

**Re:** *1349 East McMillan Street, Cincinnati, Ohio / Demolition Application / Application for Certificate of Appropriateness*

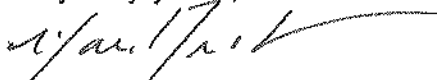
Dear Ms. Kellam:

Per your request last week, please find enclosed ten (10) copy sets of the following documents:

- Application for Certificate of Appropriateness received by the City Planning Department on June 1, 2015;
- HGC White Box Proposal as to the subject property dated October 22, 2012;
- Nine (9) photographs of the subject property and street views; and
- Post-Demolition site plan.

Also, please find enclosed a CD containing the aforementioned documents. Finally, it is our intention to attend the pre-hearing meeting scheduled for this Thursday at 10:00 a.m. and the meeting of the Historic Conservation Board scheduled for Monday, October 26<sup>th</sup> at 3:00 p.m.

Very truly yours,



Richard B. Tranter  
Attorney for St. Ursula Academy

HISTORIC CONSERVATION BOARD  
DEPARTMENT OF CITY PLANNING AND BUILDINGS  
CITY OF CINCINNATI, OHIO

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

ATTACHMENT

Owner: 1349 East McMillan LLC  
c/o Richard B. Tranter, Esq.  
255 East Fifth Street  
Suite 1900  
Cincinnati, Ohio 45202  
(513) 977-8684  
richard.tranter@dinsmore.com

Contractor: O'Rourke Wrecking Co.  
Attn: Steve Sheridan  
660 Lunken Park Drive  
Cincinnati, Ohio 45226  
(513) 871-1400

**Work Proposed**

The owner proposes to demolish the existing building and re-grade the property.

**Additional Information**

The owner may supplement this Application with additional documentation.

June 1, 2015

**HAND DELIVERED**

Historic Conservation Board  
Department of City Planning and Buildings  
City of Cincinnati, Ohio  
Two Centennial Plaza  
805 Central Avenue  
Suite 700  
Cincinnati, OH 45202

**RE:** Application for Certificate of Appropriateness  
1349 East McMillan Street, East Walnut Hills

Dear Members of the Board:

1349 East McMillan LLC ("SUA")<sup>1</sup> respectfully submits this Application for Certificate of Appropriateness (this "Application") for your consideration. As set forth in this Application, SUA, as owner of the property located at 1349 East McMillan Street in East Walnut Hills (the "Property")<sup>2</sup>, seeks approval from the Historic Conservation Board (the "Board") to demolish the building (the "Building") located on the Property. This Application comes before the Board because the Property is situated within the Uplands Historic District.

SUA acquired the Property in 2004 following foreclosure and sale pursuant to court order. At the time of the acquisition, SUA hoped to convert the Building to beneficial use for the Academy, as the location of the Property adjacent to the SUA campus promised the opportunity for expansion.

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<sup>1</sup> 1349 East McMillan LLC is an Ohio limited liability company of which St. Ursula Academy is the sole member.

<sup>2</sup> 1349 East McMillan LLC is the title owner of the Property. As the sole member of 1349 East McMillan LLC, SUA is the beneficial owner of the property, and is referred to as such in this Letter.

As SUA began investigating alternative plans for the Property, it realized that the scope of the work necessary to rehabilitate the Building would be cost prohibitive. Specifically, the estimate to rehabilitate the Building exceeds \$3.4 million.

Alternatively, SUA considered selling the Property in as-is condition. Ultimately, however, SUA became aware that, if a willing buyer could be found at all, the price it could obtain would result in SUA forfeiting a sizeable portion of its initial investment.

Finally, taking no action would be similarly unpalatable. Every year, SUA incurs thousands of dollars in operating costs for the Property. For this continual outlay of funds—funds that could be better spent on Academy activities—SUA receives no benefit whatsoever. Equally as troubling, the risk of injuries to and damage caused by trespassers exists as long as the Building is vacant.

Certainly, SUA recognizes that historic preservation, in appropriate cases, is a laudable goal. However, the rights of land owners may not be unreasonably and unnecessarily burdened in the pursuit of historic preservation. When, due to constraints imposed by the City in the interest of preserving property located in an historic district, an owner is forced into a position of economic hardship or required to single-handedly shoulder the financial burden of a public interest, such constraints must give way to the rights of the owner.

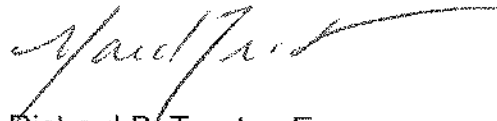
The foregoing precisely describes the dilemma SUA would face if this Application were denied. In such event, SUA would be made to elect one of three courses of action: (1) sell the Property and forfeit most or all of its initial investment; (2) repair the Building without hope of any return on a much larger investment; or (3) do nothing and continue to absorb annual operating deficits *ad infinitum*. All of the aforementioned choices would diminish resources needed by SUA to fulfill its educational mission. A decision of this Board allowing SUA to demolish the Building would be consistent with the Board's guidelines and would avoid economic hardship for SUA.

Finally, it should be noted that SUA is a unique property owner. SUA is a non-profit institution whose mission is to educate and nurture young women. SUA has earned a reputation as one of the most respected high schools in the area. SUA is also an essential and welcome member of the East Walnut Hills community. Indeed, SUA's presence in the community is so highly regarded that City Council—due in large part to the outcry by community residents—expressly excluded certain portions of the SUA campus from the Uplands Historic District. In so doing, City Council responded to the wishes of community residents by signaling its view that the community would best be served by allowing SUA to focus on its critical mission where there was no justification for complying with the historical preservation guidelines. Given this, there is no compelling justification for burdening SUA in its ownership of the Property.

Historic Conservation Board  
June 1, 2015  
Page 3

In sum, the Board should approve this Application. As required, SUA's responses to the economic hardship questionnaire are attached hereto for the Board's consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Richard B. Tranter", with a long, sweeping horizontal flourish extending to the right.

Richard B. Tranter, Esq.

*Legal Counsel to St. Ursula Academy*

Enclosures

## Economic Hardship Questionnaire Responses

**St. Ursula Academy  
1349 E. McMillan Street**

- 1. The amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased.**

The subject property was purchased by 1349 East McMillan LLC, an Ohio limited liability company, from BLC Real Estate, LLC, a Delaware limited liability company, on February 10, 2004. Title to the subject property was conveyed by General Warranty Deed recorded on March 16, 2004 at O.R. Vol. 9563, Pg. 1915, Hamilton County, Ohio Recorder's Office. The purchase price paid for the subject property was \$699,000.00.

- 2. The condition of the property when purchased.**

At the time of purchase by the current owner in February 2004, the subject property was in poor condition. For example, the building showed the following signs of deterioration:

- (a) Visible evidence of moisture intrusion and mold;
- (b) Painted and other finished surfaces in disrepair;
- (c) Damaged windows with inefficient single-pane glazing;
- (d) Exposed asbestos and other toxic substances (i.e., paint) and unmarked containers; and
- (e) Collapsing ceiling structures.

- 3. The value of significant interior and exterior improvements made after purchase.**

No significant improvements have been made since purchase.

- 4. The assessed value of the land and improvements thereon according to the two (2) most recent assessments.**

	Land	Improvements	Total
2014	\$145,860	\$641,150	\$787,010
2011	\$145,860	\$641,150	\$787,010

**5. Real estate taxes for the previous two (2) years.**

	<b>Real Estate Taxes</b>
2014	\$35.78
2011	\$35.78

**6. Annual debt service, if any, for the previous two (2) years.**

There is no annual debt service owed on the subject property.

**7. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with his purchase, financing or ownership of the property.**

No appraisals of the subject property have been obtained in the past two years.

**8. Any listing of the property for sale or rent, price asked and offers received if any.**

The subject property has not been listed for sale, although the owner has investigated selling the property.

**9. Any consideration by the owner as to profitable adaptive uses for the property.**

The owner has considered complete and partial renovations of the building for Academy uses, including for a theater, dining hall, and student center, as well as for speculative leasing to office tenants. However, the substantial costs necessary to return the building to a habitable condition would far exceed the anticipated rental income.

Additionally, the owner has considered selling the subject property in an as-is condition, but doing so would result in a significant loss to the owner.

**10. An itemized statement of the annual costs of all insurance on the property.**

During its period of ownership from February 2004 through to the present, total insurance costs for the subject property (including projected 2015 costs) amounted to \$53,120, and an average annual cost of \$4,829.

11. A statement of potential return on investment based on existing or new uses, including costs of rehabilitation of existing supplementary new construction, and using fair market value for the property, a “reasonable” rate of return on investment, and prevailing rehabilitation and rental rates in the area. (Including floor area per floor and total).

Because of the significant rehabilitation costs, there is no use of the property from which a return on investment would be realized.

12. All available reports, if any, on the structural condition of the property.

There are no structural reports for the subject property. However, a substantial portion of the estimated \$3.4 million required to rehabilitate the building would be used to address structural issues (e.g., new slab on grade, replace floor framing, roof framing repair and new room, etc.).

13. Annual gross (pre-tax minus maintenance and other costs) income from the property for the previous two (2) years.

The subject property has not generated any income since it was purchased by the current owner in 2004. In fact, it has generated significant losses during that time frame.

14. Whether or not the property was occupied when purchased, and any income from the property at the time it was purchased immediately or prior thereto.

The subject property was vacant prior to and at the time of purchase by the current owner.

15. Itemized operating and maintenance expenses for the previous two (2) years.

	2014	2013
Water	\$1,157	\$1,168
Real Estate Taxes	\$38	\$36
Insurance	\$5,399	\$5,509
Landscaping/Clean Up	\$300	\$300
Maintenance Inspections	\$30	\$30
Parking Lot Maintenance	\$0	\$400
Snow Removal	\$550	\$550
<b>Total</b>	<b>\$7,474</b>	<b>\$7,993</b>

**16. Annual cash flow, if any, for the previous two (2) years.**

The subject property has not generated any cash flow since it was acquired by the current owner in 2004.

**17. For vacant, semi-vacant and under-utilized buildings, or buildings in need of rehabilitation, owner is required to submit a statement of potential return on investment based on existing or new uses, including costs of rehabilitation, and supplementary new construction, and using fair market value for the property, a "reasonable" rate of return on investment, and prevailing rehabilitation and rental rates in the area.**

As stated in No. 11 above, there is no use of the property from which a return on investment would be realized due to the significant rehabilitation costs.

**18. Owner required statement of anticipated income from the property after the demolition of the structure or structures.**

The owner does not anticipate earning any income from the property following its demolition.



# SAINT URSULA ACADEMY

October 22, 2012

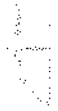
Discription	Quantity	Unit	Unit Cost	Total Cost
	21,150	gsf		
<b>A10 Foundations</b>				
New Slab On Grade	10,250	sf	4.00	41,000
Vapor Barrier @ new SOG	10,250	sf	1.00	10,250
Radon Vent	1	ls	1,200.00	1,200
Excavate for Gravel of SOG	190	cy	65.00	12,338
Excavate & BF Perimeter	1,218	cy	40.00	48,735
Foundation Drainage	514	lf	25.00	12,850
Waterproof exterior of existing stone foundation	5,140	sf	5.00	25,700
Excavate for new elevator pit	1	ls	5,000.00	5,000
Pour pad for new elevator pit	100	sf	100.00	10,000
Form & pour elevator pit walls	200	sf	125.00	25,000
<b>A10 Foundations Total</b>			9.08	192,073
<b>B10 Superstructure</b>				
Replace all Floor Framing	10,900	sf	25.00	272,500
Patch Joist Pockets	1	ls	5,000.00	5,000
Steel Perimeter Angle	1,683	lf	25.00	42,075
Roof Framing Repair	10,250	sf	5.00	51,250
Load Bearing CMU for Elevator Shaft	1,400	sf	25.00	35,000
<b>B10 Superstructure Total</b>			19.19	405,825
<b>B20 Exterior Enclosure</b>				
Masonry Repair	14,515	sf	5.00	72,573
f Exterior Wood Trim	1,000	hrs	55.00	55,000
f Equipment for Exterior Wood & Masonry	1	ls	20,000.00	20,000
f Materials for Exterior Wood & Masonry	1	ls	15,000.00	15,000
HM Doors, Frames & Hardware	6	ea	1,500.00	9,000
Front Doors	9	ea	5,000.00	45,000
Replace "Engineering" Door Entrance	1	ea	7,500.00	7,500
f Exterior caulking @ windows	92	ea	75.00	6,900
Windows	92	ea	1,250.00	115,000
f Paint Exterior Window Frames	92	ea	150.00	13,800
Studs & Insulation at Perimeter	14,515	sf	5.25	76,201
f Repair & Paint Fire Escape	1	ea	2,000.00	2,000
<b>B20 Exterior Enclosure Total</b>			20.71	437,974
<b>B30 Roofing</b>				
Replace All Roofs	10,250	sf	15.00	153,750
f Gutters	296	lf	27.50	8,140
f Downspouts	264	lf	15.00	3,960
f Rebuild Scuppers	7	ea	350.00	2,450
<b>B30 Roofing Total</b>			7.96	168,300



**SAINT URSULA**  
ACADEMY

October 22, 2012

Discription	Quantity	Unit	Unit Cost	Total Cost
<b>C10 Interior Construction</b>				
Misc. steel	21,150	sf	0.50	10,575
Rough Carpentry	21,150	sf	0.25	5,288
Rated Drywall Ceiling	21,150	sf	5.00	105,750
Partitions	21,150	sf	2.00	42,300
5'x5' HVAC Shaft	800	sf	7.00	5,600
Mechanical Rooms	4	ea	2,500.00	10,000
Main Electric/Comm Closet	1	ea	2,500.00	2,500
Electric/Comm Closet	3	ea	1,000.00	3,000
HM Doors, Frames & Hardware Rooms	8	ea	1,000.00	8,000
<b>C10 Interior Construction Total</b>			9.13	193,013
<b>C20 Stairs</b>				
Rebuild Original Wood Staircase 1 to M	1	ls	10,000.00	10,000
Build New Stairs	6	ea	7,500.00	45,000
Handrails	7	ea	1,500.00	10,500
<b>C20 Stairs Total</b>			3.10	65,500
<b>C30 Interior Finishes</b>				
NO Work				0
<b>C30 Interior Finishes Total</b>			0.00	0
<b>D10 Conveying Systems</b>				
Elevator	1	ls	70,000.00	70,000
<b>D10 Conveying Systems Total</b>			3.31	70,000
<b>D20 Plumbing</b>				
Plumbing	1	ls	20,000.00	20,000
<b>D20 Plumbing Total</b>			0.95	20,000
<b>D30 HVAC</b>				
HVAC	21,150	sf	10.00	211,500
<b>D30 HVAC Total</b>			10.00	211,500
<b>D40 Fire Protection</b>				
Fire Protection	21,150	sf	2.75	58,163
<b>D40 Fire Protection Total</b>			2.75	58,163
<b>D50 Electrical</b>				
Electrical	21,150	sf	6.50	137,475
<b>D50 Electrical Total</b>			6.50	137,475



**SAINT URSULA**  
ACADEMY

October 22, 2012

Discription	Quantity	Unit	Unit Cost	Total Cost
<b>F20 Demolition</b>				
Interior Demolition & Abatement	1	ls	225,000.00	225,000
Demo Stairs	1	ls	15,000.00	15,000
<b>F20 Demolition Total</b>			11.35	240,000
<b>G20 Site Improvements</b>				
Underground Fire Water Line	1	ls	15,000.00	15,000
New Gas Line	1	ls	15,000.00	15,000
Water Tap Fee	1	ls	9,000.00	9,000
1.5" Water Meter	1	ls	1,500.00	1,500
1.5" MSD Fee	Existing			0
Concrete Repair	1	ls	25,000.00	25,000
Site Lighting Allowance	1	ls	15,000.00	15,000
Exterior Signage Allowance	1	ls	5,000.00	5,000
Landscaping	1	ls	25,000.00	25,000
<b>G20 Site Improvements Total</b>			5.22	110,500
<b>Z10 Misc General Requirements</b>				
Safety	21,150	gsf	0.75	15,863
Building Permit	1	ls	10,000.00	10,000
Site Construction Fence	700	lf	12.50	8,750
Small Tools	6	mo	500.00	3,000
Temp Toilets 2 for 6 mns	12	mo	125.00	1,500
Electrical Utility Charges	6	mo	750.00	4,500
Water Utility Charges	6	mo	75.00	450
Temp Heat	1	ls	4,000.00	4,000
Dumpsters	20	Pulls	350.00	7,000
<b>Z10 Misc General Requirements Total</b>			2.60	55,063
<b>Total Direct Cost</b>			\$ 111.84	\$ 2,365,384
<b>Z30 General Conditions Total</b>				236,538
<b>Contingency</b>			25.00%	650,481
<b>Fee (Includes 0.25% CAT)</b>			5.25%	170,751
			\$ 161.84	\$ 3,423,000

November 2, 2015

Via Hand Delivery

Ms. Caroline Kellam  
City Planning Department  
City of Cincinnati  
805 Central Avenue  
7<sup>th</sup> Floor, Centennial Two  
Cincinnati, Ohio 45202

**Re:** *1349 East McMillan Street, Cincinnati, Ohio / Demolition Application / Application for Certificate of Appropriateness ("Supplemental Filing")*

Dear Ms. Kellam:

Per our conversation, after the issuance of your staff report received October 23, 2015, I wish to correct certain mischaracterizations and erroneous conclusions contained within your staff report and to supplement the above application.

With respect to your staff report and by implication the pre-hearing conference conducted on October 15, 2015, I note the following:

a) "...[W]ith full knowledge of the historic status of the building." Pg. 4, S.R.

The staff report makes the above statement and further adds that the building falls within a period of significance and it is significant for its architecture. The applicant completely refutes these conclusions due to the fact that the controlling Uplands Historic District Guidelines makes no reference, historic or otherwise, to the subject property. In fact, nothing contained in the prior Kemper Heirs Historic District Guidelines or the Uplands Historic District Guidelines makes any reference by address, by architectural style or other historical event to the subject property. Instead the only apparent basis for the property being included in the Uplands District is the alleged age of the building being constructed in 1915. However, a significant portion of the building is a mixture of later additions and wings. Apart from the recently alleged descriptions in the staff report, the Guidelines make no mention of contributory factors relating to the subject property. Accordingly, the applicant's knowledge was limited only to the

boundaries of the historic district at the time of its purchase by St. Ursula Academy ("SUA").

b) Conclusions drawn from the pre-hearing conference. Pgs. 5-6, S.R.

Despite the admonition "[n]o decision on the application will be made at the pre-hearing conference," contained in the notice of public hearing, the staff report contains numerous prejudicial statements that, in effect, decide the case prior to the hearing being conducted. Specifically, the staff report contains the following statements:

1. *"The owner has not documented to date that no one was interested in the property for any of the permitted zoning uses nor demonstrated that there was no ability to make a reasonable return on the property."* Pg. 5, S.R.
2. *"During the pre-hearing applicant's representatives stated that the recent SUA Strategic Plan was implemented. It also stated that the campus would not be increasing the enrollment of the school and that the current enrollment maximums were their future goal."* Pg. 5, S.R.
3. *"The building is contributing within the district."* Pg. 5, S.R.
4. **"FINDING:** *That the property owner has not demonstrated by credible evidence that the property owner will suffer economic hardship if the Certificate of Appropriateness is not approved."* Pg. 6, S.R.

Initially, I dispute the aforementioned conclusions and the Finding prior to any hearing on this matter. Also, staff has taken statements out of context or worse, mischaracterized them in order to make incorrect legal and factual conclusions (e.g., that no taking has occurred, that SUA has no strategic plan for this parcel, that a reasonable rate of return is possible, etc.). All of these matters will be addressed at the hearing by testimonial and documentary evidence.

To that end, I re-submit (10 copies of each) the HGC 2012 bid to white box the subject property and a certification from Craig Preston on behalf of HGC as to the bid amount and updated estimate, assuming commencement of construction during the fourth quarter of 2016. Also, attached is a Leasing Feasibility study prepared by Cushman & Wakefield and corresponding HGC floor plans from which Wayne Hach, who is a office leasing expert, will testify. Finally, enclosed are four letters in support from certain adjacent property owners, which had been submitted prior to the issuance of your staff report, but neither referenced nor attached to the public record packets. Conversely, your staff report made reference to certain communications in opposition to SUA's demolition application. Normally, I would expect that these matters would not be

Caroline Kellam  
November 2, 2015  
Page 3

addressed until the hearing; however, the prior course of events and statements made by staff compel this additional filing.

I trust that each of the Historic Conservation Board members will receive a complete packet of SUA's application documents, including any supplemental information, to ensure that SUA will have a fair and full hearing on this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Richard B. Tranter", with a long horizontal flourish extending to the right.

Richard B. Tranter  
Attorney for St. Ursula Academy

cc: Angie Strunc, Interim Urban Conservator (w/encl.; via e-mail)



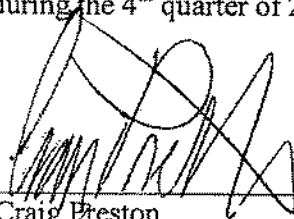
Commercial  
Industrial  
Institutional

October 26, 2015

**Richard B. Tranter**  
Dinsmore & Shohl LLP  
255 East Fifth Street  
Suite 1900  
Cincinnati, OH 45202

**Richard,**

I, Craig Preston, employed by HGC Construction certify that I am a civil engineer, have been a senior estimator for construction projects over the last 30 years, and prepared the construction estimate, dated October 22, 2012, a copy of which is attached hereto as **Exhibit A**, for the restoration (i.e., white boxing) of the building located at 1349 East McMillan Street, Cincinnati, Ohio. Further, I certify that the estimate of \$3,423,000 would need to be increased to \$4,022,000, assuming construction commencement during the 4<sup>th</sup> quarter of 2016.



Craig Preston  
Senior Estimator

Exhibit A



**SAINT URSULA**  
ACADEMY

October 22, 2012

Discription	Quantity	Unit	Unit Cost	Total Cost
	21,150	gsf		
<b>A10 Foundations</b>				
New Slab On Grade	10,250	sf	4.00	41,000
Vapor Barrier @ new SOG	10,250	sf	1.00	10,250
Radon Vent	1	ls	1,200.00	1,200
Excavate for Gravel of SOG	190	cy	65.00	12,338
Excavate & BF Perimeter	1,218	cy	40.00	48,735
Foundation Drainage	514	lf	25.00	12,850
Waterproof exterior of existing stone foundation	5,140	sf	5.00	25,700
Excavate for new elevator pit	1	ls	5,000.00	5,000
Pour pad for new elevator pit	100	sf	100.00	10,000
Form & pour elevator pit walls	200	sf	125.00	25,000
<b>A10 Foundations Total</b>			9.08	192,073
<b>B10 Superstructure</b>				
Replace all Floor Framing	10,900	sf	25.00	272,500
Patch Joist Pockets	1	ls	5,000.00	5,000
Steel Perimeter Angle	1,683	lf	25.00	42,075
Roof Framing Repair	10,250	sf	5.00	51,250
Load Bearing CMU for Elevator Shaft	1,400	sf	25.00	35,000
<b>B10 Superstructure Total</b>			19.19	405,825
<b>B20 Exterior Enclosure</b>				
Masonry Repair	14,515	sf	5.00	72,573
f Exterior Wood Trim	1,000	hrs	55.00	55,000
f Equipment for Exterior Wood & Masonry	1	ls	20,000.00	20,000
f Materials for Exterior Wood & Masonry	1	ls	15,000.00	15,000
HM Doors, Frames & Hardware	6	ea	1,500.00	9,000
Front Doors	9	ea	5,000.00	45,000
Replace "Engineering" Door Entrance	1	ea	7,500.00	7,500
f Exterior caulking @ windows	92	ea	75.00	6,900
Windows	92	ea	1,250.00	115,000
f Paint Exterior Window Frames	92	ea	150.00	13,800
Studs & Insulation at Perimeter	14,515	sf	5.25	76,201
f Repair & Paint Fire Escape	1	ea	2,000.00	2,000
<b>B20 Exterior Enclosure Total</b>			20.71	437,974
<b>B30 Roofing</b>				
Replace All Roofs	10,250	sf	15.00	153,750
f Gutters	296	lf	27.50	8,140
f Downspouts	264	lf	15.00	3,960
f Rebuild Scuppers	7	ea	350.00	2,450
<b>B30 Roofing Total</b>			7.96	168,300



**SAINT URSULA**  
ACADEMY

October 22, 2012

Discription	Quantity	Unit	Unit Cost	Total Cost
<b>C10 Interior Construction</b>				
Misc. steel	21,150	sf	0.50	10,575
Rough Carpentry	21,150	sf	0.25	5,288
Rated Drywall Ceiling	21,150	sf	5.00	105,750
Partitions	21,150	sf	2.00	42,300
5'x5' HVAC Shaft	800	sf	7.00	5,600
Mechanical Rooms	4	ea	2,500.00	10,000
Main Electric/Comm Closet	1	ea	2,500.00	2,500
Electric/Comm Closet	3	ea	1,000.00	3,000
HM Doors, Frames & Hardware Rooms	8	ea	1,000.00	8,000
<b>C10 Interior Construction Total</b>			<b>9.13</b>	<b>193,013</b>
<b>C20 Stairs</b>				
Rebuild Original Wood Staircase 1 to M	1	ls	10,000.00	10,000
Build New Stairs	6	ea	7,500.00	45,000
Handrails	7	ea	1,500.00	10,500
<b>C20 Stairs Total</b>			<b>3.10</b>	<b>65,500</b>
<b>C30 Interior Finishes</b>				
NO Work				0
<b>C30 Interior Finishes Total</b>			<b>0.00</b>	<b>0</b>
<b>D10 Conveying Systems</b>				
Elevator	1	ls	70,000.00	70,000
<b>D10 Conveying Systems Total</b>			<b>3.31</b>	<b>70,000</b>
<b>D20 Plumbing</b>				
Plumbing	1	ls	20,000.00	20,000
<b>D20 Plumbing Total</b>			<b>0.95</b>	<b>20,000</b>
<b>D30 HVAC</b>				
HVAC	21,150	sf	10.00	211,500
<b>D30 HVAC Total</b>			<b>10.00</b>	<b>211,500</b>
<b>D40 Fire Protection</b>				
Fire Protection	21,150	sf	2.75	58,163
<b>D40 Fire Protection Total</b>			<b>2.75</b>	<b>58,163</b>
<b>D50 Electrical</b>				
Electrical	21,150	sf	6.50	137,475
<b>D50 Electrical Total</b>			<b>6.50</b>	<b>137,475</b>



**SAINT URSULA**  
ACADEMY

October 22, 2012

Discription	Quantity	Unit	Unit Cost	Total Cost
<b>F20 Demolition</b>				
Interior Demolition & Abatement	1	ls	225,000.00	225,000
Demo Stairs	1	ls	15,000.00	15,000
<b>F20 Demolition Total</b>			11.35	240,000
<b>G20 Site Improvements</b>				
Underground Fire Water Line	1	ls	15,000.00	15,000
New Gas Line	1	ls	15,000.00	15,000
Water Tap Fee	1	ls	9,000.00	9,000
1.5" Water Meter	1	ls	1,500.00	1,500
1.5" MSD Fee	Existing			0
Concrete Repair	1	ls	25,000.00	25,000
Site Lighting Allowance	1	ls	15,000.00	15,000
Exterior Signage Allowance	1	ls	5,000.00	5,000
Landscaping	1	ls	25,000.00	25,000
<b>G20 Site Improvements Total</b>			5.22	110,500
<b>Z10 Misc General Requirements</b>				
Safety	21,150	gsf	0.75	15,863
Building Permit	1	ls	10,000.00	10,000
Site Construction Fence	700	lf	12.50	8,750
Small Tools	6	mo	500.00	3,000
Temp Toilets 2 for 6 mns	12	mo	125.00	1,500
Electrical Utility Charges	6	mo	750.00	4,500
Water Utility Charges	6	mo	75.00	450
Temp Heat	1	ls	4,000.00	4,000
Dumpsters	20	Pulls	350.00	7,000
<b>Z10 Misc General Requirements Total</b>			2.60	55,063
<b>Total Direct Cost</b>			\$ 111.84	\$ 2,365,384
<b>Z30 General Conditions Total</b>				236,538
<b>Contingency</b>			25.00%	650,481
<b>Fee (Includes 0.25% CAT)</b>			5.25%	170,751
			\$ 161.84	\$ 3,423,000

1349 East McMillan Street  
Cincinnati, Ohio 45206



CUSHMAN &  
WAKEFIELD®

CCR CINCINNATI  
COMMERCIAL  
REALTORS®  
INDEPENDENTLY OWNED AND OPERATED

Page 1

## LEASING FEASIBILITY STUDY

OCTOBER 26, 2015

### TOPIC

#### BUILDING/SPACE

1349 East McMillan Street is a functionally obsolete, inefficient building, with a myriad of spaces on numerous levels. Although a recent analysis prepared by HGC Construction indicates a total area of 16,427 square feet, this includes a rear garage of 2,264 square feet, resulting in a maximum square footage of 14,163 square feet that can be rented. Much of this space is less desirable interior space, with limited or no windows. The building is set up as a single-tenant building. With only one main entrance, no common corridors, no elevator, various internal stairwells, and a limited number of restrooms, it would be virtually impossible to convert the building from a single-tenant to a multi-tenant office building. It would be difficult to provide proper ingress/egress to each individual space and have each of them meet building codes.

The building has only 33 on-site parking spaces, while a building of this size would typically have 50-60 spaces.

#### SUB-MARKET

The East Walnut Hills office market is a small market, with limited demand. The tenant base consists of smaller tenants in the 1,000 to 3,000 square foot range. These tenants are comprised of primarily non-profit-related companies, community-based organizations, and small businesses with 1 to 5 employees seeking steeply discounted rental rates. These tenants also value flexibility, preferring short-term leases of 1 to 3 years, or even month-to-month, making it difficult for landlords to secure financing or justify making any capital improvements to the building or space. The area has no appeal to corporate users, which prefer the Central Business District (CBD) and the immediately surrounding area.

Lease rates in East Walnut Hills are typically quoted on a gross basis, with the landlord paying for real estate taxes, utilities, maintenance and insurance. Gross rental rates range from \$10.00 to \$14.00 per square foot, with operating expenses ranging from \$5.00 to \$7.00 per square foot. Thus, a landlord would net \$5.00 to \$7.00 per square foot from lease payments.

TOPIC

LEASING FEASIBILITY ANALYSIS

As previously mentioned, it will be difficult, if not impossible, to convert this property to a multi-tenant office building. Therefore, in order to maximize rent for the property, the owner will need to find a tenant that is willing to lease the entire building or find 2 or more tenants willing to co-exist and share the building. The probability of either of these is extremely low. More likely, the owner will have to accept a tenant willing to lease just a portion of the building. Of course, this tenant will want the prime space in the building on the First Level, resulting in the situation that it will be highly unlikely that the landlord will ever be able to lease the balance of the building to any other tenant(s).

It is our opinion that a prospective landlord will not be able to lease 100% of the available space and, more likely, may achieve 50% to 75% occupancy. Also, in order to prepare the space for a tenant, a landlord will be required to invest \$30.00 per square foot for interior tenant improvements.

A breakdown of the spaces and the projected achievable gross rental rates is as follows:

Floor	Square Footage	Gross Rental Rate \$/SF	Real Estate Taxes + Operating Expenses \$/SF (2)	Net Rent Received by Landlord	
				\$/SF	Annually
Lower Level (1)	6,002	\$10.00	\$6.00	\$4.00	\$24,008
First Level	6,171	\$12.00	\$6.00	\$6.00	\$37,026
Second Level	1,990	\$10.00	\$6.00	\$4.00	\$7,960
Total	14,163	\$10.87	\$6.00	\$4.87	\$68,994

(1) Square Footage for the Lower Level excludes 2,264 square feet of garage space.

(2) Paid by Landlord.

INVESTMENT ANALYSIS

Even if a landlord was able to lease 100% of the space (which is highly unlikely, given the design of the building code issues and base of prospective tenants), an additional investment of \$4.5 million is not justified, given the leasing fundamentals that are achievable, length of lease terms, etc. In addition, a landlord would not be able to obtain typical real estate financing for most of this investment, requiring the investor to invest its own cash.

Since the value of the investment, assuming 100% lease-up would be \$574,950 (based on an optimistic 12% cap rate of the pro forma rental income of \$68,994), no rational person would make such an investment.

CONCLUSION

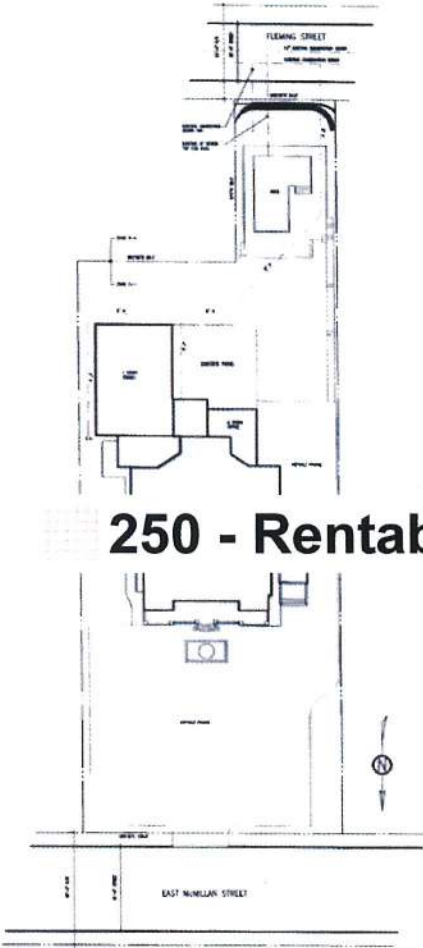
1349 East McMillan Street is an inefficient building that will be difficult to lease and virtually impossible to lease as a multi-tenant building. It will not be possible to achieve 100% occupancy, with a more realistic expectation of only 50% to 75% occupancy, at best. Based on the required investment and the rents that can be achieved, it is economically unfeasible to rent the building out as office space.

10/16/15

Total Gross = 10,198

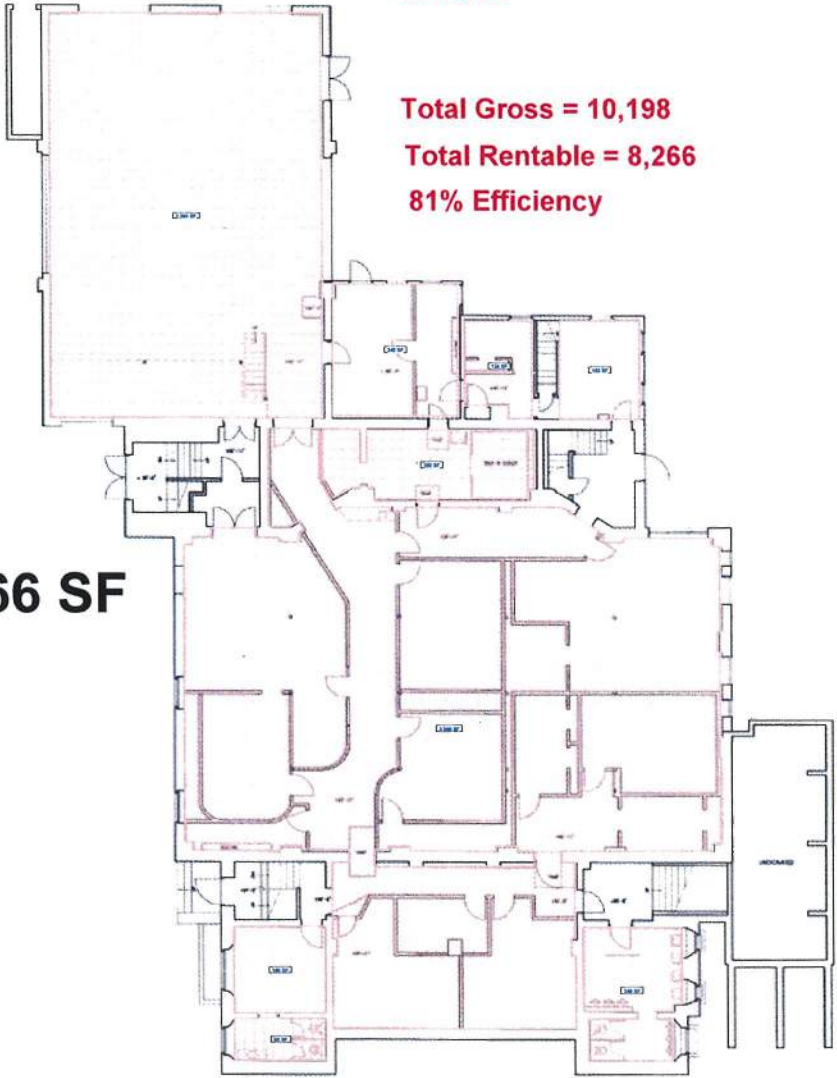
Total Rentable = 8,266

81% Efficiency



250 - Rentable - 8,266 SF

2 EXISTING SITE LAYOUT

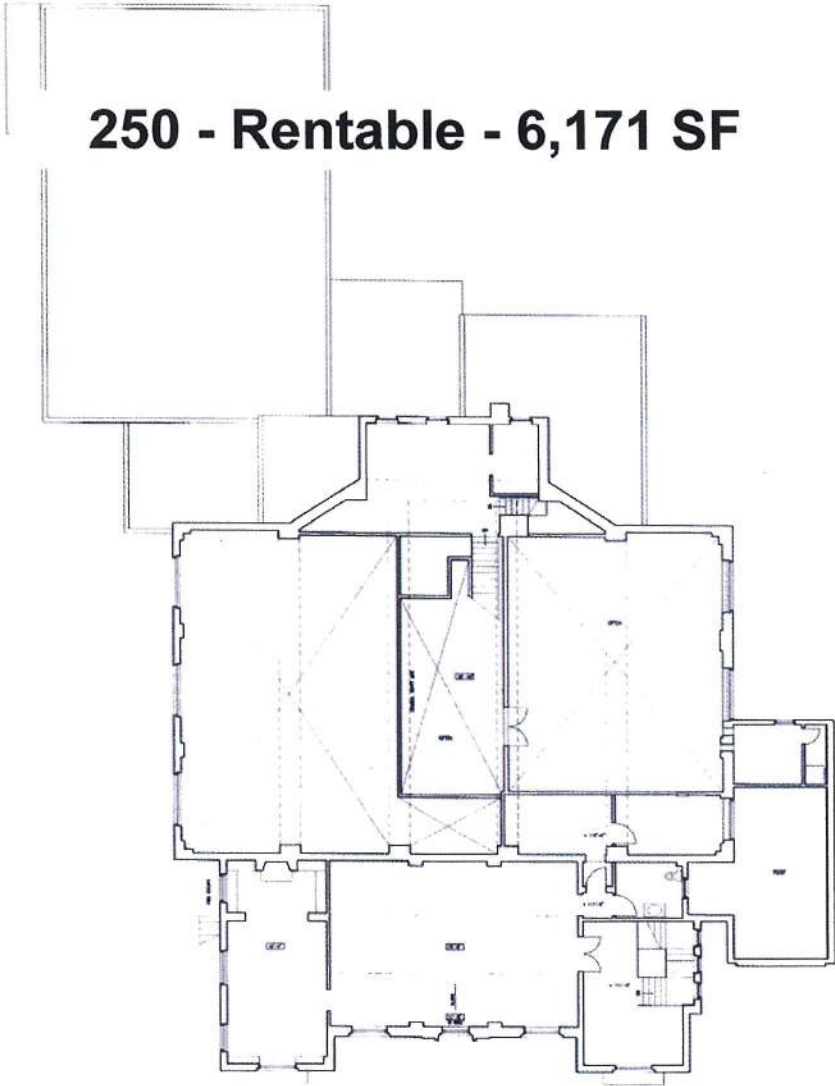


1 EXISTING LOWER LEVEL

DATE	DESCRIPTION	BY	CHKD
10/16/15	REVISION	...	...
10/16/15	...	...	...
10/16/15	...	...	...
10/16/15	...	...	...



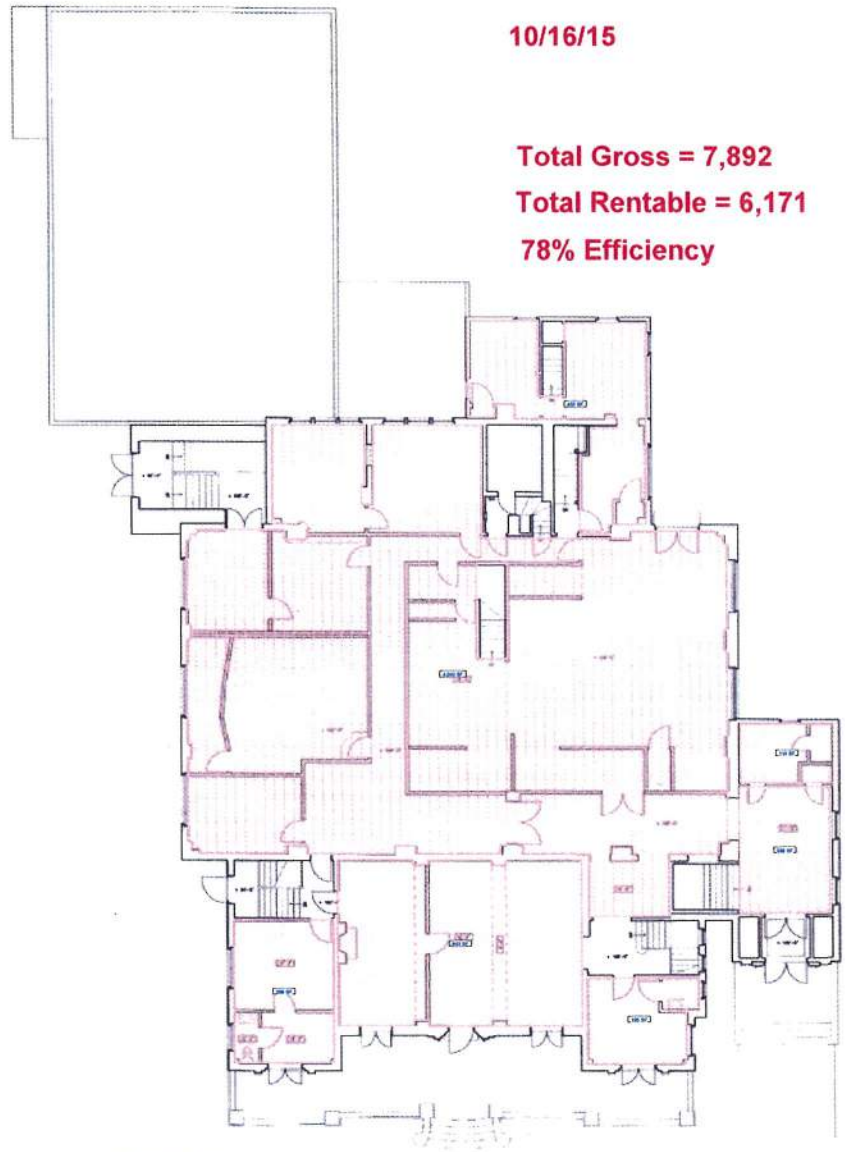
# 250 - Rentable - 6,171 SF



2 EXISTING SECOND LEVEL  
SCALE: 1/8" = 1'-0"

10/16/15

Total Gross = 7,892  
Total Rentable = 6,171  
78% Efficiency



1 EXISTING FIRST LEVEL  
SCALE: 1/8" = 1'-0"

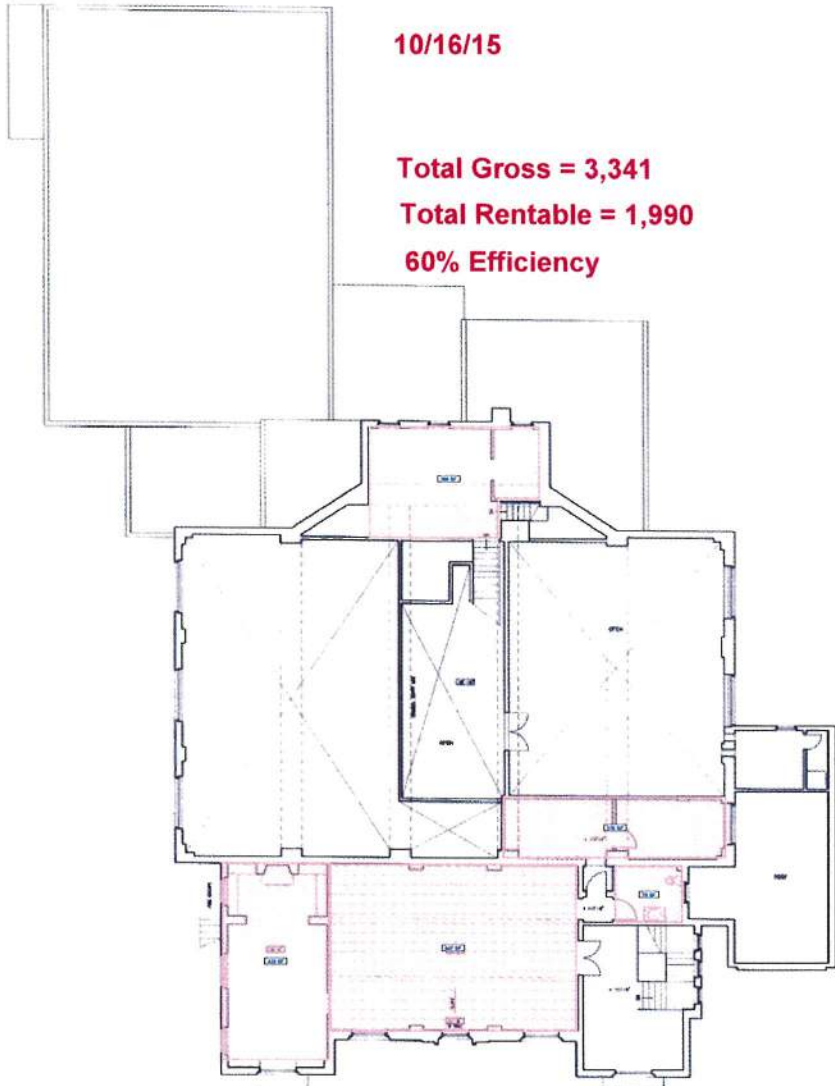
1 EXISTING FIRST LEVEL  
SCALE: 1/8" = 1'-0"

Project No.	2012.10 St Ursula Schneider
Rev.	01
Date	10/16/15
Scale	A-2

**HBC**  
HOBAS BUILDING CORPORATION  
11111 111TH AVE  
MINNETONKA, MN 55345  
TEL: 952.895.1111  
WWW.HBC-CORP.COM

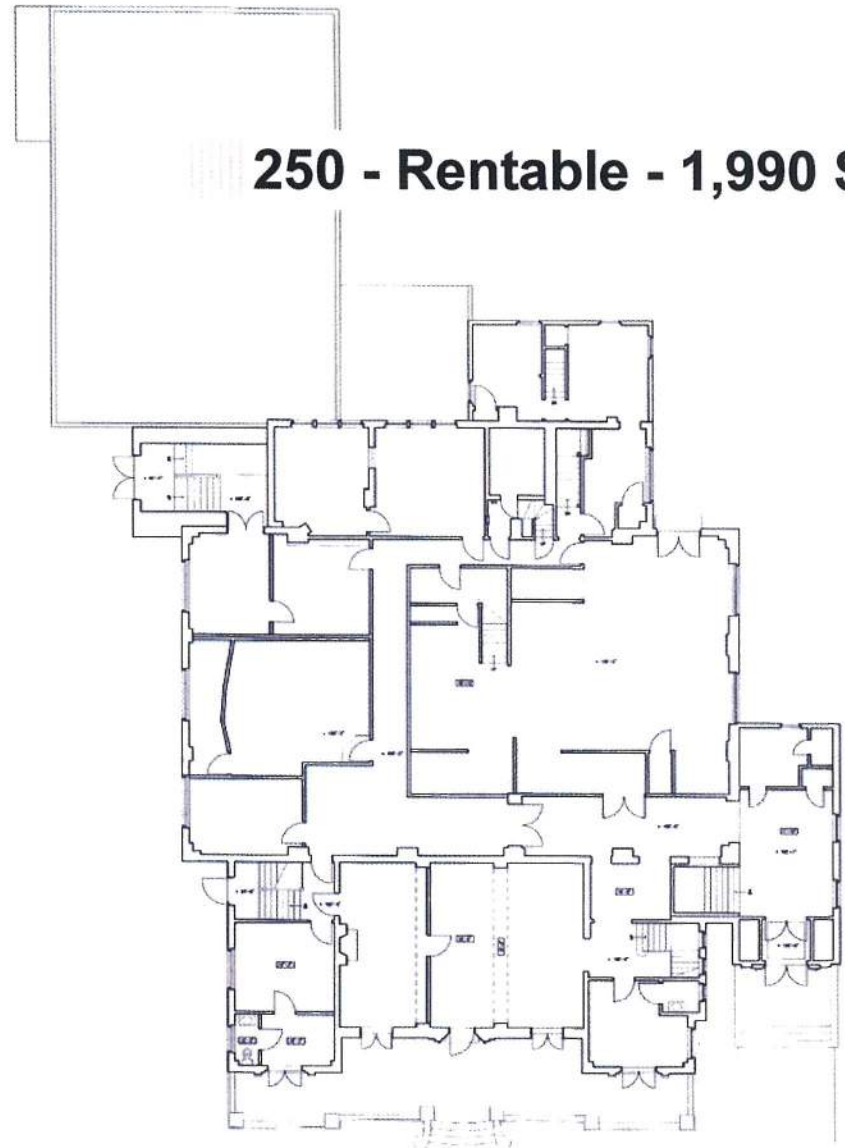
10/16/15

Total Gross = 3,341  
Total Rentable = 1,990  
60% Efficiency



2 | EXISTING SECOND LEVEL  
SCALE: 1/8" = 1'-0"

250 - Rentable - 1,990 SF



1 | EXISTING FIRST LEVEL  
SCALE: 1/8" = 1'-0"

**HBC**  
COMMERCIAL ARCHITECTURE  
1718 2ND AVENUE  
DENVER, CO 80202  
303.733.1111  
A-2

10/19/2015

Ms. Caroline Kellam  
City Planning Department  
City of Cincinnati  
805 Central Avenue  
7th Floor, Centennial Two  
Cincinnati, Ohio 45202

Re: 1349 East McMillan Avenue, Cincinnati, Ohio / Demolition Application / Application  
for Certificate of Appropriateness

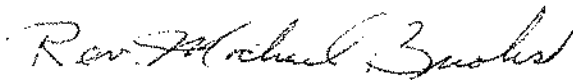
Dear Ms. Kellam:

I am the minister at New Thought Unity Center located adjacent to 1349 E. McMillan the property in discussion. I am writing in support of the application of St. Ursula Academy to demolish this building with the understanding that not only is this structure beyond repair it is also a safety hazard in my opinion.

I have witnessed the efforts by the Academy to maintain their buildings, however this particular building appears unsalvageable. St. Ursula, by my observations, wants to make all of their campus buildings and grounds more beautiful, I encourage you to allow this demolition. This action will improve the look and appeal of all the properties that surround it.

The Academy is a good neighbor and I encourage them to devote time and finances toward more useful endeavors.

Respectfully,



Rev. Michael Brooks  
New Thought Unity Center  
1401 East McMillan Avenue  
Cincinnati, Ohio  
cc: Kathleen Armstrong

October 20, 2015

Ms. Caroline Kellam  
City Planning Department  
City of Cincinnati  
805 Central Avenue  
7<sup>th</sup> Floor, Centennial Two  
Cincinnati, Ohio 45202

**Re:** *1349 East McMillan Avenue, Cincinnati, Ohio / Demolition Application / Application for Certificate of Appropriateness*

Dear Ms. Kellam:

I wish to support the application by St. Ursula Academy for a certification of appropriateness to demolish the building at 1349 East McMillan Avenue. I own the properties at 1340 and 1344 Fleming Avenue which are next to and behind the subject property. The views from my residential properties look directly into the back of the building which is a hodge-podge of building additions and wings. The demolition of the building and restoration of the property to grass would protect my property values and make for a more pleasing view from the back of my buildings. Please ensure that my communication is referenced at the hearing before the Historic Conservation Board.

Sincerely,



Dan Mouch

cc: Kathleen Armstrong

**Jeffery P. Hopkins**

221 E. 4<sup>th</sup> Street, Suite 800  
Cincinnati, OH 45202

email: 2401 grandview@fuse.net  
(513) 684-2852 (Business)  
(513) 733-3880 (Home)

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October 20, 2015

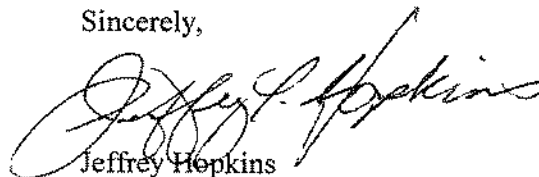
Ms. Caroline Kellam  
City Planning Department  
City of Cincinnati  
805 Central Avenue  
7<sup>th</sup> Floor, Centennial Two  
Cincinnati, Ohio 45202

RE: 1349 East McMillan Avenue, Cincinnati, Ohio  
("Subject Property" / Demolition Application /  
Application for Certificate of Appropriateness

Dear Ms. Kellam:

As the owner of the apartment building, diagonally adjacent to the rear corner of the Subject Property, I support the application by St. Ursula Academy ("SUA") for a certificate of appropriateness to demolish the building at 1349 East McMillan Avenue. SUA has been a good steward of its facilities, and I understand their need to demolish a structure that cannot be utilized for school or offices uses. Also, the views from the back of my apartments will be enhanced in comparison to the current view. Finally, the demolition of the building and restoration of the property to grass would protect my property values. Accordingly, I support SUA's application.

Sincerely,



Jeffrey Hopkins  
Managing Member  
2401 Grandview LLC

cc: Kathleen Armstrong

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**To whom it may concern;**

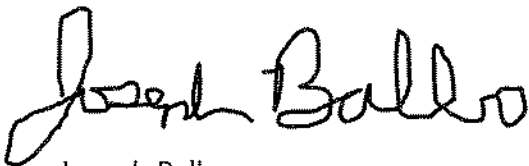
I am writing in support of the razing of the property at 1349 East McMillan Avenue that is currently owned by St Ursula Academy.

I write this letter in support of demolition from two perspectives. First, and foremost, I write as the property owner on Fleming Street who for the last 18 years has had to look directly at the rear of the building in question. I have had the unfortunate view of the deteriorating building for virtually the entirety of my time in East Walnut Hills. And while St Ursula has not restored the building in the time they have owned it, the building was in poor repair long before their purchase.

Secondly, as the past president of the East Walnut Hills Assembly, I have been very focused on the neighborhood as a whole, not just my area. During past regimes St Ursula had not always been a good neighbor from a transparency standpoint. They were very tight lipped about expansion plans and not really willing to share information with the neighborhood group. Since Leija Kramer has become president this has all changed. She has demonstrated an openness not previously seen. Additionally, they have become good neighbors to the Fleming Street residents by properly maintaining the grounds on the back side of the school.

For these reasons and more I support the demolition of the building in question.

Sincerely,



Joseph Balbo  
Neighbor & past president of East Walnut Hills

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1974





EAST

WOODE

NO  
PARKING  
DURING  
EMERGENCY

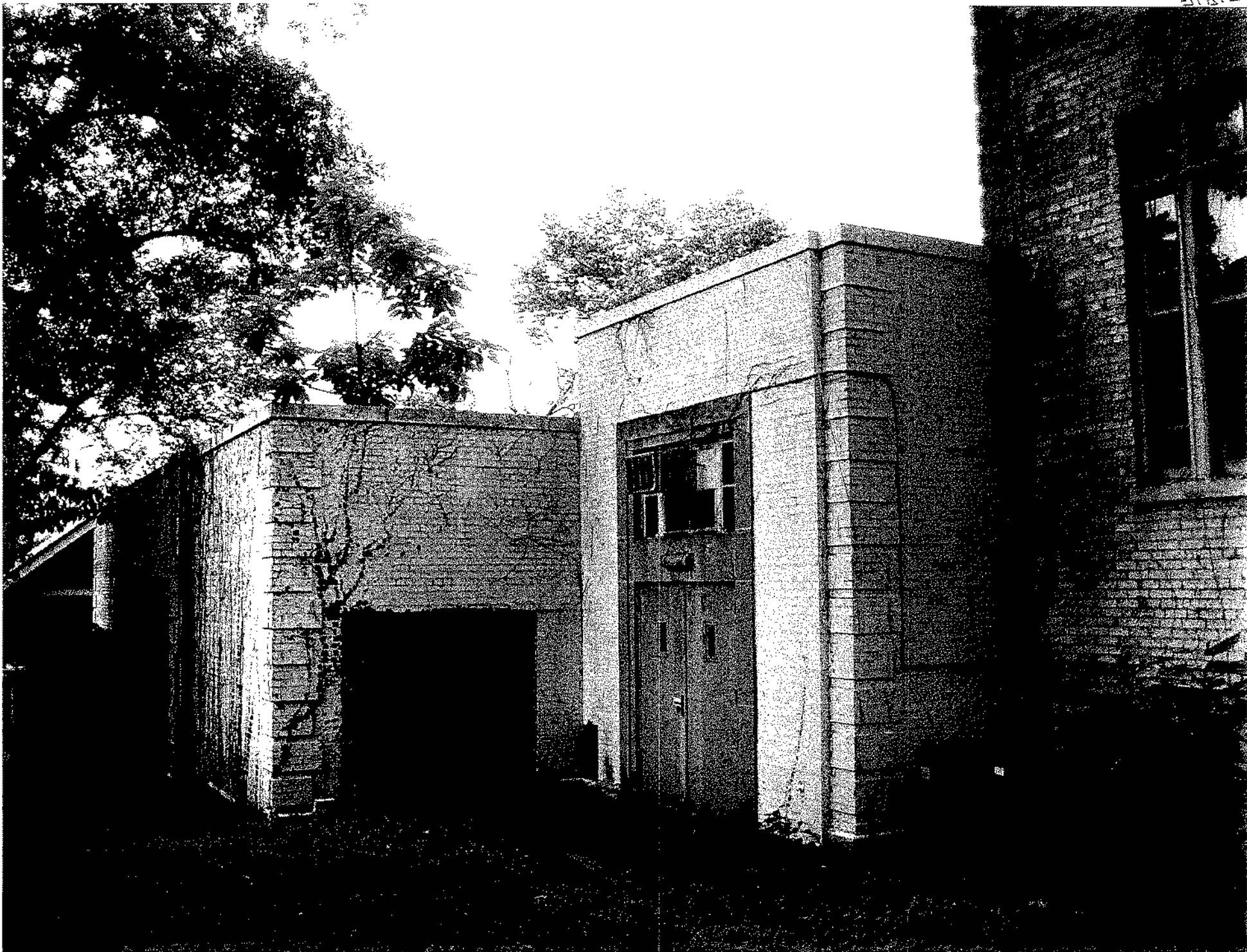
NO LEFT TURN

TWO  
WAY

THE CLERMONT

FRONT



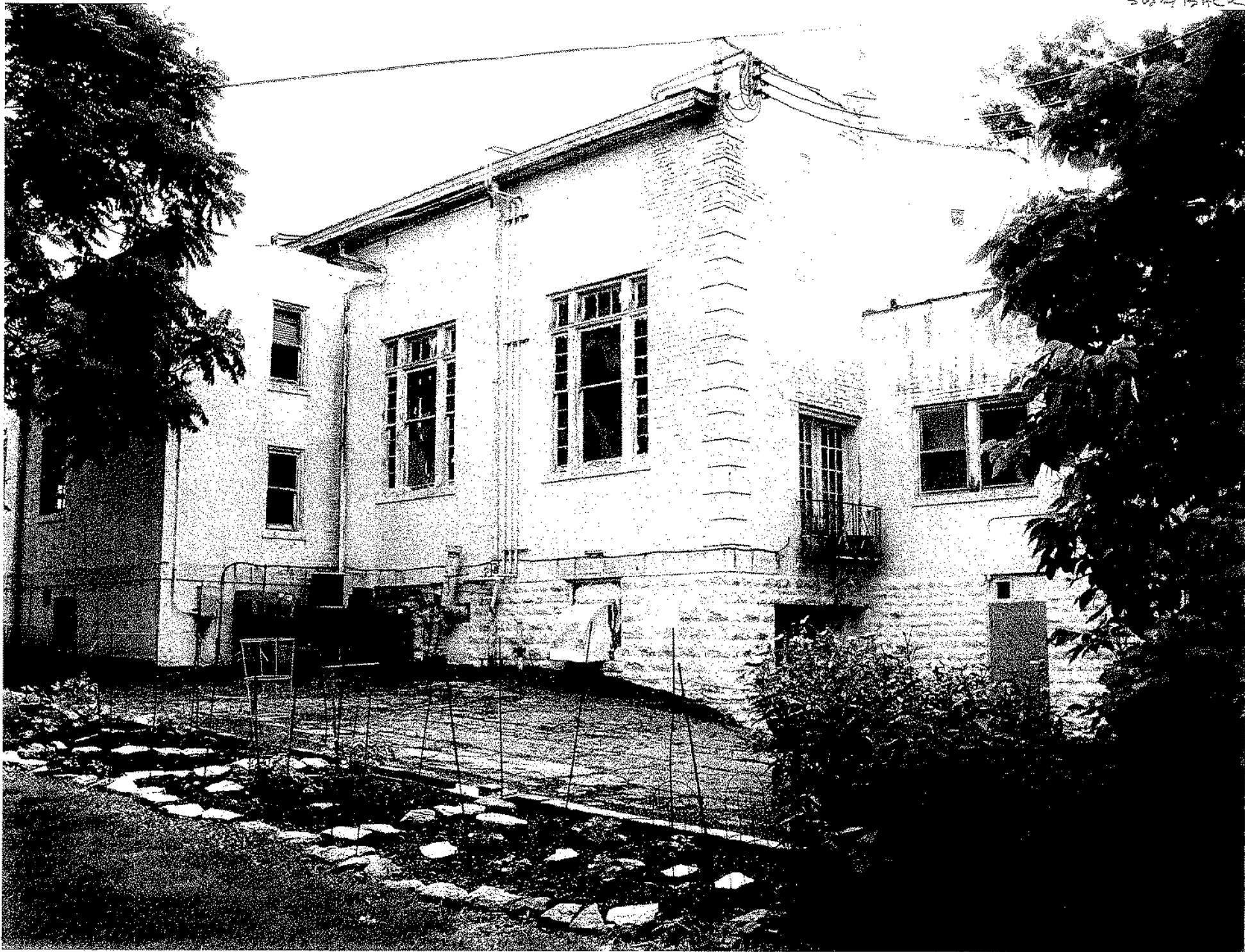


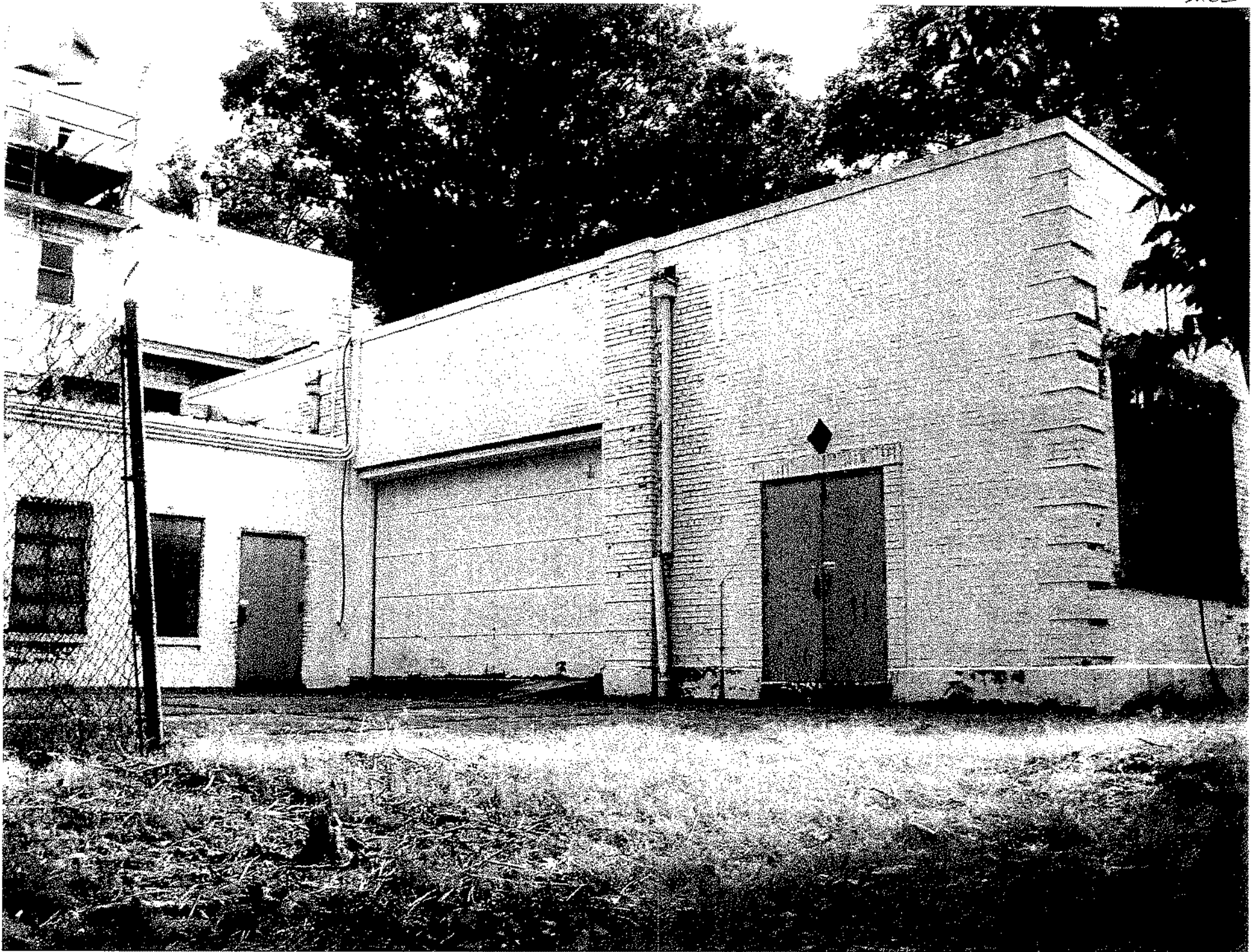
SIDE

SIDE



SURE BACK





BACK



**Saint Ursula Academy**  
1339 E. McMillan Street, Cincinnati, OH  
former building site | 08.17.2015





SENT VIA EMAIL  
karmstrong@saintursula.org

January 6, 2014

Saint Ursula Academy  
Attn.: Kathleen Armstrong  
1339 E. Mcmillan St.  
Cincinnati, OH 45206  
Phone: (513) 961-3410 x 180

**RE: Demolition and Site Restoration of former Schneider Building located at 1401 E. Mcmillan Avenue next to St. Ursula Academy in Cincinnati, OH.**

Dear Mrs. Armstrong:

Thank you for the opportunity to provide pricing for your demolition project. OWC boasts two proud SUA Alumnae, Kim O'Rourke '85 & Michelle Telinda '88. We would appreciate every opportunity to perform this work and be a part of assisting SUA in the improvement of its campus so that it can continue to contribute to the lives of its students, just as it has to our family members. We will provide all labor, material, equipment and supervision necessary to complete the demolition work identified below.

**Demolition of 1401 E. Mcmillan Schneider Building Complex.....\$94,850.00**

**Scope of Work:** Demolish the former Schneider complex completely, removing the existing multi-story structure, basement and below grade foundations. Upon completion of the basement removal of the main structure, OWC will import and place structural fill material in multiple lifts at a standard compaction specification. The fill material that is imported will be suitable for future grass growth. The asphalt parking lot and north driveway will be removed to the city sidewalk limits. The rock walls along the E. Mcmillan Street sidewalk will remain in place. Final site restoration will include seeding of the disturbed areas. Debris generated from the demolition work will be properly disposed of off-site at a legal recycling or C&D landfill facility.

O'Rourke Wrecking Company  
660 Lunken Park Drive  
Cincinnati, Ohio 45226-1800  
Phone (513) 871-1400 • Fax (513) 871-1313  
[www.orourkewrecking.com](http://www.orourkewrecking.com)

In addition, the above defined scope and following clarifications represent O'Rourke Wrecking Company's understanding of the desired demolition scope reasonably anticipated at the time of bid. However, we welcome the opportunity to meet to further refine the scope listed herein.

**St. Ursula Academy will be responsible for the following items:**

- Verify final layout / location of removals.
- Ensure / verify an 'asbestos free' work area, to include required survey / abatement work (as applicable).
- Remove / protect any items to be salvaged and / or re-incorporated into future construction / returned to the Owner.
- Any / all follow-up new construction / re-work to include all follow-up patch / prep / leveling / repair work to existing construction scheduled to remain, to include any roof / building closure and / or structural re-support issues.
- Any / all follow-up new construction / re-work (i.e. modifications to existing structure to remain; follow-up building closure, etc).

**This proposal specifically INCLUDES the following items:**

- One (1) mobilization to the Project site based on work commencing spring 2014.
- Staffing the project with full-time supervisory personnel.
- Obtaining necessary (local) demolition permits and filing appropriated EPA notifications.  
*Note:* Owner to provide requisite pre-demolition NESHAP asbestos inspection survey to be used in filing the EPA 10-day demolition notification.
- Coordinate / provide all MEP disconnects / make safe / re-routes as to facilitate O'Rourke Wrecking's planned demolition work. This would include preparatory notification to the utility providers to disconnect and clear gap of existing electrical, water, gas, communication, and other like items servicing the demolition work area / attached to construction scheduled for removal.
- Capping of the sanitary sewer drain line per code.
- Provisions for erosion control measures (i.e. silt fence, straw bales, dandy bags, erosion matting, etc) and / or site restoration (i.e. application of grass seed / straw mulch).
- Work to be coordinated such that planned new-construction / renovation work will have little or no impact on demolition operations, to include unimpeded, ready access to the demolition work areas based on a continuous / uninterrupted progression of work.
- Import and Placement of structural fill material in lifts at a 95% compaction standard to match existing sub grade at the site.
- Proper off-site disposal of all demolition debris generated from the demolition work in a legal recycling or C&D landfill facility, to include payment of all associated transportation and tipping fees.

**This proposal specifically INCLUDES the following items (continued):**

- Any items the Owner wishes to salvage have been identified prior to pricing and will be removed by the Owner/General Contractor prior to O'Rourke Wrecking Company proceeding with the work.
- All salvageable material (i.e. ferrous and non-ferrous metals) present in the building(s) / located on-site at the time of bid / generated by ongoing demolition work is to become the property of O'Rourke Wrecking Company.

**This proposal specifically EXCLUDES the following items:**

- Removal of perimeter fencing on the south, west and north sides.
- Removal of trees located on the property
- Payment of prevailing wage rates / submission of certified payrolls. *Note:* O'Rourke Wrecking Company is a non-union specialty demolition contractor and intends on using non-union labor and operators to complete this work. Organized labor union affiliation/inclusion is **excluded**.
- Final preparation(s) / modifications as required for new connections (i.e. creation of any new beam pockets / future MEP openings / etc).
- Extensive site grading, import/export of excess or unsuitable fill materials, construction of new building pad(s), site restoration activities, repairs to existing construction scheduled to remain and / or other preparations for new construction activities.
- Removal or disposal of unusable or unsuitable soils generated during excavation activities.
- Salvage / storage / repair / refurbishment of any item scheduled to remain for re-use / incorporation into the follow-up re-build work (if any).
- Temporary / permanent shoring / sheeting / bracing at structures and adjacent site infrastructure scheduled to remain (if any).
- Removal, handling, and / or disposal of *excessive* loose building contents (i.e. paper records, waste, loose debris, surplus supplies, surplus stock, boxes, loose fixtures, desks, chairs, appliances, furniture, abandoned vehicles, etc).
- Environmental remediation (i.e. asbestos / hazardous materials survey / abatement, UST removal, contaminated soil excavation / disposal, grease interceptor pumping / cleaning / removal, etc.) other than as specifically noted and included herein without prior approval / change order.
- Additional watering of seeded materials after then initial application.
- Provision of dumpsters to be used by the general contractor / other trade contractors.
- Architectural, geo-technical, civil, structural and environmental engineering.

January 6, 2014  
St. Ursula Academy- Kathleen Armstrong  
Page 4 of 4

O'Rourke Wrecking Company will retain title to all scrap and other salvage proceeds derived from the demolition work. Standard insurance coverage provided by O'Rourke (\$20M General / Excess Liability, \$5M Pollution Liability, and Workers Compensation) is *included* in the above pricing. **It should be noted that our insurance specifically includes coverage for demolition operations of this size and scope, while many other firms proposing to perform demolition work do not have coverage specifically as a demolition specialty contractor.**

O'Rourke Wrecking Company would welcome an opportunity to discuss the complete scope of this proposal, the mutual responsibilities of each of our companies and overall coordination with the planned field operations. This quotation is valid for **FORTY FIVE (45) DAYS ONLY** and shall be subject to termination thereafter.

Please do not hesitate to call on me should you have any questions or concerns. I can be reached in the office at (513) 871-1400 or on via cell at (513) 313-6566.

We appreciate the opportunity to quote this work, and look forward to hearing from you soon.

Sincerely,

**O'ROURKE WRECKING COMPANY**

*Steve Sheridan*

Steve Sheridan  
Estimator

10/19/2015

Ms. Caroline Kellam  
City Planning Department  
City of Cincinnati  
805 Central Avenue  
7th Floor, Centennial Two  
Cincinnati, Ohio 45202

Re: 1349 East McMillan Avenue, Cincinnati, Ohio / Demolition Application / Application  
for Certificate of Appropriateness

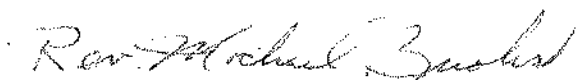
Dear Ms. Kellam:

I am the minister at New Thought Unity Center located adjacent to 1349 E. McMillan the property in discussion. I am writing in support of the application of St. Ursula Academy to demolish this building with the understanding that not only is this structure beyond repair it is also a safety hazard in my opinion.

I have witnessed the efforts by the Academy to maintain their buildings, however this particular building appears unsalvageable. St. Ursula, by my observations, wants to make all of their campus buildings and grounds more beautiful, I encourage you to allow this demolition. This action will improve the look and appeal of all the properties that surround it.

The Academy is a good neighbor and I encourage them to devote time and finances toward more useful endeavors.

Respectfully,



Rev. Michael Brooks  
New Thought Unity Center  
1401 East McMillan Avenue  
Cincinnati, Ohio  
cc: Kathleen Armstrong

**Jeffery P. Hopkins**

221 E. 4<sup>th</sup> Street, Suite 800  
Cincinnati, OH 45202

email: 2401 grandview@fuse.net  
(513) 684-2852 (Business)  
(513) 733-3880 (Home)

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October 20, 2015

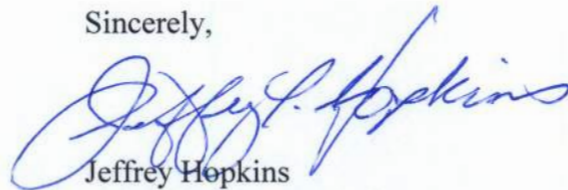
Ms. Caroline Kellam  
City Planning Department  
City of Cincinnati  
805 Central Avenue  
7<sup>th</sup> Floor, Centennial Two  
Cincinnati, Ohio 45202

RE: 1349 East McMillan Avenue, Cincinnati, Ohio  
("Subject Property" / Demolition Application /  
Application for Certificate of Appropriateness

Dear Ms. Kellam:

As the owner of the apartment building, diagonally adjacent to the rear corner of the Subject Property, I support the application by St. Ursula Academy ("SUA") for a certificate of appropriateness to demolish the building at 1349 East McMillan Avenue. SUA has been a good steward of its facilities, and I understand their need to demolish a structure that cannot be utilized for school or offices uses. Also, the views from the back of my apartments will be enhanced in comparison to the current view. Finally, the demolition of the building and restoration of the property to grass would protect my property values. Accordingly, I support SUA's application.

Sincerely,



Jeffrey Hopkins  
Managing Member  
2401 Grandview LLC

cc: Kathleen Armstrong

October 20, 2015

Ms. Caroline Kellam  
City Planning Department  
City of Cincinnati  
805 Central Avenue  
7<sup>th</sup> Floor, Centennial Two  
Cincinnati, Ohio 45202

**Re:** *1349 East McMillan Avenue, Cincinnati, Ohio / Demolition Application / Application for Certificate of Appropriateness*

Dear Ms. Kellam:

I wish to support the application by St. Ursula Academy for a certification of appropriateness to demolish the building at 1349 East McMillan Avenue. I own the properties at 1340 and 1344 Fleming Avenue which are next to and behind the subject property. The views from my residential properties look directly into the back of the building which is a hodge-podge of building additions and wings. The demolition of the building and restoration of the property to grass would protect my property values and make for a more pleasing view from the back of my buildings. Please ensure that my communication is referenced at the hearing before the Historic Conservation Board.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Mouch', with a stylized flourish at the end.

Dan Mouch

cc: Kathleen Armstrong



DeSales Corner Development Corporation  
C/O Mr. Freeman Durham  
2725 Johnstone Place  
Cincinnati, OH 45206

Historic Conservation Board  
C/O Ms. Caroline Kellam  
City Planning Department  
805 Central Avenue, Suite 700  
Cincinnati, OH 45202

October 19, 2015

RE: 1349 East McMillan

Dear Board Members:

DeSales Corner Development Corporation (DCDC) is a 501(c)(3) organization formed to promote development and economic growth in the historic business district of East Walnut Hills. DCDC is concerned with preserving the past and incorporating it into the future. DCDC fully supports appropriate development within the four historic districts in East Walnut Hills. These beautiful districts, and the area that surrounds them, are an integral part of the character of our neighborhood.

The Schneider building at 1349 East McMillan is within the Uplands Historic District. It is located prominently at the corner of McMillan and Woodburn Avenue. It is an imposing structure; unique in style and scale, and its facade is a key architectural presence on the street. It can be seen from several blocks down Woodburn. If this building is torn down and replaced with green space or a parking lot, we see the demolition as creating yet another "missing tooth" that degrades the historic character of the neighborhood. While we agree that the rear wings of the structure are of no value and may be razed, we feel that the front facade and roof make a significant contribution to the historic district.

DCDC acknowledges that St. Ursula Academy (SUA) is an important member of our community, and has been a good steward of its own historic school building and the W. Mack Johnson (fine arts) building. We are grateful for all the vitality that they continue to bring to East Walnut Hills.

It should be noted, however, that SUA has opposed the application of historic conservation regulations to it in the past. In 1999, SUA worked to exclude the SUA property from the Uplands Historic District despite the significant architectural value of its buildings. SUA then razed two houses it owned at the east corner of Upland and Fleming.

SUA asserts that it needs to demolish the Schneider building because the building is in poor shape and creates possible liabilities. We agree that the Schneider building needs significant work. It is important to note, however, that SUA purchased the building in 2004. By SUA's own admission, SUA knew that the building was in poor shape when SUA bought it. By SUA's own admission, SUA has made no improvements to the interior or exterior of the building for the past 11 years that SUA has owned it, and so its deterioration has continued. Operating and maintenance expenses are minimal. It seems disingenuous to argue that economic hardship now justifies the demolition of the building because it is in bad shape. It would appear to an outside observer that SUA purchased the building with the intent to demolish it from the start, and have simply been waiting for time and the elements to make a stronger case. No one should be allowed to acquire a historic property that needs work, and then claim that economic hardship justifies the demolition of the acquired property.

At the request of the East Walnut Hills Assembly, SUA agreed to meet with the professional staff of the Walnut Hills Redevelopment Foundation (WHRF) to discuss alternatives to demolition. The WHRF staff left that meeting with the impression that SUA had no real interest in alternatives that would preserve the building, but that SUA wanted to have full control over the property and to have the building gone. While SUA states that they will replace the building with green space, the lack of any landscaping plan or permanent commitment suggests that soon the green space will be replaced with additional parking.

DCDC views our historic architecture as a major asset in the effort to revitalize East Walnut Hills. DCDC does not feel SUA's claim of economic hardship truly justifies the demolition of this well-identified and significant building. Instead, DCDC suggests a continued dialogue between SUA and the community about alternatives that would preserve the historic presence of the Schneider building as an anchor at the end of Woodburn Avenue.

Respectfully submitted,

A handwritten signature in cursive script that reads "Dianne Marcus". The signature is written in black ink and is positioned above the typed name.

Dianne Marcus, Vice President

East Walnut Hills Assembly, Inc.  
P. O. Box 68050  
Cincinnati, OH 45206

Caroline H. Kellam--Senior Planning Analyst  
Dept. of Community Dev. & Plng.  
Two Centennial Plaza, Suite 700  
805 Central Avenue  
Cincinnati, Ohio 45202-1947

Re: 1349 E. McMillan St., St. Ursula Academy, Cert. of Appropriateness of Demolition

Dear Ms. Kellam,

Thank you and the Historic Conservation Board for the opportunity to address this issue. The East Walnut Hills Assembly ("EWHA") is unable to support 1349 East McMillan LLC's (the "LLC") request for Certificate for Appropriateness to demolish the Schneider Building at 1349 East McMillan St. In its application for the Certificate, the LLC has argued economic hardship as justification for its request to demolish the Building. The EWHA believes that, at this time, the LLC has been unable to prove economic hardship necessary to require the demolition of the Schneider Building. The Schneider Building is a stately and unique structure that adds to the historical texture of the neighborhood. Furthermore, the Schneider building is a contributing structure (within the period of significance) in the Uplands Historic District.

Section 1435 of the Municipal Code of Cincinnati controls the demolition of buildings in the Uplands Historic District. The EWHA believes that, under the terms of Section 1435-09-2(b), the LLC has been unable to establish, as required, the "credible evidence" that the LLC "will suffer economic hardship" if a Certificate of Appropriateness to demolish the Schneider Building (the "Building") is not approved.

Section 1435-09-2(b) states that the Historic Conservation Board "shall" consider multiple factors to determine "economic hardship" when considering a Certificate of Appropriateness to demolish a building. The Board shall consider the following:

1. Section 1435-09-2(b) (i): "Will all economically viable use of the property be deprived without the approval of a Certificate of Appropriateness" – The LLC has argued that there is no economically viable use of the Building. The LLC's representatives have argued that, from the time of purchase until the present day, there has been no viable use for the property. However, the LLC has not shown that it drew up and bid out any plans for use of the Building, during the first eight years of ownership (2004-2012). In 2012, after years of neglecting the property, the LLC solicited and received a single plan from a contractor (HGC) to upgrade the Building. One bid from one contractor does not definitively determine a lack of economic viability - whether in 2012 or during the eleven years of LLC's ownership. Nor does it show a desire from the LLC to actively pursue creative reuse of the Building for school related purposes. Furthermore, the LLC has made only half-hearted attempts to market the building to prospective tenants or buyers and

has not actively placed the building for lease or sale on the open market. So, at this time, the LLC still has further options to pursue before it can claim that “all economically viable use of the property” is deprived unless the demolition occurs.

2. Section 1435-09-2(b) (ii): “Will the reasonable investment-backed expectations of the property owner be maintained without approval of a Certificate of Appropriateness” – The LLC is arguing that (1) it should not be expected to sell the property and forfeit much of its investment; (2) it should not have to continue to absorb annual operating deficits; and (3) it should not be required to repair the Building without hope of return on its original investment. In response the EWHA states the following. (1) The LLC is a sophisticated entity participating in the real estate market. While it is unfortunate that LLC may have paid too much for the property at a foreclosure sale (\$699,000), it is surely not the role of the Historic Conservation Board to ensure that entities engaging in the real estate market be shielded from risks of making a bad real estate investment. If the LLC puts the property on the market, it will be able to re-coup some of its investment. Furthermore, the LLC is now planning to spend more than \$100,000 to demolish and mitigate asbestos and lead. How will those costs be re-couped in the future? (2) The LLC has stated the annual expenses on the property have averaged out to \$4829 a year. If the Building were demolished, the LLC would still have water, real estate taxes, insurance, maintenance, snow removal and landscaping costs in annual expenses (\$2400 approximately plus reduced insurance costs). This \$2400+ annual expense is not significant when looking at the entire budget of Saint Ursula Academy. Furthermore, if projected demolition costs of greater than \$100,000 were applied instead to annual expenses, the LLC could afford to pay those expenses for many years to come. (3) As discussed in 1. above, the LLC has not exhausted the viable alternative uses for the property; it is premature for the LLC to argue that there is “no hope” for return on its investment.

3. Section 1435-09-2(b) (iii): “Whether the economic hardship was created or exacerbated by the property owner. In evaluating the above factors for economic hardship, the Historic Conservation Board may consider any or all of the following factors:”

(aa) “A property’s current level of economic return” - The LLC should be required to exhaust all its options for economic return before being granted a Certificate.

(bb) “Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents;” – The LLC has made no attempt to actively sell or rent the property on the open market during the entire eleven years it has owned the property.

(cc) “The feasibility of alternative uses for the property that could earn a reasonable economic return;” – In 2012, the LLC solicited a non-competitive bid from one contractor for an amorphous plan to produce what the LLC representative has termed a “white box”. Furthermore, the LLC has not worked with the community development corporations in the area (WHRF and DCDC) to explore non-traditional ways to use the property. There may be feasible uses for the property; however, the LLC has not made attempts to avail themselves of these uses.

(dd) “Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property;” The LLC has not provided any evidence to indicate that it

has taken any steps or invested any monies in the eleven years that it has owned the Building to maintain or repair the Building. Clearly the Building has been neglected during this time. The LLC provides scant evidence to show that SUA actively examined alternate uses for the use of the property. The LLC made ineffectual attempts (at best) to market the property to possible tenants and made no attempts to prepare the property for sale. The LLC instead ignored the Building, allowing it to fall into further disrepair.

(ee) "Knowledge of landmark designation or potential designation at time of acquisition:"

– The LLC was aware, at the time of purchase, that the Building was in the Uplands Historic District and is a contributing structure in the District.

(ff) "Economic incentive and/or funding available to the applicant through federal, state, city or private programs." The LLC has not shown that it has availed itself of any incentives or funding that may be available from governmental or private programs.

While the EWHA can not support the LLC's request for a Certificate of Appropriateness at this time, the EWHA may be willing to support a similar request in the future. However, the EWHA believes, that at this time, the LLC has not established its contention that there is no economic viability in the property. The EWHA recommends that the LLC and Saint Ursula Academy actively pursue all alternatives available to enhance the economic viability of the property. A sale of the property may be possible and certainly should be considered – the representatives of the LLC and Saint Ursula Academy have stated that the school is the right size currently and there are no expansion plans anticipated. WHRF and similar institutions may have creative ways to enhance economic viability through non-traditional financing and development.

In the alternative, if the Historic Conservation Board agrees to the demolition of the Building, the EWHA respectfully requests that any Certificate of Appropriateness requires the LLC to submit a fully developed landscape plan that mitigates the impact of the loss of the Building. The Building is a commanding structure that holds the corner of Woodburn and McMillan and creates an ending focal point along the view down Woodburn. The LLC's representative has stated that it plans to do no more than retain the existing parking and plant grass until it decides in some distant future to submit a reuse for the property for consideration. Furthermore, the EWHA questions whether any parking should be allowed on this property in a historic district when there is no building that the parking supports. The EWHA is strongly opposed to the property being used solely as a parking lot. Too many residential and historic buildings in East Walnut Hills have met the wrecking ball to produce parking lots.

East Walnut Hills is a wonderful community comprised of concerned residents, striving merchants and commercial concerns anchored by its many thriving long-lived institutions amidst stunning architecture. Thank you for your guidance and support in preserving its unique character.



John McHugh  
President

East Walnut Hills Assembly



Walnut Hills  
Redevelopment  
Foundation

915 McMillan Street  
Cincinnati, Ohio  
46208

Office: 513-593-9473

Dear Historic Conservation Board Members:

The Walnut Hills Redevelopment Foundation (WHRF) is concerned with the demolition of 1349 E. McMillan (The Schneider Building). While we are not against all demolition in Walnut Hills and East Walnut Hills, we do believe that if a building is significant historically and architecturally then all efforts should be undertaken to save said building.

The Schneider building, located in the Upland Historic District, is indeed historically and architecturally significant. It is located prominently at the corner of McMillan and Woodburn Avenue, is unique in style and scale, and its facade is key architectural presence on the street. If this building is torn down and replaced with green space or a parking lot, we see the demolition as creating yet another "missing tooth" that degrades the historic character of the neighborhood. While we agree that the rear wings of the structure are of no value and may be raised, we feel that the front facade and roof make a significant contribution to the historic district.

The WHRF acknowledges that St. Ursula Academy (SUA) is an important member of our community, and has been a good steward of its own historic school building and the W. Mack Johnson (fine arts) building. We are grateful for all the vitality that they continue to bring to East Walnut Hills, but regrettably we cannot support the demolition of The Schneider Building.

\

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Wright', is written over a faint, large watermark of the same signature.

Kevin Wright, Executive Director

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

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APPLICATION #: N/A  
APPLICANT: Chad Burke, Architect representing the owner  
OWNER: Shelter House Volunteer  
Cincinnati Shakespeare Company (in contract)  
ADDRESS: **217 W. 12<sup>th</sup> Street, Cincinnati, OO 45202**  
PARCELS: Buildings to Demolish: 076-0001-0138-00, 076-0001-0139-00, 076-0001-0377-00, 076-0001-0137-00  
Building Remaining: 076-0001-0135-90, 076-0001-0136-00  
ZONING: Commercial Community-Auto Oriented (CC-A)  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: October 15, 2015  
HEARING DATE: Prehearing October 15, 2015 at 10:30 AM  
STAFF REVIEW: Angie Strunc, City Interim Urban Conservator

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**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) to demolish two buildings at this address in order to clear land for new development.

**Existing Conditions:**

This proposed project is a cluster of three buildings located in the southwest corner of 12<sup>th</sup> and Elm Street. 217 W. 12<sup>th</sup> Street is currently owned by the Shelter House Volunteer and is known as the Drop Inn Center. 211-217 W. 12<sup>th</sup> Street (1121-1129 Elm Street) Drop Inn Center Shelter House is currently on the OTR non-contributing resource list. This is the east and center buildings.

225 W 12<sup>th</sup> is identified as a contributing structure. This is the west building to remain.

The applicant is currently in the process of acquiring these properties.

**Proposed Conditions:**

The proposal includes the following work:

1. Demolish the 1988 two story masonry east building listed as a non-contributing structure.
2. Demolish the single story masonry center building listed as a non-contributing structure.

**Previous Reviews:**

The applicant brought this proposed project of demolition of existing structures followed

by construction of a new theater building on this site to the board on October 12, 2015 as a preliminary design review.

**Applicable Zoning Code Sections:**

Zoning District: Section 1409 Commercial Districts

Variance Request: N/A

Variance Authority:

Variance Standard:

Overlays: N/A

Historic District/Reg: [Over the Rhine Historic District](#)

COA Standard: [Section 1435-09-2](#) Certificate of Appropriateness; Standard of Review

**Details of Zoning Relief Required: N/A for this demolition request.**

**POTENTIALLY for future proposed construction.** During initial reviews, the site appears to have no zoning concerns pertaining to the right to utilize the property or basic siting considerations. The applicant initially considered an inordinately large “billboard” sized sign, out of context for Over-the-Rhine as well as downtown. Required parking was also not addressed. Applicant shall have to address both of those concerns or demonstrate sufficient factual evidence to seek zoning relief.

**Certificate of Appropriateness Review**

Staff feels the proposed demolition of the two non-contributing structures is appropriate in the Over-the-Rhine Historic District as a plan is in place for new infill construction.

**Other Considerations:**

**Prehearing Results:**

October 15, 2015 – No one was in attendance.

**Comments Provided to Staff: N/A**

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

1. a) **APPROVE** a Certificate of Appropriateness for the demolition of two non-contributing structures (east and center buildings) at 217 W. 12th Street, Tax ID Parcels 076-0001-0138-00, 076-0001-0139-00, 076-0001-0377-00, 076-0001-0137-00 only, per drawings submitted by GBBN Architects dated 10/05/2015 and subject to the following conditions:
  1. Upon proof of ownership by the Shakespeare Theater.
  2. Upon the Historic Conservation Board recommends an additional Certificate of Appropriateness granting at a minimum that the proposed use, proposed building massing and envelope and all necessary variances, such as parking variances, to allow for the use of the property as a theater.
- 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.



architecture.  
interiors.  
planning.  
facilities.  
  
beijing  
cincinnati  
louisville  
pittsburgh

10.05.2015

Angie Strunc  
Two Centennial Plaza  
805 Central Avenue, Suite 720  
Cincinnati, OH 45202

Re: Cincinnati Shakespeare Company, 217 West 12<sup>th</sup> Street

Dear Ms. Strunc,

Cincinnati Shakespeare Company is a resident ensemble theater company bringing Shakespeare and the Classics to life for audiences of all ages. Having outgrown their current space and lease, Cincinnati Shakespeare Company has been taking steps over the last year to create a permanent home for classical theater at the southwest corner of 12<sup>th</sup> and Elm Streets.

This project proposes the demolition of the non-historic portions of the existing Drop-In Center. The Teamster’s building will be preserved and used for administration, with very minor modifications at the ground level interior to create an on-site scene shop. The 24,000 square foot new theater building would house a world class auditorium and backstage support, lobby and amenity spaces, and a rehearsal/education/event space overlooking Washington Park.

The auditorium design features a thrust stage that emphasizes patrons’ shared experience of the play. Scaled to create an intimate atmosphere for Shakespearean and Classical theater, it seats 200 patrons at the ground level. A balcony with 50 additional seats allows more authentic staging of Shakespeare’s works.

Cincinnati Shakespeare Company currently programs a high level of activity throughout the year, with over 270 active days and nights. The new theater will enable them to expand this program including performances, rehearsals, set building, educational programming and special events.

In addition to promoting the vitality of OTR, the Cincinnati Shakespeare Company is excited to be better positioned for collaboration and to extend its outreach efforts in the community as the newest member of the city’s cultural corridor including Music Hall, Memorial Hall, and Washington Park.

We look forward to working with the historic conservation board to ensure that this project fulfills both the programmatic requirements of the Cincinnati Shakespeare Company and the intent of the historic guidelines for OTR.

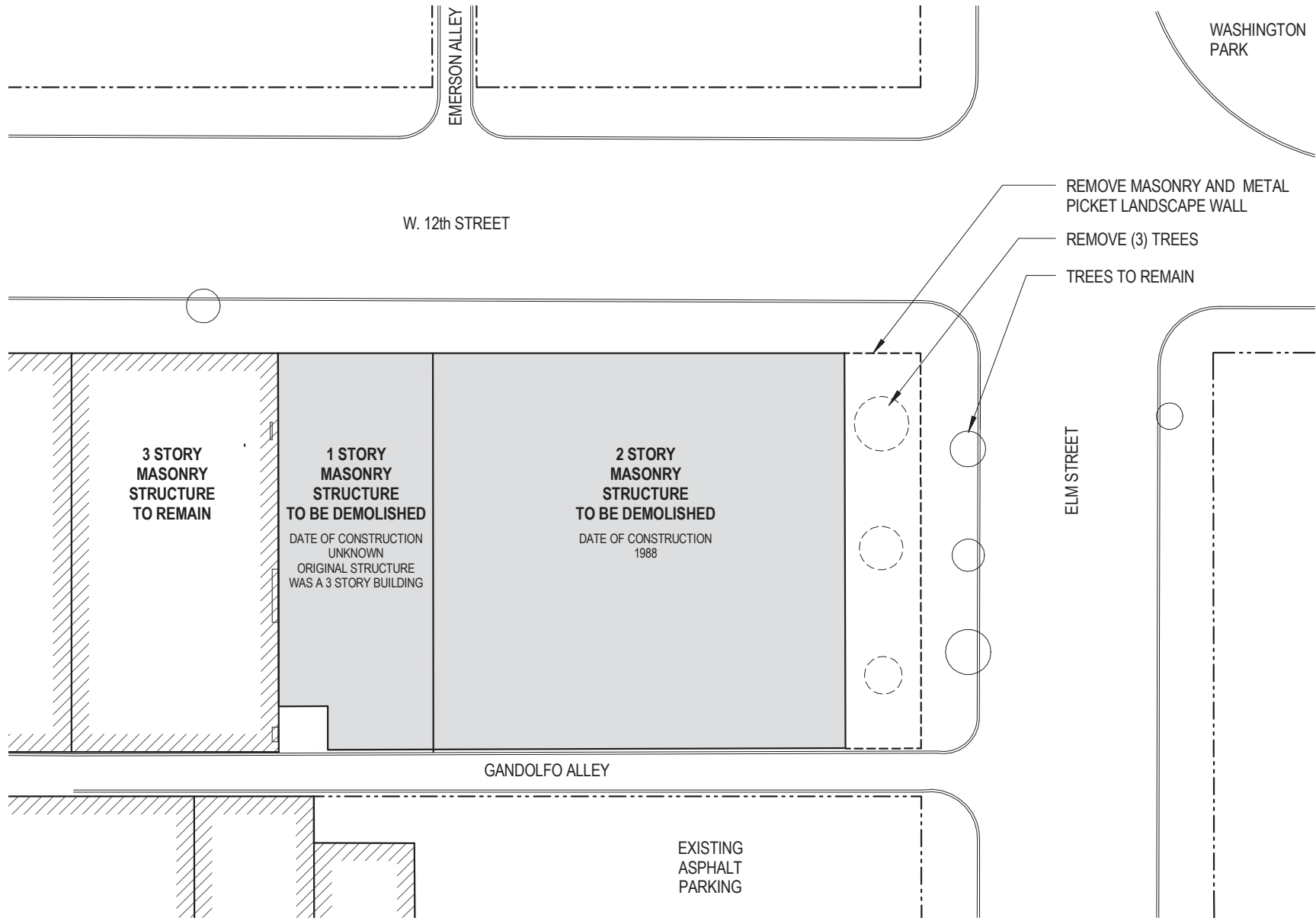
Sincerely,

Chad Burke  
Project Manager

\_\_\_\_\_  
Authorization

10.05.2015

\_\_\_\_\_  
Date



1  
A-1

# SITE DEMOLITION PLAN

SCALE: 1" = 30'-0"

217 W. 12th St  
DEMOLITION APPROVAL PACKAGE  
October 05, 2015





**PARTIAL NORTH ELEVATION**  
**217 W. 12th STREET**  
1 Story Masonry Structure



**PARTIAL NORTH ELEVATION**  
**217 W. 12th STREET**  
3 Story Masonry Structure  
To Remain



**SOUTH ELEVATION - GANDOLFO ALLEY**  
**217 W. 12th STREET**  
2 Story Masonry Structure

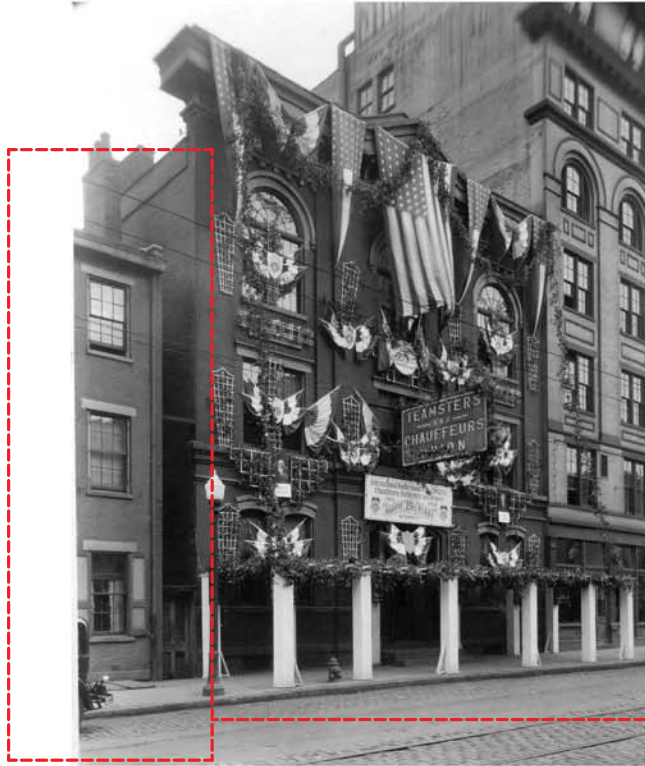


**EAST ELEVATION - ELM STREET**  
**217 W. 12th STREET**  
2 Story Masonry Structure

217 W. 12th St  
DEMOLITION APPROVAL PACKAGE  
October 05, 2015



# Preserving the Teamster's Building



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

ONE STORY BUILDING TO THE EAST OF THE TEAMSTERS BUILDING DOES NOT APPEAR TO BE ORIGINAL/CONTRIBUTING. POSSIBLY A ONE STORY REPLACEMENT STRUCTURE

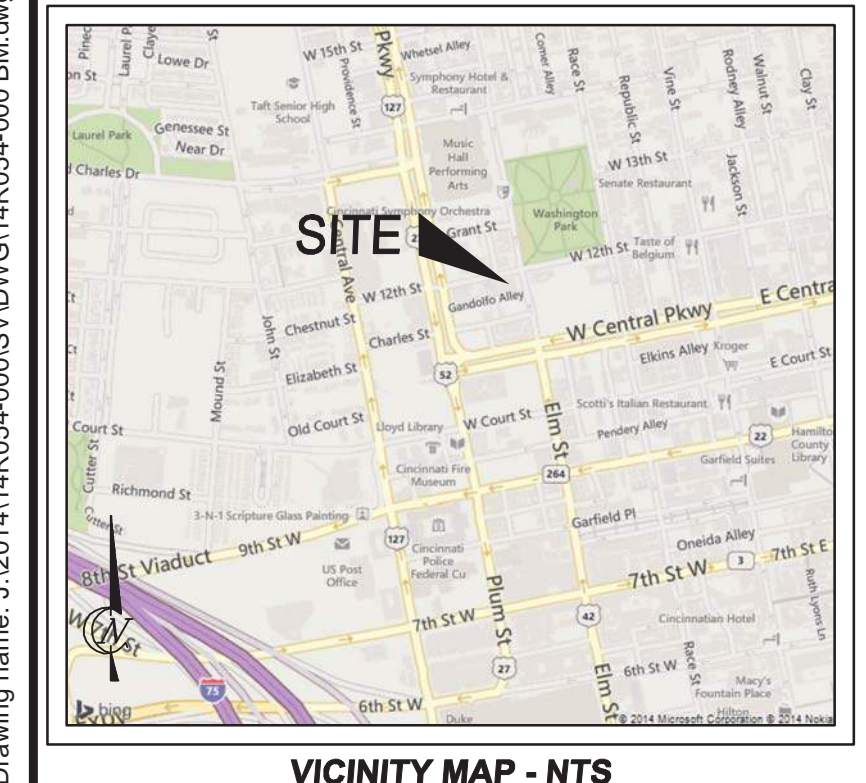
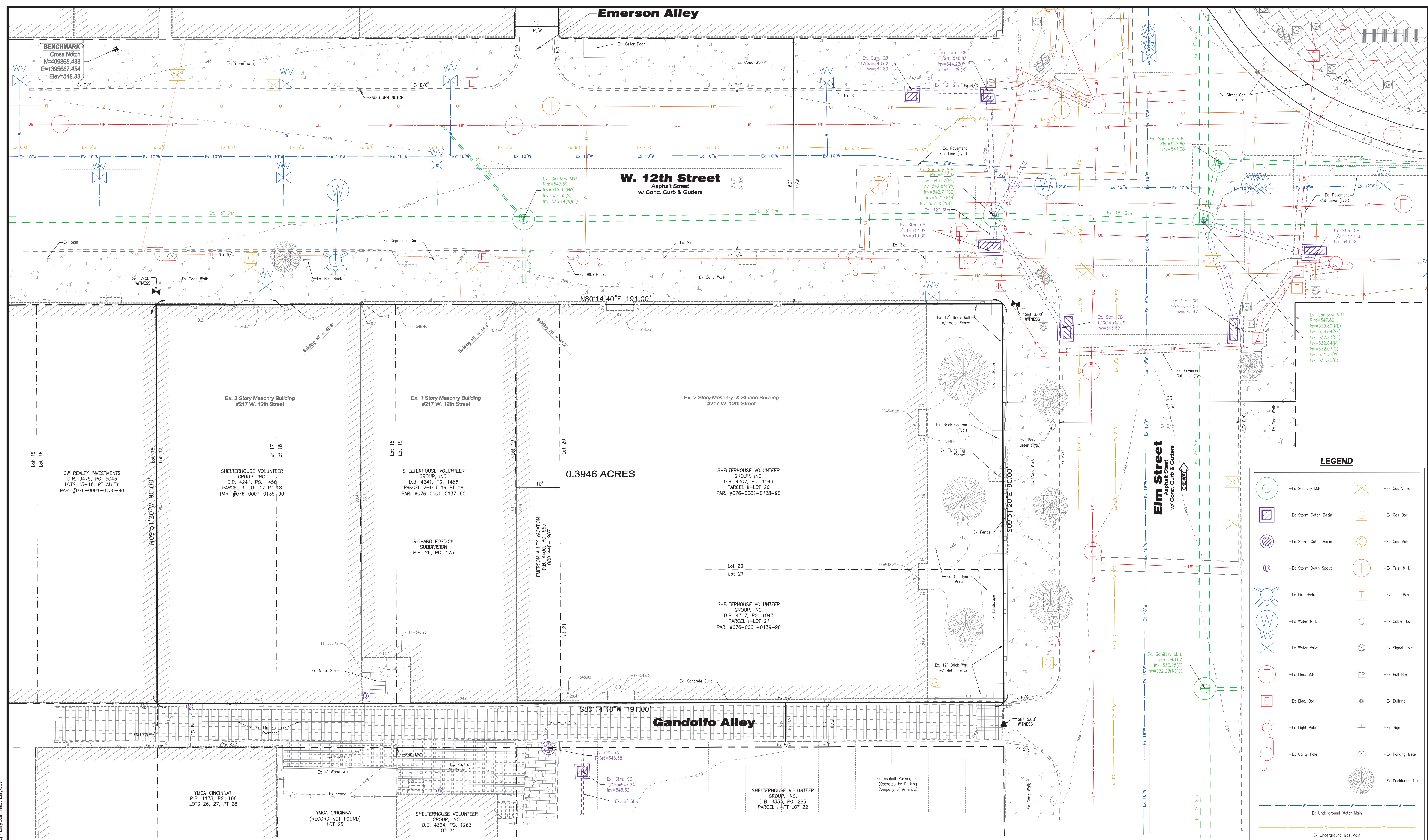
1. WINDOW HEAD DETAIL DOES NOT MATCH THE EXISTING ONE STORY STRUCTURE.
2. APPEARS TO BE AN ALLEY BETWEEN THE TWO BUILDINGS THAT DOES NOT EXIST TODAY.



Teamsters building today  
Façade replacement believed to be circa 1940's  
One story building to the east (red outline) does not appear to be original/contributing

217 W. 12th St  
DEMOLITION APPROVAL PACKAGE  
October 05, 2015





**SURVEY NOTES:**

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

The reference meridian is based on NAD83 (2011) Ohio State Plane Coordinates, South Zone (3402). The vertical datum is NAVD88.

All documents used as shown.

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

**BENCHMARK**

A set cross notch located on the existing North sidewalk of W. 12th Street approximately 233' West of the intersection of W. 12th Street and Elm Street. Said cross notch is 8.8' North of the North curb line of W. 12th Street, 14.9' Northwest of a gas service valve and 21.1' Northeast of an electric manhole.

Elevation = 548.33 (NAVD88)

**UTILITY COMPANIES**

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

**MONUMENTATION**

- Found Iron Pipe
- Found MAG Nail
- Found Cross Notch
- Set MAG Nail
- Set Cross Notch
- Set Benchmark

**LEGEND**

	-Ex Sanitary M.H.		-Ex Gas Valve
	-Ex Storm Catch Basin		-Ex Gas Box
	-Ex Storm Catch Basin		-Ex Gas Meter
	-Ex Storm Down Spout		-Ex Tele. M.H.
	-Ex Fire Hydrant		-Ex Tele. Box
	-Ex Water M.H.		-Ex Cable Box
	-Ex Water Valve		-Ex Signal Pole
	-Ex Elec. M.H.		-Ex Pull Box
	-Ex Elec. Box		-Ex Building
	-Ex Light Pole		-Ex Sign
	-Ex Utility Pole		-Ex Parking Meter
	-Ex Deciduous Tree		
	-Ex Underground Water Main		
	-Ex Underground Gas Main		
	-Ex Overhead Utilities		
	-Ex Underground Electric		
	-Ex Underground Telephone		
	-Ex Chainlink Fence		
	-Ex Metal Fence		
	-Ex Landscape Border		
	-Ex Major Contour		
	-Ex Minor Contour		

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Date	Drawn	Chk	Item	Revision Description

**SHELTERHOUSE VOLUNTEER GROUP, INC.**  
217 WEST 12TH STREET  
CITY OF CINCINNATI  
HAMILTON COUNTY, OHIO



Drawing: 14R054-000 BM  
Drawn by: JUB  
Checked by: CRG  
Issue Date: 12-23-14

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

APPLICATION #: N/A  
APPLICANT: Matthew Schottelkotte, Architect representing the owner  
Chad Burke, Architect representing the owner  
OWNER: Shelter House Volunteer  
Cincinnati Shakespeare Company (in contract)  
ADDRESS: **217 W. 12<sup>th</sup> Street, Cincinnati OH 45202**  
PARCELS: 076-0001-0138-90, 076-0001-0139-90, 076-0001-0377-90, 076-0001-0137-90, 076-0001-0135-90, 076-0001-0136-00  
  
ZONING: Commercial Community-Auto Oriented (CC-A)  
OVERLAYS: Over the Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: October 29, 2015  
HEARING DATE: Prehearing 10/27/15 at 11:30 a.m.  
STAFF REVIEW: Angie Strunc, City Interim Urban Conservator

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**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) and a zoning variance in order to construct a new theater building in the Over the Rhine Neighborhood. Also included in this request is for interior alterations to the existing Teamster's Building at 225 W. 12<sup>th</sup> Street on the west end of the site.

**Existing Conditions:**

This project location is currently a cluster of three buildings located in the southwest corner of 12<sup>th</sup> and Elm Street. 217 W. 12<sup>th</sup> Street is currently owned by the Shelter House Volunteer and is known as the Drop Inn Center. 211-217 W. 12<sup>th</sup> Street (1121-1129 Elm Street) Drop Inn Center Shelter House is currently on the OTR non-contributing resource list. This is the east and center buildings.

225 W 12<sup>th</sup> is identified as a contributing structure. This is the west building to remain.

The applicant is currently in the process of acquiring these properties.

The applicant was scheduled before this board on October 23, 2015 for their COA for demolition of non-contributing structures which was rescheduled to this November 9, 2015 hearing.

**Proposed Conditions:**

The proposal is for a new 250+- seat theater for the Cincinnati Shakespeare Company.

The applicant envisions a revitalized corner at 12<sup>th</sup> and Elm that enhances the neighborhood Cincinnati Arts scene and invitingly opens up their corner building to patrons, pedestrians and all those enjoying the adjacent Washington Park. The applicant has highlighted the proposed facility and its intended active uses each year.

The new facility is aligned east west on the property with a recessed corner entry. A glass fronted lobby aligns on Elm Street and wraps the corner onto 12<sup>th</sup> Street. On the south wall of the property a grand staircase ascends to the balcony level of the theater. Additional reception space resides on the second floor at the corner and cantilevers over the recessed entrance. Behind the theater are backstage and loading areas, approximately in the location of the existing one story building. The Teamster Building is anticipated to be office and accessory uses for the theater company and will undergo interior renovations only.

**Previous Reviews:**

Preliminary Design Review before the board on October 12, 2015. Overarching viewpoints of the board expressed their support of the Cincinnati Shakespeare Company in general as well as for their business expansion and unique design. The board expressed general concerns about the proposed design and its adherence to the Over the Rhine Historic District Guidelines.

COA for demolition of existing non-contributing structures originally scheduled for October 26, 2015 and currently re-scheduled for this November 9, 2015 hearing.

**Applicable Zoning Code Sections:**

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

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

**Details of Zoning Relief Required:**

The applicant seeks zoning relief from Parking and Loading Requirements per Chapter 25 and Schedule 1425-19-A. Based on this schedule the applicant needs 42 required parking spaces. A reduction of 21 required spaces may be permitted per Section 1425-23(a) due to proximity of 600' to a public or privately operating parking facility. This provision reduces the required parking spaces to 21 spaces. The Zoning Administrator concurs with the findings and recommends that the theater be reduced by 21 parking spaces of their requirement.

The applicant states that the additional 21 spaces will be secured off-site by private agreement with one of the adjacent property owners. Zoning Administrator may provide

for this when the proposed parking is within 600 feet and is permanently secured through covenants with the partner property owner. Approval is contingent upon the applicant's assurances that they have preliminarily secured such a parking agreement.

### **Zoning Analysis:**

Signage Consideration: The applicant is currently reviewing their signage package. The Board should be made aware that the Historic Guidelines, allowing a total maximum signage area of 1 sq. ft/1 linear ft. of street frontage is more constricting than the underlying zoning and is the prevailing requirement in this Overlay District. It should be noted that the adjacent Downtown District has a similar 1 sq. ft/1 linear ft. requirement as well. We have been in review of the 'graphic mural' along W 12<sup>th</sup> Street. If it indeed can be described as art and not signage, it could be exempt from signage regulations. At this time, we anticipate the applicant to apply later for signage approval. Some guidance would be appreciated as to whether the style of signage proposed; cut letter and possibly "neon like" in effect would be given consideration for this project. The unofficially demonstrated in the renderings would appear to meet the maximum signage area requirements. At present the Board is not specifically being asked to approve a signage package.

### **Certificate of Appropriateness Review**

The use is permitted by right and the proposed programmatic approach to the site is probably the most logical solution for the proposed use. Thus, in theory, the mass, usage, placement of uses, entrances, including loading docks and usage of the existing Teamster's building are all positive attributes to the project.

Staff understands the proposed use can be considered civic and cultural in nature which offers the Board the potential to follow non-traditional guiding principles that ordinary uses in the district would not necessarily be entitled to. The proposed use also reflects adjacent civil institutions (SCPA, Memorial Hall and Music Hall) in that the building footprint is wider and a different scale compared to the typical buildings within the district. The specific location of this proposal is at a high profile corner in the district which again, may allow the potential to follow non-traditional guiding principles as it seeks to open the civil use up to the neighborhood and Washington Park.

The guidelines for new construction don't seek to replicate the existing buildings but do seek for design solutions to be compatible with the neighboring buildings in composition, materials, openings, rhythm, scale, proportion and height. The nature of a theater use differs from retail, office or residential uses in that the interior programmatic needs, stage, backstage and support spaces do not necessarily lend itself to a typical Over the Rhine rhythm of openings. The applicant has attempted to address the specific guidelines primarily through material changes and expressions of verticality through material.

Staff has found that there are component parts of the proposed design that do substantially meet the guidelines. These are detailed below. However the project in its totality does not sufficiently meet a strict interpretation of the Over the Rhine Historic Guidelines as staff interprets them and the final recommendation will be to deny the Certificate of Appropriateness.

**Staff comments on the Specific Guidelines for New Construction:**

1. **Composition:**

**Base:** The proposed design expresses a defined base by the use of continuous full height glass windows and doorways as well as material changes. The open transparency of this approach allows activity and light to be visible and active for the pedestrian. The applicant proposes some limestone masonry at the base along the primary facades as well as some brick material along the south alley facing façade.

**Middle:** The proposed design expresses middle by material and color changes as well as a slight material overhang of the metal panels.

**Top:** The top of the building is defined by its massing and angularity without great distinction from the middle portion. The proposal includes a subtle cornice highlighted by material shape change; non-perforated and corrugated vs. perforated and corrugated; above a reveal to provide a shadow line at the transition. The guidelines state “new construction must employ a strong element that terminates the uppermost part of the building.” The top component of this proposed design is subtle, not a strong visual element as the guidelines requires.

**Roofs:** The roof shape is wide and angular and is also defined by its massing. Materials from the middle and top portions continue on the roof with plane changes and a subtle change of material to non-perforated panels. Over the Rhine has a variety of roof shapes, usually with little or no overhang which this proposal also includes.

2. **Window Openings:** The proposed design does not have a traditional pattern of window openings in vertical size or rhythm. The programing needs of the facility require some spaces without windows and so window openings are limited on some facades. While the first floor has continuous full height glass, the few individual windows proposed are primarily on the upper story, some of which are expressed behind the façade’s primary material application of a metal curtain wall. The applicant has provided vertical components to these windows to greater express the desired scale and proportioning. The north façade has window openings that are vertical and reminiscent of the adjacent Teamsters building façade.

3. **Storefronts:** As discussed in the composition of the base above, the first floor storefront is designed to be glass from the floor level to the ceiling height. The glass frame itself is minimal but will have vertical glazing joints as well as the steel structural framing behind the glass to help express the verticality consistent in Over the Rhine. There are multiple examples in the district on Vine Street where full height glass in a storefront system has been approved by the board and which those businesses use to make them more transparent to the street.
4. **Setback:** Setback is an important issue in a dense urban area such as Over-the-Rhine. The proposed design has zero setback on the east, north and south facades except at the front entrance. The front corner entrance is set back front the street and is visually open with glass giving the potential for an active public space; adding to the function and monumentality of the use. Above the first floor, the building corner is again re-established and the building is at zero setback. This is consistent with larger institutional buildings to provide public space and to add to their monumentality.
5. **Rhythm:** A traditional rhythm of windows, material changes and pedestrian scale detailing is challenging with the proposed design. The applicant has proposed a primary building shell material that is rhythmic in nature with a vertical emphasis in its corrugation design. Windows and steel framing visible from the street level offer some continuity with the regard to rhythm. The proposed building does not maintain the rhythm of the district.
6. **Emphasis:** As stated above, the primary building shell material has a vertical emphasis in that the corrugation design is vertical. The façade has changing shapes and material finish colors to articulate and emphasize the primary entrance as it wraps around both Elm and 12<sup>th</sup> Streets. Overall, the building does appear wider than it is tall and does not in itself express verticality. The guidelines do state that commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings.
7. **Height:** the height of the proposed building is two stories and in line with the general massing of Over the Rhine which is two to five stories. This proposal is similar in massing if not slightly shorter than nearby Memorial Hall. The guidelines indicate new construction should not vary more than one story from adjacent contributing buildings. Adjacent contributing buildings are mostly 3 stories.
8. **Materials:** The primary exterior construction material proposed is corrugated and perforated metal steel panels in front of a steel framed curtain wall of glass or solid wall. The roof material is the same metal panels. There is some limestone introduced on the primary façade ground floor as well as brick on the north and south facades. The dominate color of the metal panels has changed from the preliminary design review from grey to more complimentary earthy bronze tones. Overall, the materials of limestone and metal are noted in the district guidelines as important but that clearly brick is the dominant material. The use of corrugated and perforated metal as the primary building skin material would not meet the district guidelines.

**Other Considerations:**

**Prehearing Results:** October 27, 2015 – No one was in attendance.

**Comments Provided to Staff:** Applicant has submitted and staff has received via mail or email 36 letters of support from the community for both the Cincinnati Shakespeare Company’s relocation to Over the Rhine and the proposed modern design.

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**A. ZONING VARIANCE**

1. **APPROVE** the requested zoning variance as per Section 1409-07 outlined for 217 W. 12<sup>th</sup> Street to allow:
  - (a) A numerical variance to reduce the required off-site parking from 42 parking spaces to 21 parking spaces subject to the following conditions: Applicant will provide to the Zoning Administrator, within 90 days of the issuance of any Building Permits, excluding demolition permits, documentation of meeting their 21 parking space requirement, offsite and within 600 feet of the premise, per Section 1425-15(c) .
2. **FINDING:** The Board makes this determination per Section 1409-07 because the proposed use is permissible within the CC-A zoning district and by meeting the parking reduction requirements of Section 1425-23(a), the Board makes this determination per Section 1435-09-2:
  - (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

**B. CERTIFICATE OF APPROPRIATENESS**

1. **DENY** a Certificate of Appropriateness for the construction of this proposed new structure at 217 W. 12<sup>th</sup> Street.
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.

CINCINNATI  
*Shakespeare*  
COMPANY 

# NEW THEATER

**GBBN**  
architects

# 12<sup>TH</sup> & ELM IN OTR

- At the center of OTR arts community
- Completes “Classical Arts Corridor”
- Direct access to Washington Park
- Direct access to SCPA
- Opportunity to be part of the community revitalization
- Neighborhood walkability

# WHAT DOES CSC BRING?

- **Preserves the Teamster's Building**
- **Activates street with**
  - Light
  - Architectural interest
  - Transparency and interior activity
  - Brings foot traffic- patrons, actors, students, parents and volunteers
  - Engages the people on the street – not just for patrons.
- **Cultural significance**
  - Creates a destination at the southwest corner of Washington Park

# FACILITY USE

## CURRENT FACILITY

- 145 Main Stage Performances
- 55 build days
- 36 technical and dress rehearsals
- 30 educational matinees
- 6 nights the stage is used for acting class performances

---

**272** days/nights per year the CSC stage is in active use

## PROPOSED FACILITY

- 160 Main Stage Performances
- 55 build days
- 40 technical and dress rehearsals
- 32 educational matinees
- 6 acting class performances
- 2 special events
- 20 collaborative performances
- 25 rental nights
- 20 days of summer camp

---

**360** days/nights per year the CSC stage is in active use

# SITE + PROGRAM CONSIDERATIONS

The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures.

*The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines.* New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

# CONTEXT: CLASSICAL THEATERS

- Show that the classics are relevant and meaningful for modern audiences
- Resonate with new and younger audiences
- Make the classics less intimidating/more accessible

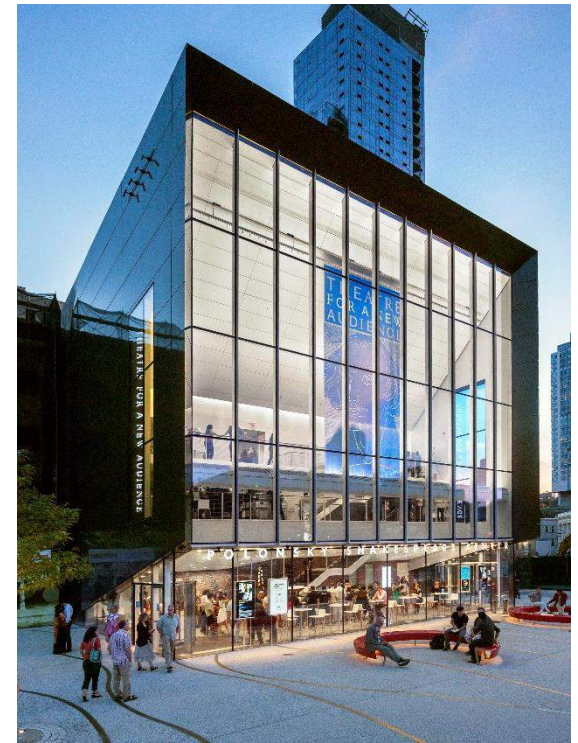


Wylly Theater  
Dallas, TX

Guthrie Theater  
Minneapolis, MN



*For "world class" facilities,  
contemporary design is key  
to attracting audiences*



Polonsky Shakespeare Theater  
New York, NY

# LOCAL ARTS CONTEXT



Playhouse in the Park



Aronoff Center

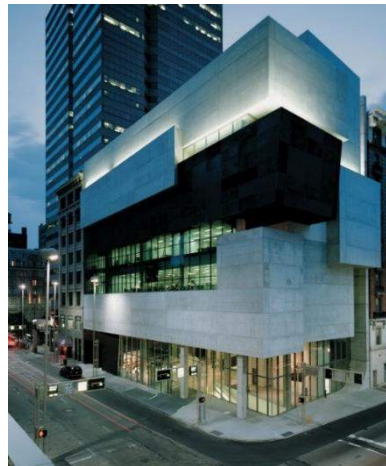
# LOCAL ARTS CONTEXT



Cincinnati Art Museum, Library addition



Contemporary Arts Center



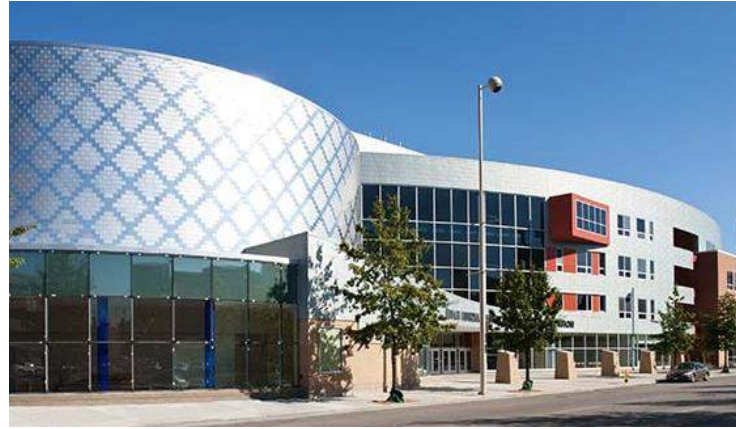
Contemporary Arts Center

*Local arts organizations  
new facilities are  
contemporary design*

# INSTITUTIONAL CONTEXT, 12TH + ELM



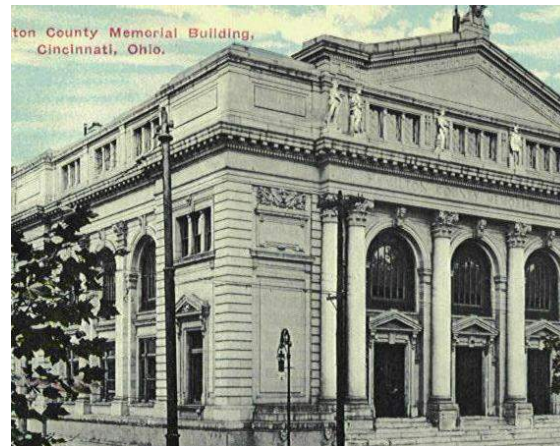
Music Hall



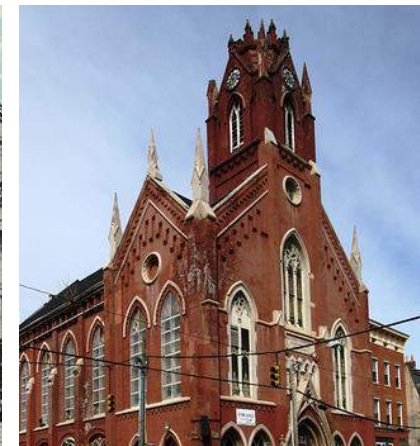
SCPA



Washington Park



Memorial Hall

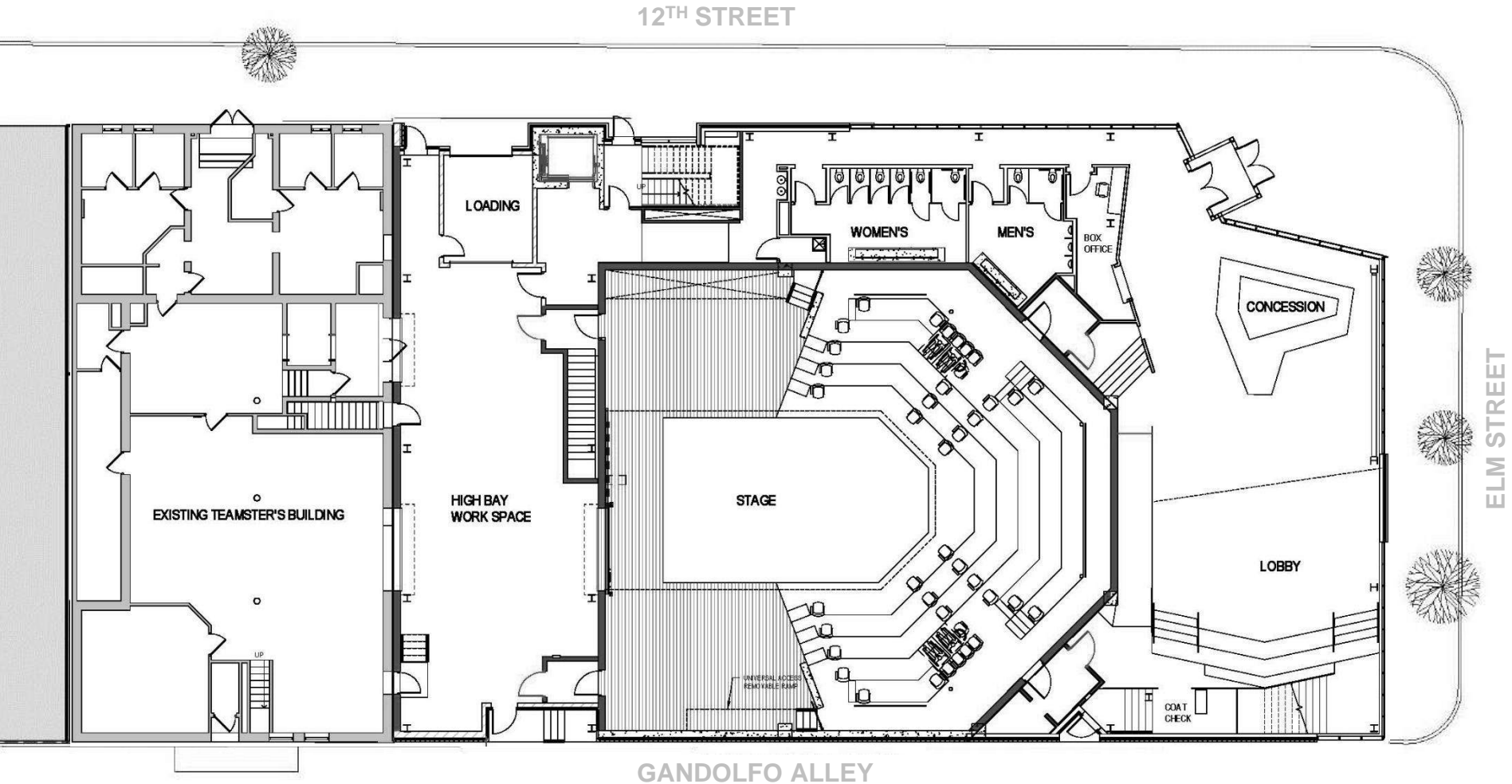


Transept

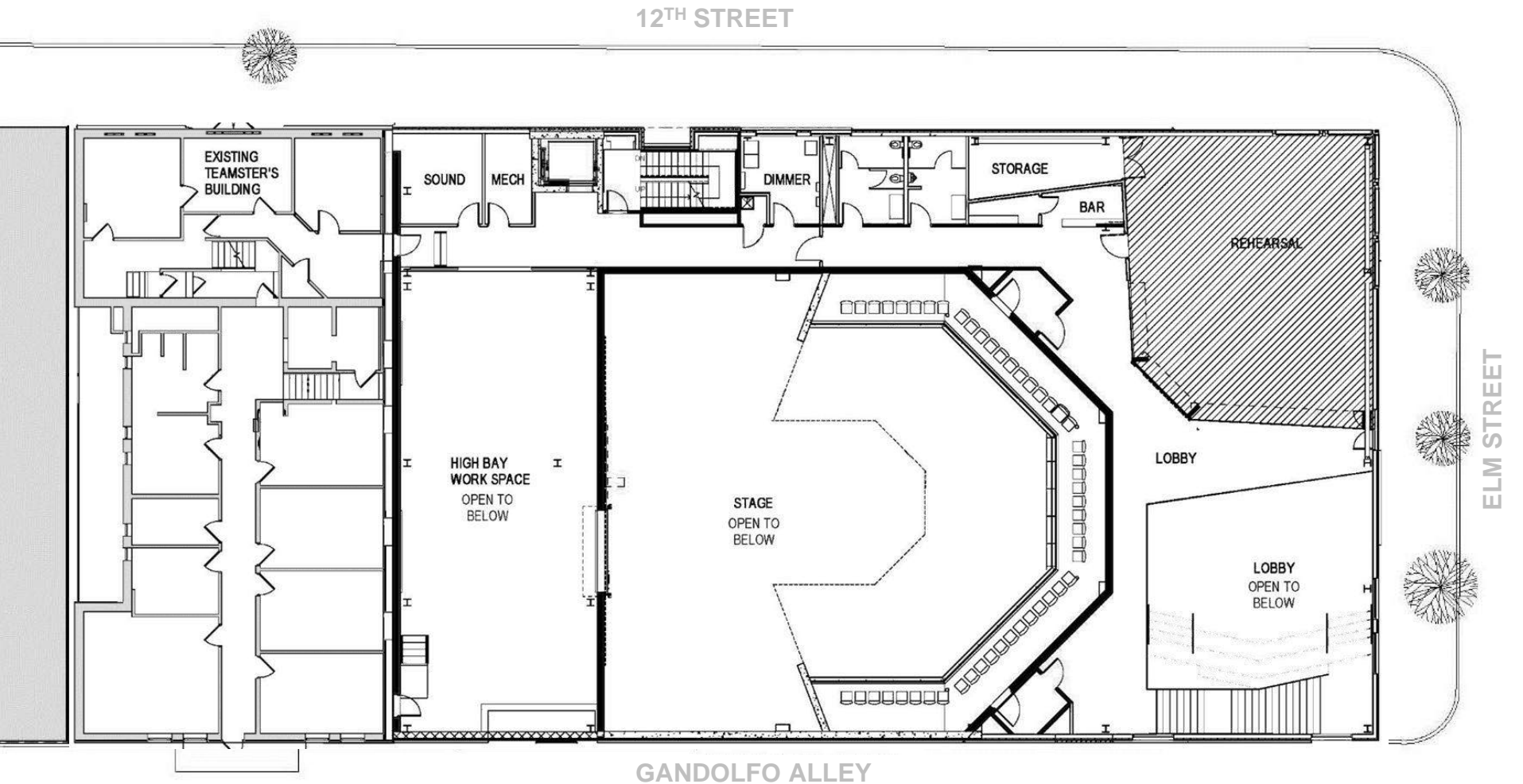


# DESIGN OVERVIEW

# LEVEL 1



# LEVEL 2



LOBBY VIEW TOWARDS 12TH



LOBBY VIEW ALONG ELM ST.



# 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



# DESIGN GUIDELINES

# COMPOSITION

New Buildings should respond to the traditional subdivisions found on historic property:

*a base, a middle and a top.*

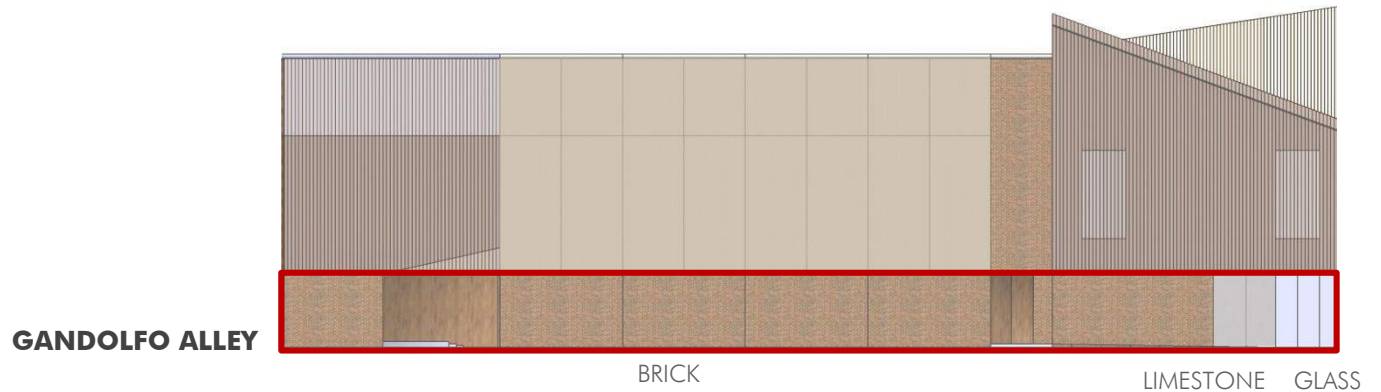
Most buildings in OTR are built of brick with the principal façade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal façade and on overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.

# BASE

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

# BASE

*The base is a clearly articulated, continuous band of glass, limestone, and brick*



# TRANSPARENT BASE



*Transparency at the base creates light and activity in a pedestrian area.*



# MIDDLE

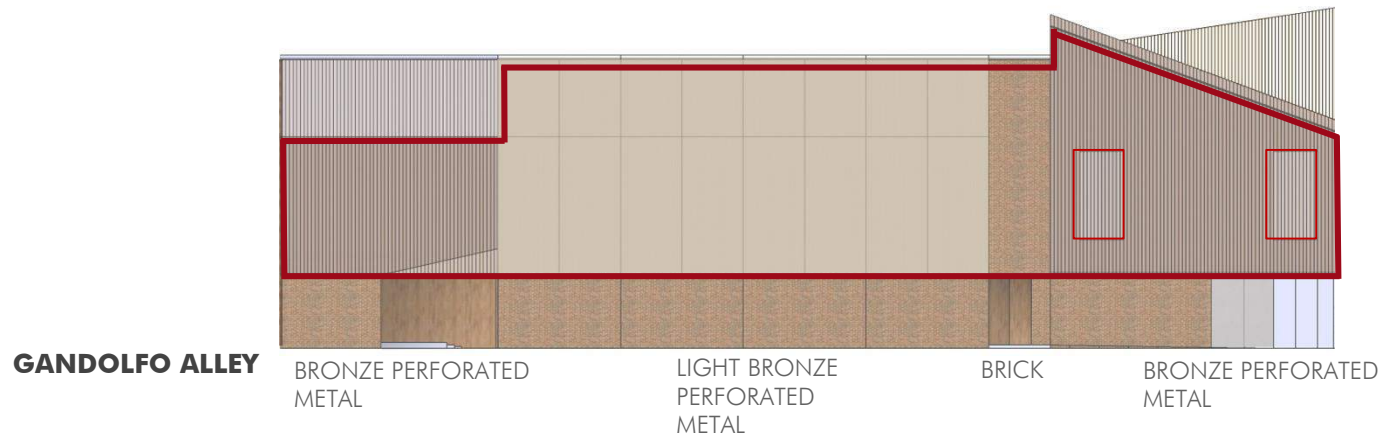
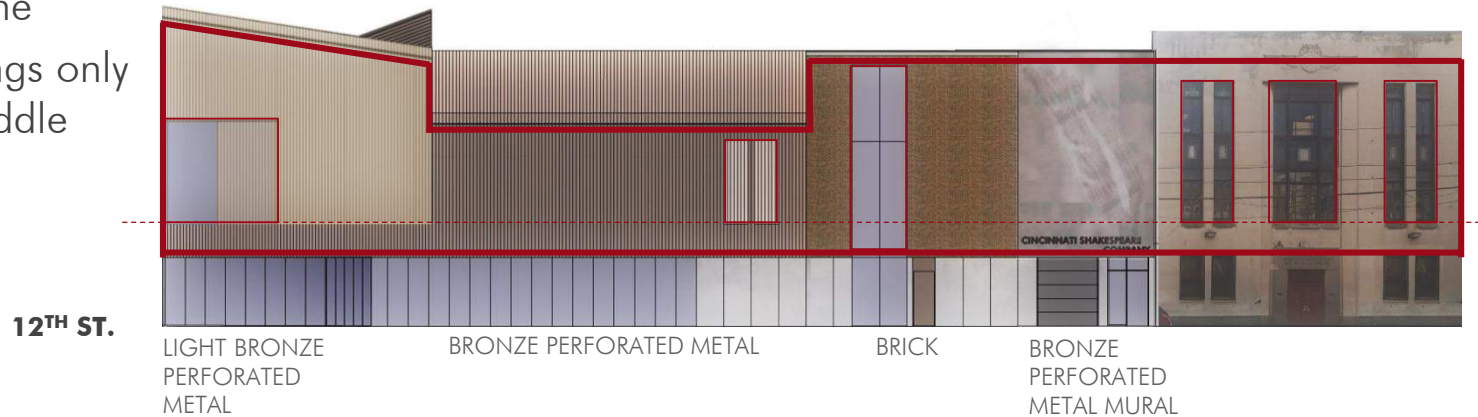
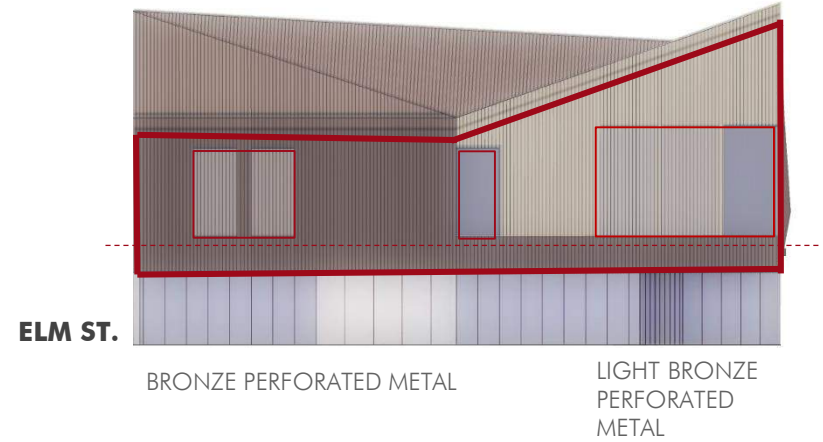
Details on new buildings should relate to the detailing of adjacent or nearby buildings.

Buildings in the district often incorporate architectural details such as *changes in plane or changes in materials on their upper floors.*

*Decorative, horizontal bands indicating floor lines, sill heights, or lintel heights should not overpower the vertical emphasis of the design.*

# MIDDLE

- Change of plane  
- metal façade overhangs transparent base
- Change of material  
- perforated metal façade only occurs in the middle
- Subtle horizontal band at floor line
- Window openings only occur in the middle



# TOP

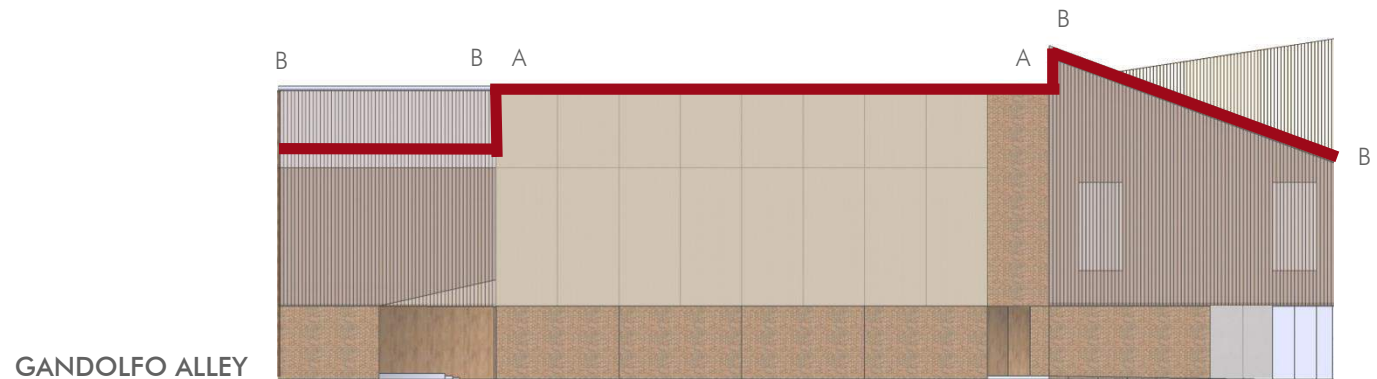
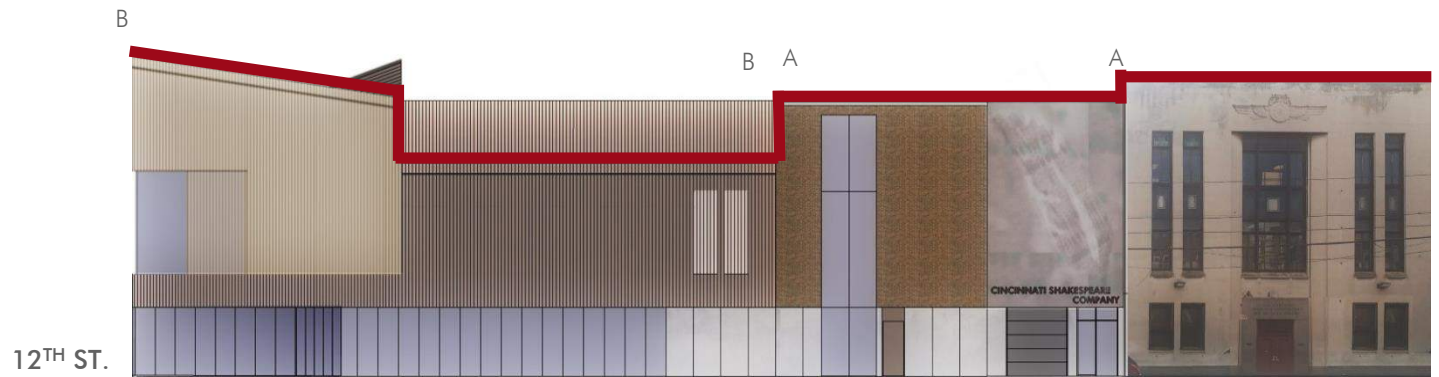
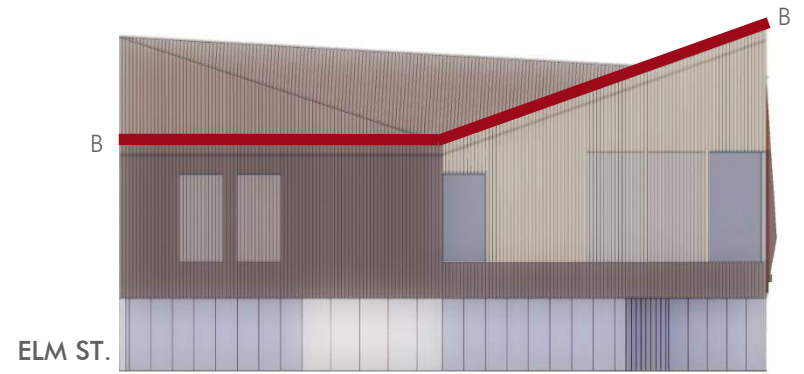
New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate **projecting cornices**, decorative parapets and the *expressive use of materials*.

# TOP

Strong terminating elements:

A) *Projecting Cornices*

B) *Expressive use of materials*



# DETAIL

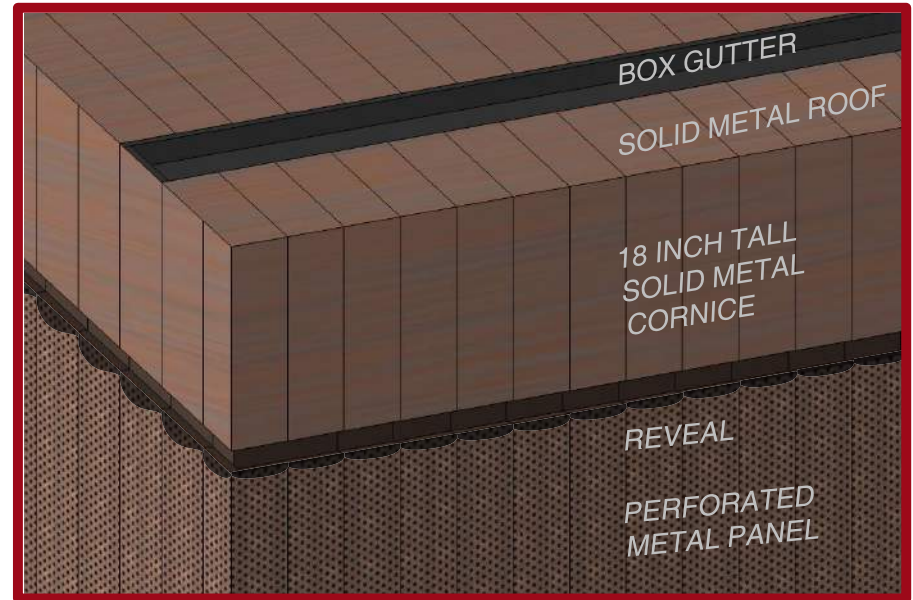
## A) Projecting Metal Cornice



# DETAIL

B) Expressive use of materials and texture

Creates ornament by expressing material differences in the metal panels while hiding the functional element of the gutter



# ROOFS

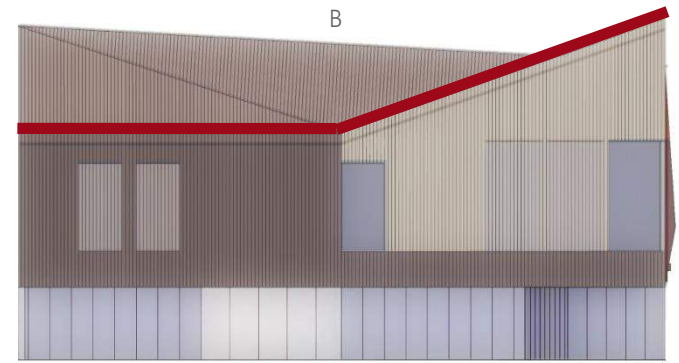
Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal façade. *Institutional buildings in*

*Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.*

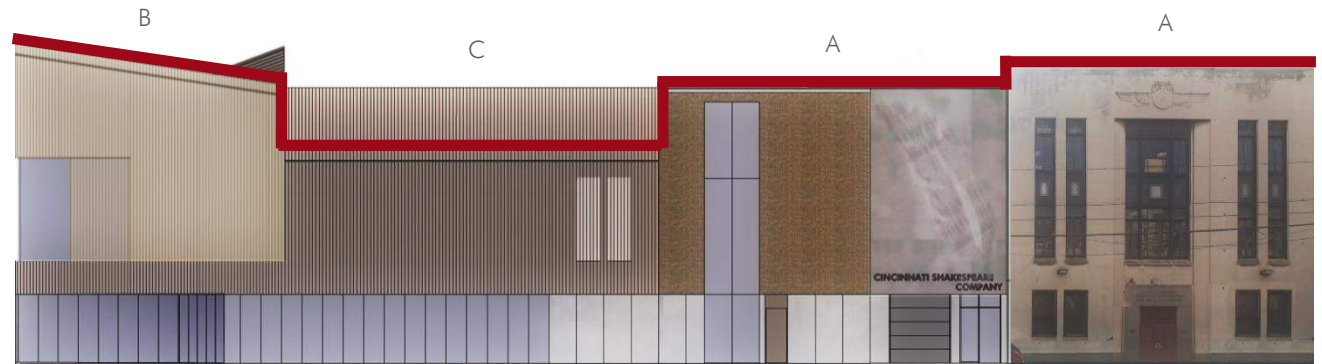
# ROOFS

A variety of roof shapes creates a strong silhouette:

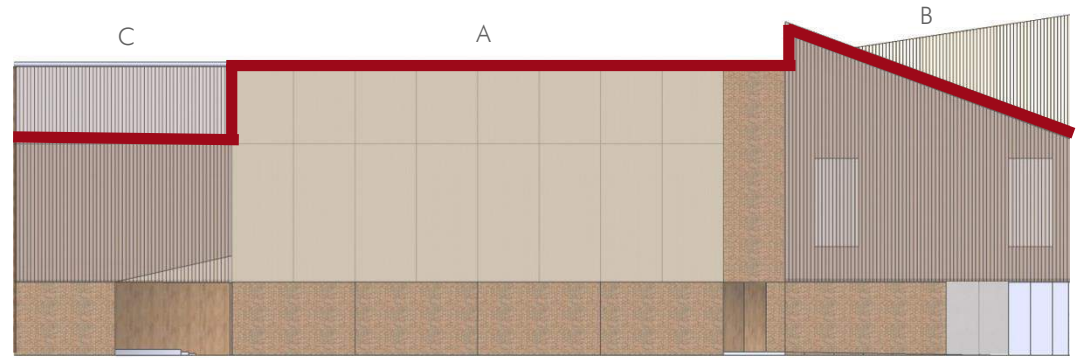
- A) Flat
- B) Gabled
- C) Shed



ELM ST.



12TH ST.

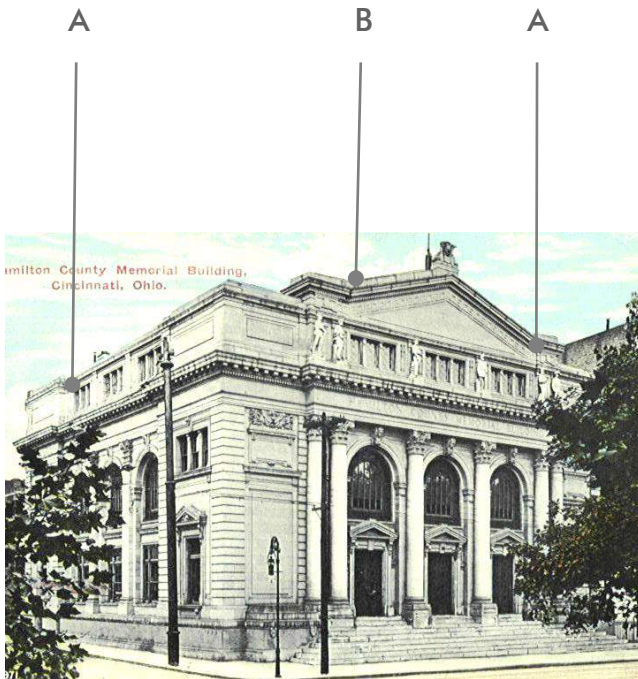


GANDOLFO ALLEY

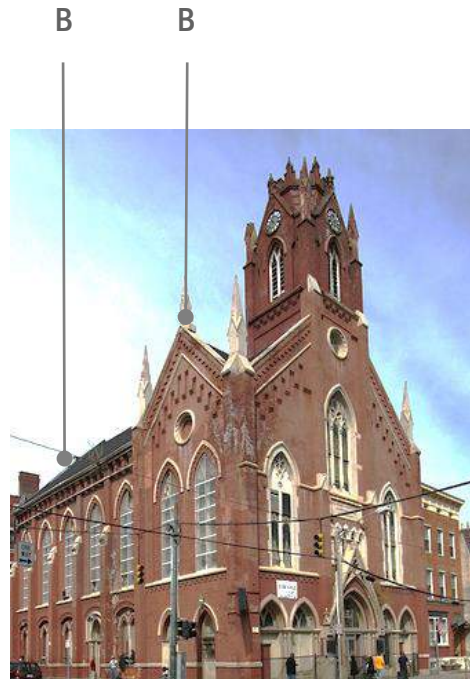
# INSTITUTIONAL ROOFS

A variety of gabled and flat roof shapes creates a strong silhouette in nearby contributing institutional buildings:

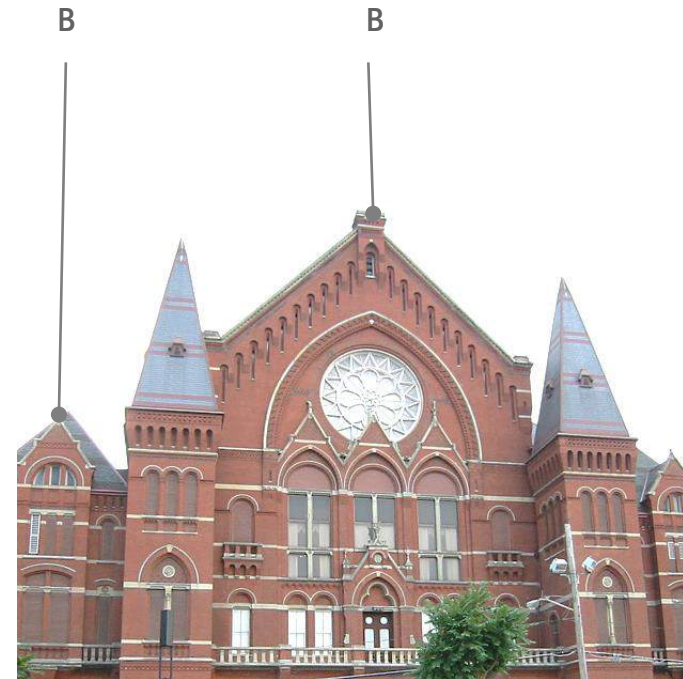
- A) Flat
- B) Gabled



MEMORIAL HALL



THE TRANSEPT

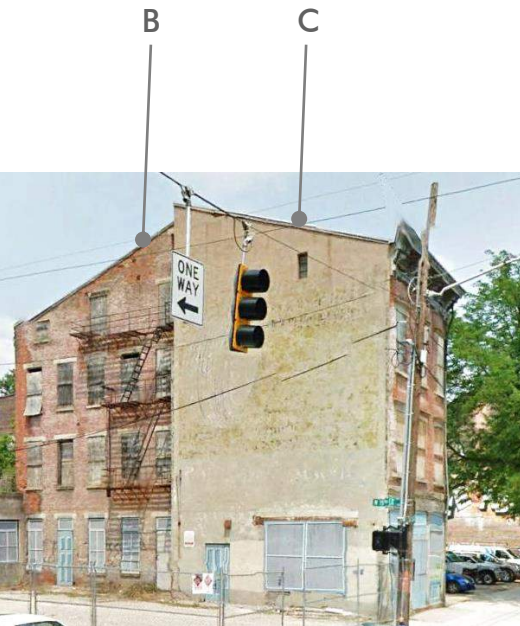


MUSIC HALL

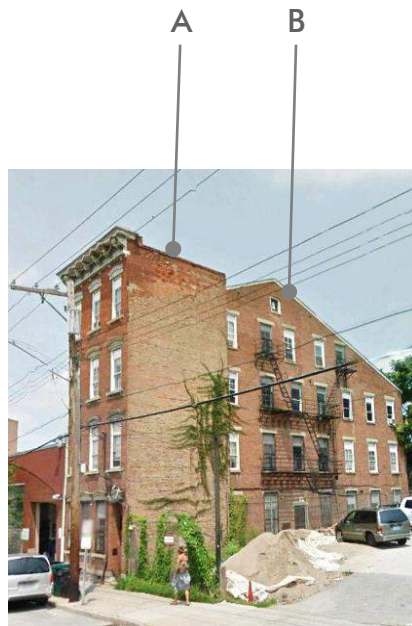
# VERNACULAR ROOFS

A variety of gabled, flat, and shed roof shapes creates a strong silhouette in nearby contributing vernacular buildings and interest in the streetscape:

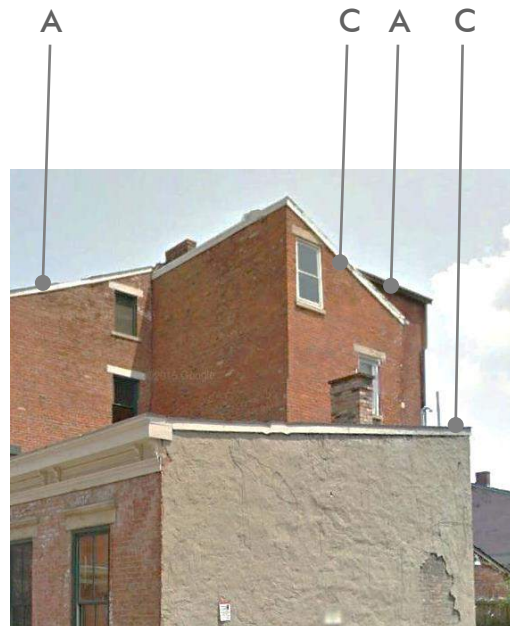
- A) Flat
- B) Gabled
- C) Shed



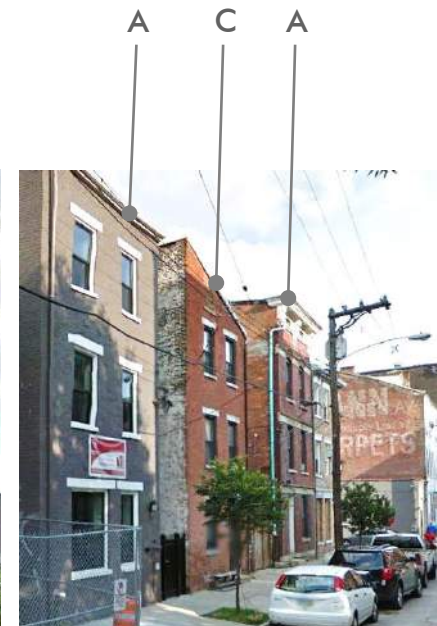
1470 Race St.



128 E Liberty St.



28 E 15<sup>th</sup> St.



1411 Republic St.

# WINDOW OPENINGS

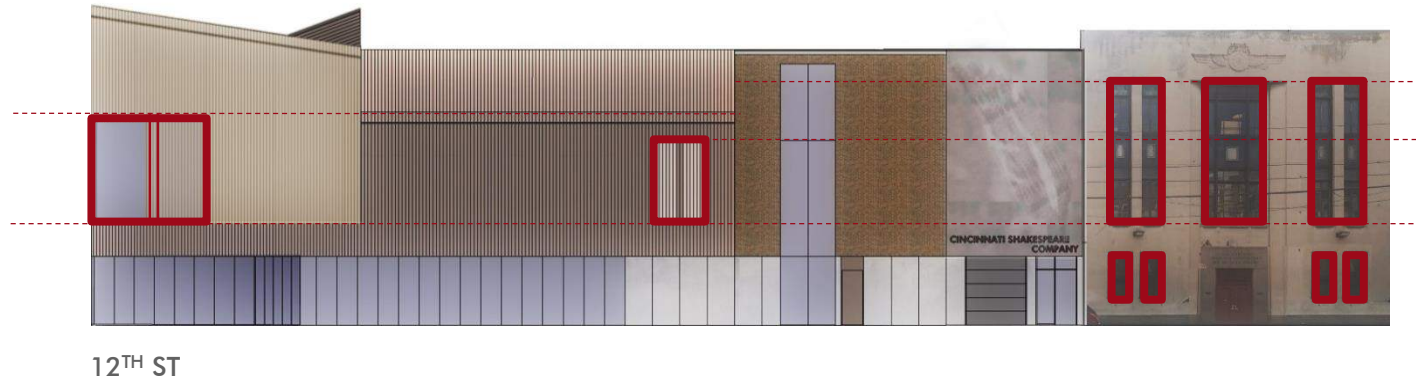
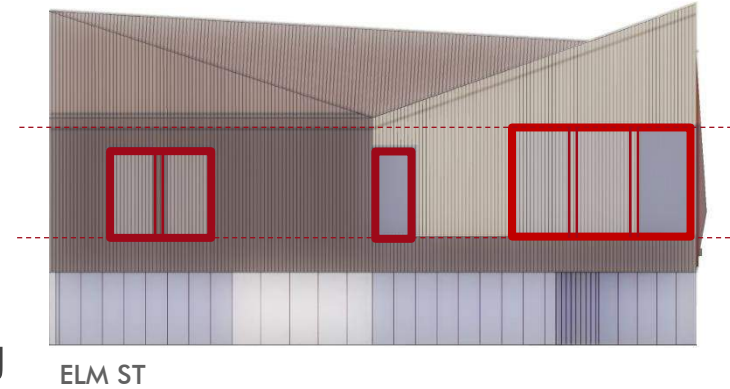
Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district...The openings are taller than wide, window sash are set back from the wall surface, and openings have some form of definition such as lintels, sills, or decorative surrounds. In commercial, industrial, and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash including double-hung, awning, and hopper...

# WINDOW OPENINGS

Windows are taller than wide

Window sash are set back from wall surface

Windows are often grouped in a single opening



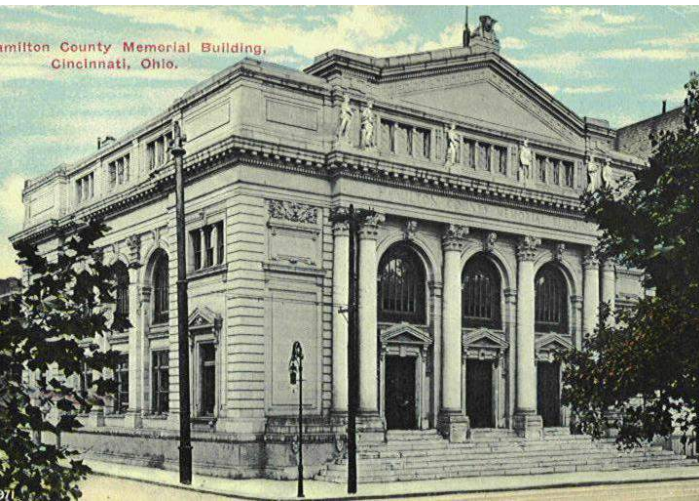
# STOREFRONTS

New Storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear glass...

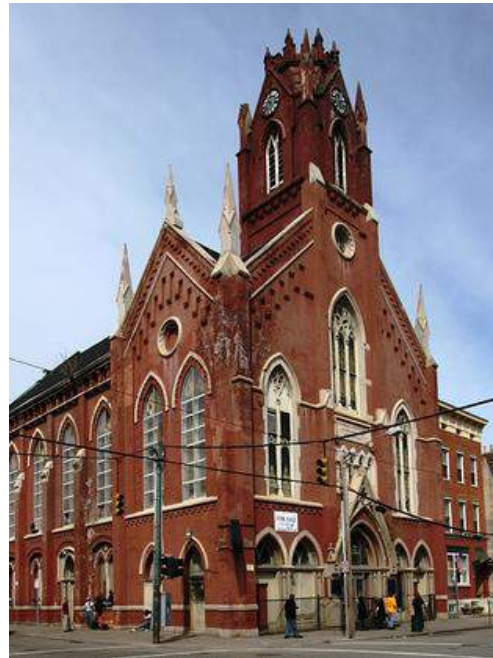
The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from structural elements approximately 12 inches.

# STOREFRONTS

Institutional Buildings near this site do not typically have storefronts



MEMORIAL HALL



THE TRANSEPT



MUSIC HALL

# TRANSPARENT BASE



# STOREFRONTS

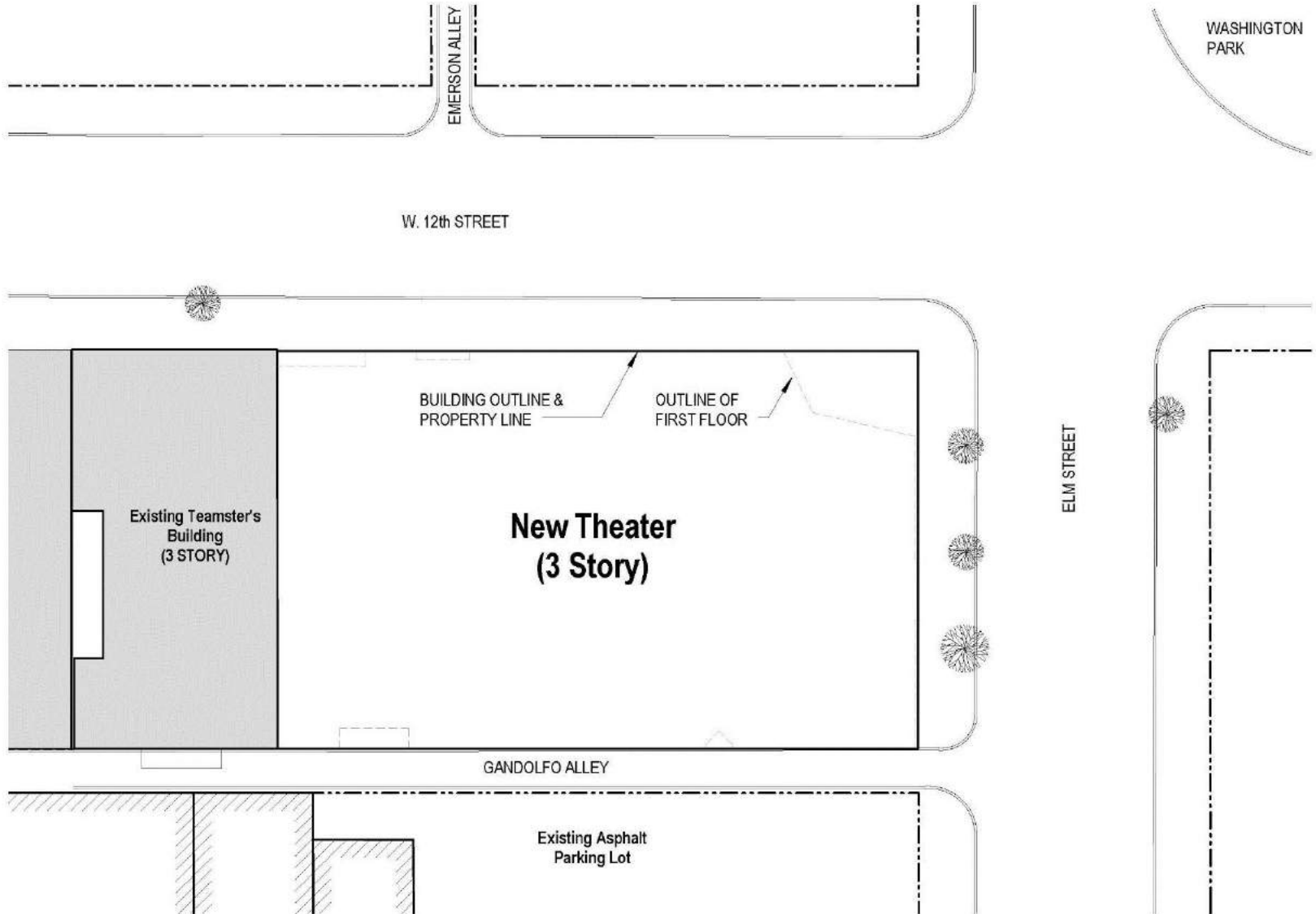
Not all storefronts in historic buildings have 18 inch to 3 foot high sills



# SETBACK

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

# SETBACK

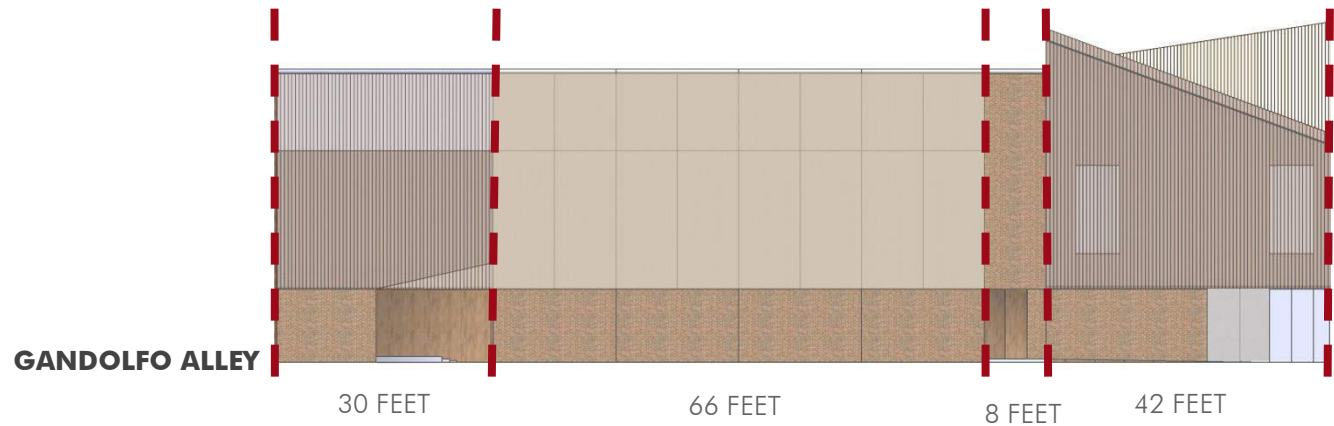
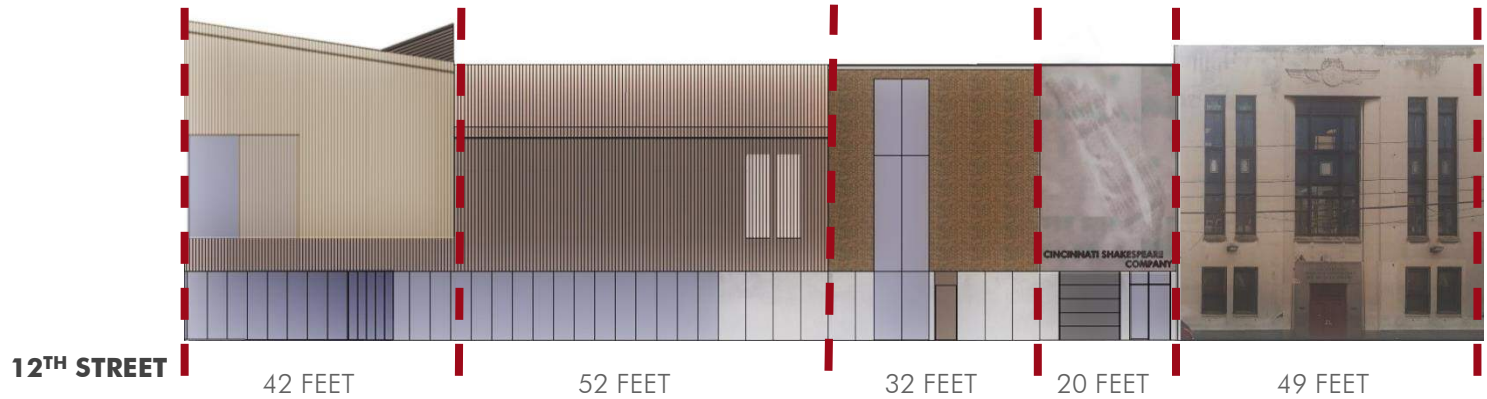


# RHYTHM

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

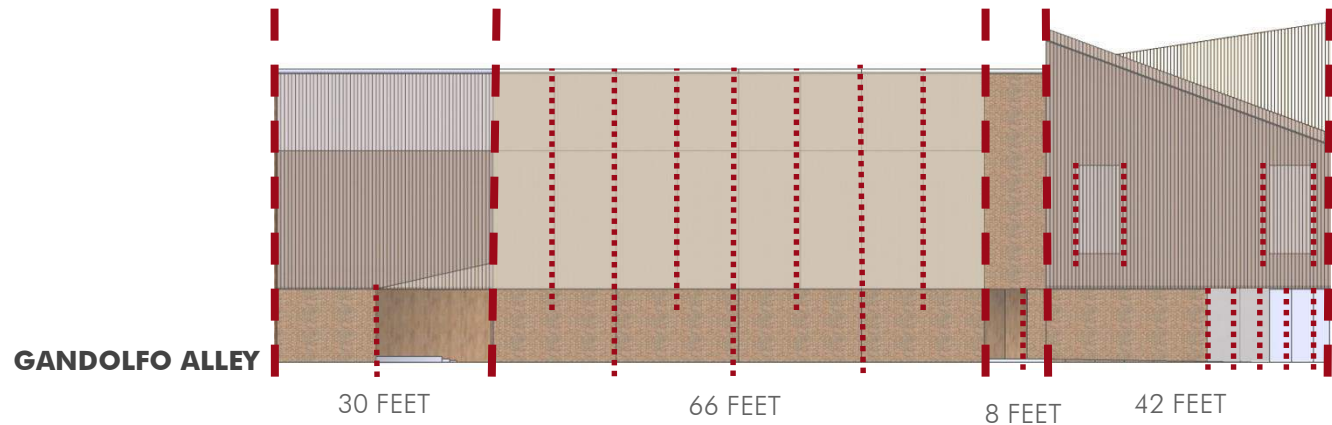
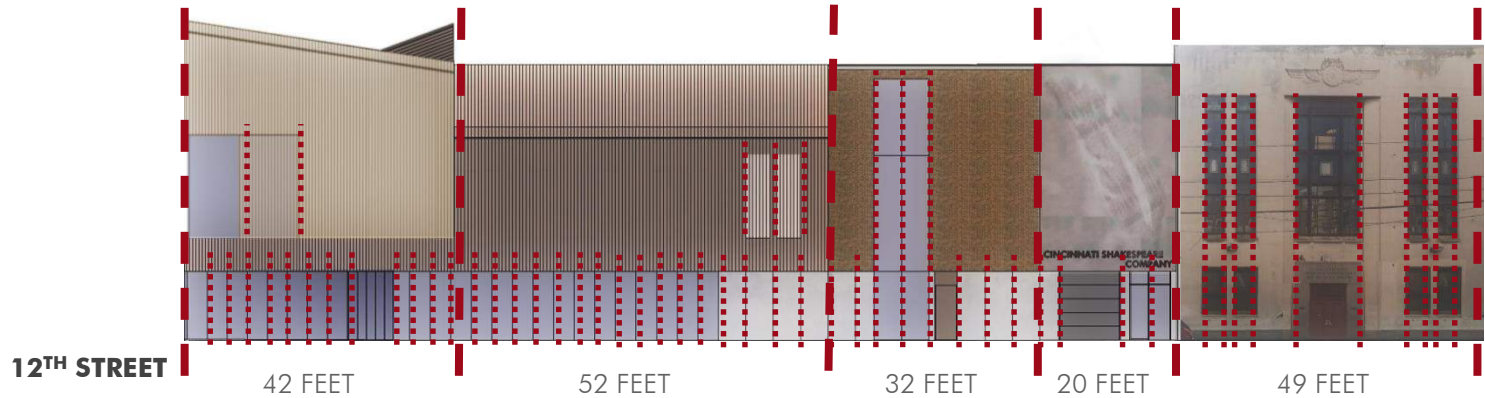
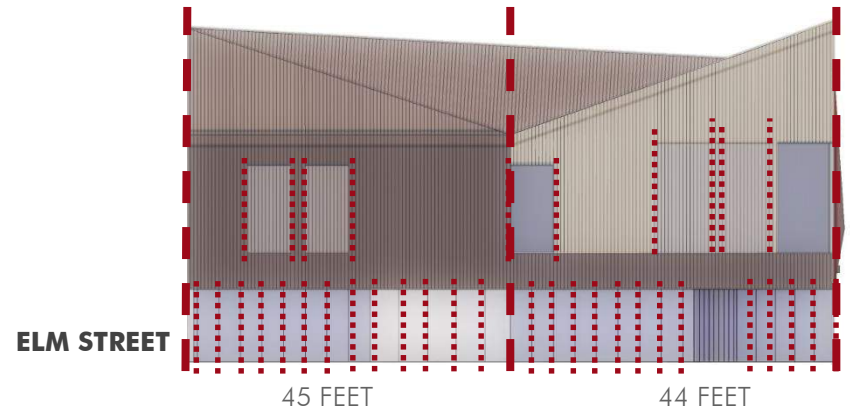
# RHYTHM

Maintains rhythm, with most bays 25-50 feet in width.



# RHYTHM

Windows, openings and material joints create articulation and reinforce pedestrian scale of the facades



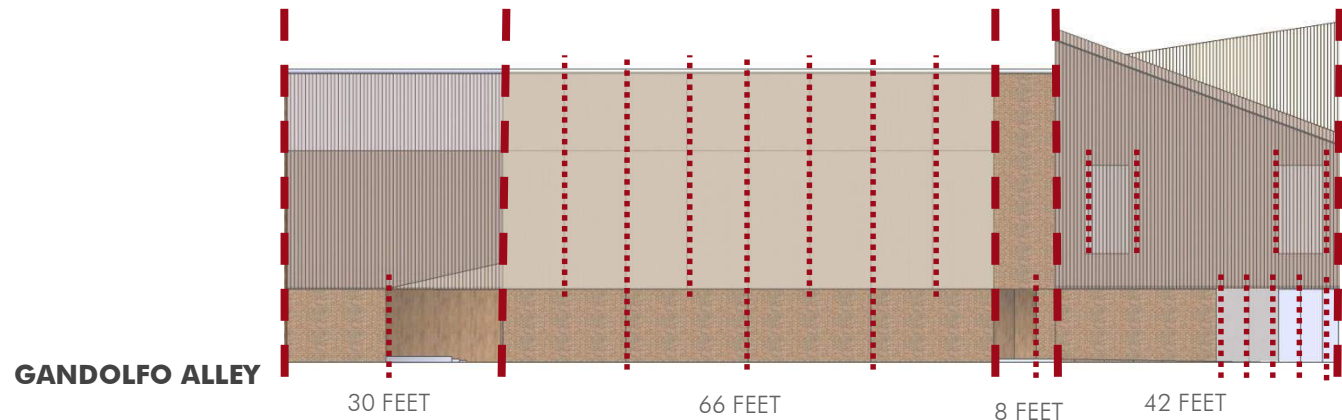
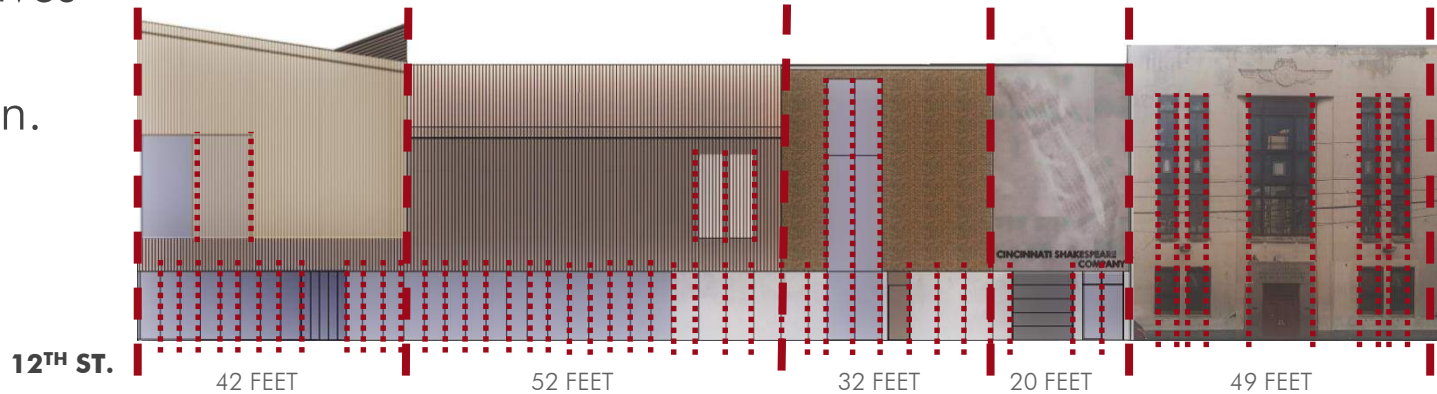
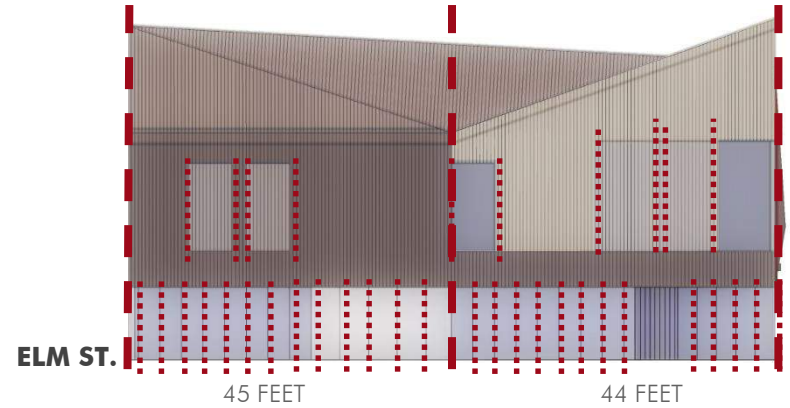
# VERTICAL EMPHASIS

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

# VERTICAL EMPHASIS

Horizontal building maintains vertical emphasis with material changes, massing changes and vertical openings.

Metal panel waves are oriented in vertical direction.

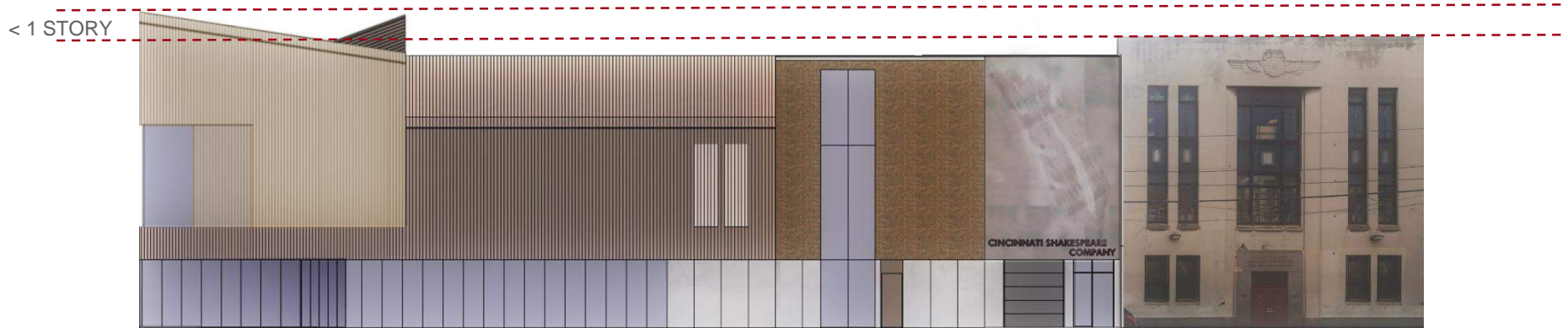


# HEIGHT

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

# HEIGHT

Does not vary more than 1 Story from the only adjacent contributing building, the Teamster's Building.



# MATERIALS

New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in

Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

# MATERIALS

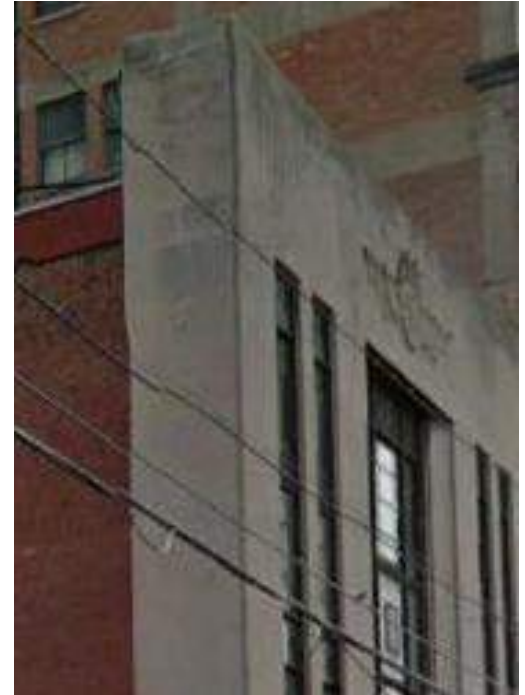
Design uses no inappropriate materials.

Materials found in Over-the Rhine include:

- A) Brick
- B) Limestone
- C) Sheet Metal

NEAREST  
CONTRIBUTING  
BUILDING:

LIMESTONE  
BRICK  
BRONZE  
DETAILING



BRICK



LIMESTONE PANEL



METAL COLORS



SOLID PANEL



PERFORATED PANEL

Metal Panels:  
1.02 MM Thick Factory Finished Aluminum  
3/4 Inch Deep X 2 2/3 Inch Long Wave  
Pattern

3/16 Inch Holes at 5/15 Inch Spacing  
(33% Open Area)  
1/4 Inch Diameter Holes at 1/2 Inch  
Spacing (23% Open Area)

# NEW METAL FAÇADE BUILDINGS IN ÖTR



# COMMUNITY SUPPORT

Alecia Kinter

Billy Inabitt

Dhani Jones

Emily Johnson

George Yund

Glenn Plott

Jean-Francois  
Flechet

Jeanne Golliher

Jerry Kathman

Jill Meyer

Johnna Reeder

Josh Heuser

Judge Mark Painter

Keith Johnson

Kelley Downing

Kelly Brown

KellyAnn Nelson and

Christopher Eanes

Kevin Hart

Marcia Banker and

Jeffrey Schloemer

Nick Nissley

Patricia Flick

Rebecca Bromwels

Rob McDonald

Steven Loftin

Steven Sunderman

Sue Ann Painter

Tamara Harkavy

Tammy Cahill

Tayfun Tuzun

Tim Schigel

Tom Kent

Trey Devey

Valerie Jacobs

William Bowman



THANK YOU



# APPENDIX

# STREET ELEVATIONS



CENTRAL PARKWAY

12<sup>th</sup> Street Elevation



Future Building

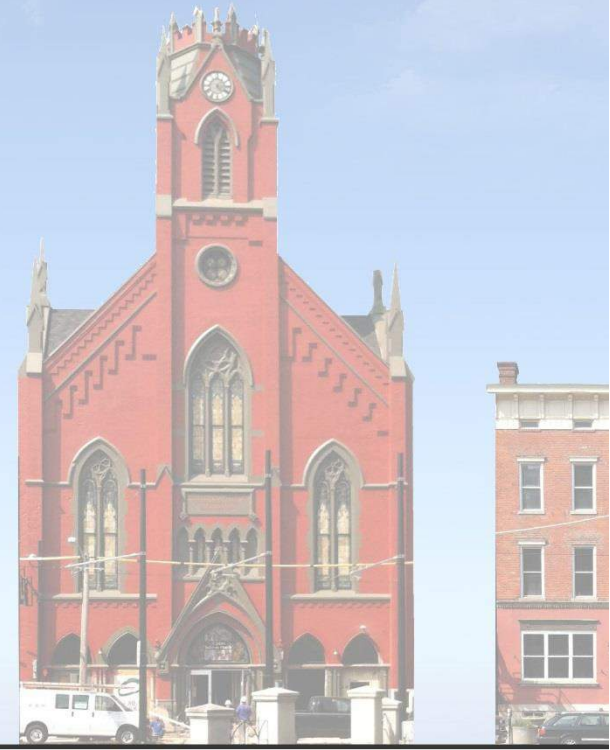
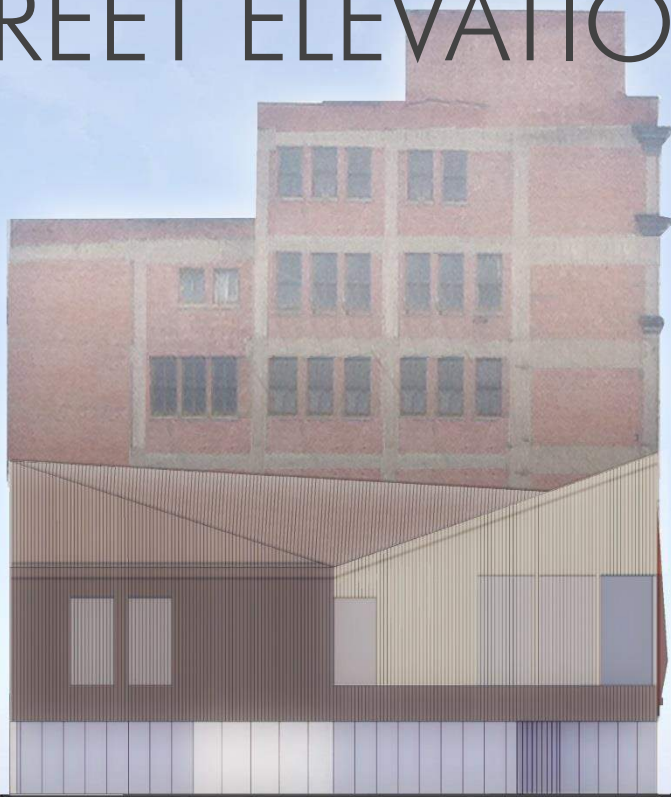
Elm Street Elevation



0 10 20 40 80

Gandolfo Alley Elevation

# STREET ELEVATIONS



**Base:** Glazing and Limestone. Overhang at main entry.

**Middle:** Grouped windows (both covered and uncovered with perforated metal panel), 2 colors of perforated wavy metal panels.

**Top/Roof:** Angled roof expresses double height space at lobby and emphasizes rehearsal space above the entry. Continuing the material up the roof creates the impression of added height in the elevation.



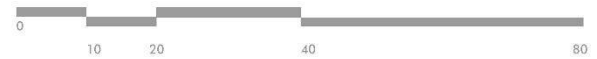
# STREET ELEVATIONS



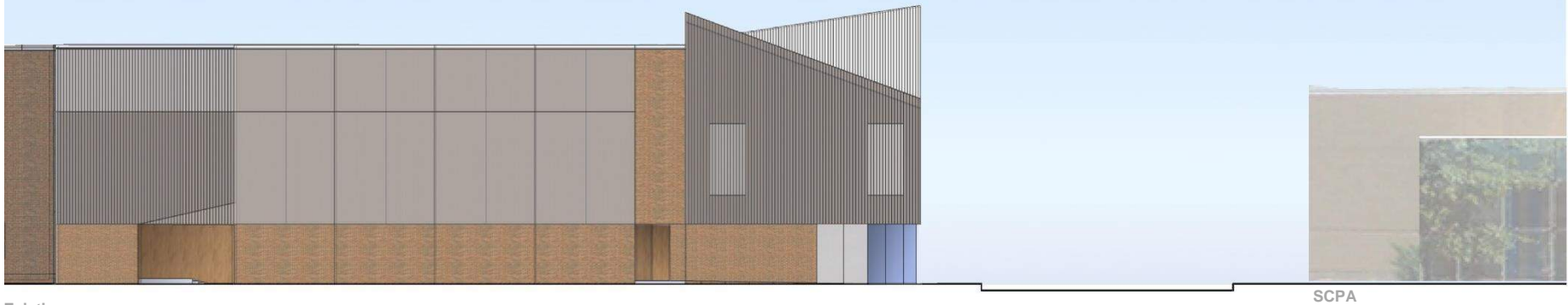
**Base:** Glazing and limestone. Overhang at Main entry.

**Middle:** Grouped windows (both covered and uncovered with perforated metal), 2 colors of perforated wavy metal panels, brick, custom perforated metal panel at staff entry.

**Top/Roof:** Angled roof expresses double height space at lobby and emphasizes rehearsal space above the entry. Continuing the material up the roof creates the impression of added height in the elevation.



# STREET ELEVATIONS



Existing  
Teamsters  
Building

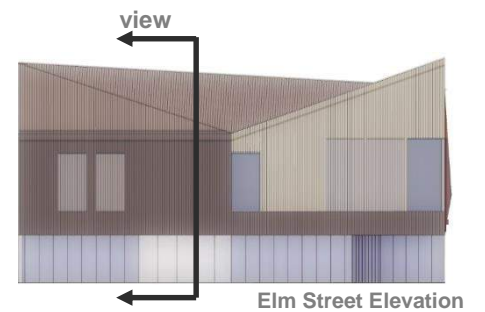
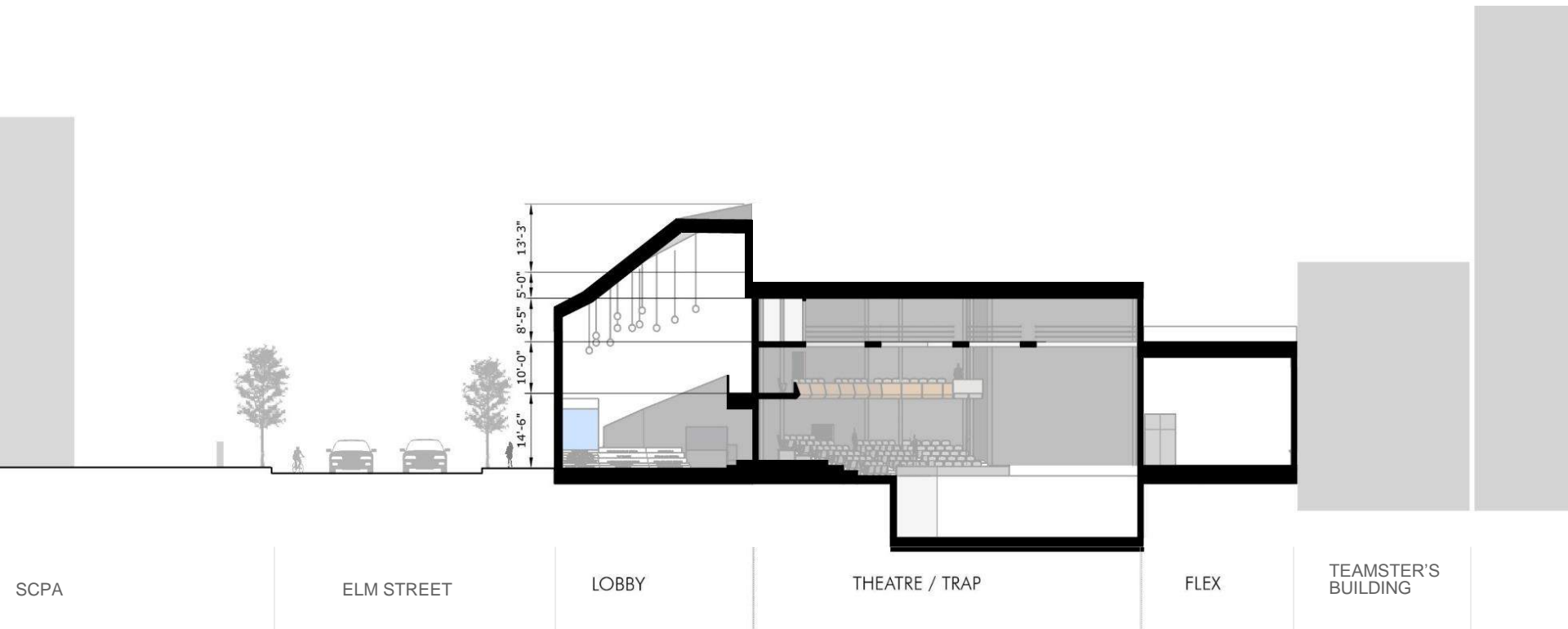
**Base:** Glazing, limestone and brick

**Middle:** Windows (covered with perforated metal panel), 2 colors of perforated wavy metal panels, brick, and flat metal panel.

**Top/Roof:** Angled roof expresses double height space at lobby. Continuing the material up the roof creates the impression of added height in the elevation.



# THEATER SECTION



# MATERIAL: RHYTHM + LIGHT

- Ribs and corrugation create vertically oriented repeating patterns.
- Perforation shows rhythm of window groupings behind.
- Different rhythm created at “base” versus “top”.



Freim Headquarters, Milan 2010

# MATERIAL: RHYTHM + LIGHT

Patterns read differently depending on the time of day and lighting.

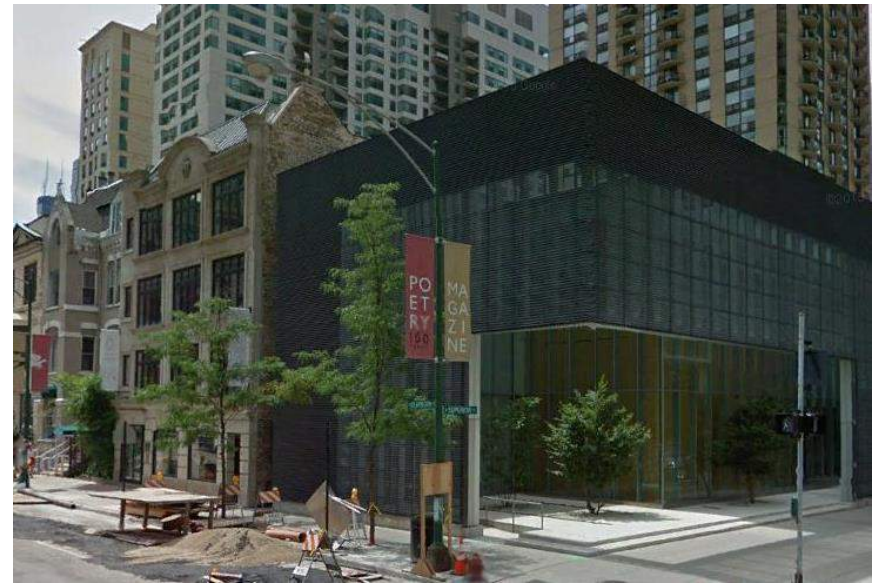
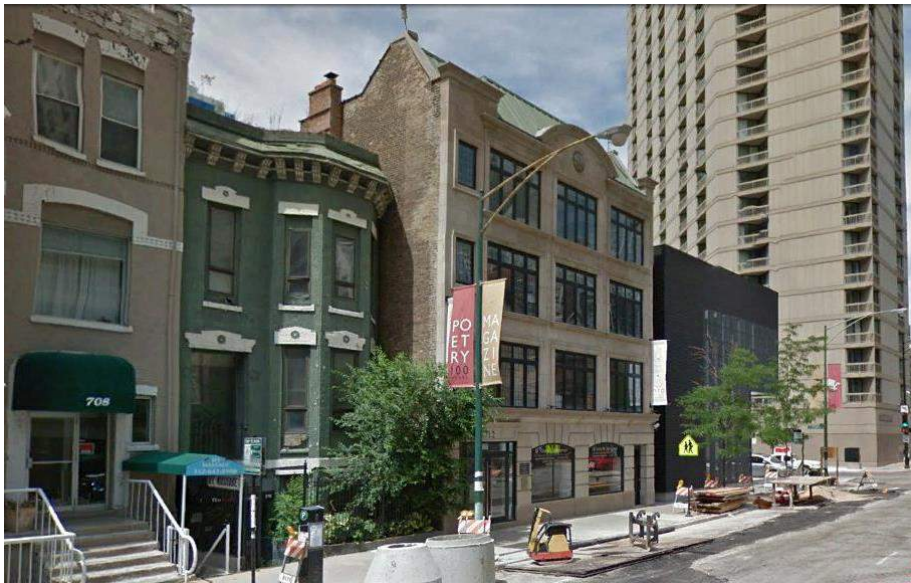


Freim Headquarters, Milan  
2010

# MATERIAL CONTEXT

Metal panel can blend with historic building fabric.

- Composition uses proportions and aligns with adjacent older building fabric.
- Panel structure and mullions to create vertical patterning.
- Colors don't distract from materials used in surrounding fabric



POETRY FOUNDATION, CHICAGO  
2010

# MATERIAL: TRANSPARENCY + SCALE

- Changes to perceived opacity, transparency.
- Subtle shifts to perceived massing.

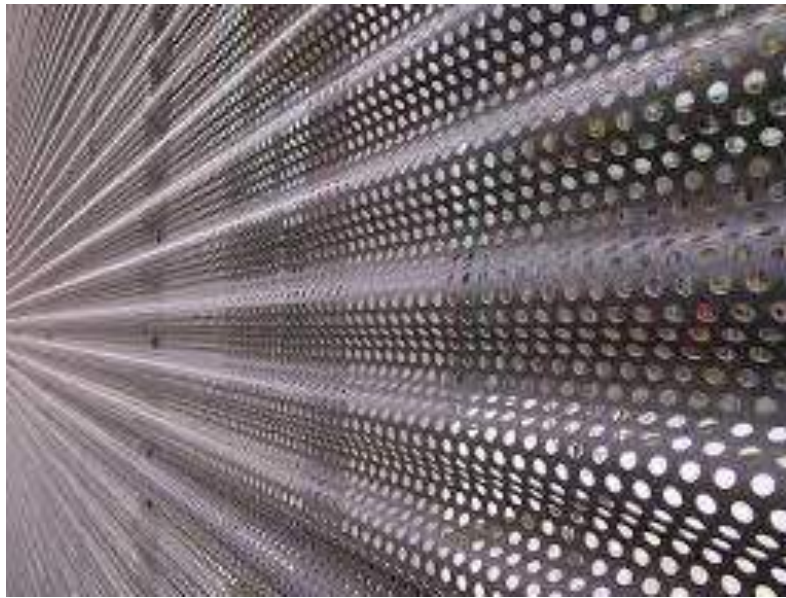


Night (site photo)



Day (site photo)

# MATERIAL: TRANSPARENCY + SCALE



Opaque (far)

(near) Transparent

Oblique views

# MATERIAL: TRANSPARENCY + SCALE

- Changes created by distance and lighting conditions:
- Degree of transparency/visibility.
- Perceived color.
- Reading panels vs. Reading supporting structure.



Poetry Foundation, Chicago 2010

# MATERIAL: VERTICAL EXPRESSION

- Vertical joints of structure for panels
- Vertical ribbing on panels



Villa Vauban Museum, Luxembourg 2012

# MATERIAL: VERTICAL EXPRESSION

- Vertical joints of structure for panels
- Vertical ribbing on panels



# DESIGN EVOLUTION



Starting point per design process with CSC

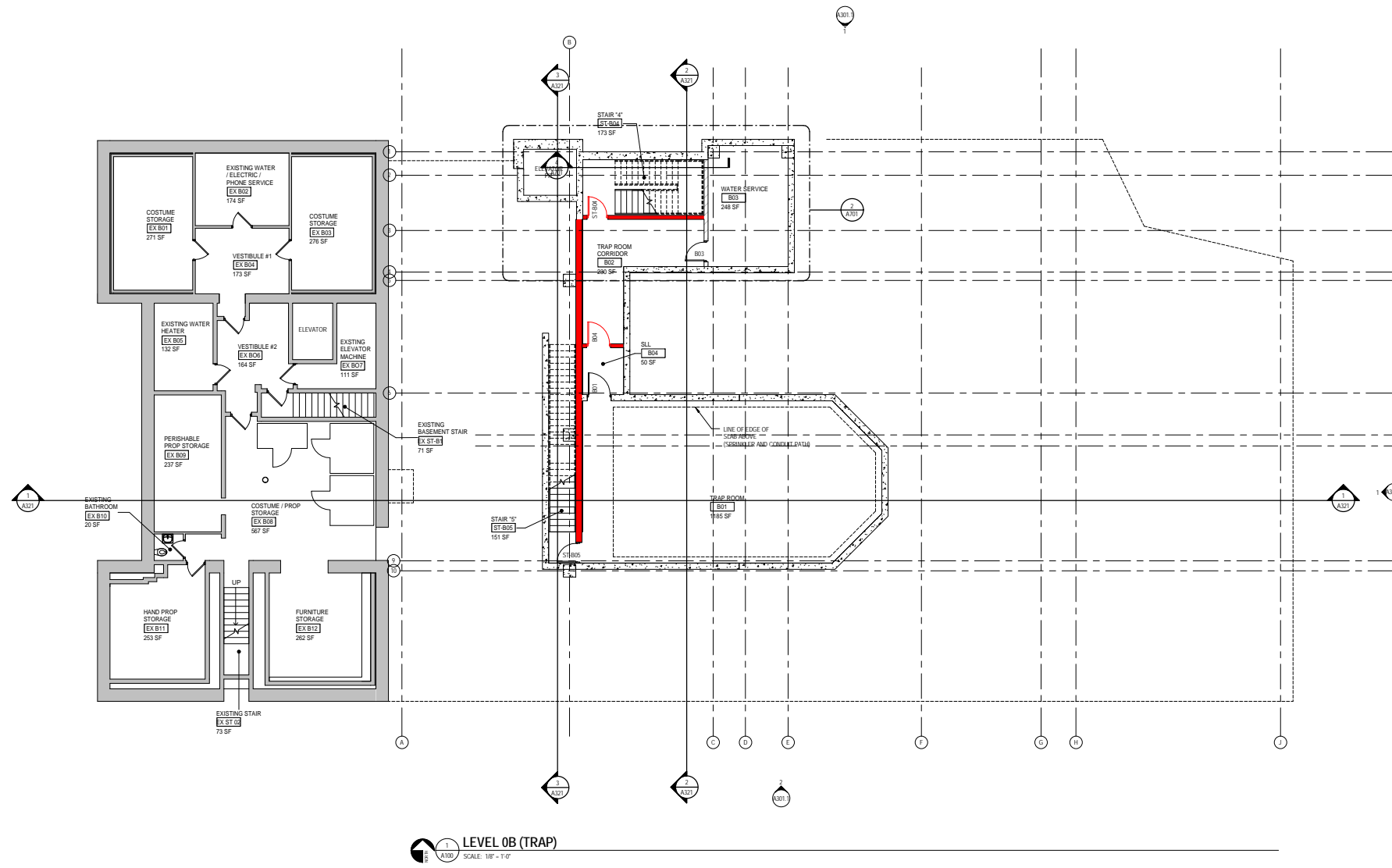
**Schematic Design 03/14**



Changes based on feedback from preliminary hearing

**Mid/Late Design Development 11/15**





- FLOOR PLANS - GENERAL NOTES:**
- A. GENERAL
1. DO NOT SCALE THE DRAWINGS.
  2. LAYOUT THE PARTITIONS AND OPENINGS PRIOR TO CONSTRUCTION.
  3. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS.
- B. PARTITION TYPES
1. EXCEPT WHERE INDICATED OTHERWISE, PARTITIONS SHALL BE TYPE 30.00 1 HOUR FIRE RATED, 3/8-INCH STEEL STUDS EXTENDING FROM FLOOR TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE, WITH BOTH SIDES GYPSUM BOARD EXTENDING FULL HEIGHT OF STUD FRAMING WITH ACOUSTIC BATT INSULATION FULL HEIGHT IN THE STUD CAVITY.
  2. NEW PARTITIONS SHALL BE RECALLED TO MAINTAIN THE FIRE RATED CONSTRUCTION REQUIRED. MAINTAIN WALL AND PARTITION FIRE RATINGS AS INDICATED ON THE PLANS WHERE RECESSED CABINETS, PANELS, BOXES OR OTHER RECESSED DEVICES ARE TO BE LOCATED.
  3. USE WATER RESISTANT GYPSUM BOARD IN ALL RESTROOMS AND ANY OTHER "WET" LOCATIONS.
  4. AT ALL COLUMN LOCATIONS, WALL TYPE SHALL BE TYPE 23H. HOLD INSIDE FACE OF GYPSUM BOARD TIGHT TO COLUMN.
- C. NEW AND EXISTING CONSTRUCTION LAYOUT
1. UNLESS NOTED OTHERWISE, ALIGN NEW PARTITIONS WITH THE FACE OF EXISTING CONSTRUCTION AS APPLICABLE. WHERE NEW CONSTRUCTION IS SHOWN TO FALL EXISTING WALL OPENINGS, BOTH FACES OF THE NEW CONSTRUCTION SHALL ALIGN WITH THE EXISTING WALL FACES UNLESS INDICATED OTHERWISE.
- D. DOORS
1. EXCEPT WHERE DIMENSIONED OTHERWISE, LOCATE OUTER EDGES OF DOOR FRAMES 4 INCHES FROM PERPENDICULAR WALLS AND PARTITIONS.
- E. DIMENSIONING
1. DIMENSIONS LOCATING FRAMED PARTITIONS OR FURRED OUT CONCRETE OR MASONRY PARTITIONS ARE TAKEN FROM THE FACE OF WALLBOARD (OR PLASTER WHERE APPLICABLE).
  2. DIMENSIONS LOCATING EXPOSED CONCRETE OR MASONRY WALLS ARE FROM THE FACE OF CONCRETE OR MASONRY.
- UNLESS INDICATED OTHERWISE, THICKNESS OF APPLIED FINISHES ARE NOT INCLUDED IN THE PLAN DIMENSION. REFER TO THE FINISH SCHEDULE AND DETAILS.
- F. ROOM TAG
1. SQUARE FOOTAGE PROVIDED IS FOR REFERENCE ONLY.
  2. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TAKE OFFS.
- G. TOILET ACCESSORIES
1. ALL TOILET ACCESSORIES SHALL MEET ADA GUIDELINES.
  2. PROVIDE ALL NECESSARY BLOCKING AS REQUIRED FOR SOLID INSTALLATION.
  3. MOUNT ACCESSORIES PER AIA GUIDELINES.
  4. REFER TO "AS" SHEET FOR MOUNTING HEIGHT REFERENCES.

- FLOOR PLANS - WOOD BLOCKING:**
- A. GENERAL
1. SITE SUPERINTENDENT TO VERIFY AND COORDINATE ALL BLOCKING REQUIREMENTS WITH INTERIOR CASEWORK SECTIONS AND ALL TENANT EQUIPMENT CUT SHEETS PRIOR TO INSTALLATION OF INTERIOR DRYWALL.
  2. PROVIDE 2x FIRE RETARDANT WOOD BLOCKING FOR INTERIOR CASEWORK AND WALL MOUNTED EQUIPMENT BETWEEN STUDS AS INDICATED ON DRAWINGS AND CUT SHEETS.
  3. PROVIDE 3/4" x 4" x 8" PLYWOOD TO 8'-0" AFF BETWEEN STUDS AT ALL WALL MOUNTED COMPUTER STATIONS.

- FLOOR PLANS - LEGEND:**
- SOLID HATCHED WALL INDICATED EXISTING CONSTRUCTION
  - 1 HR RATED WALL
  - 2 HR RATED WALL
  - NEW CONSTRUCTION. REFER TO PARTITION SCHEDULE ON SHEET A00.
  - STAGE FLOOR
  - 2 LAYERS OF 3/4\"/>

**GBN architects**

Project Architect  
**GBBN Architects, Inc.**  
 332 E. 8th St.  
 Cincinnati, OH 45202-2217  
 513.241.8700  
 www.gbbn.com

*Shakespeare*  
 SHAKESPEARE

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**CONSTRUCTION MANAGER**

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**THEATER PLANNERS**

Schuler Shook  
 750 North Orleans, Suite 400  
 Chicago, Illinois 60654  
 312.944.8230

**ARCHITECTURAL ACOUSTICS**

Kirkgaard Associates  
 801 West Adams Street, 8th Floor  
 Chicago, Illinois 60607  
 312.441.1980

**CIVIL ENGINEERS**

Bayer Becker  
 1404 Race Street  
 Cincinnati, Ohio 45202  
 513.492.9851

**STRUCTURAL ENGINEERS**

Schaefer  
 10411 Medallion Drive, Suite 121  
 Cincinnati, Ohio 45241  
 800.542.3302

**MECHANICAL ENGINEERS**

Heagy Engineering LLC  
 1400 West Dorothy Lane  
 Dayton, Ohio 45409-1310  
 937.224.0861

Drawing Issue:

**DESIGN DEVELOPMENT**

No.	Date	Description

Drawing Title:

**LEVEL B - BASEMENT**

Job Number:  
13246

Scale:  
As indicated

Date:

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**A100**

12/15/2011 12:21:36 PM C:\na\gbc\proj\_13246\B101.dwg user:na14















October 19, 2015

Ms. Angela Strunc  
Interim Urban Conservator  
Department of City Planning  
City of Cincinnati  
805 Central Avenue  
Cincinnati, OH 45202

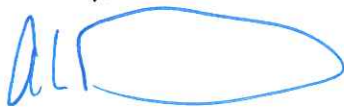
Dear Ms. Strunc:

As President of the Cincinnati Symphony Orchestra I am writing to announce my enthusiastic support for the proposed Cincinnati Shakespeare Company facility planned for the corner of 12<sup>th</sup> and Elm Street in Over-the-Rhine. The addition of this world-class theatre to the Classical Arts Corridor will be another important anchor in OTR's growing and vibrant cultural scene.

Since the inception of this project I have supported CSC's building concept for a new theatre and I fully endorse the design - especially the glass-walled entrance that creates a sense of openness and transparency to generate a welcoming and inviting environment. Situating the entrance on the corner and having visibility into the Education Performance Center on the second level will activate the southwest quadrant of Washington Park. This resonates with the plans we have at Music Hall to re-open the windows and create an engaging plaza for mingling and socializing. Also, by incorporating historic façade materials like limestone and brick, CSC's building will strike a balance between new and old construction and will provide a wonderful complement to the surrounding buildings in the Over-the-Rhine neighborhood.

The CSO welcomes with open arms our friends and collaborators from Cincinnati Shakespeare Company. The transformation in OTR has been nothing short of extraordinary and we all understand that the arts are a major draw and vital to the neighborhood's ongoing success story. CSC's new theatre will be a capstone achievement and an invaluable asset strengthening partnerships and opportunities to elevate all the arts institutions in the district.

Sincerely,



Trey Devey  
President

KellyAnn Nelson & Christopher Eanes  
1331 Vine Street #3  
Cincinnati, OH 45202

October 20, 2015

Dear Ms. Strunc,

We are writing to lend support to the Cincinnati Shakespeare Company and their proposed new theatre in our neighborhood. As residents of Over-the-Rhine (and fellow arts professionals), we are thrilled to see such a joyful, intelligent and impactful arts organization consider moving to our neighborhood.

Having an arts organization in that corner of the world makes sense. The history of Music Hall and Memorial Hall are complemented by the arts education available at School for Creative & Performing arts, and I believe that Cincinnati Shakespeare Company "bridges" the gap between buildings and organizations that go back hundreds of years with buildings and organizations that are looking toward the future.

We have seen proposed drawings for the building, and we are especially excited about the welcoming aspect of the glass floor. As residents of the neighborhood, we are especially passionate about finding ways to make the arts feel open and accessible to all. I also understand there is a similar roof to other arts organizations and that the building materials being used will create harmony between other buildings in the area. As we walk through the park (with our two year old daughter, Zaiya) and see its surrounding buildings and beauty, we know that the look and feel contribute to the overall feeling and mood in that area of the neighborhood.

I can see myriad opportunities opening up for children at SCPA, arts-lovers in our walkable neighborhood, storytelling about the arts "hub" that is developing in our very important city, and the contribution to the beauty of that burgeoning area as this exciting new building is put into place. An addition of a civic space (rather than a condo) feels right to us next to Music Hall and educational facilities like SCPA & Elementz.

Thank you for your consideration of this project. We're in full support and look forward to seeing what's next for Cincinnati Shakespeare Company!

Sincerely,  
KellyAnn Nelson & Christopher Eanes

Cincinnati Boychoir  
Young Professionals Choral Collective  
Collegium Cincinnati  
OTR residents

## Martinez, Charles

---

**From:** Strunc, Angie  
**Sent:** Thursday, October 22, 2015 11:01 AM  
**To:** Martinez, Charles  
**Subject:** FW: New Shakespeare theater

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Jean-Francois Flechet [<mailto:jf@authenticwaffle.com>]  
**Sent:** Wednesday, October 21, 2015 11:04 PM  
**To:** Strunc, Angie  
**Cc:** Jay Woffington  
**Subject:** New Shakespeare theater

Dear Ms. Strunc,

My name is Jean-François Flechet; I am an OTR Business owner & resident.

I'm writing to support the new design of the Shakespeare Theater. I think it brings a touch of modernity to OTR without being obtrusive or feeling out of place. I think such a building would be right at home near SCPA and the new Transept event space.

I also think it would be great to have the Shakespeare Theater in OTR. I hope you will support this design.

I remain at your disposal, should you have any question,

Regards,

Jean-François

**Jean-François Flechet**  
Cell: 859-380-6226

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[www.authenticwaffle.com](http://www.authenticwaffle.com)

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**Clifton**  
2845 Vine St., Cincinnati, OH 45219  
513-394-7105

**Market Locations**  
**Findlay Market**  
1801 Race St., Cincinnati, OH 45202  
513-381-3280  
**North Market**  
59 Spruce St, Columbus, OH 43215  
614-224-0986

## Martinez, Charles

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**From:** Strunc, Angie  
**Sent:** Thursday, October 15, 2015 9:33 AM  
**To:** Martinez, Charles  
**Subject:** FW: Letter Supporting Cincinnati Shakespeare Company

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Second letter of support.

**From:** Rob McDonald [<mailto:rob@brandery.org>]  
**Sent:** Wednesday, October 14, 2015 11:51 AM  
**To:** Strunc, Angie  
**Cc:** Jay Woffington  
**Subject:** Letter Supporting Cincinnati Shakespeare Company

Angie,

We have not yet had the privilege of meeting, but I wanted to send you a short letter supporting the Cincinnati Shakespeare Company's current design plans for the corner of 12th and Elm Street.

As you may know, the Brandery moved to OTR during our second year of operation in 2011. OTR was a very different neighborhood at the time. It has been delightful for us to watch the new businesses and neighbors spring up around us. As you may know, we recently moved into Union Hall on Vine Street where we focused very heavily on preserving the historical facades and heritage of the site.

I cannot think of a better place for the new Cincinnati Shakespeare Company theatre than the corner of 12th and Elm Street. This would put the Company squarely within the burgeoning community of the creative class that has developed in OTR and put it near other key arts organizations in town like the Cincinnati Symphony, Cincinnati Opera, and SCPA.

Like you, one key area of focus for the Brandery is design. It is a core tenant of what we do and we strive to ensure that all products our companies produce do not falter on design. I strongly believe that the Company's current designs for the buildings will not only beautify our neighborhood, but the design also remains true to the historic identity of OTR's architecture. The limestone will help blend the building with the surrounding buildings and the roof will ensure the pitch of the roof will align with surrounding buildings.

Please let me know if we can do anything else to support the current plans.

Many thanks and I hope we have the opportunity to meet sometime soon.

Rob

--

**Rob McDonald**  
The Brandery, Co-Founder  
646.660.0827

## Martinez, Charles

---

**From:** Strunc, Angie  
**Sent:** Thursday, October 22, 2015 11:01 AM  
**To:** Martinez, Charles  
**Subject:** FW: New Shakespeare theater

---

**From:** Jean-Francois Flechet [<mailto:jf@authenticwaffle.com>]  
**Sent:** Wednesday, October 21, 2015 11:04 PM  
**To:** Strunc, Angie  
**Cc:** Jay Woffington  
**Subject:** New Shakespeare theater

Dear Ms. Strunc,

My name is Jean-François Flechet; I am an OTR Business owner & resident.

I'm writing to support the new design of the Shakespeare Theater. I think it brings a touch of modernity to OTR without being obtrusive or feeling out of place. I think such a building would be right at home near SCPA and the new Transept event space.

I also think it would be great to have the Shakespeare Theater in OTR. I hope you will support this design.

I remain at your disposal, should you have any question,

Regards,

Jean-François

**Jean-François Flechet**  
Cell: 859-380-6226

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1801 Race St., Cincinnati, OH 45202  
513-381-3280  
**North Market**  
59 Spruce St, Columbus, OH 43215  
614-224-0986

## Martinez, Charles

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**From:** Strunc, Angie  
**Sent:** Thursday, October 15, 2015 10:12 AM  
**To:** Martinez, Charles  
**Subject:** FW: Cincinnati Shakespeare Company Support Letter

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Third support letter

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**From:** Steven Sunderman [<mailto:SSunderman@mayfestival.com>]  
**Sent:** Thursday, October 15, 2015 9:53 AM  
**To:** Strunc, Angie  
**Cc:** Jay Woffington  
**Subject:** Cincinnati Shakespeare Company Support Letter

Dear Ms. Strunc, Interim Urban Conservator

I am writing in support of the Cincinnati Shakespeare Company's design for their new theatre location at the corner of 12<sup>th</sup> and Elm Streets, just down the street from Music Hall. As Executive Director for the May Festival, which is housed at Music Hall, I am intimately involved with the revitalization plans for Music Hall. The Shakespeare Company's ideas of incorporating openness and transparency to create a welcoming and inviting environment and their activation of Washington as their front lawn are also ideals that we are using as part of our basis here at Music Hall, for example; re-opening the windows of Music Hall and creating a plaza effect for mingling and socializing. Along with their use of façade materials to balance their new construction with the surrounding buildings, I believe their new theatre building will be a wonderful enhancement and benefit to the Over the Rhine neighborhood. Again, I offer my full support for their project and design.

Thank you for your consideration.

**Steven R. Sunderman** | Executive Director  
Cincinnati May Festival & Vocal Arts Ensemble of Cincinnati  
Music Hall | 1241 Elm Street | Cincinnati, OH 45202  
(513) 744-3248 direct | (513) 744-3535 fax



# SHAKESPEARE Theatre Association

For producers of the works of Shakespeare

P.O. Box 616 – Oxford, OH 45056

Phone: 407.902.9658 – Email: [ed@stahome.org](mailto:ed@stahome.org) - Website: [stahome.org](http://stahome.org)

October 15, 2015

Angie Strunc  
Interim Urban Conservator  
Historic Conservation Board  
[Angie.Strunc@cincinnati-oh.gov](mailto:Angie.Strunc@cincinnati-oh.gov)

Re: Letter of Support for Cincinnati Shakespeare Company

Dear Ms. Strunc,

The Shakespeare Theatre Association is pleased to offer this letter of support for our member, Cincinnati Shakespeare Company and its plans for a new and dynamic facility at the southwest corner of Washington Park at 12th and Elm Street.

It is well known that new arts venues bring life and vitality to any area in which they are located and serve as a catalyst for economic and social prosperity. Shakespeare theaters serve as a gathering place for communities, and surrounding businesses see a direct benefit from the traffic such a theater creates.

Recent studies have shown that America's nonprofit arts industry generates \$134 billion in economic activity every year, including \$24.4 billion in federal, state, and local tax revenues. The \$134 billion total includes \$53.2 billion in spending by arts organizations and \$80.8 billion in event-related spending by arts audiences.

As far as the building itself goes, I've seen Cincinnati Shakespeare's plans for the current site, and believe their desire to match certain architectural elements with nearby existing structures (the limestone and brick construction materials, the sloped roof), while at the same time creating an open and inviting first floor that will encourage active public participation in the arts, is a win-win for OTR specifically and all of Cincinnati in general.

A space such as the one currently being planned will also allow Cincinnati Shakespeare Company to host the Shakespeare Theatre Association's annual international conference in the future. Each year upwards of 200 STA members gather for a conference at a different member theatre. Last year the conference created over 500 hotel room nights for this conference in San Francisco.

STA wholeheartedly supports of this project and hope that you will give careful consideration to approval of this proposed structure by the very worthy Cincinnati Shakespeare Company. Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Patrick Flick". The signature is written in a cursive, flowing style.

Patrick Flick  
Executive Director, STA

October 15, 2015

Angie Strunc  
Interim Urban Conservator

Dear Ms. Strunc:

I am writing on behalf of the Cincinnati Shakespeare Company and their plans for a new theatre in Over-the-Rhine. I can imagine the dilemma you face given plans include a liberal interpretation of our historical guidelines.

I hope you can see how change is good and can actually add new layers to the Over-the-Rhine urban development. I believe their proposed design enhances the creative spirit and further celebrates the special character and quality of our historic district. The glass first floor invites people in to become part of the arts just as Washington Park invites people in to share in so many different cultural events. The proposed design delivers a beautiful contextual quality that bridges the old character of Music Hall and Memorial Hall with a more modern distinctive edge. I have reviewed the plans, and I see the great care taken in choosing materials and designs that bring a varied approach to preserving and improving our historical neighborhood.

I believe the historic environment can accommodate a rich variety of interpretations and expressions. The new proposed Cincinnati Shakespeare Company design responds beautifully to the historical architectural language just as Mercer Commons has achieved. This building and other additional celebrations of the arts contributes to and enriches the entire OTR neighborhood.

I appreciate your diligence in preserving the character of our much-loved Over-the-Rhine. We are so proud to be a part of this neighborhood. I hope you see and consider how the Cincinnati Shakespeare Company design would be an attractive mix of the old and the new. Thousands living here and visiting our community will garnish the respect of uniting the past and present styles.

Sincerely,



Tammy Cahill  
Spicefire, Managing Partner



19 Garfield Place, Cincinnati, Ohio 45202  
t: +1 513 241 6401 f: +1 513 241 1423  
www.lpk.com

October 21, 2015

Angie Strunc  
Interim Urban Conservator  
[Angie.strunc@cincinnati-oh.gov](mailto:Angie.strunc@cincinnati-oh.gov)

Dear Angie,

With this note, I would like to add my support for the design submitted for the new home of the Cincinnati Shakespeare Theatre.

I appreciate the balance that you must strike in your work. I believe, however, that the design is sensitive to its place. The openness and transparency through the use of glass makes a welcoming statement. Material choices and design details integrate the design with Music Hall, Memorial Hall, SCPA and other features of our beloved OTR.

As a creative company, we strongly feel this is a positive addition to our city. Along with our headquarters at 19 Garfield, we have a subsidiary called Spicefire located at 1410 Race Street (the former home of 3CDC). We therefore are fully invested in the neighborhood and hope that this vision becomes reality.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jerry Kathman', with a long horizontal line extending to the right.

Jerry Kathman



1100 Race Street, Cincinnati, OH 45202

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513.721.5800

[www.elementz.org](http://www.elementz.org)

October 22, 2015

Angie Strunc  
Interim Urban Conservator  
City of Cincinnati

Dear Ms. Strunc,

I am writing this letter in support of the architectural plans for the Cincinnati Shakespeare Company. I have had an opportunity to review these plans and am very supportive of the proposed design of the building and how it connects to the current neighborhood.

On behalf of Elementz, a 14 year old Arts Center that is located at Race and Central Parkway, I feel the design of the new theater space will be an asset to the OTR community, and particularly enhance the already existing "arts district" that includes the historic Music Hall and Memorial Hall, the re-purposed bank that is now the Ensemble Theatre, the very hip and cool space that is the Know Theatre, the modern, utilitarian SCPA, and of course my favorite car dealership turned hip hop center, Elementz.

I have traveled extensive to Dusseldorf, Germany where the architectural style is very similar to Over-the-Rhine, and yet they have welcomed new building designs that use new materials, lots of glass, but still confirm to the dimensions of the other buildings in the neighborhood. The openness to accept thoughtful and energizing design into an existing neighborhood helps keep the energy level high for all of us who live and work in OTR and avoid having a neighborhood turn into a "museum" of the past.

It is the exciting confluence of historic preservation and openness to new designs where opportunity exists that drive the value of Over-the-Rhine and the arts district to lift the entire city.

Thank you for your consideration,

Tom Kent  
Executive Director  
513-379-3239  
[tkent@elementz.org](mailto:tkent@elementz.org)

**BONDED BY** the love of **ART**

# CINCINNATI BOOK PUBLISHING

A DIVISION OF PSA. INC.  
19 GARFIELD PLACE, 208  
CINCINNATI, OHIO 45202  
s.painter@cincybooks.com

October 22, 2015

Ms. Angie Strunc  
Interim Urban Conservator  
City of Cincinnati  
Via Email

Dear Ms. Strunc :

I am pleased to write in support of the plan and architectural design for the Cincinnati Shakespeare Company's new home in Over-the-Rhine. As an architectural historian and former trustee of the May Festival and Cincinnati Arts Association, I have long been an admirer of the Over-the-Rhine historic district, especially the area surrounding Washington Park.

Samuel Hannaford's Music Hall is my favorite local nineteenth century building, and the company it keeps is essential to preserving the ambience envisioned by philanthropist Rueben Springer. His stated intention in funding this great auditorium and exposition center was that the complex would inspire others to create an arts district around it.

Now we see that happening with the School for the Creative & Performing Arts and the Cincinnati Shakespeare Theater. I am an enthusiastic supporter of the Shakespeare Company and its building program. I believe that Mr. Springer would be pleased with its plans.

GBBN Architects, this city's premier theater designer, has conceptualized a beautiful, functional plan for this theater for the classics. It fulfills the institutional needs for office and production spaces along with inviting, commodious public spaces suitable for performance, educational, and social activities. This is especially important because Shakespeare is dedicated to working with schoolchildren as well as adults. For the past two years, outreach programs for youth have been staged in Washington Park and Memorial Hall. That relationship will continue and prosper. The architects have encouraged interaction between the theater company and the neighborhood with the abundant use of glass on the ground floor. Windows and shallow balconies above will allow theater patrons and actors to observe activities in the park and on the street. At night, the interior lighting will illuminate a path from Central Parkway to Music Hall, adding to the sense of community and safety. This is a building that will be "of" as well as "in" the city and OTR.

The architectural design team has selected brick and stone materials, which pay tribute to Cincinnati's strong masonry tradition, and the pitched roof and vertical windows recall the formal attributes of neighboring civic buildings in Over-The-Rhine. The new building suits the context, but will be "of its time," with a distinctive character of its own. In my opinion, this is the right building in the right place. The CSC is to be commended for preserving the extant historic structure on the plot and replacing the nonconforming one with a handsome, functional performing arts complex, which will allow the talented Shakespeare ensemble to grow and add to the reputation of Greater Cincinnati as a cultural center. I hope that the Historic Conservation Board will welcome this happy addition to the OTR arts district.

Sincerely,

/S/ *Sue Ann Painter*

Author, *Architecture in Cincinnati* (2006); *Cincinnati Architecture for the Performing Arts* (forthcoming)

MARK P. PAINTER  
15 EAST EIGHTH  
CINCINNATI, OHIO 45202

22 October 2015

Ms. Angie Strunc  
Interim Urban Conservator  
City of Cincinnati  
Via Email

Dear Ms. Strunc:

As a member of the Cincinnati Shakespeare Board, I participated in the design process for the new theater. The process was rigorous, and the committee included many of the people who will use the facility—the directors, actors, scene builders, costume designers. The result is a design that is as workable as it is attractive.

The building, of course, replaces a non-historical and utilitarian building that adds nothing to the design of the neighborhood.

The glass first floor allows transparency and connection to the neighborhood and the park. It will be a welcoming space. And with a minimum of 200+ days of events, it will create a lively corner to connect Memorial Hall and Music Hall with the SCPA.

I believe that the design is super, and meets the spirit of the neighborhood and its history—and future—as an arts venue.

Sincerely,

*/S/ Mark P. Painter*

Mark P. Painter



THE SCHOOL FOR  
CREATIVE &  
PERFORMING ARTS

At the Erich Kunzel Center for Arts and Education

October 14, 2015

Ms. Angie Strunc, Interim Urban Conservator  
Cincinnati's Historic Conservation Board

Dear Ms. Strunc:

I serve as the School for Creative & Performing Arts' Executive Director. SCPA enjoys a proud partnership with the Cincinnati Shakespeare Company, where our students benefit directly from this world-class theatre company. Needless to say, we're very excited to be welcoming them to the neighborhood, as they will further help define and position this amazing urban, revitalized arts district as one of Cincinnati's most valuable assets. Having the Cincinnati Shakespeare Company 'next door' will only strengthen our partnerships and the opportunities for our students.

We understand that the Cincinnati Shakespeare Company is required, as part of the permitting process, to get the approval of the City's Historic Conservation Board. This is a letter of support regarding our positive view of the proposed design. Specifically, we've viewed and discussed the initial conceptual renderings, and have been very impressed with how well their design/building compliments our own building, affording a level of design continuity, while at the same time allowing for their building to have a unique/signature presence.

It's our opinion, that the more modern design being proposed does a few things that benefit OTR's architectural dialogue:

- We believe the glass first floor allows for openness and transparency, activating the street and the park and creating a more welcoming and inclusive entrance. It also affords visual connection to SCPA and the pedestrian traffic moving throughout OTR – inviting the public to engage with the arts and to not be 'left outside'.
- We believe the new Cincinnati Shakespeare Company building will create a bridge between the old and the new, connecting the historic Music Hall and Memorial Hall with the newer construction of SCPA and Mercer Commons. This nicely mirrors the relevance of Shakespeare in our lives – the old of Shakespearean theatre bridged to the new of our daily lives, right here, in Cincinnati. Obviously, the architectural metaphor reminds us of the relevance of the arts – especially, the Shakespearean theatre – in our modern lives.

Again, as a neighbor and proud partner with the Cincinnati Shakespeare Company, we support their proposed design, and see it bridging old and new, while also adding to the artistic/cultural and architectural diversity of OTR.

Kind regards,

Nick Nissley, Ed.D.  
Executive Director

Nick Nissley, Ed.D.  
Executive Director

108 West Central Pkwy  
Cincinnati, Ohio  
45202

513.363.8047

<http://scpa.cps-k12.org>



3 East Fourth Street  
Suite 301  
Cincinnati, Ohio 45202- 3728  
P 513.562.8474  
www.REDICincinnati.com

October 20, 2015

Angie Strunc,  
Interim Urban Conservator

RE: Cincinnati Shakespeare Company,

Ms. Strunc,

I am writing to you on behalf of the Cincinnati Shakespeare Company (CSC) and its proposed new theater at 12<sup>th</sup> and Elm Streets.

As president and CEO of REDI Cincinnati, the Regional Economic Development Initiative, I am charged with attracting new companies to the region and helping our local companies grow. We know top talent - from young professionals to C-Suite executives - are attracted to Cincinnati by job opportunities, but they choose to stay because of our vibrant city. And, a strong arts culture is an important part of our city's story.

The CSC continues to do innovative work in our community. From performing free shows in local parks to joining only four other U.S. theaters to produce all 38 William Shakespeare plays, the company brings theater to life for people in the Greater Cincinnati region and around the world. Its new theater will allow the CSC to take its creative energy to a new level.

The CSC's modern design will complement Over-the-Rhine's current architecture through:

- A pitched roof consistent with other arts institutions in the cultural district;
- A glass first floor that allows for openness and a feeling of inclusion; and
- A combination of limestone and brick to provide a material relationship with the surrounding buildings.

The design will bridge the iconic neighboring buildings - Music Hall and Memorial Hall - with newer construction - School for Creative and Performing Arts and Mercer Commons - creating a cohesive synthesis of historic and modern architecture.

I strongly urge you to agree to approve the design. The new theater can become another shining example of our city's commitment to supporting the arts.

Thank you for your consideration,

A handwritten signature in blue ink that reads "Johnna Reeder".

Johnna Reeder

A large, light blue arc that starts on the left and curves towards the right, ending in a small red arc at the bottom right corner.

@GrowCincyUSA  
 /REDICincinnati  
 REDI Cincinnati

## Martinez, Charles

---

**From:** Strunc, Angie  
**Sent:** Tuesday, October 20, 2015 2:22 PM  
**To:** Martinez, Charles  
**Subject:** FW: Cincinnati Shakespeare Company New Theater

Support letter

**From:** Rebecca Bromels [<mailto:bowman.rebecca@gmail.com>]  
**Sent:** Tuesday, October 20, 2015 1:19 PM  
**To:** Strunc, Angie  
**Subject:** Cincinnati Shakespeare Company New Theater

Dear Ms. Strunc,

I am writing to enthusiastically support the design for the new theater for Cincinnati Shakespeare Company in Over-the-Rhine at the corner of 12<sup>th</sup> and Elm. As the former Managing Director for CSC, I am thrilled with the company's growth and development, and eager to see how they will thrive in a new space.

From the beginning, Cincinnati Shakespeare Company has worked to engage the Greater Cincinnati community with classic theater in unexpected ways. Thrilling productions of Shakespeare and the classics make the 400 year-old stories relevant and accessible to contemporary audiences. I love hearing people leave the theater and say, "I didn't think I liked Shakespeare, but that was amazing!"

I believe the design of the new theater at 12<sup>th</sup> and Elm is a wonderful physical embodiment of this spirit of keeping the classics fresh and alive. The limestone and sloped roof fit with its more staid neighbors, Memorial Hall and Music Hall. But the transparent spaces on the ground floor and floating above the street spill light and energy into the neighborhood in a way that is thrilling to imagine. Many traditional cultural edifices can feel imposing to someone who has never been asked to step inside. I love how this theater invites the whole community in and eliminates the barriers between performers, audiences, and local residents.

Our city has always been forward-thinking in its investment in arts and cultural institutions. Those investments have become invaluable assets for the region, bringing national recognition and enhancing the quality of life for everyone who lives here. I urge the Historic Conservation Board to approve the design for Cincinnati Shakespeare Company's new theater, a bright new gem in the Queen City's crown.

Sincerely,

## Martinez, Charles

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**From:** Strunc, Angie  
**Sent:** Monday, October 26, 2015 10:37 AM  
**To:** Martinez, Charles  
**Subject:** FW: Shakespeare Festival Building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Peg Wyant [<mailto:peg@grandinproperties.com>]  
**Sent:** Friday, October 23, 2015 4:33 PM  
**To:** Strunc, Angie  
**Cc:** 'jay.woffington@cincyshakes.com'; 'dlbarchitects@fuse.net'  
**Subject:** Shakespeare Festival Building

Dear Ms. Strunc,

The purpose of this is to lend support for the Shakespeare Festival Building that is being proposed for 12<sup>th</sup> Street in Over The Rhine.

As background, Grandin Properties has been deeply involved in historic preservation for more than a quarter of a century. We have put five historic buildings on the National Registry. Grandin Properties had renovated several properties in OTR and other neighborhoods to historic standards. We care.

While the building being proposed for the Shakespeare Festival Building is not classically historic (nor should it be given the value of discontinuity), we think it would contribute to the neighborhood from a design standpoint. The proposed pitched roof is consistent with other art intuitions in the cultural district.

Additionally, their intent to use limestone and brick on the building will provide a cohesive appearance in relation to the surrounding historic buildings.

Finally and importantly, it would bring life and energy and excellence to a neighborhood that was so recently almost vacant.

Please feel free to contact me with any questions.

Thanks for your consideration.

Sincerely,

Peg Wyant  
CEO and Founder  
Grandin Properties  
[\(513\) 721-7110](tel:5137217110) (O)  
[\(513\) 321-1661](tel:5133211661) (C)



CINCINNATI OPERA

Patricia K. Beggs  
General Director & CEO

Evans Mirageas  
The Harry T. Wilks Artistic Director

October 15, 2015

Angie Strunc  
Interim Urban Conservator  
[Angie.Strunc@cincinnati-oh.gov](mailto:Angie.Strunc@cincinnati-oh.gov)

Re: Cincinnati Shakespeare Company

Dear Ms. Strunc:

This letter is in support of Cincinnati Shakespeare Company's new permanent home to be built on the corner of Elm & 12<sup>th</sup> Streets in Over-the-Rhine.

I have worked for the Cincinnati Opera in Music Hall for 18 years. We have all seen the transformation that has taken place in and around our once neglected neighborhood. The beauty of the Italianate design so prevalent in OTR, coupled with Gothic, Queen Anne, Beaux Arts and other styles combine to weave a rich tapestry of urban architecture. Even the new comers, SCPA, Mercer Commons and Washington Park, add their own special colors to the fabric.

OTR can boast of its diverse and various residents and architecture, its vibrant history, and its importance to greater Cincinnati. CSC can make the same claims. For 21 years CSC has broadened its position as an arts leader and a community asset. The Opera has collaborated with CSC many times across my tenure here – we believe in their mission. They are a resident group of actors that perform the works of Shakespeare and other classic playwrights. They have become an indispensable part of this city.

CSC's new home, to be sited in the middle of a burgeoning arts district, will be an outward celebration of its architectural neighbors and predecessors, honoring their iconic elements. Similar to the renovation of the Opera's offices in Music Hall, CSC will open up the windows, inviting the neighborhood in and constantly reminding the actors and audiences where they are. CSC's new home will be a visible contribution to OTR's community spirit, character and heritage.

My involvement with CSC has been as a donor, board member, volunteer, and of course, an audience member. I encourage you and the City's Historic Conservation Board to accept and approve the designs for CSC's new home.

Sincerely,

Glenn Plott  
Director of Production



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Timothy Swallow  
Margy Waller

October 21, 2015

Ms. Angie Strunc  
Interim Urban Conservator  
Cincinnati/Hamilton County

Re: Cincinnati Shakespeare Company

Dear Ms. Strunc:

We are writing in support of the Cincinnati Shakespeare Company's planned move to the corner of Elm Street and 12<sup>th</sup> Street in Over-the-Rhine where it plans to construct a new contemporary building for its theater. The Shakespeare Company will be a great addition to the arts district around Washington Park, adding to the cultural vitality already provided by Music Hall, Memorial Hall, the School for the Creative and Performing Arts and other nearby theaters.

While we do not know the specifics of the Shakespeare Company's proposed building design, we believe a high-quality building, thoughtfully designed and respectful of and sympathetic to its context and the general environment, would be a desirable addition to the neighborhood.

Sincerely,

William Baumann  
President, Cincinnati Memorial Hall Society  
[wbaumann2@gmail.com](mailto:wbaumann2@gmail.com); 513-641-8980

***Memorial Hall is a collaboration of the Cincinnati Memorial Hall Society,  
3CDC and Hamilton County.***



October 16, 2015

Dear Ms. Strunc,

I am writing this letter in support of the proposed design for the Cincinnati Shakespeare Company's planned theater to be built on Elm Street in Over-the-Rhine.

For the past 15 years, I have been active in start-up and creative businesses in Cincinnati, most recently serving as COO of dotloop, a venture-funded company that was founded 6 years ago, has grown to over 100 people locally and was recently acquired by Zillow for over \$100 Million. Before that, I held various leadership positions at POSSIBLE, a digital marketing agency that grew from a single office in Cincinnati into a global organization, with offices in 8 countries and serving clients all over the world.

One thing these businesses have in common is that their ability to grow is directly tied to attracting and retaining talented, creative employees. Without a critical mass of smart, eager people willing to pursue what many people would call a non-traditional career path, these companies (and several others like them) would not have succeeded. So, the imperative to the Cincinnati area is to keep this class of workers in the area and fully engaged in order to fuel growth for area businesses.

Cincinnati Shakespeare Company's planned theater in Over-the-Rhine contributes to making Cincinnati a place where creative professionals live and work. I've found that this group appreciates the arts in a new way—they not only want to attend performances, but they want to make the arts a seamless, meaningful part of their lives. The glass first floor of the theater echoes that desire by transparently involving the street and neighborhood into the experience.

The overall building aesthetic also fits exactly into the ethos of creative, start-up culture: contemporary design based on traditional values. The external materials (brick and limestone) as well as the pitched roof are elements shared with other culturally significant buildings in the area, grounding this new theater with a sense of permanence and history. And the more modern lines tell the story that Cincinnati is alive—this is a place to be into the future.

For the purposes of attracting and retaining the type of workers that are needed to grow start-up and creative companies, I support the proposed design of the new Cincinnati Shakespeare Company theatre.

Sincerely,

Michael Graham

1117 Wareham Drive  
Cincinnati, OH 45202

October 21, 2015

Historic Conservation Board  
805 Central Avenue, Suite 720  
Two Centennial Plaza  
Cincinnati, OH 45202

Re: Cincinnati Shakespeare Company proposed building at intersection of 12th  
Street and Elm Street

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Ladies and Gentlemen:

We are longtime residents of Cincinnati and are in the process of building our home at 1506 Race Street in Over the Rhine. We are investing significantly in the neighborhood and are devoted to its health and vibrancy.

We are very familiar with the Cincinnati Shakespeare Company's design for its new theater at the intersection of 12<sup>th</sup> Street and Elm Street. When built, this structure will be an incredible addition to the neighborhood. We wholeheartedly support CSC's design, welcome the activity it will draw to OTR, and look forward to attending many performances at its new home.

Very truly yours,



Marcia A. Banker



Jeffrey S. Schloemer

## Martinez, Charles

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**From:** Strunc, Angie  
**Sent:** Tuesday, October 20, 2015 4:22 PM  
**To:** Martinez, Charles  
**Subject:** FW: Cincinnati Shakespeare Company Building Plans

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**From:** [kellyjoan@fuse.net](mailto:kellyjoan@fuse.net) [<mailto:kellyjoan@fuse.net>]  
**Sent:** Monday, October 19, 2015 4:33 PM  
**To:** Strunc, Angie  
**Cc:** Jay Woffington  
**Subject:** Cincinnati Shakespeare Company Building Plans

To: Ms. Angie Strunc  
Interim Urban Conservator  
Historic Conservation Board

Dear Ms. Strunc;

I am writing to lend my support to the Shakespeare Company's plans for a new building in the Washington Park area. As Chair of the Board for Cincinnati Ballet, I have a keen interest in the health and well-being of the Washington Park cultural district.

A few weeks ago, Mr. Jay Woffington met with me to share the plans for the new home for Cincinnati Shakespeare Company. I was impressed by the way the architects used key design elements to tie to the rich architectural heritage of the neighborhood. Specifically, the connection the limestone and brick makes to the surrounding buildings and also the way in which the pitched roof references the other arts institutions in the area. Also, the glass first floor will connect the public and the park to the building in a welcoming way.

I believe this new "home" will bring a new audience and much needed dollars to the area. This energy will hopefully encourage other arts organizations to also invest in the Washington Park cultural district. We need this kind of investment if we are to keep alive the rich legacy of this historic section of our city.

If you would like to discuss this in greater depth, please call me at 513-272-6464.

Thank you for your consideration,  
Kelly Brown  
Chair, Cincinnati Ballet Board of Trustees

## Martinez, Charles

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**From:** Strunc, Angie  
**Sent:** Tuesday, October 20, 2015 2:38 PM  
**To:** Martinez, Charles  
**Subject:** FW: Cincinnati Shakespeare Theater Design

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**From:** Keith Johnson [<mailto:keithjohnson.kd3@gmail.com>]  
**Sent:** Tuesday, October 20, 2015 2:32 PM  
**To:** Strunc, Angie  
**Cc:** [Jay.Woffington@cincyshakes.com](mailto:Jay.Woffington@cincyshakes.com)  
**Subject:** Cincinnati Shakespeare Theater Design

Dear Angie,

My name is Keith Johnson. Last year I moved my business, Petbrosia, Inc., from the Lunken Airport area to a historic OTR building, at 1415 Central Parkway. The move has allowed my young and growing employee base to enjoy the “energy” of the area; the combination of old and new. I also have a daughter that is in her second year at SCPA and my wife is a leader in the parent/teach association with a goal of improving the academics and support for the welfare of the children. I am a member of Cintrifuse and the startup community that is now housed out of Union Hall on Vine St.

I am very excited about the move of the Cincinnati Shakespeare Theater to help frame “the arts corridor” in OTR. I am most excited about the position of the building, and how the facing will “invite” city dwellers and visitors who will be coming from the park and entertainment district; a true improvement from the bland structure that current occupies that corner.

There is a nice balance between old & new around Washington park, and I believe that the current design of the theater will help to strengthen that balance. The materials being used in the structure will tie together the older buildings on Elm, such as Memorial and Music Hall, with the newer structure of SCPA. The glass first floor will compliment the Central Parkway facing design of SCPA’s theater and front exposition area and provide a subtle nod to the glass housings around Washington Park. Finally, the roof line will provide a subtle cue to the other artistic buildings in the area.

Please feel free to give me a call I can provide better perspective or if you would like to discuss: 513-476-0737....I would love to talk about it further. I personally love the transformation that is occurring in my neighborhood, the combination of old and new to help support economic and historic growth.

Best,  
-Keith

Keith Johnson | phone: (513) 476-0737 | email: [keith.johnson.kd3@gmail.com](mailto:keith.johnson.kd3@gmail.com) | [www.linkedin.com/in/johnsonkd](http://www.linkedin.com/in/johnsonkd)

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## Martinez, Charles

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**From:** Strunc, Angie  
**Sent:** Friday, October 23, 2015 3:53 PM  
**To:** Martinez, Charles  
**Subject:** FW: On behalf of Jeanne Gollither

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Angela Ginty [<mailto:aginty@cincinnati-developmentfund.org>]  
**Sent:** Thursday, October 22, 2015 4:59 PM  
**To:** Strunc, Angie  
**Cc:** [jay.woffington@cincyshakes.com](mailto:jay.woffington@cincyshakes.com); Jeanne Gollither  
**Subject:** On behalf of Jeanne Gollither

To: Angie Strunc, Interim Urban Conservator  
Historic Conservation Office, City of Cincinnati

Re: Cincinnati Shakespeare Company

As a professional who has been involved in Over-the-Rhine redevelopment for 25 years, and as a resident of the neighborhood, I am writing in support of Cincinnati Shakespeare Company's plan to relocate to a new facility at 217 W. 12<sup>th</sup> Street.

With Music Hall and Memorial Hall just steps away – and the School for Creative and Performing Arts right around the corner – Cincinnati Shakespeare Company is an ideal tenant to complement our growing neighborhood arts district. I believe that, when the organization has a facility that matches its talent, Cincinnati will have yet another world-class attraction.

Cincinnati Shakespeare Company will create an iconic cultural facility that not only provides a stage for its own performances but that also expands space available for the important school and community outreach programs the organization provides.

I encourage the Historic Conservation Board to work with Cincinnati Shakespeare Company to achieve a design that celebrates the arts and symbolizes the revitalization of our neighborhood. I believe the contrast of contemporary architecture in an historic district is very appealing – and I have seen it done successfully across our country and throughout Europe. The same concept can work in our neighborhood.

Thank you in advance for your support of this important project. I look forward to welcoming Cincinnati Shakespeare Company to its new home in Over-the-Rhine.

Sincerely,

Jeanne M. Gollither  
1217 Elm Street  
Cincinnati, OH 45202

## Martinez, Charles

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**From:** Strunc, Angie  
**Sent:** Tuesday, October 20, 2015 8:21 AM  
**To:** Martinez, Charles  
**Subject:** FW: Cincinnati Shakespeare Company Theatre

Support letter

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**From:** Tim Schigel [<mailto:tim@cintrifuse.com>]  
**Sent:** Monday, October 19, 2015 8:43 PM  
**To:** Strunc, Angie  
**Cc:** Jay Woffington  
**Subject:** Cincinnati Shakespeare Company Theatre

Angie,

As a new business resident of Union Hall in OTR, I would like to provide this letter of support for the Cincinnati Shakespeare Company's design plans for the corner of 12th and Elm Street. Even though we haven't met, I hope this message is well-received and helpful to you.

As an entrepreneur and investor, I'm involved with nearly 200 startups in the Cincinnati region, and another 155+ from around the country. My company, ShareThis, is headquartered in Palo Alto, CA, and we have offices in Los Angeles, Chicago and New York City. I travel to all of these offices frequently, but call Cincinnati "Home". Two of my three children attend University of Cincinnati where they are in love with the campus which blends the old and new. I guess you could say I have a decent pulse on what it takes to compete to the attention of the young, entrepreneurial community.

We are building tremendous momentum in this city and are competing for talent nationally and globally. I can think of no better way to demonstrate our vision of the future while maintaining the legacy of our roots than by encouraging this type of design that the Cincinnati Shakespeare Company is advocating in its plan. I have the privilege of giving "tours" to visiting investors on an almost weekly basis. I can tell you that they are blown away with the activity and growth in OTR and the addition of this facility will further their positive view of the direction of our community.

While not an expert in design, I would hope you would consider this input from someone who, like you, is working hard everyday to build a bright future for coming generations in Cincinnati. I welcome the opportunity to meet you at some point in the future. Please don't hesitate to call me directly at 513-238-7896 if it's helpful to you.

Best regards,

Tim

**Tim Schigel**  
Fund Manager

The logo for cintrifuse, featuring the word "cintrifuse" in a lowercase, sans-serif font. The "i" and "f" are stylized with horizontal bars extending from them.

[www.cintrifuse.com](http://www.cintrifuse.com)  
1311 Vine St.

October 21, 2015

Historic Conservation Board  
Cincinnati, OH 45202

Re: Cincinnati Shakespeare Company – 12<sup>th</sup> & Elm

Interim Urban Conservator, Angie Strunc:

Please accept this letter as a voice of support for the proposed design for the new resident theatre building for Cincinnati Shakespeare Company. By selecting this location, 12<sup>th</sup> & Elm, CSC's building will further solidify the area as a bustling arts corridor and embody the commitment of our community to a broad range of both classical and contemporary artistry. How lucky are we, that we can have this concentration of artistic venues in one area: Music Hall, Memorial Hall, and SCPA? This nucleus of creativity and culture is a dynamic building block of a thriving urban neighborhood.

Further, the design of the building is a wonderful addition to the architecture of our developing urban core. I believe it is vital that we maintain a sense of both the history and vernacular of the neighborhood, while also ensuring that we use the opportunity to put Cincinnati and CSC center stage. This building will enable our world-class theater company to have a world-class facility. Further, the building is an invitation to our community to connect to the stories of humanity, as told through the plays CSC mounts.

As a trend forecaster and designer, I value how architecture is literally a creator of socio-cultural dynamics and as such should both reflect history and show the way forward. It is important to understand the cycles of history and to honor that, but also to embrace the evolution and advancement that comes with time. This building serves as a bridge in that regard. It nods to its historic precursors and eases the transition to the more modern, recent construction on and around Vine Street (SPCA, Mercer Commons, etc.).

Finally, I can't stress enough the importance of the OTR revitalization for the creative class and start-up ecosystem of Cincinnati. We must continue to grow these cultural beacons, in order for our businesses to recruit and retain talent. Supporting CSC's building (and programming) signals that we have first-rate aesthetics, arts and architecture in our city.

Sincerely,

Valerie Jacobs  
Vice President, Managing Creative Director Trends, LPK  
Adjunct Professor, University of Cincinnati, DAAP; Philadelphia University, Strategic Design MBA



**George E Yund**  
Chief Executive Officer  
513.651.6824 (t)  
513.651.6981 (f)  
gyund@fbtlaw.com

October 15, 2015

**VIA EMAIL (Angie.Strunc@cincinnati-oh.gov)**

Angie Strunc  
Interim Urban Conservator

Re: Cincinnati Shakespeare Company

Dear Ms. Strunc:

I write in support of the Cincinnati Shakespeare Company ("CSC"), which is working hard to build a new theater on the southwest corner of Washington Park at 12th and Elm Street. I am on the Board of CSC, I live and work downtown, and I am excited by the impact this new theatre will have on the arts corridor in OTR.

Timing is critical, since we need the approval of the City's Historic Conservation Board soon in order to lock in financing commitments. We are excited about the design and believe it will create a bridge between the old and the new, connecting the historic Music Hall and Memorial Hall with the newer construction of SCPA and Mercer Commons. In addition we believe that our proposed modern design also benefits OTR's architectural dialogue in the following ways:

- Our pitched roof is consistent with the other arts institutions in the cultural district.
- The glass first floor allows for openness and transparency, activating the street and the park and creating a more welcoming and inclusive entrance.
- The use of brick in addition to limestone helps provide a material relationship to the surrounding buildings.

Given that we are replacing a non-contributing building and the fact that the theater is a civic building (vs. a private residence), we are hopeful that the Board will agree to approve our design.

Very truly yours,

George E. Yund

GEY/rdt

cc: Jay Woffington (jay.woffington@cincyshakes.com)  
Executive Director  
Cincinnati Shakespeare Company

0000000.0001523 4837-6083-4601v1

October 15, 2015

Ms. Angie Strunc  
Interim Urban Conservator

**Sent via email: [angle.strunc@cincinnati-oh.gov](mailto:angle.strunc@cincinnati-oh.gov)**

Dear Ms. Strunc,

As president and CEO of the Cincinnati USA Regional Chamber, an institution serving regional businesses for over 175 years, I send my support of the Cincinnati Shakespeare Company's newly proposed design.

As you know, the Cincinnati Shakespeare Company is planning to build its new theater on the southwest corner of Washington Park at 12th and Elm Street. I believe the proposed layout incorporates design inspirations from both historic Music Hall and the modern SCPA. The Cincinnati Shakespeare Company will add additional life to the beautifully transformed neighborhood and, in-turn, Over-the-Rhine will bring a continued vitality to the theatre.

I am a passionate supporter of the Cincinnati Shakespeare Company, and stand behind their efforts to rejuvenate the theatre while maintaining the modern renaissance of our city. I kindly ask the Cincinnati Historic Conservation Board to acknowledge this letter of support and move forward to approve the proposed design.

Sincerely,



Jill P. Meyer

JPM:lje

3 East Fourth Street  
Suite 200  
Cincinnati, Ohio 45202-3728  
phone 513.579.3175  
fax 513.579.3101  
[jill.meyer@cincinnatiachamber.com](mailto:jill.meyer@cincinnatiachamber.com)

October 21, 2015

Historic Conservation Board  
Cincinnati, OH 45202

Re: Cincinnati Shakespeare Company – 12<sup>th</sup> & Elm

Interim Urban Conservator, Angie Strunc:

Thank you so much for considering the proposed building design for the Cincinnati Shakespeare Company (Washington Park, 12<sup>th</sup> & Elm). This letter is to share my support for the project.

I grew up in a very small town in Ohio and always thought that I would need to move to a coast to live in an exciting, “big city” that would support my career choices. But, I don’t have to do that now, because Cincinnati is starting to be that for me. Over the years I have worked for downtown’s most prestigious and busiest restaurants (Boca, Sotto, Nada, Pigalle’s) and I can speak first hand to the dynamic between the arts and the dining scene. By continuing to invest in the cultural infrastructure around Washington Park, the city enables our entire food and wine culture to expand and elevate. It is a virtuous circle: more people dining, more people attending performances, more people living downtown, more people attracted to the park, etc. Further this creates jobs for many young people who choose professions in the service industry (such as myself).

I also graduated from design school at UC, and feel that I can legitimately speak to the design. I find it to appropriately follow the intent of the historic guidelines and I especially appreciate how it brings a welcoming personality to the area. The transparent lobby is approachable and I believe will help people feel more comfortable and that theater is less pretentious.

By supporting this building and all that it symbolizes and actualizes, I believe CSC will have an impact way beyond just building another building, ultimately, this will help us include all types of people in the renaissance of OTR.

Sincerely,

Kevin Hart  
Founder, Hart & Cru  
Beverage Consulting and Wine Concierge Services

Tuesday, October 20<sup>th</sup>, 2015

Dhani Jones  
Proclamation  
1308 Race Street, Suite 101  
Cincinnati, Ohio 45202

Historic Conservation Board  
Attn: Ms. Angie Strunc  
J. Martin Griesel Room  
Centennial Plaza Two, Seventh Floor  
805 Central Avenue  
Cincinnati, Ohio 45202

Ms. Strunc:

I am writing you today in support of the Cincinnati Shakespeare Company's plans to build a new theater on the southwest corner of Washington Park at 12<sup>th</sup> and Elm Streets.

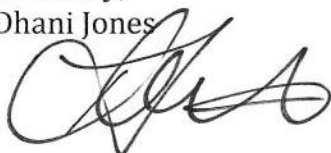
When I arrived to Cincinnati, I did so as a career move in my time with the National Football League. What I found was a community known always for its art, culture, and diversity. These three things are the reasons I now call Cincinnati home to not only myself, but to my businesses.

Cincinnati is home to Music Hall, Memorial Hall, the School for Creative & Performing Arts, the Aronoff Center, the Cincinnati Art Museum, and the Taft Museum of Art. These institutions are icons of the creative world.

The Cincinnati Shakespeare Company will not only add to the artistic diaspora of our city, but will create a prolific force within our population. Its existence within the evolving Over-the-Rhine neighborhood will only further cement Cincinnati's place as a premier cultural destination.

Cincinnati has always been known for art, culture, and history. This is who we are and what we stand for as a city. Allowing the Cincinnati Shakespeare Company to build their uniquely designed theater in the heart of Over-the-Rhine will only help develop our city further as an arts and playhouse community.

Sincerely,  
Dhani Jones

A handwritten signature in black ink, appearing to read 'Dhani Jones', written in a cursive style.



**George E Yund**  
Chief Executive Officer  
513.651.6824 (t)  
513.651.6981 (f)  
gyund@fbtlaw.com

October 15, 2015

**VIA EMAIL (Angie.Strunc@cincinnati-oh.gov)**

Angie Strunc  
Interim Urban Conservator

Re: Cincinnati Shakespeare Company

Dear Ms. Strunc:

I write in support of the Cincinnati Shakespeare Company ("CSC"), which is working hard to build a new theater on the southwest corner of Washington Park at 12th and Elm Street. I am on the Board of CSC, I live and work downtown, and I am excited by the impact this new theatre will have on the arts corridor in OTR.

Timing is critical, since we need the approval of the City's Historic Conservation Board soon in order to lock in financing commitments. We are excited about the design and believe it will create a bridge between the old and the new, connecting the historic Music Hall and Memorial Hall with the newer construction of SCPA and Mercer Commons. In addition we believe that our proposed modern design also benefits OTR's architectural dialogue in the following ways:

- Our pitched roof is consistent with the other arts institutions in the cultural district.
- The glass first floor allows for openness and transparency, activating the street and the park and creating a more welcoming and inclusive entrance.
- The use of brick in addition to limestone helps provide a material relationship to the surrounding buildings.

Given that we are replacing a non-contributing building and the fact that the theater is a civic building (vs. a private residence), we are hopeful that the Board will agree to approve our design.

Very truly yours,

George E. Yund

GEY/rdt

cc: Jay Woffington (jay.woffington@cincyshakes.com)  
Executive Director  
Cincinnati Shakespeare Company

0000000.0001523 4837-6083-4601v1



October 21, 2015

Ms. Angie Strunc  
Interim Urban Conservator  
City of Cincinnati  
Historic Conservation Office  
3300 Central Parkway  
Cincinnati, OH 45225

Re: Cincinnati Shakespeare Company  
New Theater Facility

Dear Ms. Strunc:

I am writing to express my personal support of the plans for the Cincinnati Shakespeare Company's new theater facility.

I believe a new building design such as this will blend appropriately and complement the existing structures in this important, historic and cultural neighborhood. I understand that the exciting new plans for the theater at 12<sup>th</sup> and Elm Streets include a modern design, which utilizes a great deal of glass. I believe that this will provide an activation and an "open feeling" to the adjacent Park, School and existing cultural treasures - Memorial Hall and of course, our beloved Music Hall.

I am excited about the prospect of this impactful institution and its new facility. I think it will be an important addition to the cultural landscape, integrating with the current historic buildings and the SCPA's modern design.

Thank you and the Historic Conservation Board for your consideration of this new and exciting development to the OTR.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen A. Loftin".

Stephen A. Loftin  
President and Executive Director

SAL/bj



## Martinez, Charles

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**From:** Strunc, Angie  
**Sent:** Thursday, October 29, 2015 12:59 PM  
**To:** Martinez, Charles  
**Subject:** FW: Cincinnati Shakespeare Theatre

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**From:** [lmeyers@ensemblecincinnati.org](mailto:lmeyers@ensemblecincinnati.org) [<mailto:lmeyers@ensemblecincinnati.org>]  
**Sent:** Thursday, October 29, 2015 11:50 AM  
**To:** Strunc, Angie  
**Cc:** Brian Phillips  
**Subject:** Cincinnati Shakespeare Theatre

To: Angie Strunc  
Re: Cincinnati Shakespeare Theatre

It is with pleasure that I recommend for your consideration the proposed theatre for the Cincinnati Shakespeare Company here in Over-the-Rhine. For nearly 20 years I have been the Producing Artistic Director of the Ensemble Theatre, a theatre which is now celebrating its 30th Anniversary season, all of which has been spent in OTR. ETC started in Memorial Hall while the newly purchased building was begin renovated. In 1987 our 1127 Vine Street Theatre opened and with that opening a new chapter in OTR began.

With a resident company dedicated to this neighborhood, ETC became an anchor which invited other organizations to put down roots nearby. We were pivotal in the decision of the Art Academy to move a block from our door. We provided a security presence for the Know Theatre, also located one block from our door. We have supported Tender Mercies with programming for 19 years. We inspired Lavomatic to open a half block from us, because we could fill their tables with patrons. We now fill the stores and restaurants in OTR with patrons 6 nights a week and sometimes 7. With approximately 1,600 people a week coming through our doors, you can see the impact ETC has on this community.

How amazing will it be to add to this arts community the terrific Cincinnati Shakespeare Company! Their programming will fill their seats with patrons who will continue to add to the vitality and commerce of this region. Their chosen location is a pivotal corner which will help connect Memorial Hall, Music Hall, Washington Park and the School for Creative and Performing Arts and form a new destination which will enhance our neighborhood.

The more destination choices in one region the better that region's chance of success. The Cincinnati Shakespeare Company has invested in this community through its in house and in school programming as has Ensemble Theatre. We would welcome them and we celebrate their choice to broaden the OTR arts community.

As a veteran of these OTR streets and times, please know I appreciate the daunting task you have of keeping the integrity of OTR in place, as the pace for development is a quick one and the balance in an historic district must be maintained. If I can be of any assistance please feel free to contact me.

Respectfully,  
Lynn

D. Lynn Meyers  
*The Ruth Dennis Sawyer/  
Mary Taft Mahler*  
Producing Artistic Director

## Martinez, Charles

---

**From:** Strunc, Angie  
**Sent:** Tuesday, October 20, 2015 4:21 PM  
**To:** Martinez, Charles  
**Subject:** FW: Cincinnati Shakespeare Company

Support letter

**From:** b i [<mailto:bi20260@gmail.com>]  
**Sent:** Monday, October 19, 2015 5:04 PM  
**To:** Strunc, Angie  
**Cc:** Jay Woffington  
**Subject:** Cincinnati Shakespeare Company

Angie Strunc,

Billy Inabnitt here. As a downtown (OTR) resident, I wanted to write and give my support to the new building for the Cincinnati Shakespeare Company.

I have lived downtown, on Orchard Street, for approx. 7.5 years. In that time, I have seen so much change. Renovation, restoration, new construction, everything that makes a city alive. I have enjoyed seeing new contemporary designed buildings added to the mix., SCPA, new condo buildings on Vine, along with new townhouses on Mercer.

That is why I support the design for the new building CSC is proposing. I feel it would be a fresh look while using some materials (limestone) that respect OTR history.

How exciting to have Music Hall and Memorial Hall 'watching' over the young kids (SCPA and CSC) in an all inclusive neighborhood.

Many Thanks

Billy Inabnitt

Billy Inabnitt Interiors  
219 Orchard Street  
Cincinnati OH 45202

# BARTLETT

OUR GOAL IS REACHING YOURS.

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Since 1898.

October 15, 2015

Via e-mail to: [Angie.Strunc@cincinnati-oh.gov](mailto:Angie.Strunc@cincinnati-oh.gov)

Dear Ms. Strunc:

As Vice Chair of CSC board, board member of ArtsWave and May Festival, I would like to offer my support for the theater project we have before the City's Urban Historic Conservation Board. In my various roles I have been involved with plans for Music Hall, Washington Park revitalization, and economic development in the area. As the CEO of a 117 year old downtown Cincinnati company, I support the efforts to preserve the important architectural legacy of this city along with efforts to attract and retain next generation employees and residents to our region.

At ArtsWave, we recognize the importance of making the arts relevant and accessible to all residents in our community, especially in OTR. One outstanding feature of the CSC theater design is the open architecture of the windows that is inviting, not intimidating. It creates transparency by opening up rather than hiding rehearsals on the second floor or the excitement of opening night festivities to any passerby.

The design of the CSC theater is exciting because it bridges the traditional design of old and new. The use of limestone and brick is also a link to the surrounding buildings to help tie the historic architecture to the modern architecture. The use of a pitched roof is consistent with other arts institutions in the district.

Simply put, the new theater will be an incredibly beautiful addition to OTR and will enhance the experience and ambiance of the district. Again, I offer my strong support for the design of this project.

Sincerely,



Kelley J. Downing  
President & CEO  
Bartlett & Co. LLC

c: Jay Woffington

## Martinez, Charles

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**From:** Strunc, Angie  
**Sent:** Wednesday, October 28, 2015 3:22 PM  
**To:** Martinez, Charles  
**Subject:** FW: Shakespeare Theater letter of support

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Andy Scott [mailto:ascottoh@gmail.com]  
**Sent:** Tuesday, October 27, 2015 5:09 PM  
**To:** Strunc, Angie  
**Cc:** 'Jay Woffington'  
**Subject:** Shakespeare Theater letter of support

Dear Angie,

Thanks again for your email from yesterday. I wanted to follow up by sending you a message of strong support for the current proposal before the City of Cincinnati's Historic Conservation Board regarding the Cincinnati Shakespeare Company's (CSC) proposed new theater at 12<sup>th</sup> & Elm Street. There are several reasons why I believe the new theater will be a tremendous asset to the Over The Rhine (OTR) community and thus deserves approval from the Historic Conservation Board.

Regarding building design standards:

- Given the stark contrast that currently exists between SCPA and the surrounding OTR buildings, the new theater's proposed design, from my perspective, lends itself to an architectural design style that will "smooth out" the somewhat abrupt building shape contrasts that currently exist at this corner between the 20<sup>th</sup> century modern brick SCPA structure and the 19<sup>th</sup> century historic church steeple design. One way this "smoothing out" occurs is by the Shakespeare building's different angular and sloping roof lines.
- There are other visual transitions that occur including the incorporation of limestone in the new theater facility and the inclusion and the adaptive reuse of the historic Teamster's building, with its limestone, as part of the future Shakespeare facility.
- Additionally, the incorporation of very large glass windows on two floors will open up viewing from both inside and outside the building. I think of it as a human viewing exchange portal that will occur between individuals in both spaces simultaneously, thus establishing a dynamically positive design component that is ever changing with new people continuously traveling through these spaces. Said differently, what a transformational change from the current and visually static situation at this corner.
- Lighting of the new facility will also create the opportunity to establish a new nighttime, visual corner anchor that will tie together Washington Park and SCPA in a completely new and beautiful way.
- In the larger context of cultural related facilities that stretch up Elm Street starting from SCPA all the way to Music Hall, the new Shakespeare theater will complement the various building styles that exist from the historic

church restoration, to Memorial Hall, and then Music Hall. Again, the CSC design helps tie them all together as a unified group of five uniquely different but complementary architectural structures.

- The design is also economical and efficient in the amount of site footprint that is taken up. Rather than using the entire site in order to provide surface parking, in the spirit of the surrounding building types, the Shakespeare design leans in the direction of being compact in a way that solidifies the corner while also animating it with the constant comings and goings of people in and out of the facility throughout the day and night. This is in keeping with the design and use intent of Washington Park and SCPA that are adjacent to the new theater.

Regarding non-design features that call for support of the new theater project:

- The addition of the Shakespeare theater to this specific site fills in an existing void that becomes transformational regarding the establishment of a newly defined “Cincinnati Cultural District” and/or “Theater Row” that also includes Washington Park. The number of positive ripple effect benefits generated from such a District are too numerous to list.
- The program and operating plan developed for the theater has built in the opportunity for many other users to enjoy the facility including other cultural arts organizations, neighborhood and community nonprofit organizations, and business development groups that are located in and around the OTR/Downtown area. Of course, the private, governmental, educational and social service agency sectors will also be able to use the facility for a wide array of small and large group meetings and performance related events.
- There are interior elements of the project that are also of tremendous benefit to the surrounding OTR community as well as the City of Cincinnati; these include the opportunity to develop a visual arts exhibition space in the theater lobby area as well as establishing the Cincinnati region’s first classical thrust stage inside a performance space.

The above are just a few of the many positive built environment contributions that I believe the new Cincinnati Shakespeare Theater will make to the OTR neighborhood and the City of Cincinnati. Thank you for considering approval of this worthy arts and community development project.

Kind regards,

Andy Scott



This email has been checked for viruses by Avast antivirus software.

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October 19, 2015

Ms. Angie Strunc  
Urban Conservator, City of Cincinnati  
Two Centennial Plaza  
805 Central Avenue, Suite 720  
Cincinnati, OH 45202

Re: Cincinnati Shakespeare Company, 217 West 12<sup>th</sup> Street

Dear Ms. Strunc:


As a resident and owner of AGAR and The Transept, I am writing to you in regards to Cincinnati Shakespeare Companies' proposed plans. To simply say I am invested in the success of this rejuvenated neighborhood would be a grave understatement. As a sitting board member of the Over-The-Rhine Chamber and the Cincinnati Preservation Association, the rich history and vision for this community fuel my involvement and commitment to restoring this neighborhood to its once glorious notoriety.

The restoration and renovation of historic buildings, and those surrounding them, is imperative to bring new light in this once dark area of Cincinnati. Cincinnati Shakespeare's proposed plans, located at 217 West 12<sup>th</sup> Street, encompass OTR's architectural dialogue while creating an open space that welcomes people to interact. I have seen first hand how breathing new life into a building, while simultaneously preserving it's history, can give a space the modern design and amenities people crave.

I understand that the Cincinnati Shakespeare Company is required, as part of the permitting process, to get the approval of the City's Historic Conservation Board. I have reviewed the plans and concept renderings, and I firmly support the design approach the architects have taken.

These developments are necessary to drive our progress and keep this neighborhood alive with music and art. It is with great regard that I encourage the Conservation Board to vote yes in favor of this renovation.

Sincerely,



Josh Heuser

## Martinez, Charles

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**From:** Strunc, Angie  
**Sent:** Thursday, October 29, 2015 1:01 PM  
**To:** Martinez, Charles  
**Subject:** FW: Cincy Shakespeare Company

**From:** Adam Koehler [<mailto:adam@reversedout.com>]  
**Sent:** Tuesday, October 27, 2015 12:37 AM  
**To:** Strunc, Angie  
**Subject:** Cincy Shakespeare Company

Angie,

I hope my letter is not too late for your consideration. My name is Adam Koehler. I am a long time supporter of Over-the Rhine and an owner of three businesses in the area. The most notable being dotloop which I am a cofounder and was recently acquired by Zillow in August.

We employ over 100 people in Longworth Hall and attracting employees require many things. I believe one of those things is culture and the Cincinnati Shakespeare Company preserves that and strengthens our community. It was recently brought to my attention that a new theater was in the works near Washington Park. As a graduate of Performing Arts this is very exciting. I remember the treks we use to make from the old Sycamore location to Washington Park for our field trips. The idea of this organization combined with the other arts groups in such close proximity to my school is a dream come true.

I attended the School for the Creative and Performing Arts from 1988 until I graduated in 1995 and consider the neighborhood my second home. I am very proud of the advances the neighborhood has come and the fact we've preserved so much of it's historical nature through all of the progress but also mixing it with modern architecture.

After reviewing the design for the new theater I feel it will only add to the beauty of the area. I hope that this project moves forward and would ask you to support the design as well.

If you need anything from me please do not hesitate. I'd love to chat.

Adam Koehler  
513-205-8022  
Public Profile  
<https://www.linkedin.com/in/adamkoehler>

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**APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS,  
CONDITIONAL USE APPROVAL AND DIMENSIONAL VARIANCES  
HISTORIC CONSERVATION BOARD PUBLIC HEARING  
STAFF REPORT**

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**APPLICATION #:****APPLICANT:**

Adam Gelter, 3CDC  
Chris Manning, Human Nature  
Steve Schuckman, Cincinnati Parks

**OWNER:**

City of Cincinnati and Port of Greater Cincinnati Development  
Authority (1310 Sycamore)

**ADDRESS:**

**230 13<sup>th</sup> Street, Cincinnati OH 45202 Ziegler Park and  
Woodward Lot  
225 13<sup>th</sup> Street, Cincinnati, OH 45202 Basketball Courts  
1310 Sycamore Street, Cincinnati OH 45202 Parking Garage**

**PARCELS:**

(Ziegler and Woodward parcels), 075-0004-0058-90, 075-0004-  
0265-90, 075-000-0057-90, 075-0004-0056-90, 075-0004-0055-90,  
075-0004-0054-90, 075-0004-0053-90, 075-0004-0052-90, 075-  
0004-0051-90, 075-0004-0050-90, 075-0004-0077-00, 075-0004-  
0259-90,  
(Basketball Courts) 075-0004-0026-90, 075-0004-0027 -90, 075-  
0004-0028-90, 075-0004-0029-90  
(Parking Garage and Playfield) 075-0001-0044-90

**ZONING:**

Commercial Community-Pedestrian (CC-P) at the Woodward  
Parking lot;  
Parks & Recreation (PR) at existing Ziegler Park;  
Residential (RM-1.2) at old Woodward School/SCPA Playfield.

**OVERLAYS:**

Over-the-Rhine Historic District

**COMMUNITY:**

Over-the-Rhine and Pendleton

**REPORT DATE:**

October 28, 2015

**HEARING DATE:**

Pre-hearing on October 27, 2015

**STAFF REVIEW:**

Angie Strunc, Interim Urban Conservator

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**Nature of Request:**

The applicant is requesting three separate Certificate of Appropriateness's (COA), including a conditional use variance for the parking facility and dimensional variances for fence heights in order to renovate and expand the existing Ziegler Park and current open playfield space north of the old Woodward School/SCPA (currently Alumni Lofts) in the Over the Rhine and Pendleton Neighborhoods.

These applications include the existing Ziegler Park and adjacent Woodward Parking Lot owned by the City of Cincinnati, the existing 13<sup>th</sup> Street Basketball Courts owned by

the City of Cincinnati, and the existing old Woodward School/SCPA Playfield currently owned by the Port Authority of Greater Cincinnati Development Authority.

These applications do not include 1310 Sycamore, Alumni Lofts at the old Woodward School/SCPA.

**Existing Conditions:**

The existing Ziegler Park and Woodward Parking lot property is situated on the west side of Sycamore Street between 13<sup>th</sup> and 14<sup>th</sup> Streets. The existing 13<sup>th</sup> Street Basketball Courts are on the south side of 13<sup>th</sup> Street opposite Ziegler Park. The old Woodward School/SCPA Playfield is located just north of the old school, now named Alumni Lofts, to 14<sup>th</sup> Street and between Sycamore and Broadway Streets.

**Proposed Conditions:**

The proposal includes the following work:

**Ziegler Park and Woodward lot:**

1. Demolish the existing noncontributing pool facility, playground equipment and shelter.
2. Existing surface asphalt parking lot will be removed.
3. New playground area, "game area", and small passive green space.
4. New single story comfort station facility located on the west of the site, near the Woodward Street/Woodward Pedestrian Corridor.
5. New aquatics facility constructed north of the Woodward Pedestrian Corridor that will include:
  - a. Swimming Pool
  - b. Aquatics facility single story pool services building with showers, restrooms and lockers.
  - c. Aquatics facility single story pool equipment building.
  - d. Spray-ground on the east side of the site adjacent to Sycamore Street with perimeter
  - e. Perimeter fence that is 8 feet high and is black welded wire mesh.
6. All proposed structures in the park are concrete masonry block and concrete wall construction, single story facilities with the top of the roof at approximately 12 to 14 feet above grade. Proposed structure materials include:
  - a. 4" stone veneer on concrete masonry unit wall. Limestone color, split face finish.
  - b. Architectural (smooth) finish concrete walls at base locations below stone veneer and at full height locations. Concrete walls have horizontal rustification joint lines and vertical control joint lines.
  - c. Clear anodized aluminum storefront, doors and garage doors with frosted/translucent glazing. Garage doors are intended to be open during operation.
  - d. Anodized aluminum louvers between the stone veneer wall and roof for ventilation. Finish color to match the stone.
  - e. Clear anodized aluminum fascia boards with flat roofs constructed of

- EPDM. Skylights into restroom areas.
  - f. Painted steel and teak wood trellises and teak wood walls.
  - g. Exterior hard plastic lockers in "stainless" color.
  - h. Perimeter fencing around pool and spray ground consists of a mixture of architectural finish concrete walls and black welded wire mesh, vertical orientation, with V-folds. Proposed heights of the aquatics facility fence and/or wall fence enclosure varies between 8 feet, 9 feet and 13 feet high.
7. The site is owned by the City of Cincinnati. The city is entering into a lease agreement with 3CDC to manage the pool site.

**13<sup>th</sup> Street Basketball Courts:**

1. Existing two-court surface hoops and fence to be removed and replaced with a new two-court surface, hoops and fence.
2. Perimeter fencing that is 6 feet high (12 feet behind baskets) and is black welded wire mesh, vertical orientation, with V-folds.

**Old Woodward School/SCPA Parking Garage and Playfield:**

1. Site is currently owned by the Port of Greater Cincinnati Development Authority. The city is entering into a lease agreement with 3CDC to manage the parking garage.
2. The existing concrete retaining wall along Sycamore Street will be removed.
3. Land will be cleared of existing fencing and vegetation, including trees as noted in proposed landscape plans, in preparation for an underground parking garage.
4. Construct a two-level underground parking structure that include:
  - a. A retaining wall constructed of concrete with architectural "rubbed" finish along Sycamore Street. Proposed height is 16 feet to the south and 10 feet 8 inches to the north. The wall proposal includes a joint pattern to relate to the base of the Alumni Lofts (former Woodward School/SCPA).
  - b. There are proposed large tiered low walled planters between the retaining wall and the public right of way line. They are constructed of concrete with trees and shrubs.
  - c. Two sets of concrete stairs with built in concrete walled planters at the north and south end of the site along Sycamore Street.
  - d. A three lane vehicular entrance into the parking garage located on Sycamore Street. Proposed number of parked spaces is approximately 400.
  - e. The garage on the first level will house an office with a restroom, data and storage along the west interior wall as well as other below grade storage areas.
  - f. The garage on the first level will house bicycle parking spaces.
  - g. A northwest portal constructed of concrete and clear glass in aluminum storefront which houses access stairs and an elevator to the parking deck below. Overall proposed height from sidewalk elevation is 9 feet six inches.
  - h. A southwest portal constructed of concrete and clear glass in aluminum storefront which houses access stairs, pay and vending stations and an

elevator to the parking deck below. Overall proposed height of the wall from the sidewalk elevation is 24 feet.

- i. North and south elevator shaft are proposed to have an Indiana limestone veneer on all faces. Although set back from the pedestrian sidewalk, the proposed height of the south elevator shaft from the sidewalk elevation is 29 feet 4 inches for the south and 17 feet for the north shafts. Visually from the park side, the shaft will not appear that high.
- j. The south end of the underground garage will include a stair to access proposed grade at Alumni Lofts (1310 Sycamore) from the parking below as well as a connector structure for entrance to the Alumni Lofts from the playfield level. Applicant proposal is for this to have no above grade presence. This connector piece is not on Port of Greater Cincinnati property although desired by both users.
- k. Perimeter fencing located on top of the east garage wall and the south garage wall constructed of painted steel horizontal cable guard.
- l. The playfield constructed on top of the two story parking garage has grass, trees, landscaping and a 12 foot wide concrete path for service vehicles and pedestrians. The service entrance is located on Broadway Street and will have a removable chain and bollard for the Cincinnati Park to manage.

**Previous Reviews:**

1310 Sycamore Street, Old Woodward School/SCPA was reviewed and approved by the board on January 26, 2015 and again on February 23, 2015 for a 4.5952 acre site including the school the park land to the north bounded by 14<sup>th</sup> Street. That review and approval included a two story parking facility on the north side of the building. On September 10, 2015, the acreage was subdivided and the park now is within a 2.5549 acre parcel. This current proposal has split the one parcel into two and the new parking garage would supersede the previously approved two story parking facility. The owners will entered into an agreement for the Alumni Lofts patrons to park in the new parking garage on the adjacent parcel.

It is staffs opinion that 1310 Sycamore Street, Old Woodward School/SCPA will have to return to the board due to this division of parcels as it effect their approved landscape plan, site plan and required parking to make them compliant with the code.

**Applicable Zoning Code Sections:**

Zoning District:	Section 1409	Commercial Districts
	Section 1405	Residential Multi Family
	Section 1416	Parks and Recreation District

Variance Request:	<u>Section 1421-33(b)</u>	Maximum Height of Fence
Variance Authority:	<u>Section 1445-07</u>	HCB authority: <u>Section 1435-05-4</u>
Variance Standard:	<u>Section 1445-13</u>	General Standards: Public Interest
	<u>Section 1445-15</u>	Standards for Variances (Dimensional)
	<u>Section 1445-16</u>	Use Variance Standards

Overlays: N/A

Historic District/Reg: Over the Rhine Historic District

COA Standard: Section 1435-09-2 Certificate of Appropriateness; Standard of Review

**Details of Zoning Relief Required:**

The applicant and/or owner(s) are requesting a Conditional Use Variance Hearing to construct a parking facility on the subject property.

- The project is in violation of the **Section 1405-05** of the City of Cincinnati Zoning Code.
- Conditional Use approval is needed per **Section 1445-16** in order to use the site as a parking facility.

The applicant and/or owner(s) are requesting a Dimensional Variance Hearing to construct a fence at both the pool facility location and the basketball court location that exceed the allowable 6 foot height.

- The project is in violation of the **Section 1421-33** of the City of Cincinnati Zoning Code.
- A dimensional variance is needed per **Section 1445-15** to construct an 8 foot, 9 foot and 13 foot high fence or wall/fence combination around the pool facility and spray ground as well as a 12 feet high fence behind the basketball hoops. The remainder of the basketball fencing is 6 feet high.

**Zoning Analysis:**

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

- Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.  
*The underlying zoning for the proposed parking facility at 1310 Sycamore Street is RM 1.2. Parking Facilities are a Conditional Use.*
- 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.*
- 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. The proposal does not negatively impact the park space and results in no loss of parkland area.*

- 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 parking facility will take parking off the street and provide capacity for adjoining uses. The garage is intended to serve as a primary required parking for the adjacent Alumni Lofts. The applicant has worked with DOTE to conduct traffic impact studies for this facility.*
- e **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.  
*Appropriate buffering is provided. All parking is concealed from view and is not visible from adjacent neighboring sites. The proposal decreases the amount of visible public parking in the area and increases open space.*
- f **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.  
*Appropriate landscaping and buffering is provided. The project has taken great efforts to preserve landmark trees on the garage site. No buffer yards are required per Section 1423-13-A.*
- g **Hours of Operation.** Operating hours are compatible with adjacent land uses.  
*Consistent with public parking garages within the City, the proposed facility will be open 24 hours a day, 7 days a week. Park and pool hours will follow Cincinnati Park Board Standards.*
- (h) **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.  
*The proposed use will not have an adverse impact on the neighborhood. The plan has taken great care to increase amenities, openness, maximum usage for park facilities and provides ample landscape and vegetation.*  
*The parking facility has the possibility to lessen the vehicular parking burden in the neighborhood.*
- (i) **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.  
*There are no proposed amendments under consideration that would impact this proposed project.*
- (j) **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.  
*There are no adverse impacts anticipated for the proposed use.*
- (k) **Blight.** The elimination or avoidance of blight.  
*Renovation of the park and open playfield area will help eliminate blight.*
- (l) **Economic Benefits.** The promotion of the Cincinnati economy.

*The property will be a community amenity and is anticipated to boost property values in the adjacent area.*

- (m) **Job Creation.** The creation of jobs both permanently and during construction.  
*A minimal number of jobs may be created during construction.*
- (n) **Tax Valuation.** Any increase in the real property tax duplicate.  
*The new structure will increase the taxable value of the adjacent property.*
- (o) **Private Benefits.** The economic and other private benefits to the owner or applicant.  
*The owner has an economic benefit to the proposed construction of the parking facility.*
- (p) **Public Benefits.** The public peace, health, safety or general welfare.  
*There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.*

#### **Standards for Conditional Use per Section 1445-21**

The Board may approve a conditional use if and only if the conditional use is specifically listed in the applicable zoning district use regulations.

*The parking facility use is listed in the RM-1.2 district.*

#### **Standards for Dimensional Variance per Section 1445-15**

- (a) Owing to special circumstances or conditions pertaining to a specific piece of property, the strict application of the provisions or requirements of this Code or the Land Development Code, as applicable, are unreasonable and would result in practical difficulties.

*As per Section 1421-33 Fences and Walls (b) Maximum Height - Variance*

*In any front, corner side yard or corner rear yard the maximum height of any fence or wall or combination thereof may not exceed four feet in Residential Districts and six feet in all other districts. The wall and fence around the pool measure eight, nine and thirteen feet. A variance of two, three and seven feet is needed. The wall and fence around the basketball court hoops measure twelve feet. A variance of six feet is needed.*

- (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.

*The property is in need of a fence line to promote security for the swimming pool and spray ground as well as address some grading issues. A fence line with increased height behind the basketball hoops is appropriate. Both proposed fences insure safety and security to participants in the proposed activities, and guests in the parks.*

#### **Certificate of Appropriateness Review**

Staff feels the proposed rehabilitation of the existing Ziegler Park, basketball courts, underground parking garage with playfield is generally appropriate in the Over-the-

Rhine Historic District. The applicant has worked extensively with the surrounding neighborhoods and businesses to enhance the design and address local concerns as noted in their packet of information.

The proposed structures in the park are unobtrusive in nature and act as accessory structures to the park. The structures are single story but they do have a base, middle and top in composition using materials and construction joint lines. The roof is low slope, not typical for single story structures in the district. The nature of the uses does not lend themselves to a rhythm of window openings or an emphasis on verticality but the proposed structures design does have a certain rhythm with construction joint lines and materiality. Materials proposed are generally appropriate the district with stone, concrete, metal, wood and glass.

The proposed parking garage, the majority of which is below grade is also relatively unobtrusive in nature with the exception of the west retaining wall and north and south pedestrian portals. The material is appropriate and a rhythm can be achieved with joint lines as well as with the large planted areas proposed in front of the wall. Staff feels the proposed design could greater fit its surroundings if the west wall reflected in a larger capacity the adjacent historic building stone base of the Alumni Lofts (former Woodward School/SCPA).

The parking garage is necessary to serve other historic buildings and businesses in the district. The overall landscaping and pedestrian amenities to the community exceeds the district guidelines.

**Other Considerations:**

This project is scheduled to go before the City Planning Commission for approval on November 6, 2015.

**Prehearing Results:**

October 27, 2015 – Two residents were in attendance.

**Comments Provided to Staff:**

Pre-hearing comments provided to staff include:

- A comprehensive plan showing the entire site (Alumni Lofts and the parking garage) including fencing and landscaping should be provided.
- Proposed changes to the Alumni Lofts design or parking because of this proposal should be provided and evaluated by city staff and if necessary the Historic Conservation Board.
- Clarification was requested on the proposed fencing around the playfield. A low fence around the entire sight was desired by those in attendance.
- Clarification was requested on the park vehicular road within the playfield such as width, who has access to and how is it controlled.
- Picnic tables are not recommended.
- More bicycle parking is recommended.
- A question of whether a traffic signal was required due to the new parking garage was not determined at the time of the prehearing.

- Flat roof structures should have a green roof.
- Save more existing trees and can more new trees be planted.
- A request for a comfort station for pets be included in the plan
- The design of the large west wall of the garage should relate to the school base.

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**A. CONDITIONAL USE**

1. **APPROVE** the requested conditional use as per Section 1405-07 outlined for Tax Parcel 075-0001-0044-90, to allow:
  - A 400 car parking facility, as depicted on Site Plan by 3CDC and design team dated new date August 2015, as a primary use of the property subject to any conditions prescribed within the Certificate of Appropriateness.
2. **FINDING:** The Board makes this determination per Section 1409-07 because the proposed use is permissible within the RM-1.2 zoning district and by meeting the standards for the Certificate of Appropriateness, the Board makes this determination per Section 1435-09-2:
  - (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

**B. DIMENSIONAL VARIANCE**

1. **APPROVE** the requested variance as per Section 1421-33 Fences and Walls outlined for the Ziegler Park aquatics facility and basketball courts to allow:
  - a) A dimensional variance of 2 feet, 3 feet and 7 feet to the maximum height to allow a fence and/or wall/fence combination of 8 feet, 9 feet or 13 feet around the aquatics facility.
  - b) A dimensional variance of 6 feet to the maximum height to allow for a fence of 12 feet behind the basketball court hoops.
2. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  - a) Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
  - b) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district

**C. CERTIFICATE OF APPROPRIATENESS**

1. **APPROVE** a Certificate of Appropriateness for the rehabilitation of the existing Ziegler Park and adjacent Woodward Parking lot including non-

contributing structures demolition and surface parking lot removal. Also including construction of a new public park with an aquatics facility, swimming pool and spray ground, restroom and pool house support structures as well as multiple play areas as demonstrated by the applicant dated August 2015 with the following conditions:

- a) That the applicant investigates and present to city staff the use of a more decorative fence along the northern property line which abuts adjacent neighboring properties.
- b) That the park accessory structures match in color and joint reveals the parking facility west wall.

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.

#### **D. CERTIFICATE OF APPROPRIATENESS**

1. **APPROVE** a Certificate of Appropriateness for the rehabilitation of the existing basketball courts including perimeter fencing as demonstrated by the applicant dated August 2015.

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

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

#### **E. CERTIFICATE OF APPROPRIATENESS**

1. **APPROVE** a Certificate of Appropriateness for the construction of a new two story underground parking garage with a surface playfield and open recreation as demonstrated by the applicant dated August 2015 with the following conditions:

- a) That the west wall of the parking structure, and contiguous stair walls, pedestrian portal walls and planter walls be a colored concrete to more align with the adjacent historic building stone base of the Alumni Lofts (former Woodward School/SCPA).
- b) That the west wall of the parking structure, and contiguous stair walls, pedestrian portal walls and planter walls reflect the adjacent historic building stone base of the Alumni Lofts (former Woodward School/SCPA) and provide for wide reveals to match.
- c) That any and all proposed elements requiring approval from other city departments including Transportation and Engineering be approved by those departments. Any revisions to this proposal required by other departments shall be presented to the Urban Conservator to deem appropriate or in need of Board action prior to building permit approval.
- d) Any proposed physical connection between the Port of Greater Cincinnati property at the parking garage to the historic Alumni Lofts

(former Woodward School/SCPA) be review by the Urban Conservator to deem appropriate or in need of Board action prior to building permit approval.

- e) Perimeter fencing shall be black custom wrought iron, similar to the design example in the applicants packet in lieu of the painted steel horizontal cable guard noted on the applicant's elevations.
- f) Applicant shall provide a covenant to the owners of Tax Parcel 075-0001-0270-00, (aka 1310 Sycamore, Alumni Lofts) to provide them with the required parking for the project. Such covenant shall meet the requirements of Section 1425-15(c) and shall be recorded prior to the issuance of a building permit.

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.

# ZIEGLER PARK

## Conservation Guidelines Over-The-Rhine Historic District

### New Construction: Specific Guidelines

The design dialectic of the structures within Ziegler Park focuses on creating “park pavilions” within the expanded park both east and west of Sycamore. The architectural vocabulary borrows contextually from the surrounding site including specifically the Peasley Center, Alumni Lofts, commercial building renovations such as Lightborne Communications and other pavilion like structures throughout OTR including Findlay Market House and Farmer’s Market.

Architecturally these “pavilions” will carry a light echo in vocabulary of the park structures (though less formal) within today’s Washington Park. They also attempt to bring forward in quality and materiality the sedimentary stone materiel of historic “park structures” traditional to early, turn of the previous century, Cincinnati Park Structures.

It is intended to see Peasley School’s international style lifted as it becomes integral with a much larger park and neighborhood “place” with a parallel vocabulary found in the new park structures. Peasley then, also becomes a pavilion in the park.

Additionally a larger geological theme that helps to characterize the specific “place” of Ziegler Park in the neighborhood stepping down from the hillsides to the East toward the edge that is between Pendelton and the OTR lower basin. Stepping of stone and foundations are prevalent and become an overall pattern element of the park. This theme manifests itself in the park through the use of stone outcroppings, pavilion roofs at a variety of heights and “greens” as the park flows west to east across Sycamore Street.

The Ziegler Park structures are seasonal in use and include a pool restroom / entry / storage structure, pool equipment / office structure, park comfort station (restrooms), and parking garage portals. The majority of the garage is below ground but is visually exposed at two pedestrian portals on the north and southwest corners of the west face of the structure on Sycamore Street. This “site wall” is to be rusticated horizontally in a contemporary way nodding to the rusticated stone base of the adjacent Alumni Lofts building.

The structures are designed to coexist within the park environment utilizing similar finishes and forms to integrate both sides of Sycamore. The park and aquatic facility structures are similar in height, with stone accents mixed with rusticated concrete walls and surfaces. The aquatic structure facing the new repurposed Woodward Pedestrian way include large areas of transparent overhead doors, which are to be raised and opened during operations, allowing users to flow in and out as pavilion structures. This takes its cue from the Market House and Outdoor Farmers Market structures which when open act as “outdoor” pavilions around Findlay Market.

In response to the OTR Guidelines, we offer the following:

#### 1. COMPOSITION

The *base*, *middle* and *top* of the structures are manifest in the stone / concrete bases articulated horizontally in a slight projection and rustication line below the *middle*. The *middle* is articulated with a vertical panelization (vertical rustication joints) of stone and concrete to help create a vertical pattern in the long horizontal walls. A cap composed of an open louver for ventilating these unheated structures reads as a *top*. All components are below the pavilion roofs.

#### 2. ROOFS

In keeping with a simplified horizontal roof and fascia (with simplified columns) this element pulls from the context of the Peasley Center. Overhangs act as “shadow catchers” for buildings within the park.

#### 3. WINDOW OPENINGS

A simplified “transparent” pavilion approach is taken with the fenestration of the structures. This also pulls from the context of the Peasley Center. The aquatic entrance structure faces the new repurposed Woodward Pedestrian way and includes large areas of transparent overhead doors, which are to be raised and opened during operations, allowing users to flow in and out as pavilion structures. Also taking a cue from the Market House and Outdoor Farmers Market structures that when open act as “outdoor” pavilions around Findlay Market. Windows are grouped within a single opening similar to commercial, industrial and institutional buildings throughout OTR. Muntins are clear aluminum and integrated and glass is lightly tinted following those in the structures in Washington Park.

## Conservation Guidelines Over-The-Rhine Historic District

### New Construction: Specific Guidelines

#### 4. STOREFRONT

Storefronts (as implied in this guideline) are somewhat described above and occur on the Aquatic structures and Sycamore Portals. Heights are within the guidelines and are divided into bays which increase their verticality and provides a pedestrian scale and proportion. They typically have large, fixed expanses of lightly tinted glass to reduce solar gain within these public lobbies while provide optimum transparency.

#### 5. SETBACKS

The park is intended to be “developed” from property line to property line and structures are frequently constructed along “edges” in the park where zoning setbacks are honored.

#### 6. RHYTHM

The structures within the park are stand alone pavilions and are not a part of a rythum of bays along a street front.

#### 7. EMPHASIS

The park structures like other commercial buildings in the district, have an overall horizontal emphasis on the sides that incorporate vertical panelization and vertically oriented entrances.

#### 8. HEIGHT

The height of the new structures within the park do not vary more than one story from adjacent contributing buildings.

#### 9. MATERIALS

The new structures use materials that are found contextually and on the historic buildings within the district. Limestone, sandstone, clear anodized aluminum, steel and wood are predominant.

#### **MASONRY WALLS**

Location: Pool Services & Spray Ground Equipment, Comfort Station, and Pool Equipment buildings

- Description: Interior, exposed block walls
  - 8” CMU – Astra-Glaze-SW+ by Trendwidth, Platinum Color (from standard manufacturer’s list)
- Description: Exterior 4” Stone Veneer
  - Limestone / Natural/split face
  - Random sizes / Un-coursed ledgerrock pattern
  - Stainless steel masonry ties
  - 2” tailored stone cap w/ drip edge

#### **ALUMINUM LOUVERS**

- Location: Pool Services & Spray Ground Equipment, Comfort Station, and Pool Equipment buildings
- Description: Louvers set above stone veneer and below overhanging roof
  - CS Group, Drainable Louver B-5157
  - Finish: Kynar Painted – match stone / concrete coloring
  - Option: Insect screen

## Conservation Guidelines Over-The-Rhine Historic District

### New Construction: Specific Guidelines

#### METAL MESH SCREEN

- Location: Pool Services & Spray Ground Equipment, Comfort Station, and Pool Equipment buildings
- Description: Closure material between the top of the louver and bottom of the overhanging roof
  - Rectangular Wire Mesh by McNichols, #383412003A, 3" x 1 1/2"

#### CONCRETE FLOORS AND POOL DECK

- Location: Pool Services & Spray Ground Equipment, Comfort Station, and Pool Equipment buildings – non-public areas (storage, equipment, etc)
  - Burnished concrete with clear and penetrating sealer
- Location: Pool Services & Spray Ground Equipment, Comfort Station, and Pool Equipment buildings – public restrooms, showers, changing rooms
  - 100% solids decorative epoxy flooring system
  - Decorative mosaic broadcast of vinyl flacks mix, seamless installation
  - Manufactured by Durex, Dur-A-Flex, or equal
- Location: Pool Deck and Administration (in Pool Services / Spray Ground Equipment Building)
  - Concrete Groove Pattern 'A': Custom mixed concrete – standard concrete with custom additives and selective aggregates.
  - Concrete Groove Pattern 'B': Standard concrete, medium broom, omni-directional within block segments with varied directions identified.

#### WOOD WALLS

- Location: Restrooms entryways at Pool Services / Spray Ground and Comfort Station Buildings
  - Solid teak, standard sizes, from FSC certified providers and certified plantations
  - 1 1/2" tongue & groove
- Location: Administration, north wall, in Pool Services / Spray Ground Building
  - Salvaged oak from tree removed in the East Park – cut and milled to project specifications, sizing, and detailing

#### ROOF & CEILING ASSEMBLIES

- Location: Pool Services & Spray Ground Equipment, Comfort Station, and Pool Equipment buildings
  - Anodized aluminum fascia
  - Single Ply Membrane roofing with Internal roof drains
  - Corrugated metal ceiling
    - Sinewave 2.67"x3/4" by Corrugated Metals, Inc, Galvannealed finish
    - Teak trim per attachment details

#### SKYLIGHTS

- Velux curb-mounted FCM units, sizes as shown on drawings
- Laminated glass, single glazed

## Conservation Guidelines Over-The-Rhine Historic District

### New Construction: Specific Guidelines

#### DOORS

*(Note: All buildings are non-conditioned, except for the park comfort station. All glazing within doors in non-conditioned buildings to be single-glazed and non-thermally broken.)*

##### Upward Acting Bi-fold Garage doors

- Location: Administration, east and west walls, in Pool Services / Spray Ground Building
  - Crown SST-II Bi-Fold system
  - Finish: Steel tube panels and frame, kynar finish to match anodized aluminum
- Location: Pool Storage, in Pool Services / Spray Ground Building
  - Standard overhead track 'garage' type door
  - All glazed steel units, match appearance of bifold garage doors
  - Frosted / translucent glazing
  - Anodized aluminum – matching bifold garage doors
- Location: Alley side Pool Equipment access door
  - Heavy duty steel rolling door, manual lift, weather seals, high security, pre-finished

##### Sliding Teak Doors:

- Location: Men and Women restrooms / shower rooms
  - Solid teak, standard sizes, from FSC certified providers and certified plantations
  - 3" tongue & groove
  - Barn Door Hardware:
    - Flatec IV Hollow Stainless Steel track sliding hardware by Hafele

##### Typical Single and Double Swing Doors and Windows

- Location: Pool Services & Spray Ground Equipment, Comfort Station, and Pool Equipment buildings
  - Clear anodized aluminum, 'storefront' type system
  - Full glazed frosted / translucent glass, see elevations

##### Restroom Access Doors

- Location: Comfort Station
  - Pre-finished hollow metal insulated steel doors, kynar finish to match clear anodized aluminum
  - Hold-open locking hardware (closed only during non-use hours)

#### RESTROOMS - AQUATIC AND PARK

- Wall hung ceramic lavatories
- HDPE toilet partitions, stainless steel hardware, floor mounted, "stainless" color, textured
- Folding teak seats in dressing rooms
- Stainless steel accessories
- Folding baby changing tables in each accessible stall
- Full height mirrors - acrylic
- Accessible showers – Aquatic (Lasco) 60" roll-in 1-piece unit with smooth walls, fold up seat, grab bars, hand-held shower assembly with slide bar, pressure balancing mixing valve, curtain rod

## Conservation Guidelines Over-The-Rhine Historic District

### New Construction: Specific Guidelines

#### Lockers

- Wall mounted, HDPE, in “stainless” color)

#### Exterior showers

- Vertical column shower with multiple shower heads (4 required) by Chester Pool Systems or similar – manufactured, pre-plumbed and pre-finished, stainless steel components

#### TRELLIS

- Steel structure, SSPC 6 finish, exposed welds finished to highest quality, factory primed and site applied epoxy finish within temporary controlled environmental enclosure
- Custom aluminum fabricated cross beams and purlins, factory kynar finished
- Teak accent boards fastened to each side of purlins with stainless steel hardware

#### AQUATIC DECK ENCLOSURE AND FENCING

- Location: Spray Ground – Northern property line
  - Poured in place concrete wall, 9’ high south face, 7’ high north face
  - North Face Finish: Architectural Concrete Finish
  - South Face Finish: Green plant-wall system, full wall coverage, by GreenWalls, LLC, LiveWall, or similar
- Location: Pool Deck – Northern Property line
  - Poured in place concrete wall, 11’ high south face, 8’ high north face
  - North Face Finish: Architectural Concrete Finish
  - South Face Finish: Architectural Concrete Finish with welded wire fencing in upper section – see drawing elevations
- Location: Pool Deck – Western Property line
  - Poured in place concrete wall, 8’ high east face, 9’ high west face
  - West Face Finish: Architectural Concrete Finish
  - East Face Finish: Architectural Concrete Finish – see drawing elevations
- 
- Welded Wire Fencing
  - Commercial grade welded wire steel fencing
  - Pool Area: 8’ high x varied width panels, custom configuration of reinforced V-grooves
  - Basketball Court Area: 6’ high typical (with 12’ high sections behind baskets) x varied width panels, custom configuration of reinforced V-grooves
  - Multi-coat polyester powder coating, standard color
  - 4”x4” steel posts

#### CUSTOM METAL WORK

- Pool deck egress gate – heavy duty, custom design, lock and closer mechanisms, hot dip galvanized, epoxy painted, 4’ wide x 8’ tall
- Pool deck entrance gate – custom design hinged panel, hot dip galvanized, epoxy painted, 5’ wide x 8’ tall

## Conservation Guidelines Over-The-Rhine Historic District

### Site Improvements: Specific Guidelines

#### 1. PARKING LOTS

na

#### 2. PARKING PADS

na

#### 3. FENCES AND WALLS

Fences and walls are located, described, and shown within this submission.

#### 4. DECKS

na

#### 3. PAVINGS FOR SIDEWALKS, PATIOS, AND OTHER SIMILAR AREAS

##### PAVEMENT AND HARDSCAPE

Within the boundaries of West Park, pavement types include standard concrete, exposed aggregate concrete, and asphalt. Standard and exposed aggregate concrete are the primary pavement types, and are represented as alternating bands that run from north to south to complement the architecture of the adjacent Peaslee Center building. Asphalt is proposed on Goetz alley north of Woodward. Hardscape elements include Indiana limestone blocks, which serve as seatwalls adjacent to landscaped areas, or as grade control between lawn and pavement. In some locations, there are concrete landscape curbs.

Within the boundaries of East Park, hardscape types include standard concrete and exposed aggregate concrete. Exposed aggregate concrete is the primary pavement type, and is represented as the pedestrian loop circling the large interior greenspace. Standard concrete is proposed along stairs, along the sidewalk on the southern side of East Fourteenth Street, and along the sidewalk on the western side of Broadway Street. Hardscape elements include Indiana limestone blocks, which serve as grade control in the northeast quadrant of East Park. This limestone is also proposed adjacent to the entry points, where it serves both architectural and structural (i.e., retaining) purposes. In some locations, there are concrete landscape curbs to separate pavement areas from landscape areas.

Within public right-of-way – specifically, along Sycamore Street – hardscape types include standard concrete, brick pavers, and asphalt. Standard concrete is proposed along the sidewalks on the east and west of Sycamore Street. Brick pavers, which match those installed within the Vine Street streetscape, are proposed between tree trees and along the Woodward Street crosswalk that links West Park with East Park. Asphalt is proposed along Sycamore Street.

#### 4. STREET FURNITURE AND AMENITIES

##### STREET AMENITIES

Street amenities – specifically, furnishings with right-of-way – are limited to the west and east sides of Sycamore Street between East Fourteenth and East Thirteenth streets. Eight total parking meters are proposed, four on each side of Sycamore. The parking meters are identified as the bike ring with parking meters to match the City's Over-the-Rhine streetscape standards.

##### PARK AMENITIES

Within the boundaries of the park, amenities include trash/recycling receptacles, drinking fountains, bicycle racks, game tables, and movable café tables and chairs. Similarly to the architecture, the amenities are contemporary and neutral, which allows them blend into the park context. Trash/recycling receptacles are strategically located near entry points to the park and park structures. The drinking fountains are located near the basketball courts and playground. Bicycle racks are located adjacent to entry points into West and East Parks. Game tables are located in the hardscaped area beneath the central tree grove in West Park. Movable café tables and chairs are located throughout West Park. All amenities are made from durable materials, like metal and concrete.

#### 5. TREES

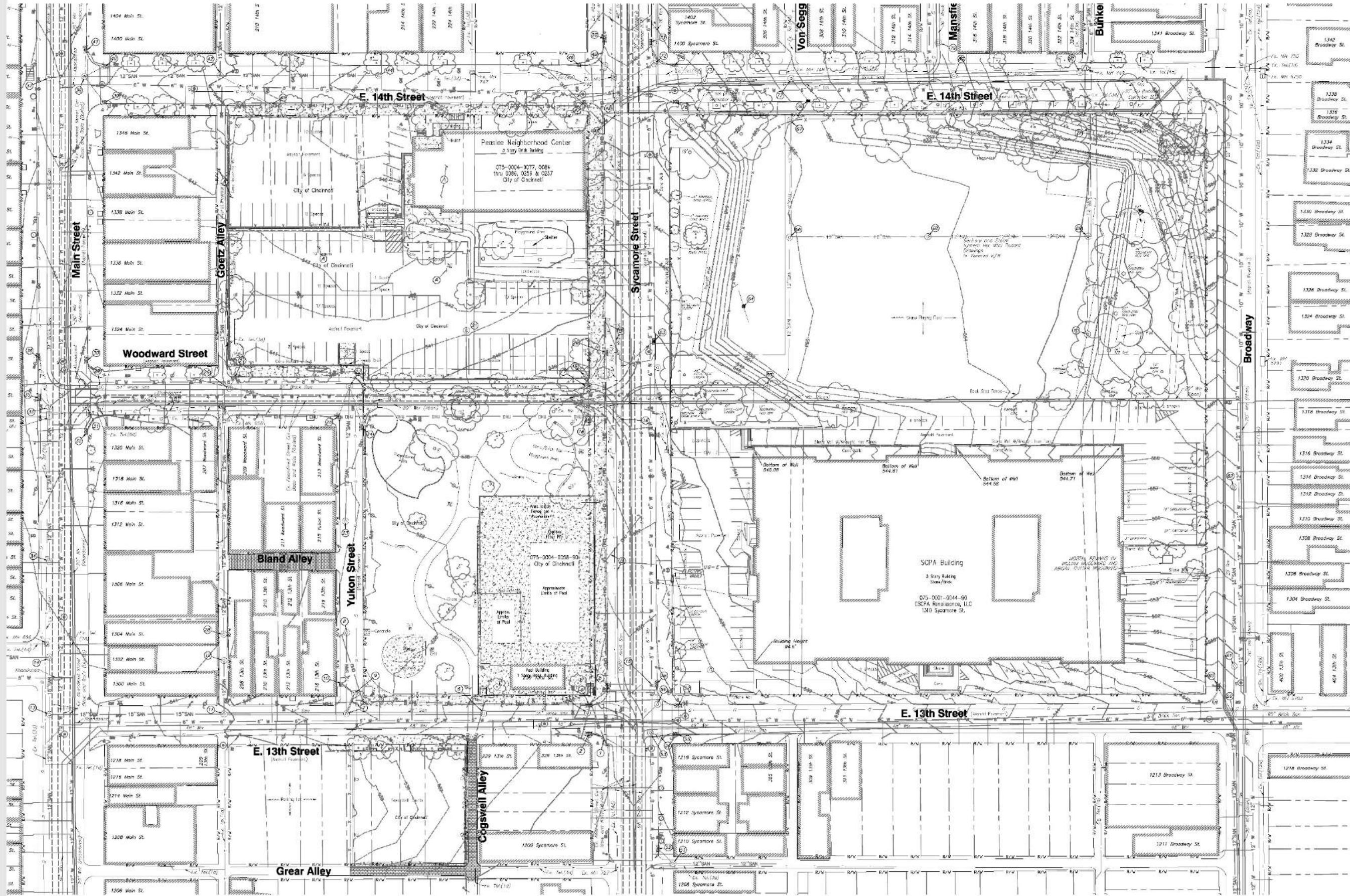
##### TREE PROTECTION & TREE REMOVAL

The Tree Protection & Tree Removal plans contained in the schematic design drawings were developed based on coordination among the Cincinnati Park Board, Urban Forestry, and Human Nature. On August 21, 2015, representatives from these three entities completed a field assessment of trees within Ziegler Park. The intent of the assessment was to evaluate existing tree species, to assess existing tree health, and to identify best practices for preserving existing mature oak trees at the eastern side of the park along Broadway Street. The designation for removal was based on one or more of the following factors:

1. Trees impacted by construction activities – specifically, garage and pool construction;
2. Trees in poor or declining health; or
3. Undesirable Tree species (i.e., undesirable species like Chinese Elm)

Note that trees located within existing right-of-way on Woodward Street, just east of the intersection with Main Street, are currently called out for removal; however, during future design phases, the feasibility of preserving these trees will be evaluated.

## Existing Site Survey





## Existing Conditions



# ZIEGLER PARK

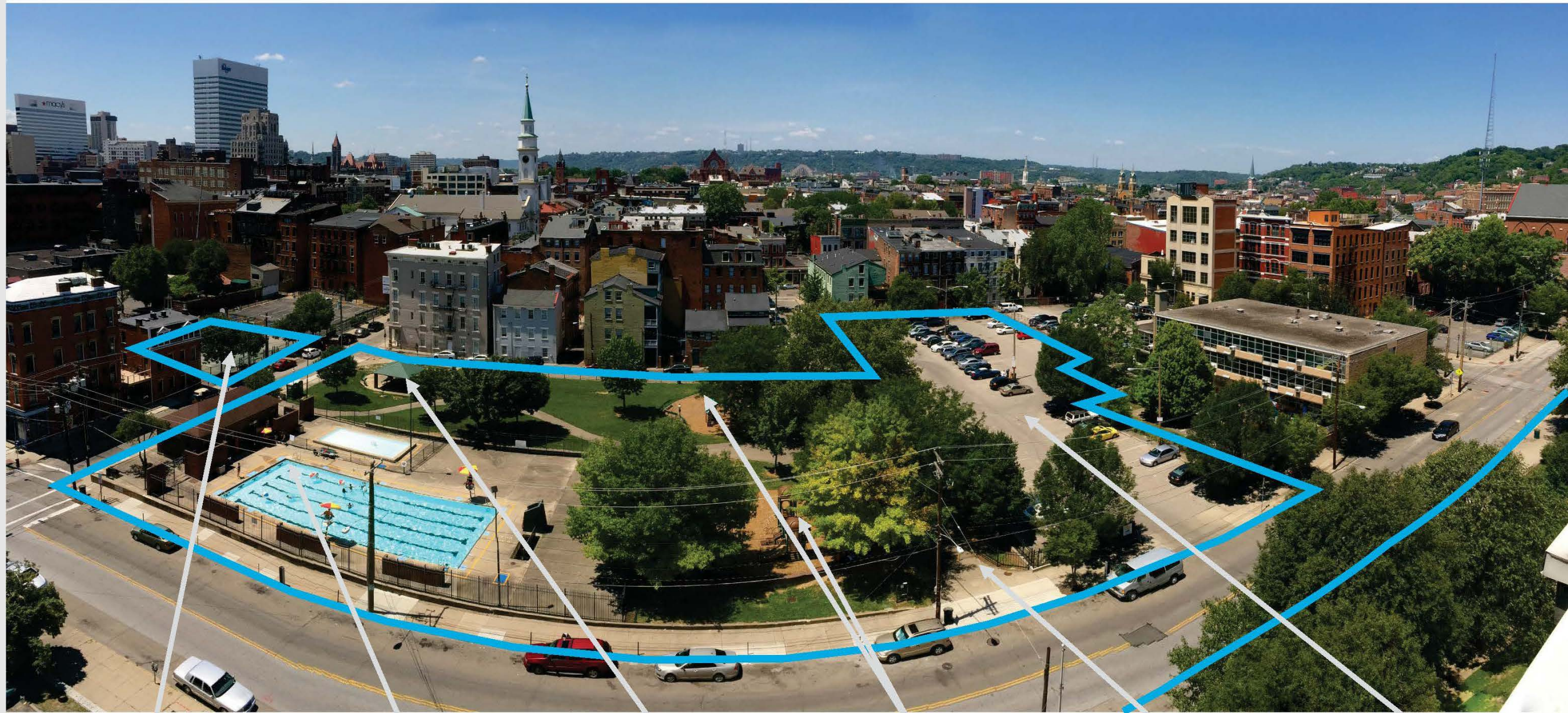
## Existing Conditions

### Ziegler Park

Looking West from the roof of Alumni Lofts (former SCPA)

#### LEGEND

 Park Boundary



Existing Basketball Courts

Existing Pool Facilities

Existing Shelter

Existing Playground

Existing Woodward Pedestrian Corridor

Existing City-Owned Parking Lot

## Existing Conditions

### Cutter Playfield

Looking North from the roof of Alumni Lofts (former SCPA)

#### LEGEND

 Park Boundary



Existing Walkway from Sycamore

Existing Playfield

Existing Bleachers

Existing Mature Tree Grove

# ZIEGLER PARK

## Historic Context

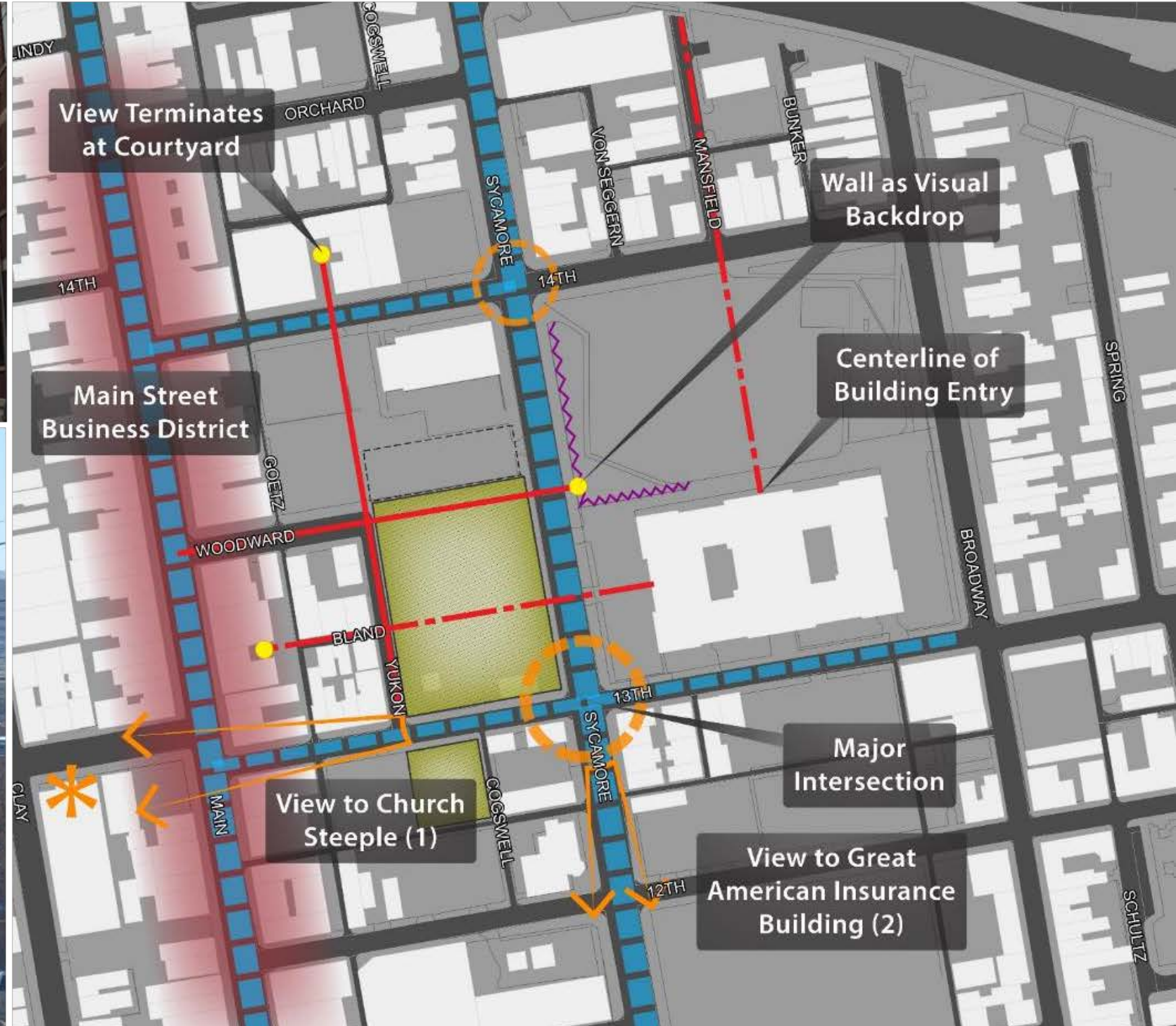


David Ziegler  
First Mayor of Cincinnati  
1802 – 1803  
Preceded James Findlay



## Existing Conditions

### Site Analysis & View Corridors



# ZIEGLER PARK

## Existing Conditions

## Recreation



## Features Furnishings Lighting





## Existing Conditions

### Aquatics

- Approximately 2500 square feet
- 35' wide x 75' long
- 5 feet at deepest
- 5 swim lanes



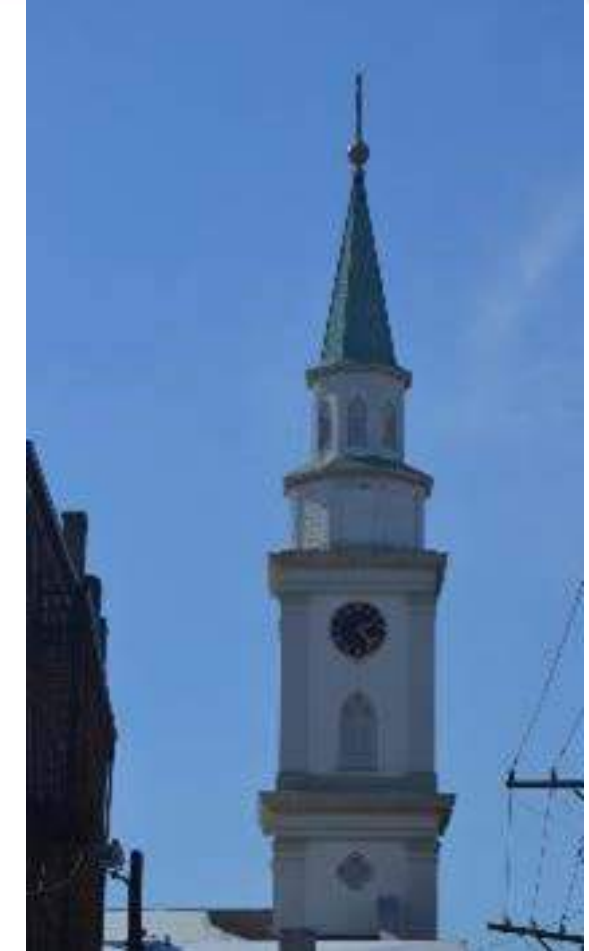
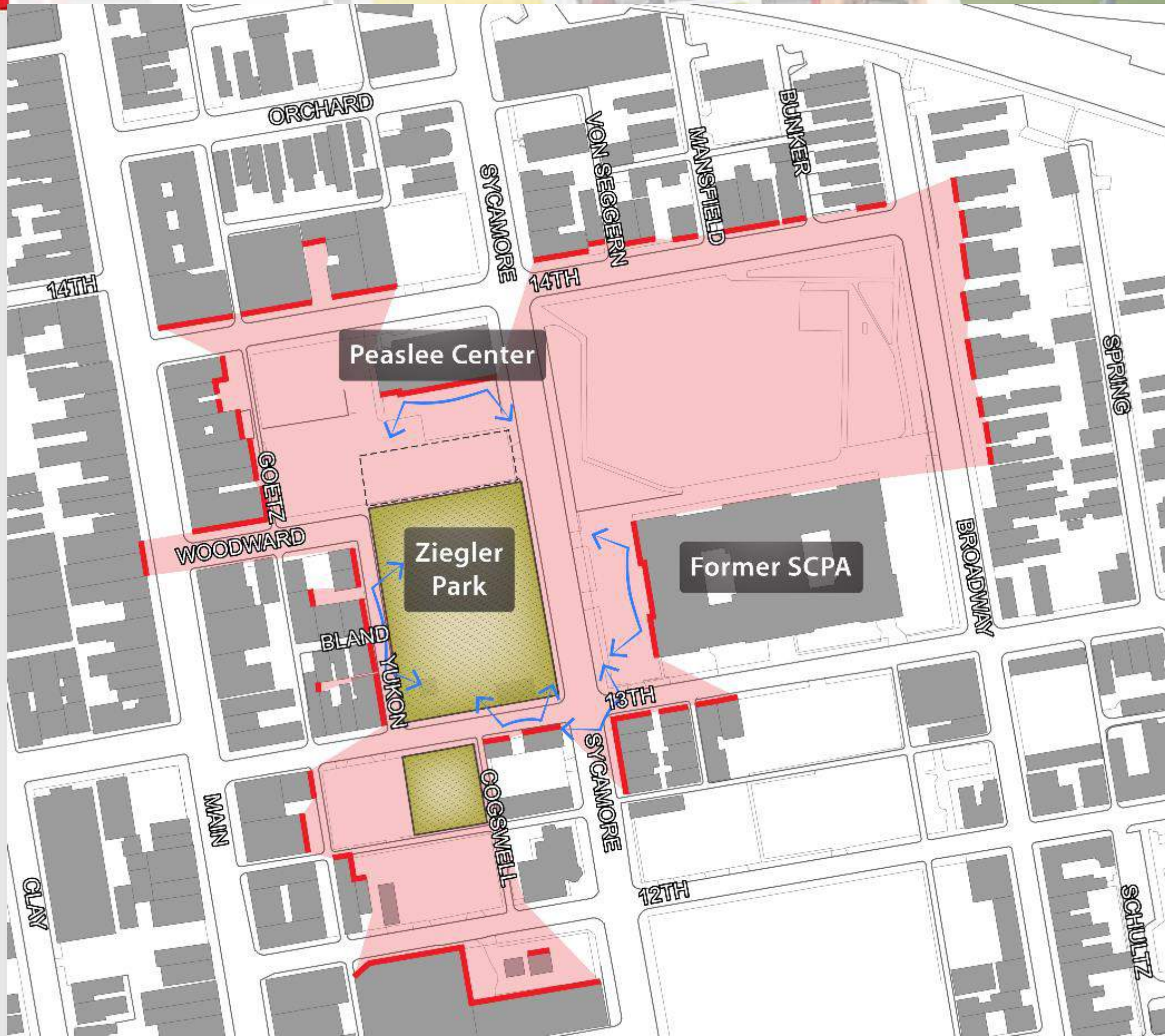
## Topography

# ZIEGLER PARK



## Existing Conditions

Buildings Facing Proposed Park





## Existing Conditions

## Architectural Context

Existing West Park

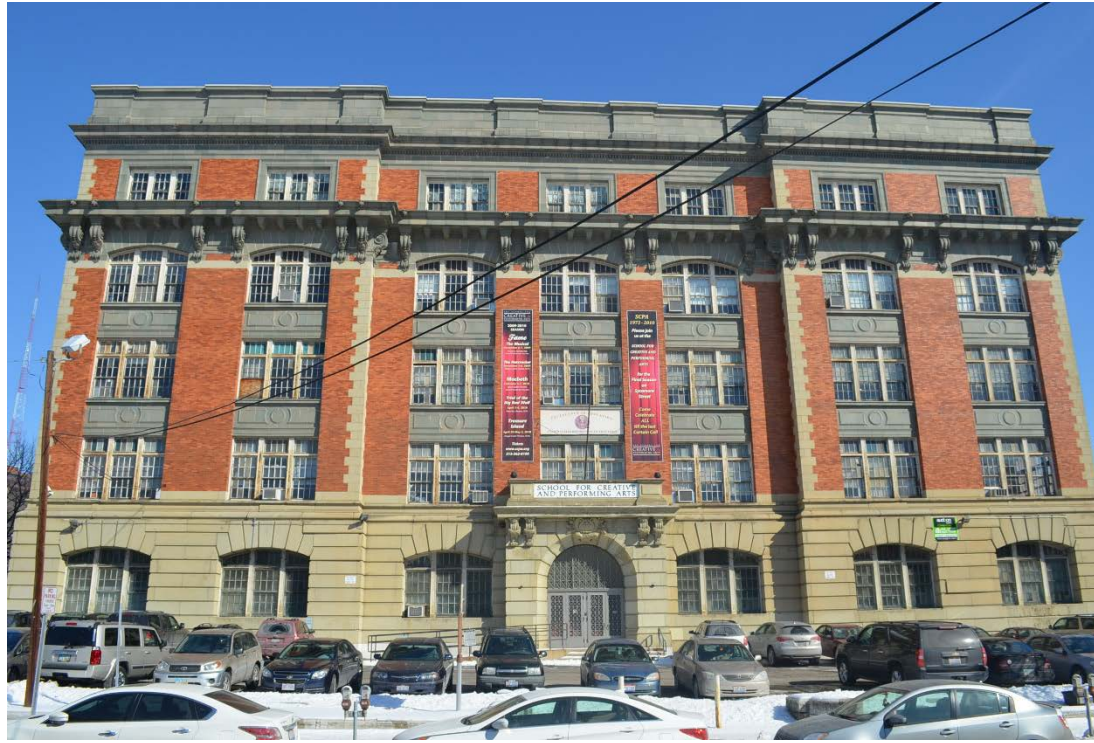




## Existing Conditions

## Architectural Context

East Park  
Alumni Lofts  
(former SCPA)





## Existing Conditions

East Lawn  
Alumni Lofts  
(former SCPA)



**Retaining Wall Along Sycamore**



**Mature Trees on East End of Green**



**Row of Mature Oak Trees**

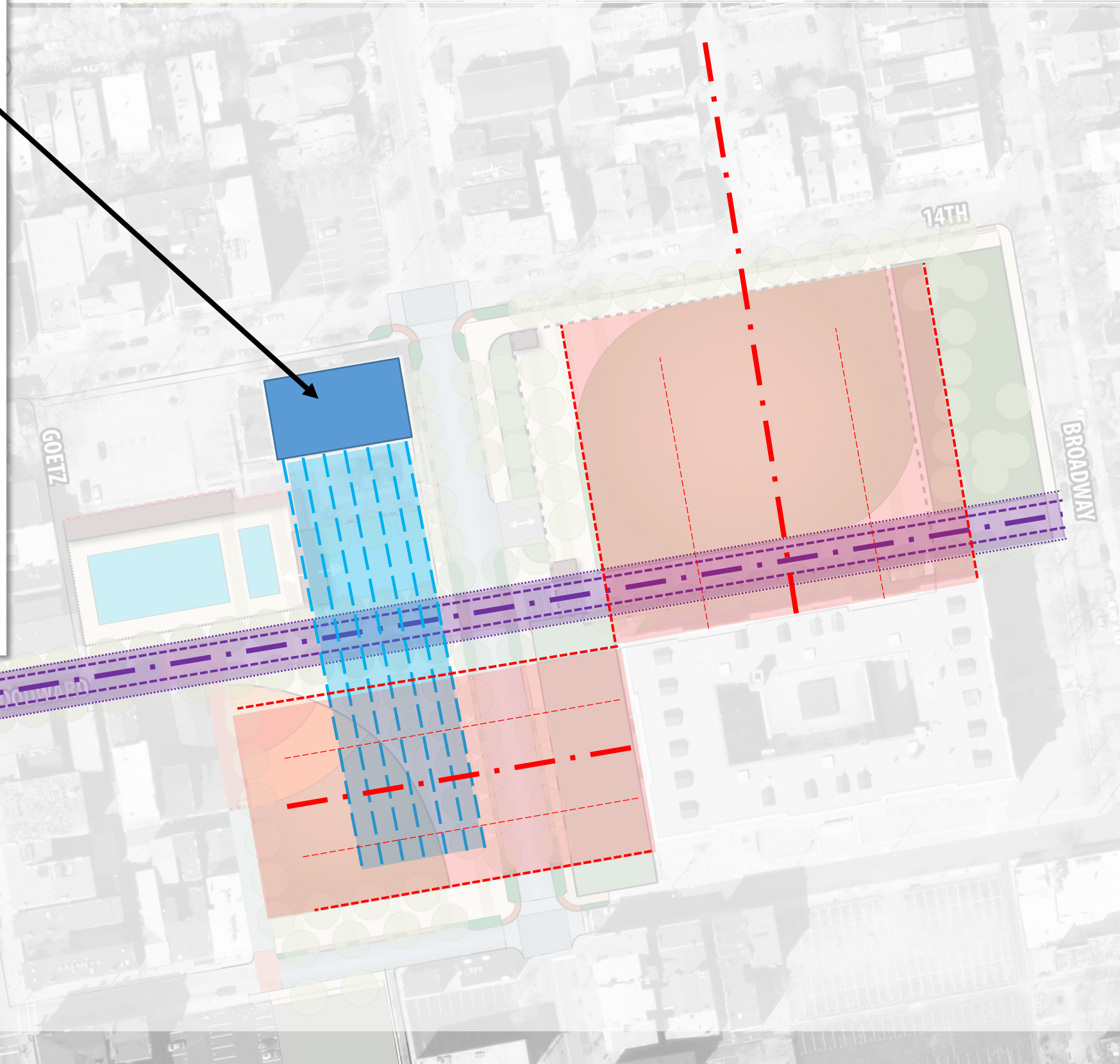
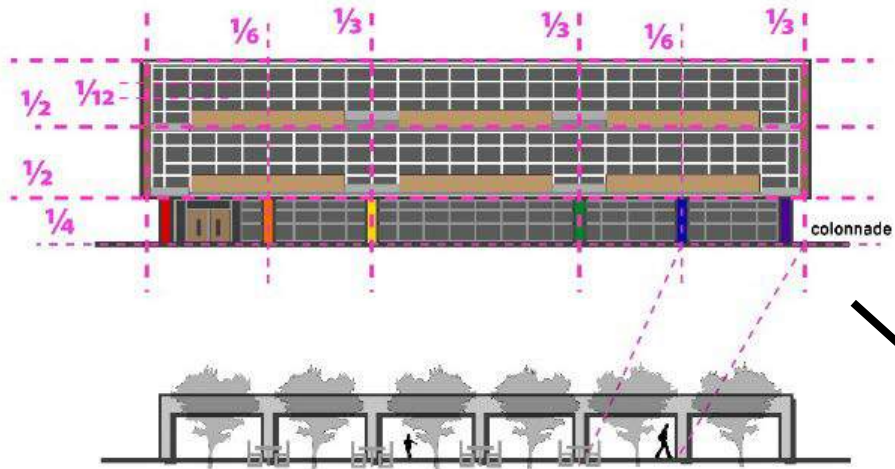


**East Green**

# ZIEGLER PARK



**Site Influences:**  
**Peaslee Center**

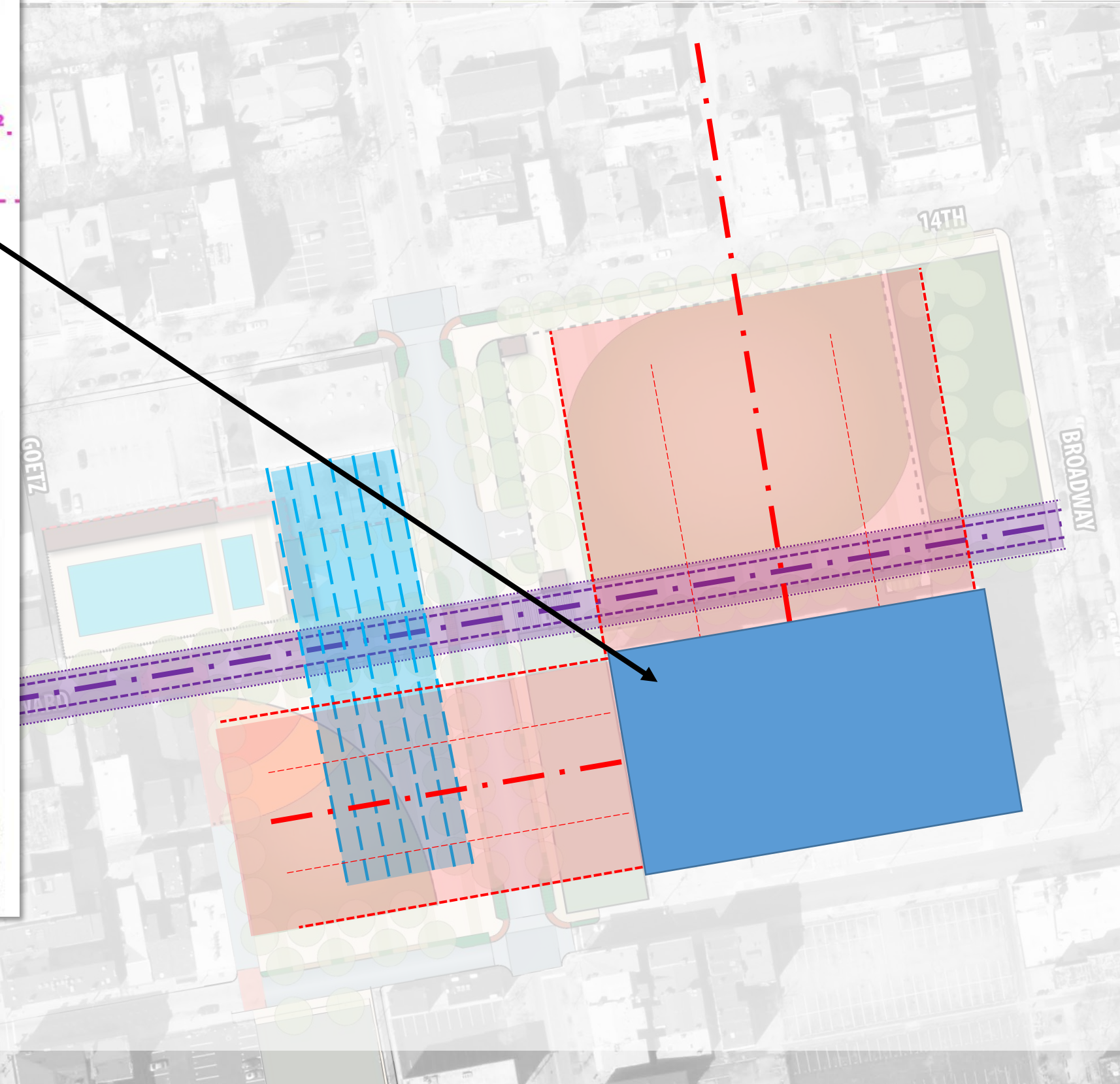


# ZIEGLER PARK



## Site Influences:

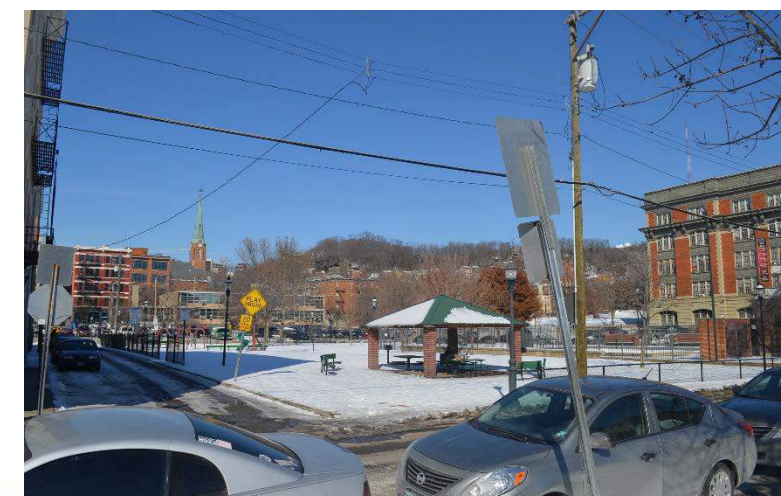
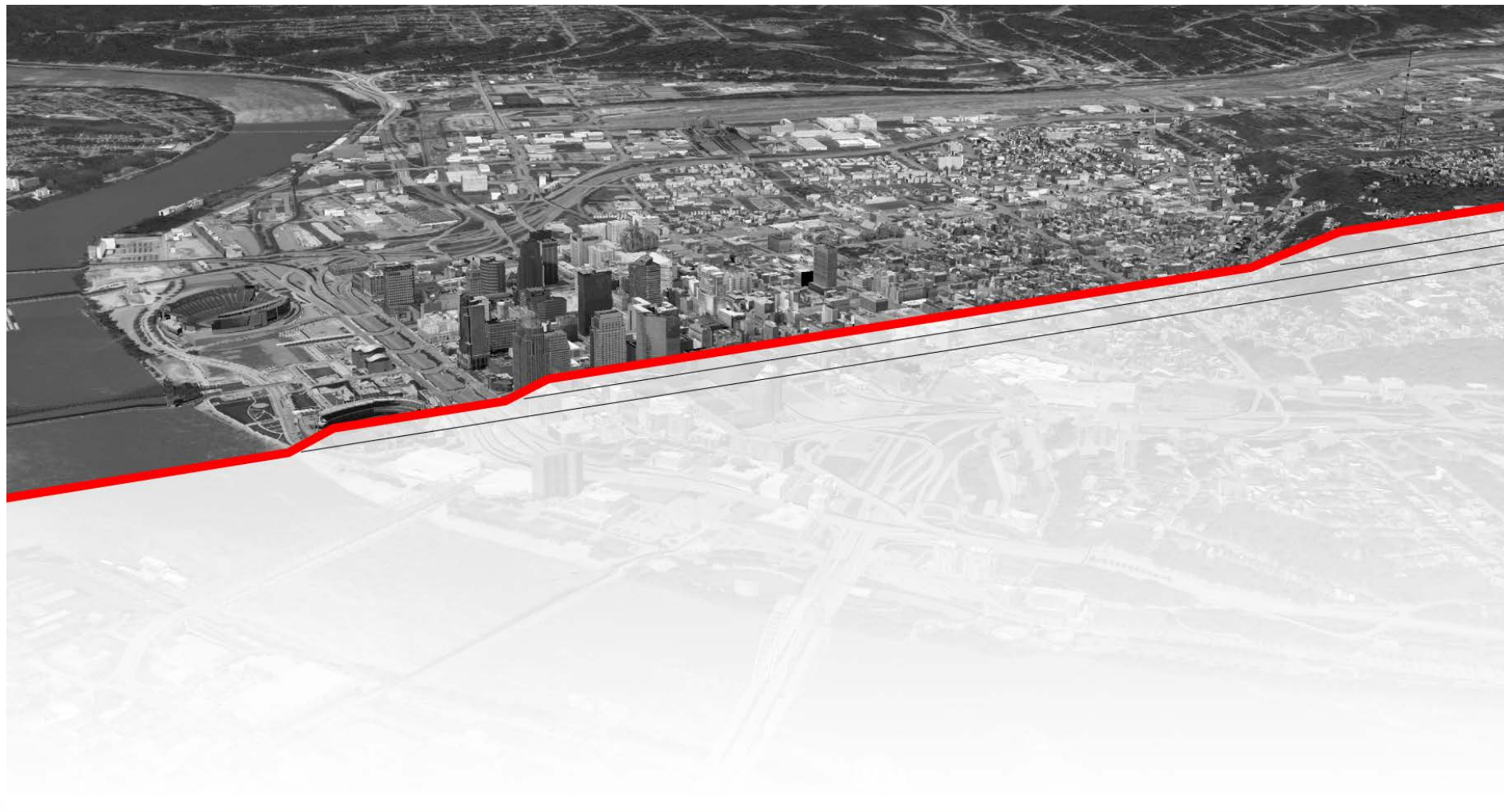
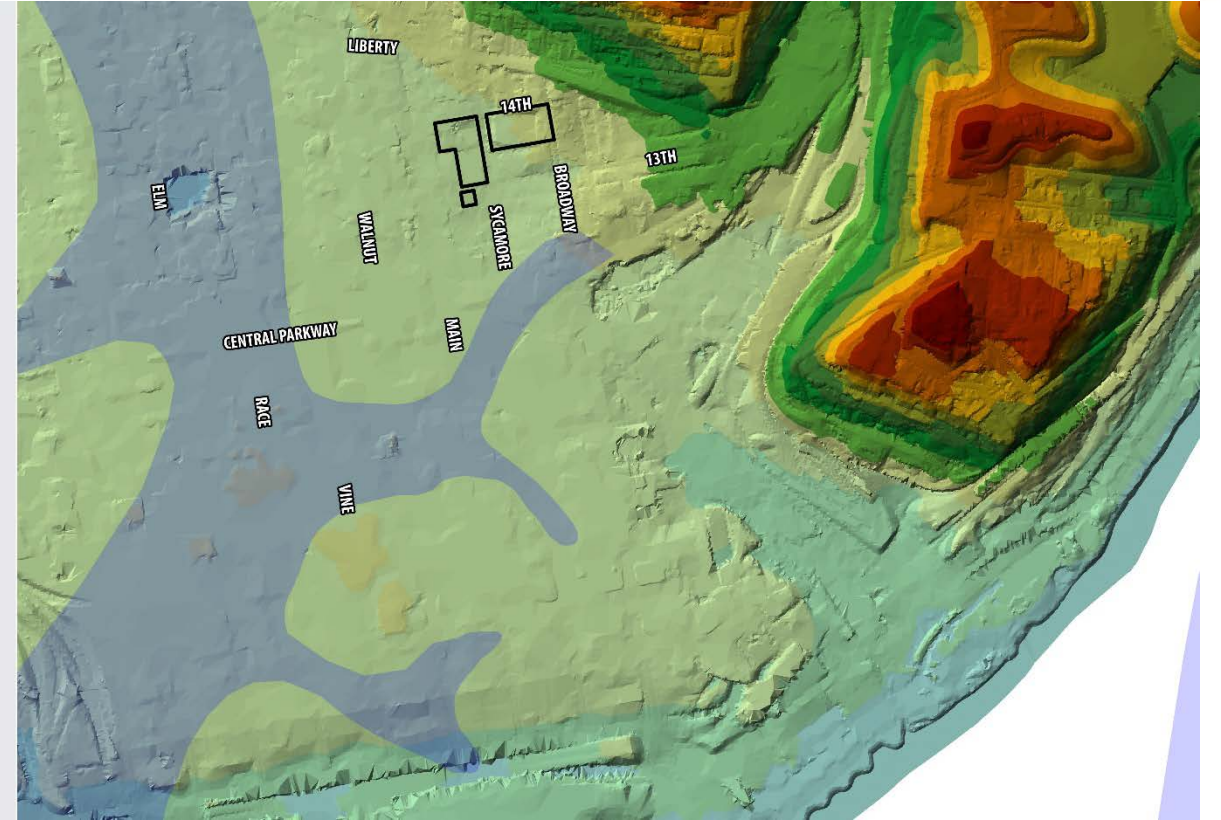
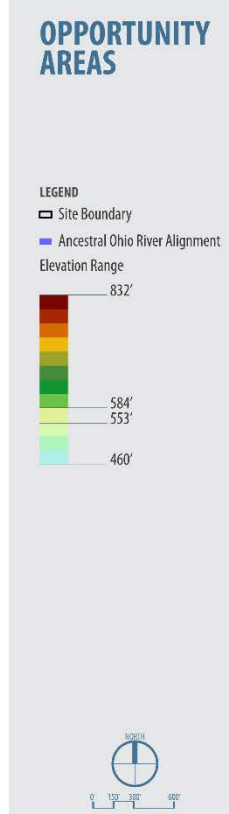
### Alumni Lofts (former SCPA)



# ZIEGLER PARK



## Geology





# Community Preferences



North-South Connection



Green to Green



East-West Connection



Circle Commons

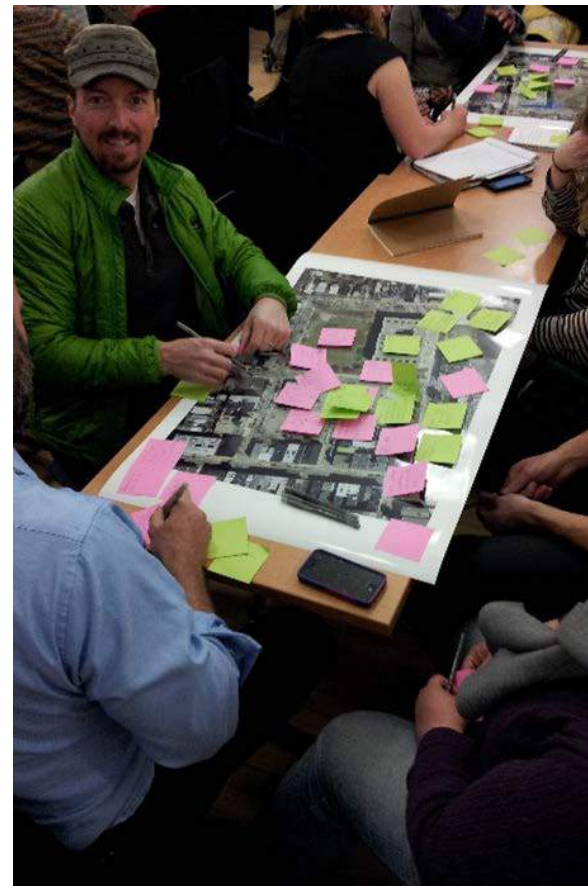


Neighborhood Commons

**Community's Preferred Concept**



## Community Engagement



# Visual Preference Survey

City of Cincinnati  
Cincinnati Park Board  
Cincinnati Recreation Commission  
3CDC

### ZIEGLER PARK visual preference board

F. OUTDOOR LEARNING & PERFORMANCE (pick all that apply)

G. PLAY ENVIRONMENTS (pick one from each gradient)

Natural ← Traditional  
Standard ← Custom

Glaserworks Human Nature Brandstetter Carroll

City of Cincinnati  
Cincinnati Park Board  
Cincinnati Recreation Commission  
3CDC

### ZIEGLER PARK visual preference board

H. PARK ARCHITECTURE (pick one)

I. PARK RESTROOM (pick one from each gradient)

Natural ← Urban  
Small ← Large

Glaserworks Human Nature Brandstetter Carroll

City of Cincinnati  
Cincinnati Park Board  
Cincinnati Recreation Commission  
3CDC

### ZIEGLER PARK visual preference board

A. ACTIVITIES (pick all that apply)

Glaserworks Human Nature Brandstetter Carroll

City of Cincinnati  
Cincinnati Park Board  
Cincinnati Recreation Commission  
3CDC

### ZIEGLER PARK visual preference board

B. AQUATICS (pick one from each gradient)

Natural ← Urban  
Fountain ← Deep Pool  
Enclosed ← Open-able

C. NIGHTTIME USES (pick all that apply)

Glaserworks Human Nature Brandstetter Carroll

City of Cincinnati  
Cincinnati Park Board  
Cincinnati Recreation Commission  
3CDC

### ZIEGLER PARK visual preference board

D. ARTWORK (pick all that apply)

E. CHARACTER (pick one from each gradient)

Traditional ← Contemporary

Glaserworks Human Nature Brandstetter Carroll

# Visual Preference Survey

*The number reflects the sum of community votes for each image.*

## Activities ●



## Nighttime Uses ●



## Artwork ●



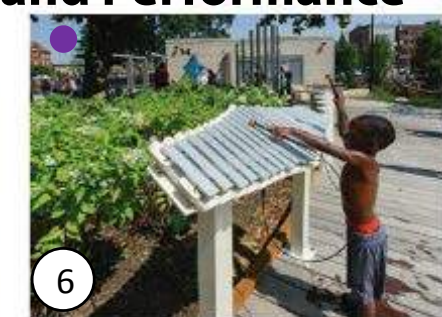
## Play Environments ●



## Aquatics ●



## Outdoor Learning and Performance ●



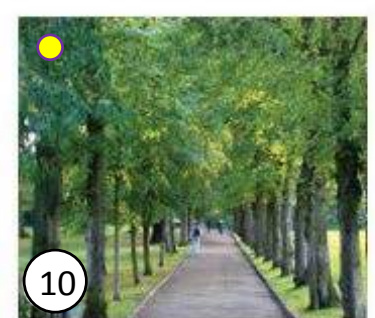
## Character ●



## Park Restroom



## Park Architecture ●





# Community Preferences

E. CHARACTER				
	RANGE	VOTES	DESCRIPTION	ANALYSIS
Pic 1	Traditional - Contemporary	2	Tree-lined Sidewalks; Benches; Inaccessible Vegetation Area between Sidewalks	
Pic 2		2	Tree-lined Sidewalk; Linear	
Pic 3		17	Casual Tree-lined pathway; Benches	High Preferred Selection - The clear preference appears to be a tree-lined, organic pathway, not following a clear linear pattern, but rather casually flowing based on the topography and vegetation. Active, use-able greenspace, rather than an over-landscaped, manicured look.
Pic 4		3	Perimeter Sidewalks; Orthagonal Layout; Half Open-layout, Half Vegetated	
Pic 5		0	Paved with Tables & Chairs; Open Grass; Diagonal paving	
Pic 6		9	Hard-surface; Canopied Walk-ways & Benches	
Pic 7		0	Traditional garden space	
Pic 8		10	Tree-lined Sidewalks; Linear	High Preferred Selection - The clear preference appears to be a tree-lined, organic pathway, not following a clear linear pattern, but rather casually flowing based on the topography and vegetation. Active, use-able greenspace, rather than an over-landscaped, manicured look.
Pic 9		6	Perimeter Sidewalks; Open Greenspace inside Sidewalks	
Pic 10		0	Vegetation Maze; Curved Greenspace defined by Sidewalks	
Pic 11		7	Casual; Tree-lined; Water alongside Pathway; Flowing Curves; Primarily Paved	
Pic 12		2	Open Performance Space; Linear Park Boulevard; Primarily Paves	
Pic 13		1	Angled Pavement; Benches Built into Landscape	
GRAND TOTAL		59		





**ZIEGLER PARK**  
Public Workshop #3

**Community Preferences**

H. PARK ARCHITECTURE				
	RANGE	VOTES	DESCRIPTION	ANALYSIS
Pic 1	Pick One	1	Small; Focal Point; Iron; Vegetation; Brick Pavement	
Pic 2		7	Iron; Open Lattice; Concrete Base	Preferred Selection - Defined 'nook,' open air with shading structure above. Would not be used as a central meeting space, but as a casual lounging/reading space
Pic 3		8	Covered Picnic Area; Stone Corner Columns; Traditional Roof; Paced Surface	High Preferred Selection - Simple stone picnic area, detailing ties to neighborhood's historic architecture, open-air
Pic 4		3	Brick; Second Empire style; Arched Openings; Vegetation	
Pic 5		0	Victorian; Gazebo; Ornate; Raised Base; Octagonal	
Pic 6		4	Angled; Wood Joists; Minimalist Modern	
Pic 7		0	Brick; Arts & Crafts/Prairie Style; Shingled Roof; Arched Openings; Enclosed Space	
Pic 8		1	Stone; Neoclassical; Enclosed; Focal Entry	
Pic 9		7	Open Air; Performance Stage; Steel; Timber; Modern	Preferred Selection - Open air stage / performance space, large platform with flexible uses. 'Modern' design with traditional wood joists, brick base and steel columns
Pic 10		1	Art Nouveau; Performance Stage	
Pic 11		0	Stone; New Classical; Shingled Roof; Prairie Style patterning	
Pic 12		0	Open Air; Modern; Canvas	
TOTAL		32		





# ZIEGLER PARK Public Workshop #3

## Community Preferences

I. PARK RESTROOM (Natural to Urban)				
	RANGE	VOTES	DESCRIPTION	ANALYSIS
Pic 1	Natural - Urban	1	Wood Siding; Traditional; Kit Architecture; Small	
Pic 2		6	Wood; Concrete; Modern Design; Moderate Size	
Pic 3		0	Metal; Irregular Shape; Sculptural	
Pic 4		7	Small; Sidewalk Installations; Art Nouveau; Interactive Boards/Maps	
Pic 5		5	Small; Sidewalk Installations; Modern Design; Interactive Boards/Maps	
Pic 6		4	Small; Sidewalk Installations; Modern; Stainless; Vented; Interactive Boards/Maps	
<i>Total</i>		23		



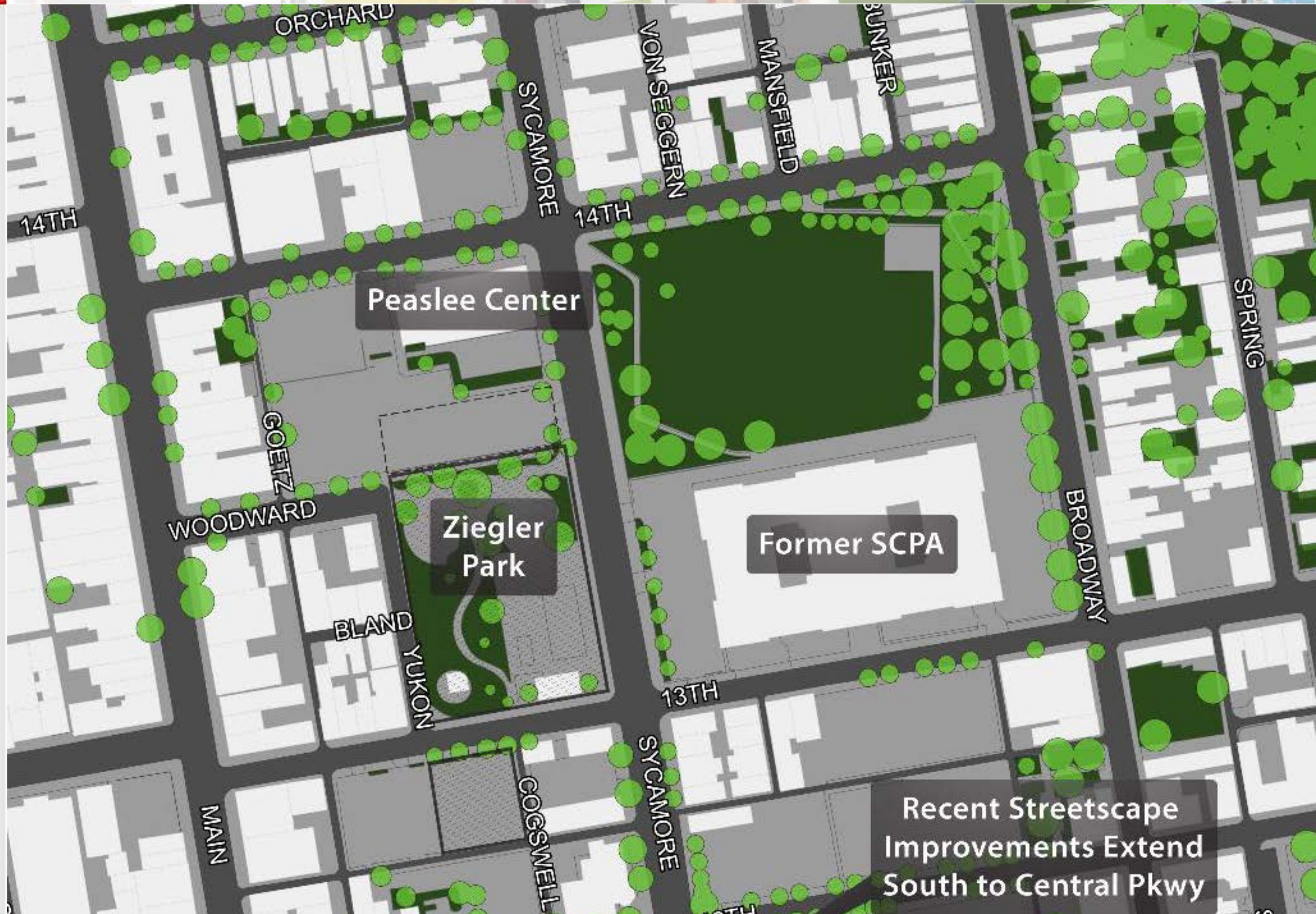
I. PARK RESTROOM (Small to Large)				
	RANGE	VOTES	DESCRIPTION	ANALYSIS
Pic 1	Small - Large	2	Very Small; Modern; Stainless and Frosted Glass; Marquise-shaped	
Pic 2		2	Small; Stainless; Interactive Boards/Maps; Sidewalk Installations	
Pic 3		19	Wood; Irregular Shape; Porosity; Stand-alone or Sidewalk Installation	High Preferred Selection - Again, a preference seems to be suggested towards relatively 'modern' design ideas, but done with traditional materials - particularly wood and stone. The emphasis appears to be an architecture which, simply and naturally, integrates into the surrounding environment.
Pic 4		1	Modern; Timber; Steel; Cubic; Moderate Size	
Pic 5		3	Concrete Block; Wood Joists; Clerestory Windows	
Pic 6		1	Modern; Marble; Glass	
Pic 7		0	Metal Panels; Stone; Glass; Modern; Curvature	
<i>Total</i>		28		



# ZIEGLER PARK

## Existing Conditions

### Green Space & Tree Canopy



# ZIEGLER PARK

## TREE INVENTORY

115 Trees

### LEGEND

Underground Garage Footprint

Park Boundary

### Good Health

Canopy Diameter (feet)

- 0-12
- 12-20
- 20-40
- 40-60

**81 Trees**

### Fair Health

Canopy Diameter (feet)

- 0-12
- 12-20
- 20-40
- 40-60

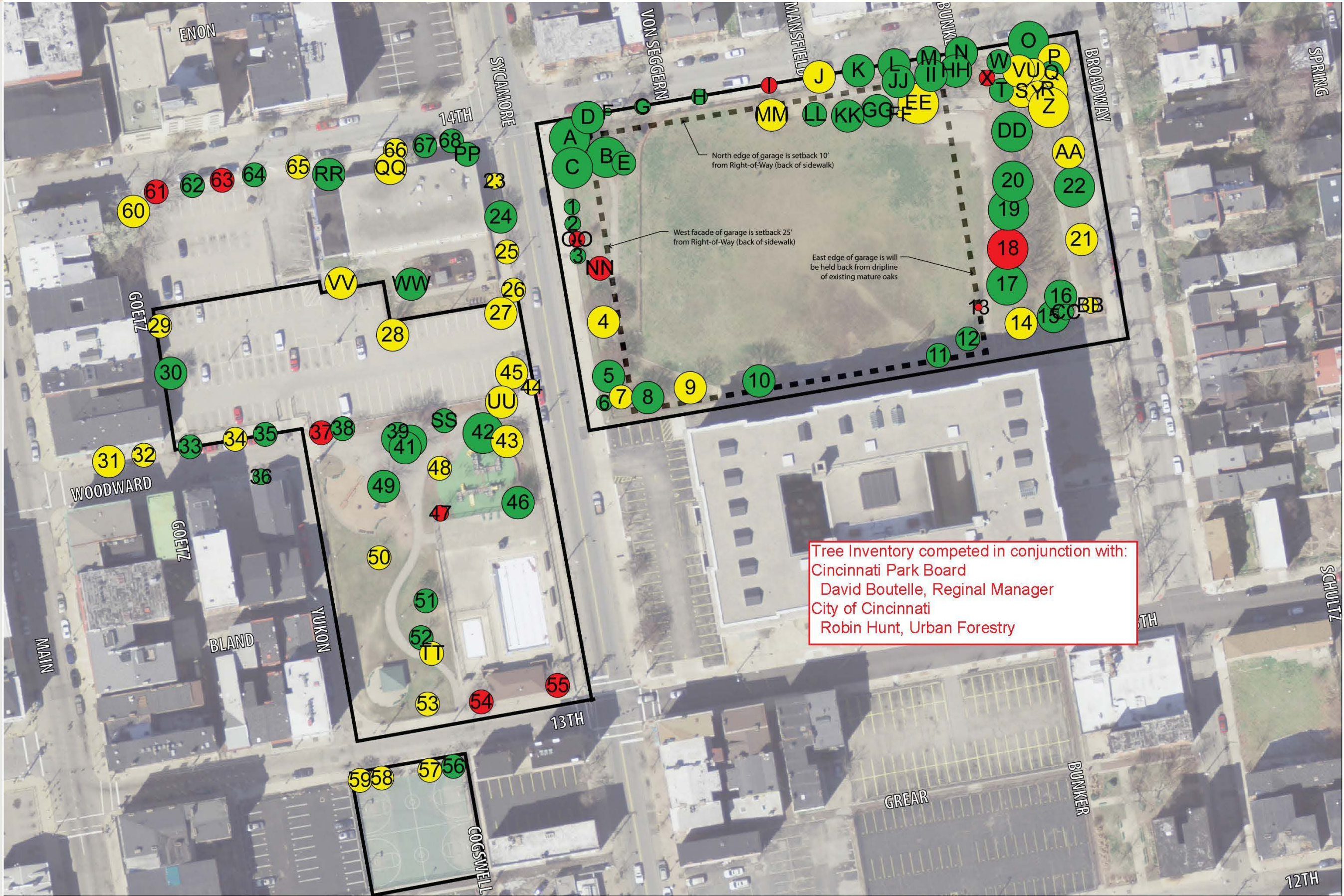
**22 Trees**

### Poor Health

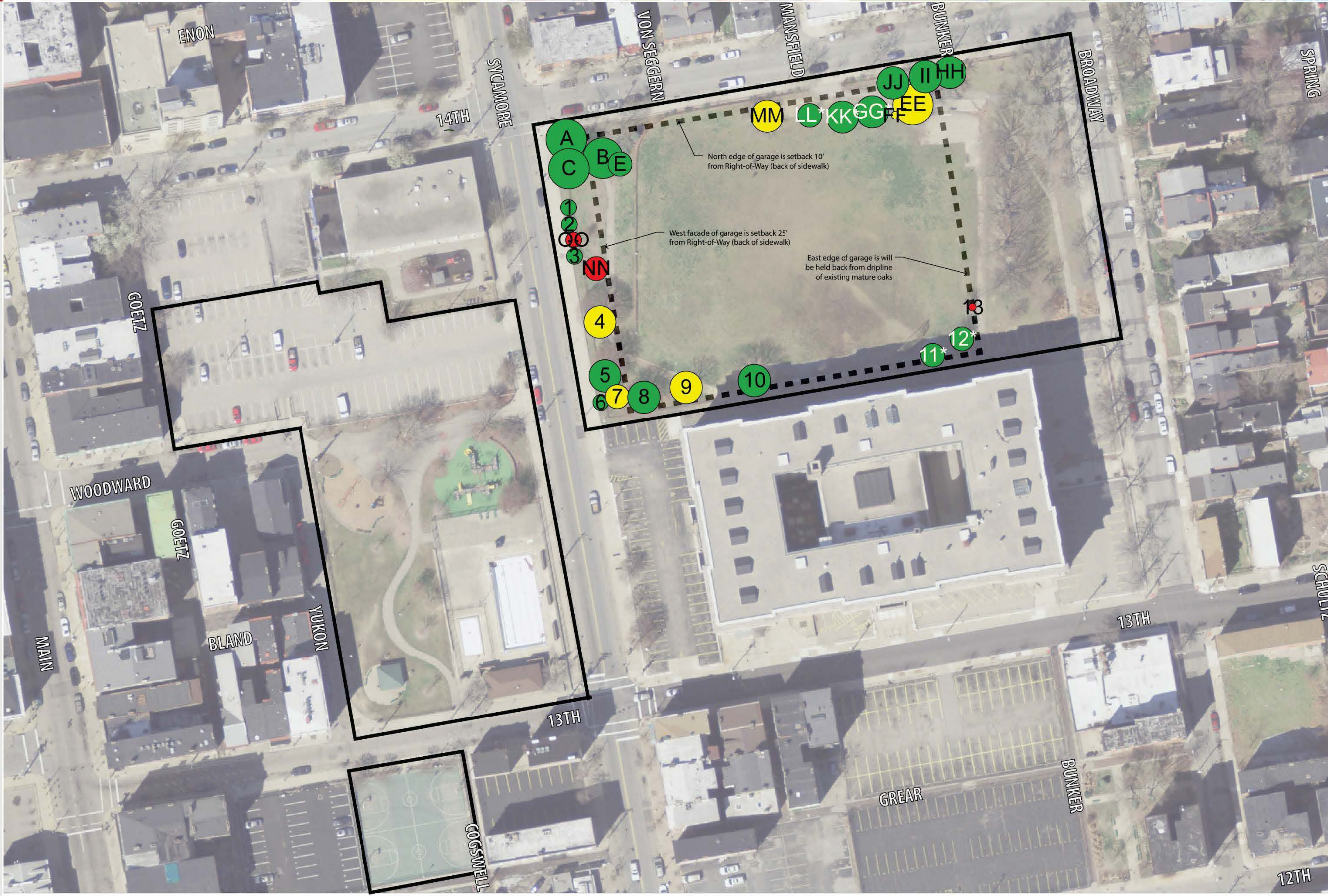
Canopy Diameter (feet)

- 0-12
- 12-20
- 20-40
- 40-60

**12 Trees**



# ZIEGLER PARK



## TREE INVENTORY

Trees Impacted By  
Garage Construction  
Only (28 Trees)

### LEGEND

Underground Garage Footprint

Park Boundary

#### Good Health

Canopy Diameter (feet)

- 0-12
- 12-20
- 20-40
- 40-60

**19 Trees**

#### Fair Health

Canopy Diameter (feet)

- 0-12
- 12-20
- 20-40
- 40-60

**6 Trees**

#### Poor Health

Canopy Diameter (feet)

- 0-12
- 12-20
- 20-40
- 40-60

**3 Trees**



# ZIEGLER PARK



## TREE INVENTORY

Trees Impacted By  
Garage & Park  
Renovations (76 Trees)

### LEGEND

Underground Garage Footprint

Park Boundary

#### Good Health

Canopy Diameter (feet)

- 0-12
- 12-20
- 20-40
- 40-60

**33 Trees**

#### Fair Health

Canopy Diameter (feet)

- 0-12
- 12-20
- 20-40
- 40-60

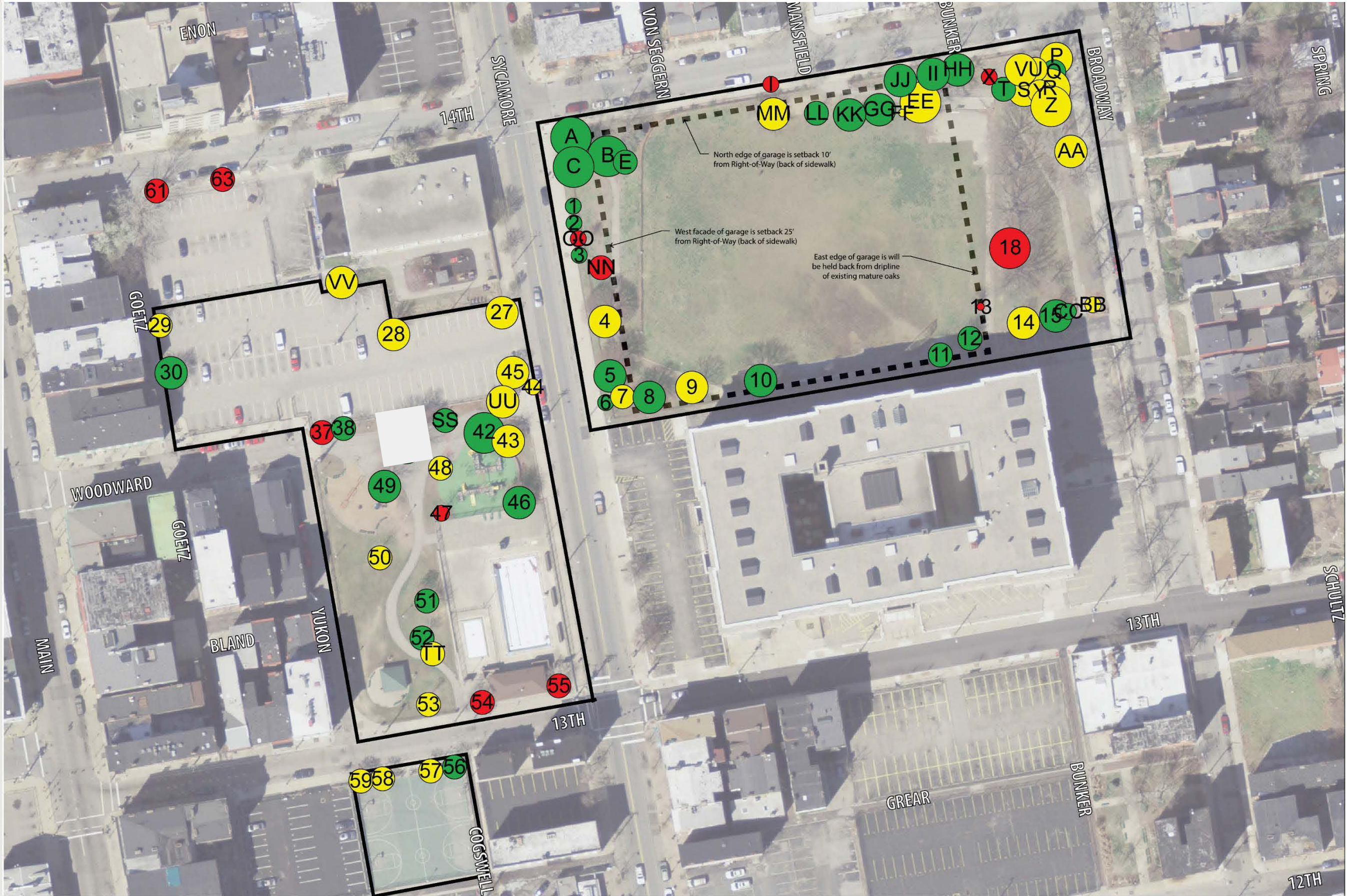
**31 Trees**

#### Poor Health

Canopy Diameter (feet)

- 0-12
- 12-20
- 20-40
- 40-60

**12 Trees**



# ZIEGLER PARK



## TREE INVENTORY

Trees To Remain  
(39 Trees)

### LEGEND

Underground Garage Footprint

Park Boundary

#### Good Health

Canopy Diameter (feet)

- 0-12
- 12-20
- 20-40
- 40-60

**27 Trees**

#### Fair Health

Canopy Diameter (feet)

- 0-12
- 12-20
- 20-40
- 40-60

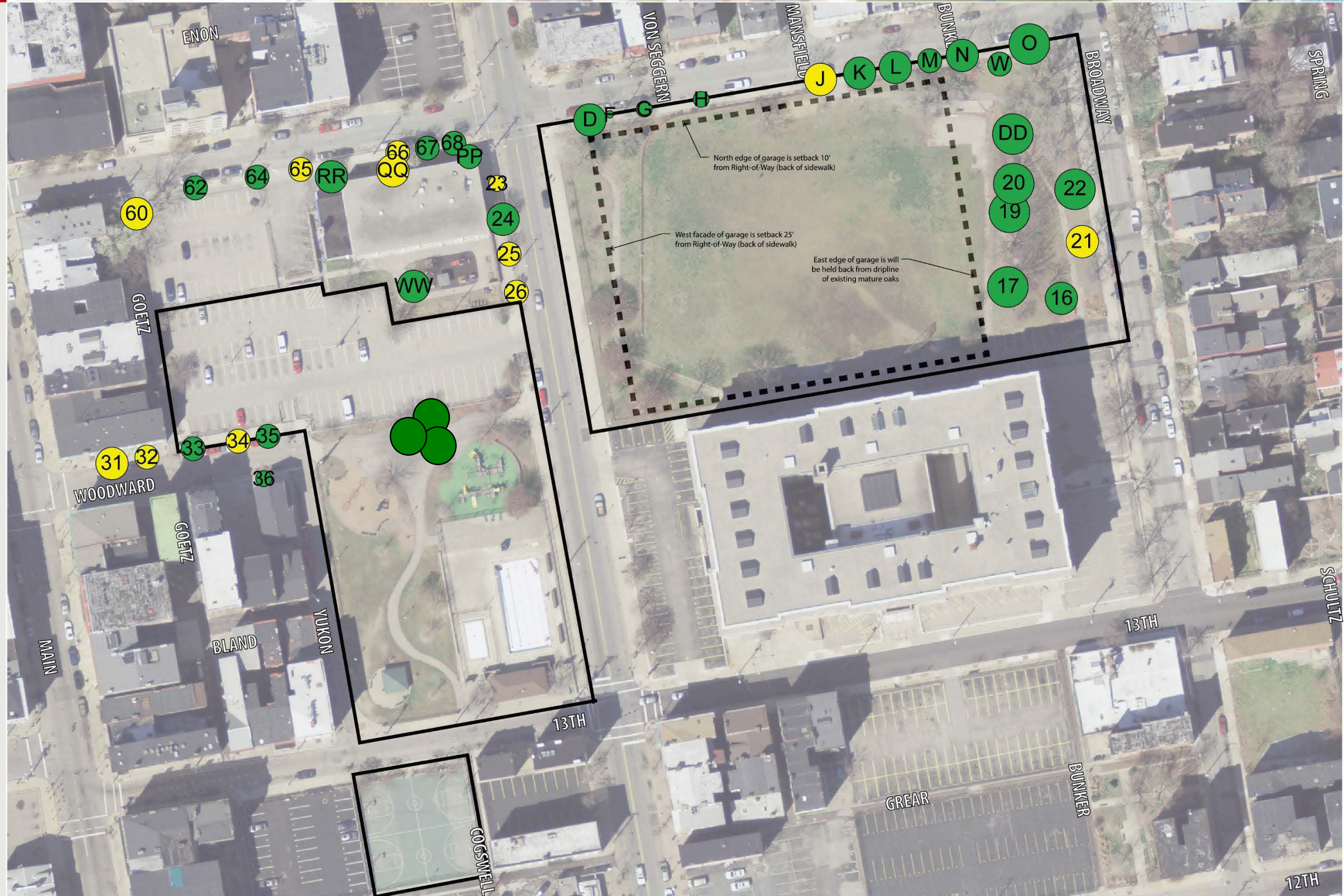
**12 Trees**

#### Poor Health

Canopy Diameter (feet)

- 0-12
- 12-20
- 20-40
- 40-60

**0 Trees**





## Tree Inventory

## Individual Tree Assessment

Ziegler Park Tree Assessment (Completed on 05-07-2015)

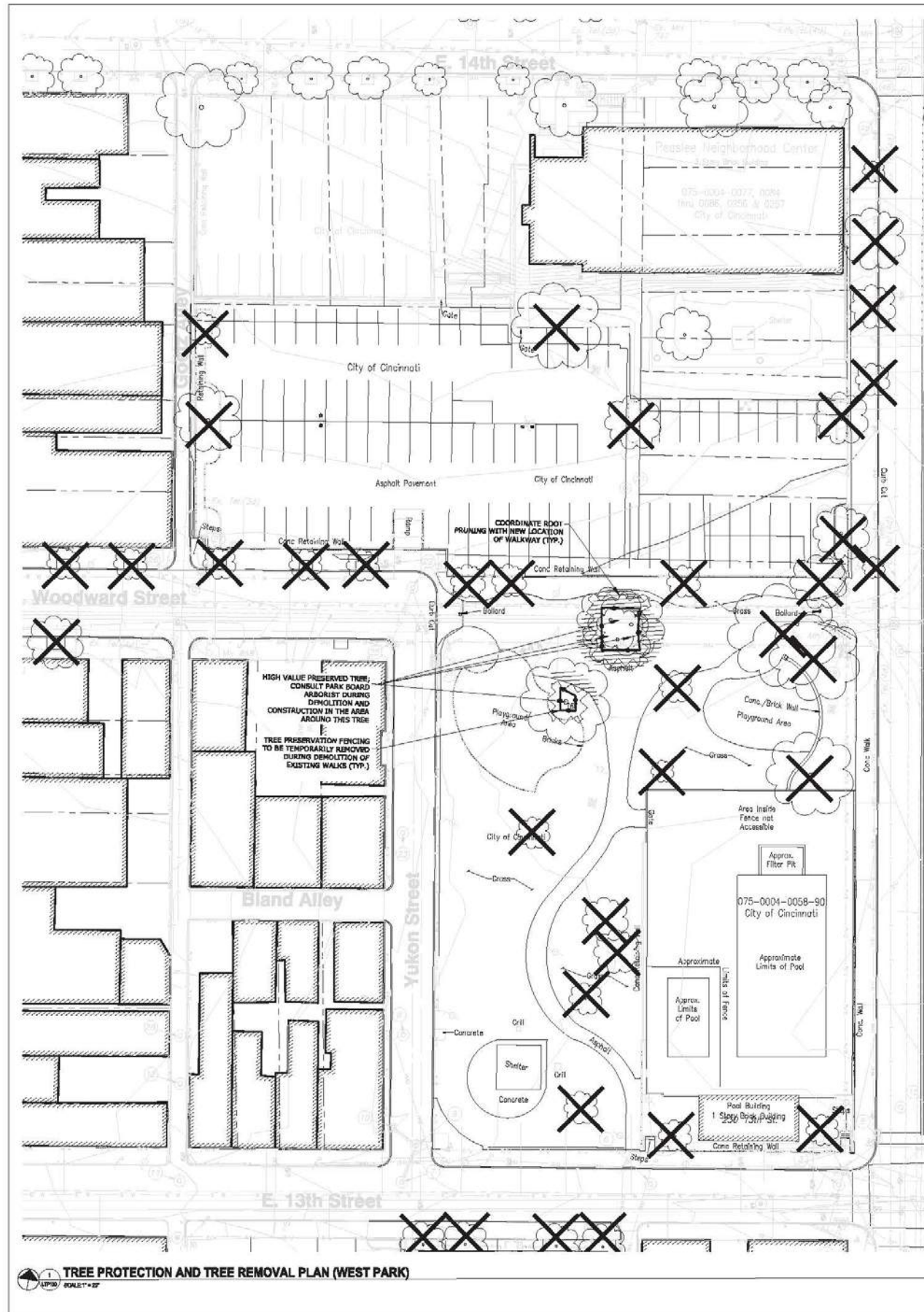
ID	Tree Type	DBH	Canopy Diameter (inches)	Health	Notes
1	Crab Apple	2	8	G	
2	Crab Apple	2	8	G	
3	Crab Apple	2	8	G	
4	Little Leaf Linden	32	40	Y	Girdling Roots
5	Little Leaf Linden	28	40	G	Split in Trunk
6	Crab Apple	2	8	G	
7	Pear	9	20	Y	One Sided
8	Little Leaf Linden	36	40	G*	Multiple Splits (Risk)
9	Red Oak	16	40	Y	Declining
10	Red Oak	16	40	G	
11	Lacebark Elm	6	20	G	
12	Lacebark Elm	8	20	G	Bad Pruning
13	Lacebark Elm	5			Dead
14	Lacebark Elm	6	25	Y	Stress, Bad Pruning
15	Lacebark Elm	8	30	G	Pruning
16	White Oak	13	40	G	Pruning
17	Red Oak	30	60	G	
18	Red Oak	24	60	Y	Die Back, Weeping at Trunk
19	Red Oak	28	60	G	
20	Red Oak	24	60	G	
21	Sweet Gum	16	40	Y	Stressed
22	Sweet Gum	16	50	G	
23	Zelkova	3	10	Y	Damaged Central Leader
24	Zelkova	12	30	G	
25	Zelkova	9	20	Y	Trunk Damage, Stress
26	Zelkova	7	15	Y	Trunk Damage, Stress
27	Green Ash	16	25	Y	Multiple Splits, Infested, Structurally Undesirable
28	Green Ash	16	25	Y	Infested
29	Maple	8	15	Y	Trunk Damage, Stress
30	Lacebark Elm	9	30	G	Pruning
31	Ginko	12	25	Y	Utility Conflict, Trunk Damage
32	Ginko	5	15	Y	Trunk Damage
33	Ginko	6	15	G	
34	Ginko	6	15	Y	Trunk Damage
35	Ginko	6	15	G	Minor Trunk Damage
36	Ginko	5	12	G	Minor Trunk Damage
37	Maple	7	16	R	
38	Winter King Hawthorne	6	15	G	
39	London Plane	12	30	G	
40	London Plane	12	30	G	
41	London Plane	12	30	G	Minor Utility Conflict
42	Honey Locust	14	50	G	Central Leader
43	Red Oak	16	40	Y	Central Leader Pruned, Chlorotic
44	Zelkova	5	10	Y	Stress, Trunk Damage
45	Green Ash	16	25	Y	Heavily Infested with caterpillars
46	Red Oak	16	40	G	Chlorotic
47	Red Oak	9	10	R	Dead
48	Maple	7	15	Y	
49	Honey Locust	13	40	G	
50	Sweet Gum	9	15	Y	Stress, Trunk Damage
51	White Ash	8	20	G	
52	Red Maple	11	20	G	
53	White Ash	7	15	Y	Trunk Damage, Funky
54	Winter King Hawthorne	8	15	R	Declining
55	Washington Hawthorn	10	15	R	2 Split trunks

Ziegler Park Tree Assessment (Completed on 05-07-2015)

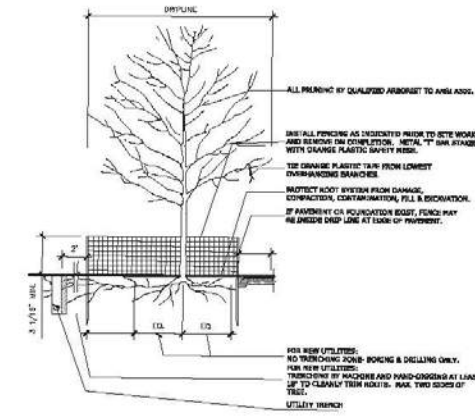
ID	Tree Type	DBH	Canopy Diameter (Inches)	Health	Notes
56	White Ash	8	20	G	
57	White Ash	6	20	Y	Stressed
58	White Ash	6	20	Y	
59	White Ash	6	20	Y	
60	Cottonwood	28	40	Y	Growing in Pavement/Wall
61	Silver Linden	9	15	R	Major Trunk Damage
62	Silver Linden	8	20	G	Utility Conflict
63	Silver Linden	9	20	R	Major Trunk Damage
64	Little Leaf Linden	7	15	G	Utility Conflict
65	Zelkova	7	15	Y	Light Wounds, Utility Conflict, Not Vigorous
66	Silver Linden	8	20	Y	V-Crotch
67	Silver Linden	9	20	G	
68	Zelkova	9	20	G	

## Tree Protection and Removal Plan

### West Park



LEGEND - TREE PRESERVATION PLAN		
KEY	TYPE	NOTES
	EXISTING TREE TO BE REMOVED	COORDINATE WITH PARK BOARD ARBORIST
	TREE PRESERVATION FENCE	ORANGE CONSTRUCTION TYPE FENCING, 4 FEET HIGH WITH METAL POSTS SUPPORTING FENCE MATERIAL APPROXIMATELY SIX FEET O.C.
	ROOT PRUNE ZONE	AS DIRECTED BY PARK BOARD ARBORIST, USE AIR SPADE TO LOCATE TREE ROOTS, PRUNE ALL ROOTS, WITH A ROTARY TYPE STUMP GRINDER TO A DEPTH OF 18 INCHES OR TO THE MAXIMUM DEPTH OF THE REQUIRED GRADING CUT, WHICHEVER IS LESS
	SENSITIVE DEMOLITION ZONE	CONSULT PARK BOARD ARBORIST FOR ASPHALT/PAVEMENT REMOVAL IN THIS AREA



- GENERAL NOTES**
1. BASE INFORMATION PROVIDED BY BRANDSTETTER CARROLL, INC. 304 E. 8TH STREET, CINCINNATI, OH, 45202. 513.851.4224.
  2. CONTRACTOR SHALL LOCATE ALL UTILITIES, STRUCTURES, PAVEMENT AND VEGETATION TO REMAIN, AND TAKE THE NECESSARY PRECAUTIONS FOR THEIR PROTECTION DURING CONSTRUCTION. ANY FIELD ADJUSTMENTS REQUIRED SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS DURING THE COURSE OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO OSHA REQUIREMENTS FOR PUBLIC AND WORKER SAFETY.
  4. CONTRACTOR SHALL COORDINATE WITH THE WORK OF OTHER TRADES TO ENSURE PROPER AND TIMELY EXECUTION OF THE WORK.

- DRAWING NOTES**
1. PRESERVE ALL TREES NOT INDICATED FOR REMOVAL AS SPECIFIED. HAND EXCAVATE/PRUNE ROOTS WHERE NOTED, IN COORDINATION WITH ARBORIST FROM CINCINNATI PARK BOARD.
  2. TREE PRESERVATION FENCING TO BE INSTALLED ON ANY TREE WITHIN 10' OF DEMOLITION & CONSTRUCTION LIMITS. TREE PRESERVATION FENCING LAYOUT AS SHOWN ON TREE PRESERVATION PLAN.
  3. CONTRACTOR RESPONSIBLE FOR REMOVING TREES AS INDICATED ON PLAN IN A SAFE MANNER WITHOUT DAMAGE TO PROPERTY AND SURROUNDING TREES. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR TO THE OWNER'S SATISFACTION. FOLLOW ALL SAFETY REGULATIONS, SAFETY OF THE PUBLIC AND WORKERS IS TO BE PRIMARY CONSIDERATION IN THE WORK.
  4. CONTRACTOR TO SUGGEST CONSTRUCTION ACCESS WITH MINIMUM IMPACT TO TREES AND EXISTING SITE ELEMENTS. COMPLETE RESTORATION OF THE ACCESS IS REQUIRED. OWNER TO APPROVE ACCESS BY CONTRACTOR.
  5. WHERE WORK IS TO OCCUR CLOSE TO AN EXISTING TREE TO BE PRESERVED, ROOT CUTS SHALL BE MARKED IN THE FIELD BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CUTTING. CONTRACTOR TO USE AIR SPADE TO LOCATE TREE ROOTS, ONCE REVIEWED AND PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONSULT WITH A CERTIFIED ARBORIST TO BE PROVIDED BY THE CONTRACTOR AND FOLLOW HIS/HER RECOMMENDATIONS FOR CUTTING ALONG THE APPROVED MARKS. THE ARBORIST SHALL ALSO MAKE ANY RECOMMENDATIONS RELATED TO PRESERVING ANY CRITICAL STRUCTURAL ROOTS DURING THE CUTTING PROCESS (E.G. THIS IS THE CLOSEST POINT TO THIS PARTICULAR TREE THAT THE SOIL CAN BE DISTURBED). THE CONTRACTOR SHALL PRUNE ALL ROOTS AS DIRECTED WITH A ROTARY TYPE STUMP GRINDER TO A DEPTH OF 18" OR TO THE MAXIMUM DEPTH OF THE REQUIRED GRADING CUT, WHICHEVER IS LESS. ROOT PRUNING SHALL BE COORDINATED WITH THE TREE PROTECTION FENCING. IN SOME CASES THAT FENCE LINE IS ON THE ROOT CUT AND PROVISIONS FOR ROOT PRUNING NEED TO BE ACCOMMODATED BEFORE THE FENCE IS ERECTED.
  6. DURING THE EXCAVATION PROCESS, IF ROOTS GREATER THAN TWO INCHES IN DIAMETER THAT HAVE NOT BEEN ROOT PRUNED ARE ENCOUNTERED, THEY SHALL BE CUT WITH A SAW OR SHARP AXE, AS DIRECTED BY THE ARBORIST, AND NOT RIPPED WITH THE EARTH MOVING EQUIPMENT.

**Ziegler Park**  
Byamora St. at 13TH St.  
Cincinnati, OH 45202

Project #: 1400

**CLIENT:**  
OWNERS:  
Cincinnati Center City Development Corporation  
1203 Walnut Street, 4th Floor  
Cincinnati, OH 45202  
613-821-4400

City of Cincinnati  
801 Plum St. #130  
Cincinnati, OH 45202  
513-352-2499

Cincinnati Park Board  
950 Eden Park Dr.  
Cincinnati, OH 45202  
513-367-2904

**PROJECT TEAM**  
ARCHITECT & PROJECT MANAGEMENT:  
Glaserworks  
304 E. 8TH ST.  
Cincinnati, OH 45202  
513-855-0555

EAST PARK GARAGE ARCHITECT:  
Perido Weiskopf Wagstaff + Coates  
408 Boulevard of the Allies  
Pittsburgh, PA 15219-1301  
412-391-0884

LANDSCAPE ARCHITECT:  
Human Nature  
902 St. Paul Drive  
Cincinnati, OH 45208  
513-281-2211

STRUCTURAL ENGINEER:  
THP Limited Inc.  
100 E. 8TH ST.  
Cincinnati, OH 45202  
513-241-3222

P.E.L. ENGINEER:  
KJH Engineers  
1538 Alexandria Pike, Suite 11  
PL Thomas, KY 41075  
859-442-8550

CIVIL & AQUATIC ENGINEER:  
Brendelizer Carroll  
305 E. 8TH ST.  
Cincinnati, OH 45202  
513-851-4224

CONSTRUCTION MANAGER:  
Turner Construction Co.  
250 W. Court St. Suite 300  
Cincinnati, OH 45202  
513-721-4224

SHEET REVISION	
REV #	DESCRIPTION

DATE	DESCRIPTION

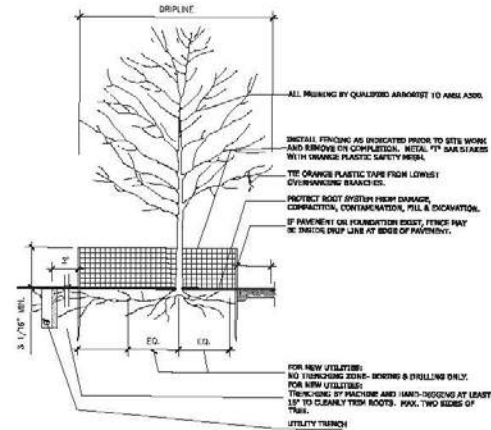
  

<b>TREE PROTECTION &amp; REMOVAL PLAN</b>
<b>LTP100</b>

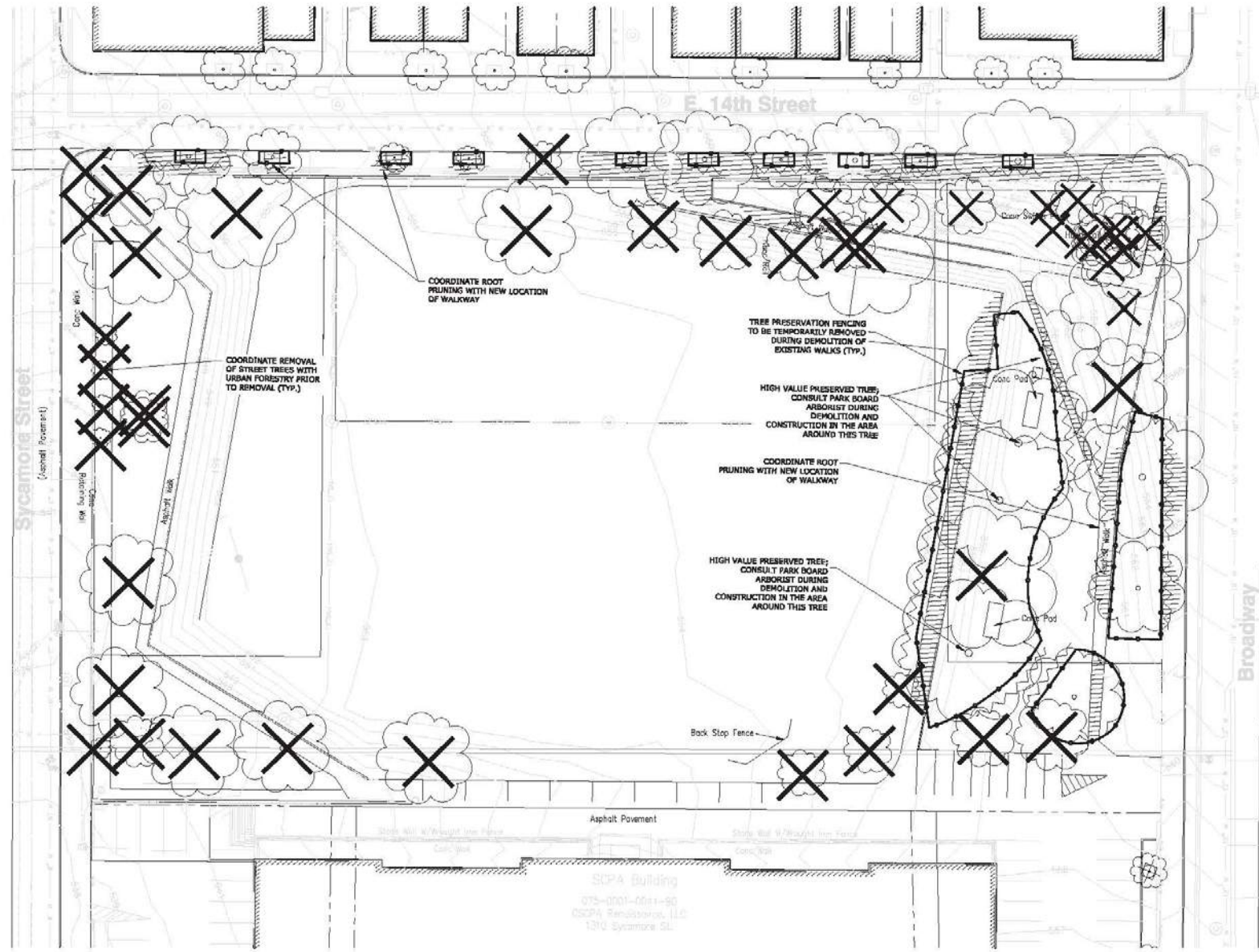
## Tree Protection and Removal Plan

### East Park

LEGEND - TREE PRESERVATION PLAN		
KEY	TYPE	NOTES
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	SENSITIVE DEMOLITION ZONE	CONSULT PARK BOARD ARBORIST FOR ASPHALT/PAVEMENT REMOVAL IN THIS AREA



1 TREE PRESERVATION FENCE DETAIL



1 TREE PROTECTION AND TREE REMOVAL PLAN (EAST PARK)

#### GENERAL NOTES

1. BASE INFORMATION PROVIDED BY BRANDSTETTER CARROLL, INC. 304 E. 8TH STREET, CINCINNATI, OH, 45202. 513.651.4224.
2. CONTRACTOR SHALL LOCATE ALL UTILITIES, STRUCTURES, PAVEMENT AND VEGETATION TO REMAIN, AND TAKE THE NECESSARY PRECAUTIONS FOR THEIR PROTECTION DURING CONSTRUCTION. ANY FIELD ADJUSTMENTS REQUIRED SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS DURING THE COURSE OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO OSHA REQUIREMENTS FOR PUBLIC AND WORKER SAFETY.
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#### DRAWING NOTES

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#### Ziegler Park

Sycamore St. at 12TH ST.  
Cincinnati, OH 45202

Project #: 1028

**OWNER:**  
Cincinnati Center City Development Corporation  
1205 Walnut Street, 4th Floor  
Cincinnati, OH 45202  
613-821-4400

City of Cincinnati  
801 Plum St., #130  
Cincinnati, OH 45202  
513-352-2499

Cincinnati Park Board  
850 Eden Park Dr.  
Cincinnati, OH 45202  
513-367-2604

**ARCHITECT & PROJECT MANAGEMENT:**  
Glaserworks  
304 E. 8TH ST.  
Cincinnati, OH 45202  
513-655-9355

**EAST PARK GARAGE ARCHITECT:**  
Perigo Weisbeck Wagstaff + Coofield  
408 Boulevard of the Allies  
Pittsburgh, PA 15219-1301  
412-391-9884

**LANDSCAPE ARCHITECT:**  
Human Nature  
802 St. Paul Drive  
Cincinnati, OH 45206  
513-281-2211

**STRUCTURAL ENGINEER:**  
THP Limited Inc.  
100 E. 8TH ST.  
Cincinnati, OH 45202  
513-241-3222

**P.E.E. ENGINEER:**  
KJI Engineers  
1538 Alexander Pike, Suite 11  
Ft. Thomas, KY 41076  
859-442-8030

**CIVIL & AQUATIC ENGINEER:**  
Brenneman Carroll  
305 E. 8TH ST.  
Cincinnati, OH 45202  
513-861-6224

**CONSTRUCTION MANAGER:**  
Turner Construction Co.  
250 W. Court St., Suite 300  
Cincinnati, OH 45202  
513-721-4224

SHEET REVISION		
REV#	DATE	DESCRIPTION

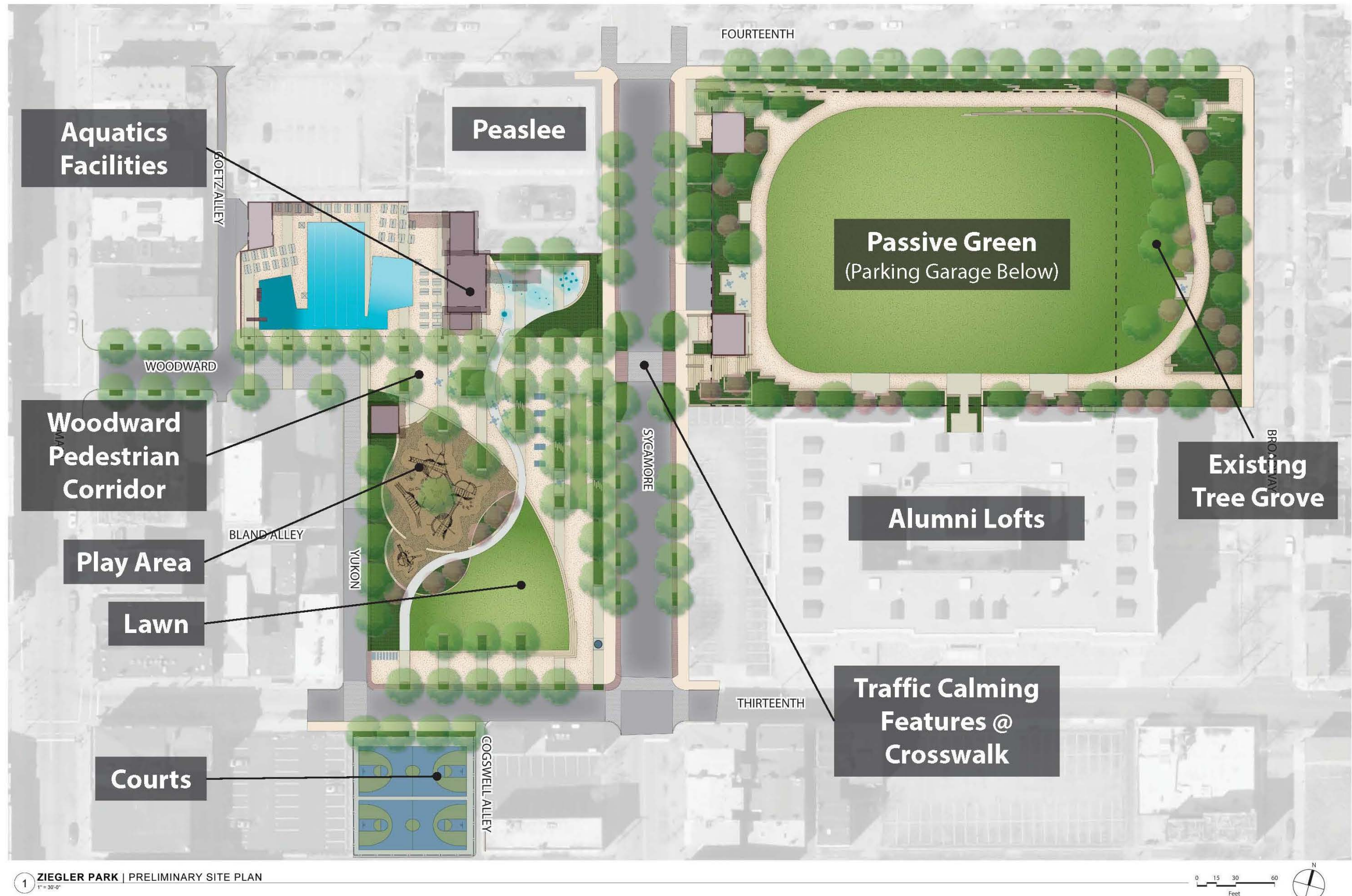
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**TREE PROTECTION & REMOVAL PLAN**

**LTP101**

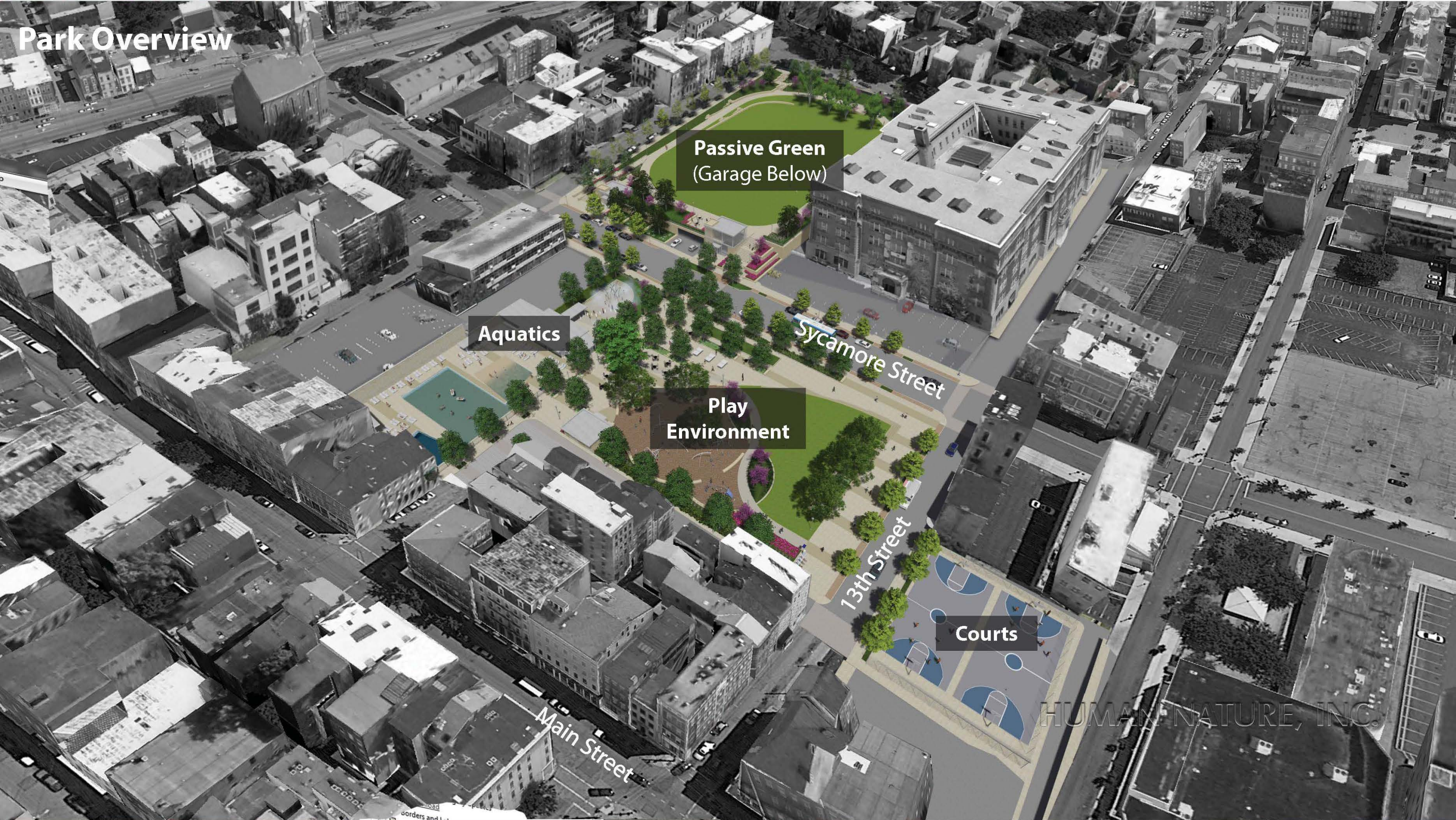


## Master Plan





## Park Overview



Passive Green  
(Garage Below)

Aquatics

Play  
Environment

Courts

Sycamore Street

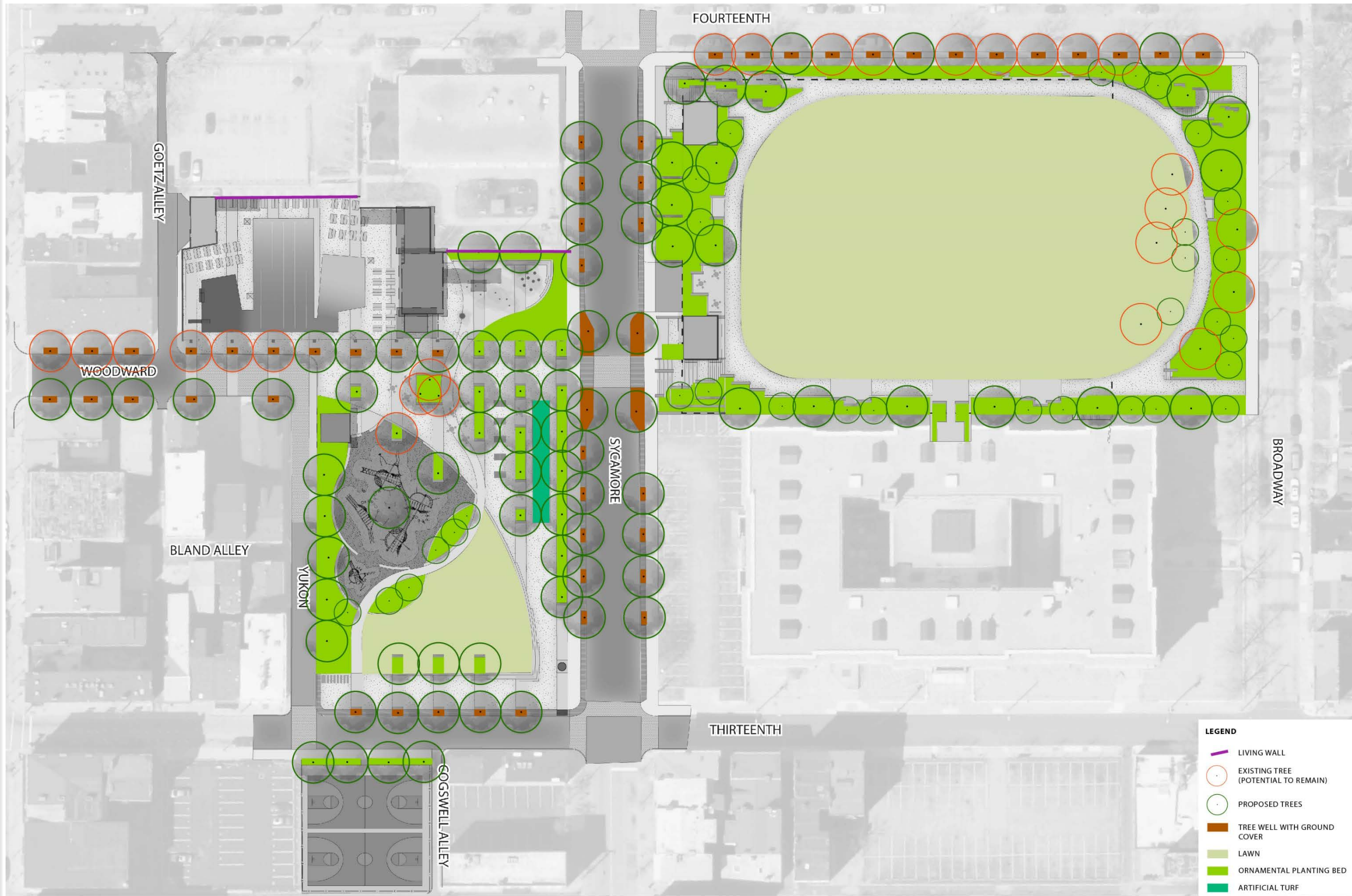
13th Street

Main Street

HUMAN NATURE, INC.



## Proposed Landscape Plan





## Signage

Park signage would be limited to the gateways at the NW corner of East Park and SE corner of West Park. Additional pedestrian gateway signage would welcome users entering the park along Woodward from Main and Broadway. Finally, interpretive signage would cover specific topics like historical context or park design elements. Signage would be integrated into park structures or site features where possible and would complement the stone and metal palette used throughout the park.

### SIGNAGE LEGEND

-  **Park Gateway**
-  **Pedestrian Gateway**
-  **Interpretive**





## Woodward Pedestrian Connection





## Play & Picnic

Sprayground

Woodward  
Stairs

Game Tables /  
Picnic Grove

Play  
Area



HUMAN NATURE, INC.



## Passive Green



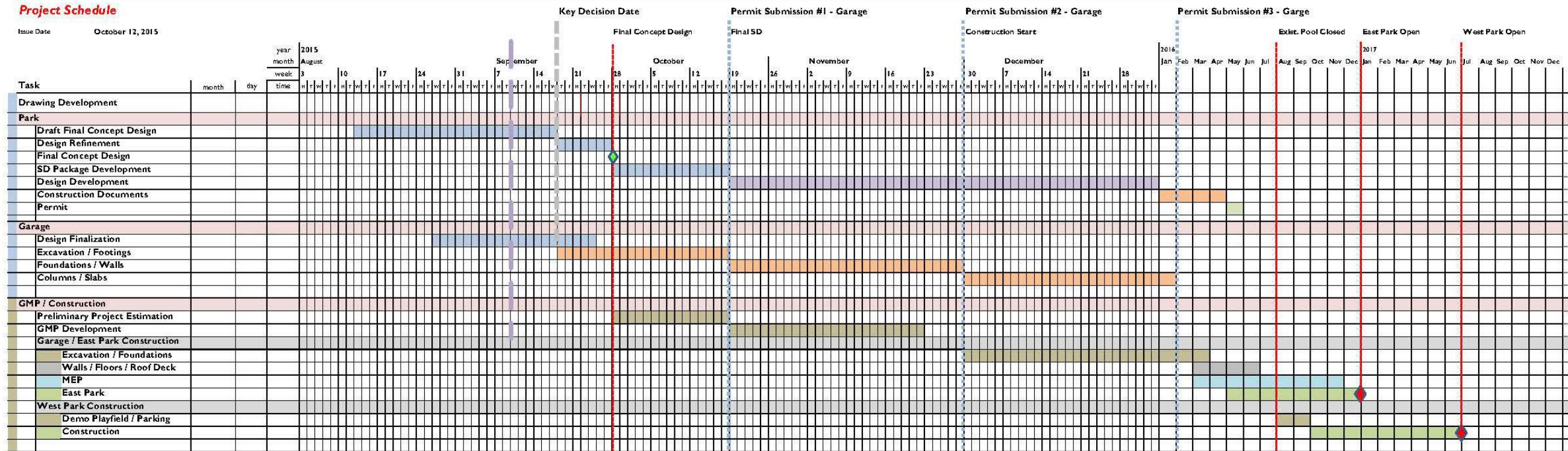
HUMAN NATURE, INC.



## ZIEGLER PARK

### Project Schedule

Issue Date: October 12, 2015



# Project Schedule

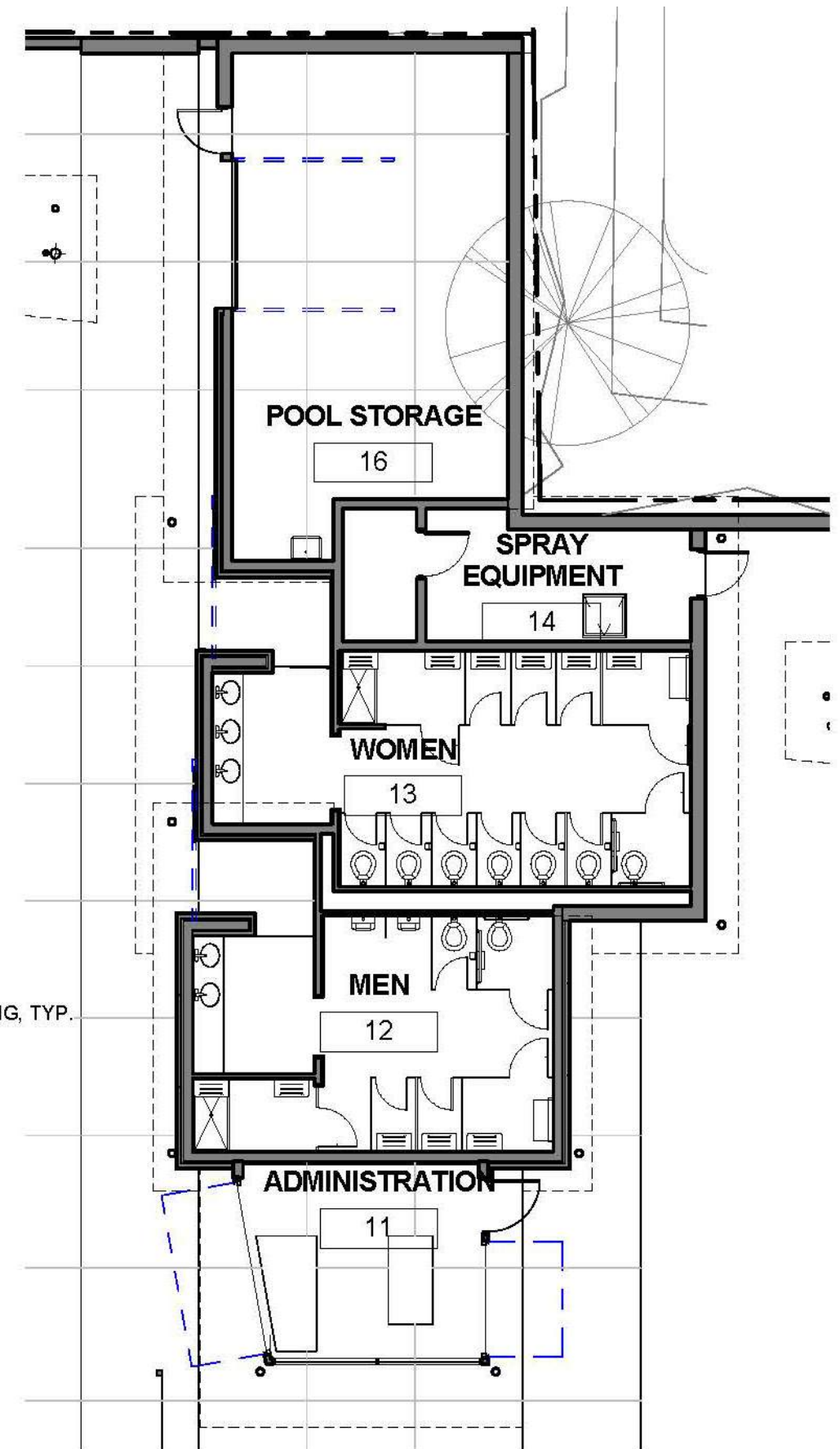
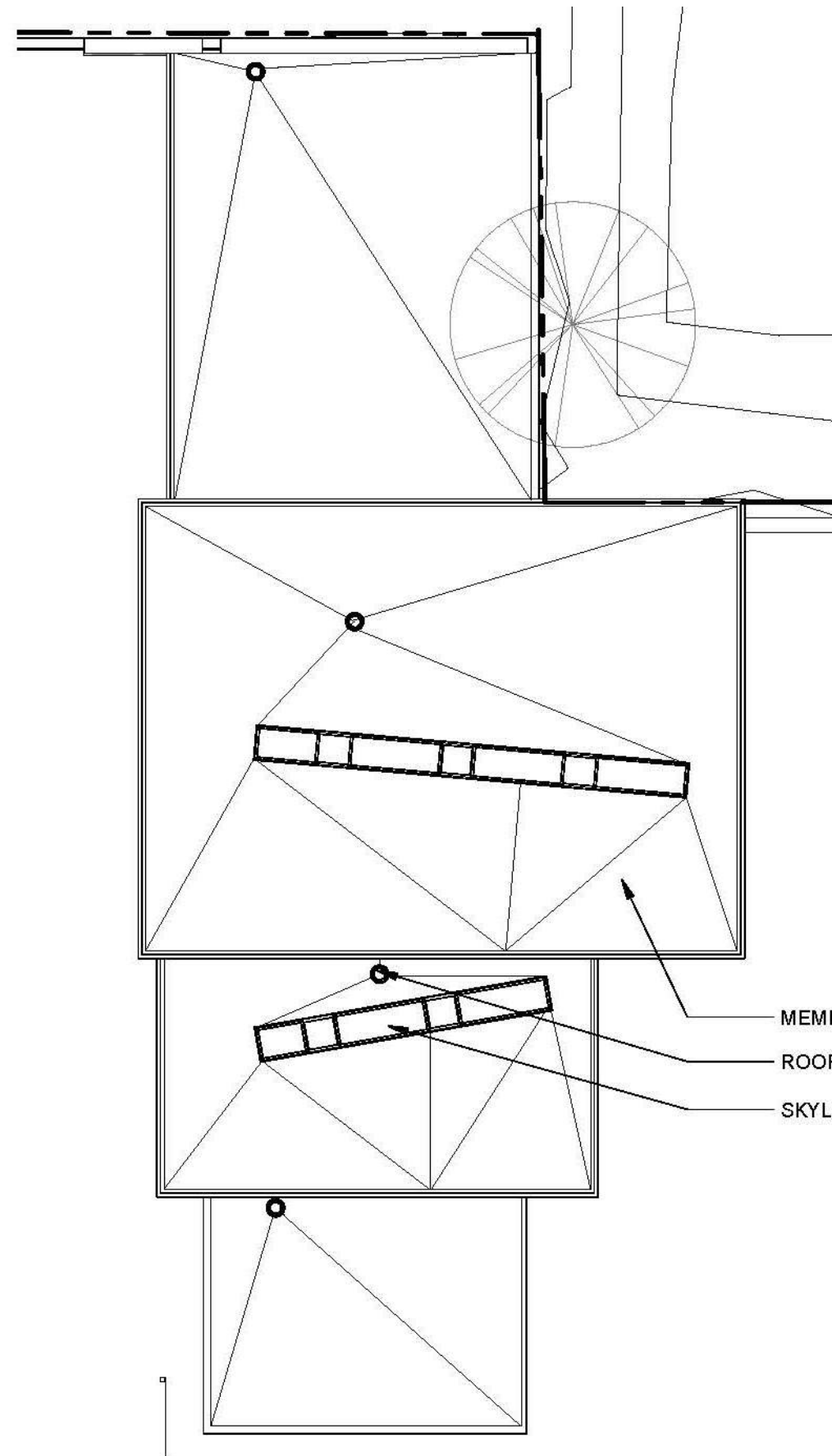
# Project Budget

## Ziegler Park Budget

Real Estate Costs	\$ 100,000
Hard Costs	\$ 23,380,000
FF&E	\$ 750,000
Soft Costs	\$ 6,030,240
<b>Total</b>	<b>\$ 30,260,240</b>

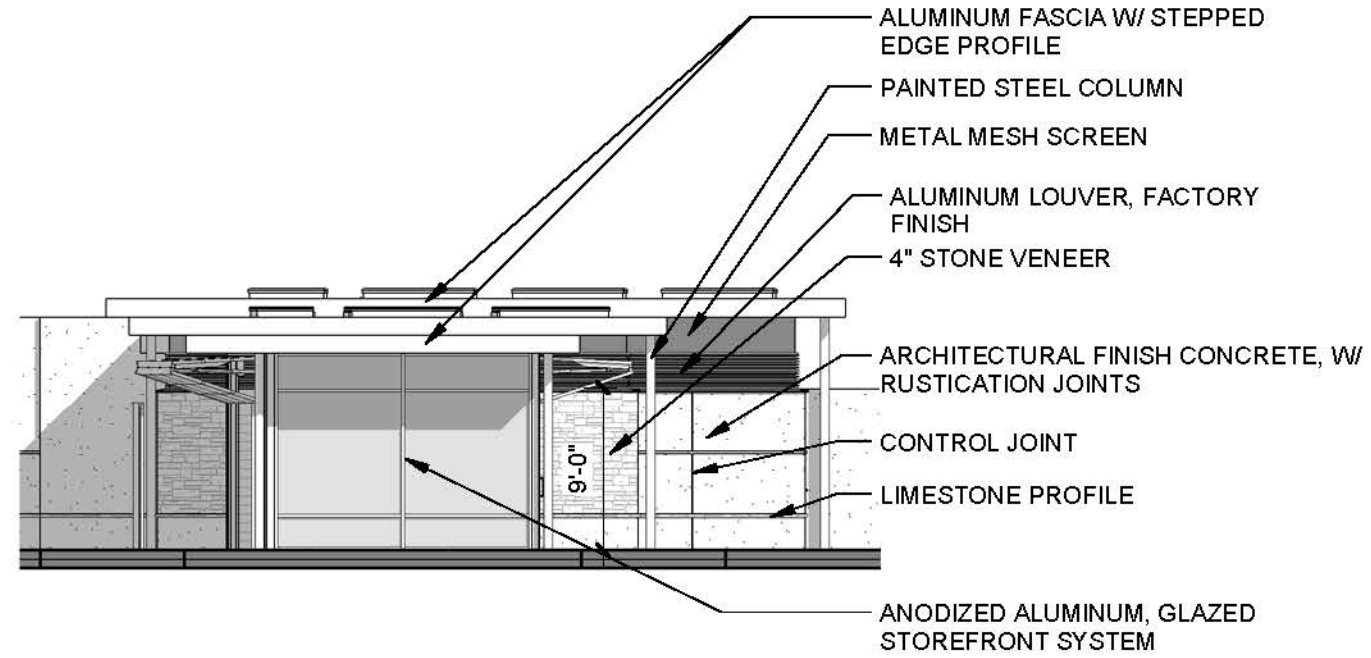
## POOL SERVICES BUILDING

### PLAN VIEWS



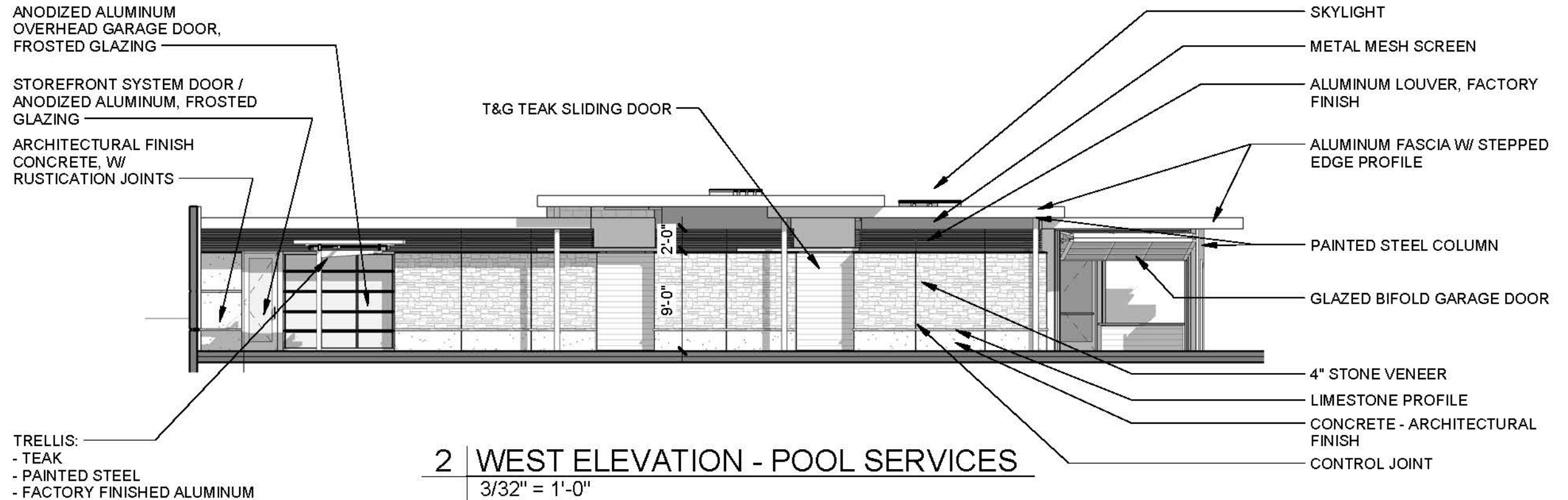
## POOL SERVICES BUILDING

### ELEVATIONS



1 | SOUTH ELEVATION - POOL SERVICES

3/32" = 1'-0"

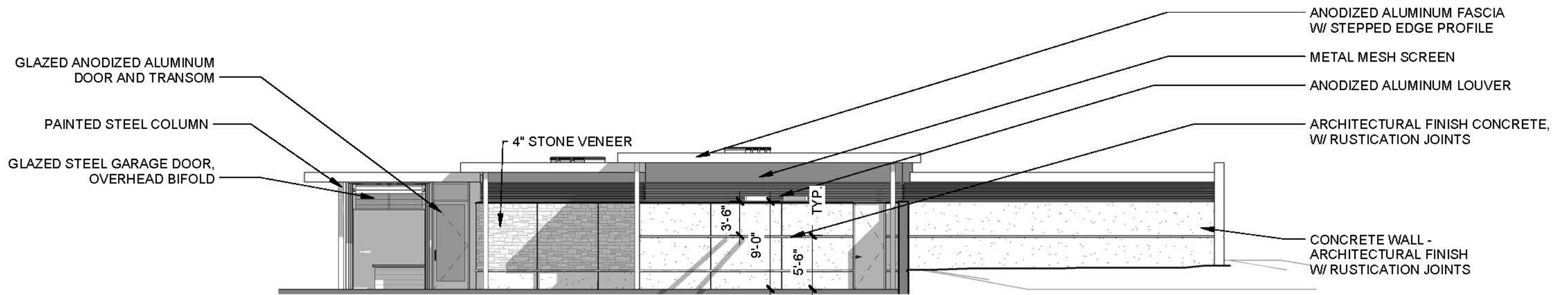


2 | WEST ELEVATION - POOL SERVICES

3/32" = 1'-0"

## POOL SERVICES BUILDING

### ELEVATIONS



1 | EAST ELEVATION - POOL SERVICES  
3/32" = 1'-0"



## Pool Services Building and Deck



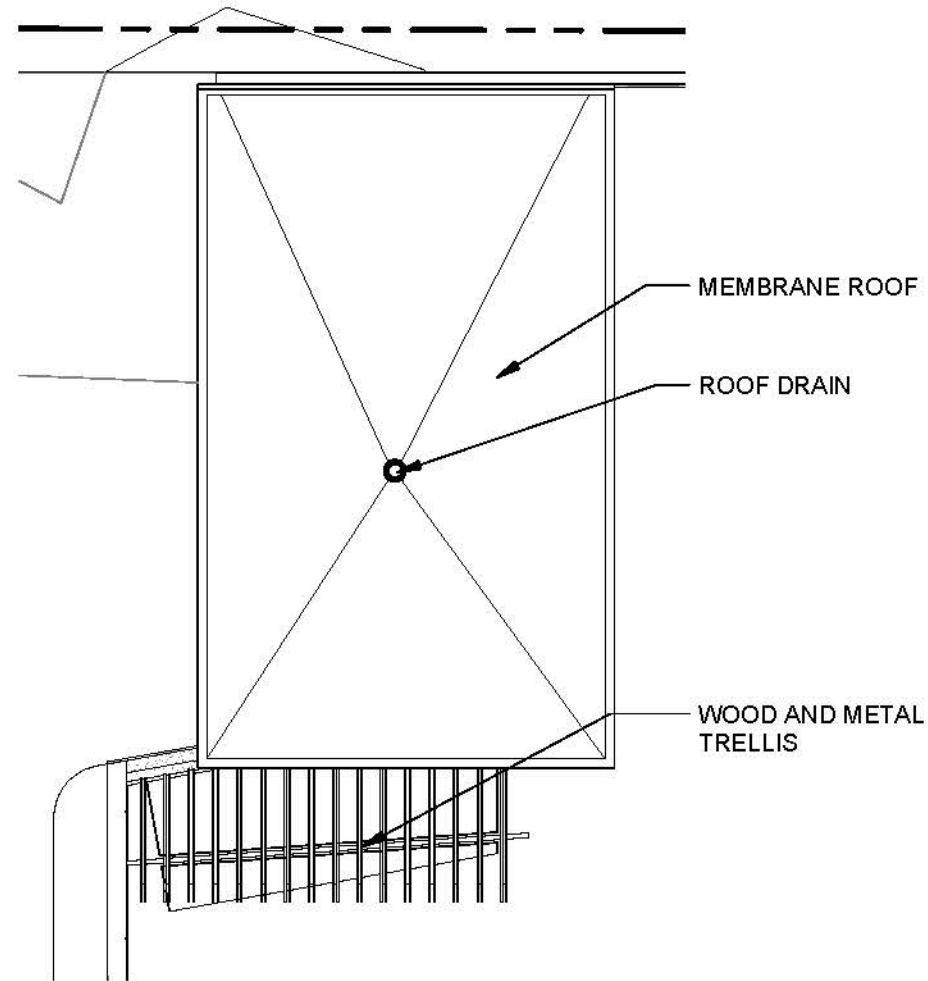


## Pool Deck and Buildings

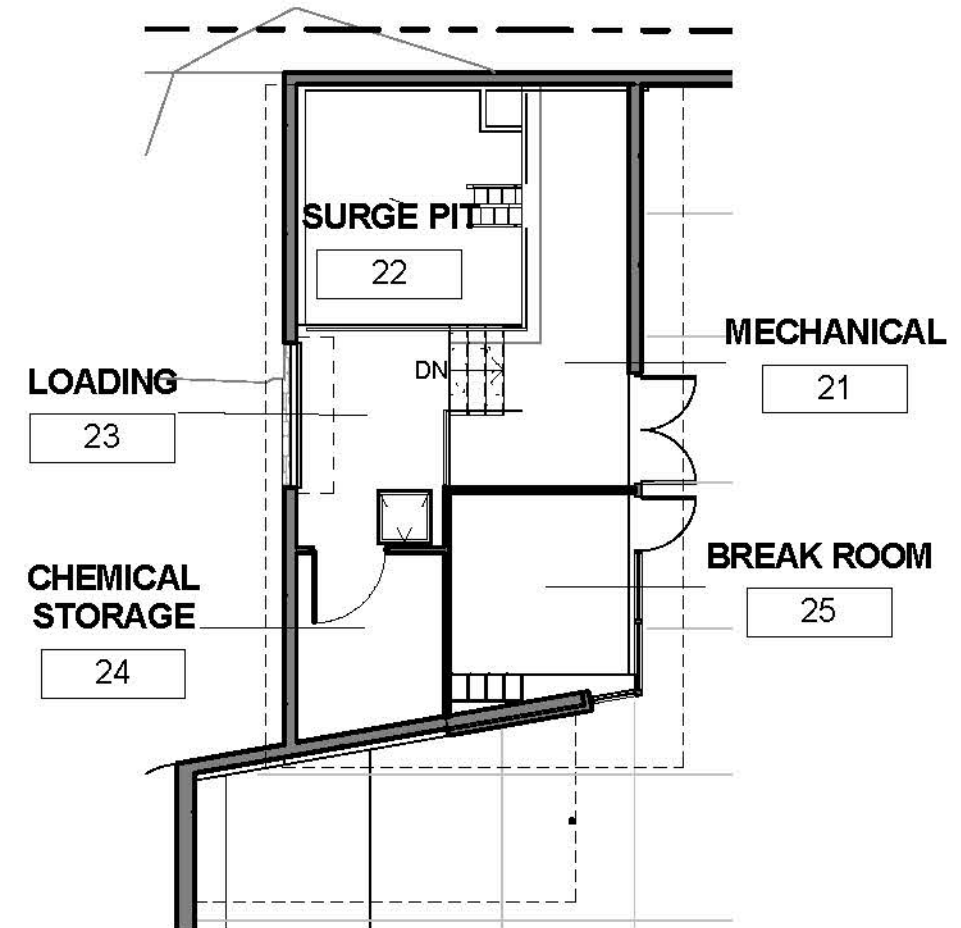


## POOL EQUIPMENT BUILDING

### PLAN VIEWS



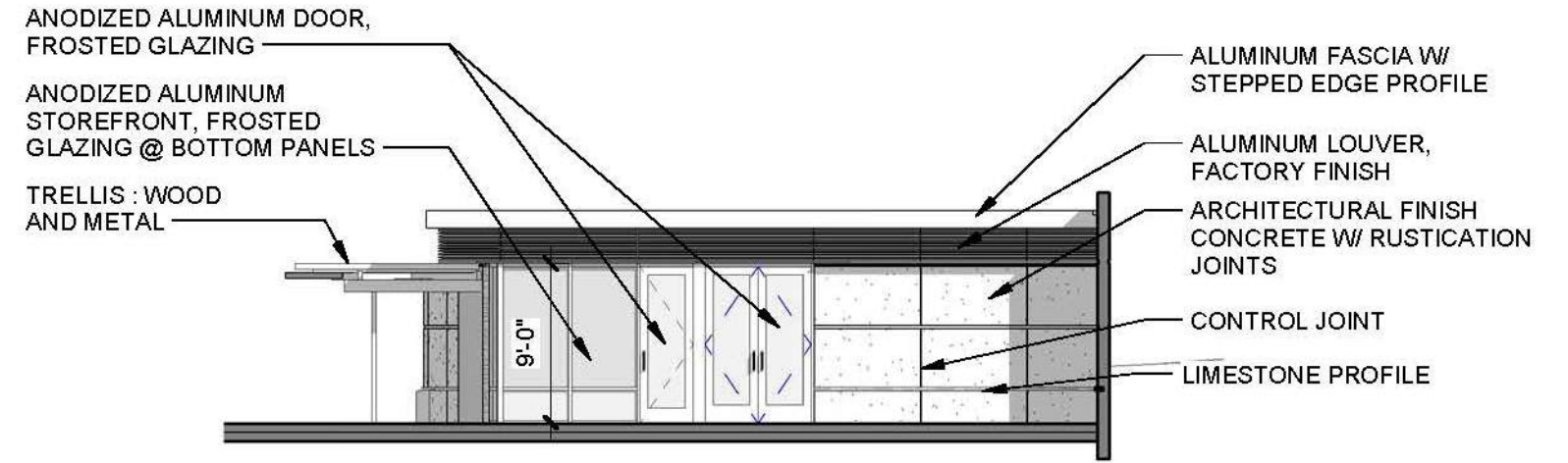
2 | ROOF PLAN - POOL EQUIPMENT  
3/32" = 1'-0"



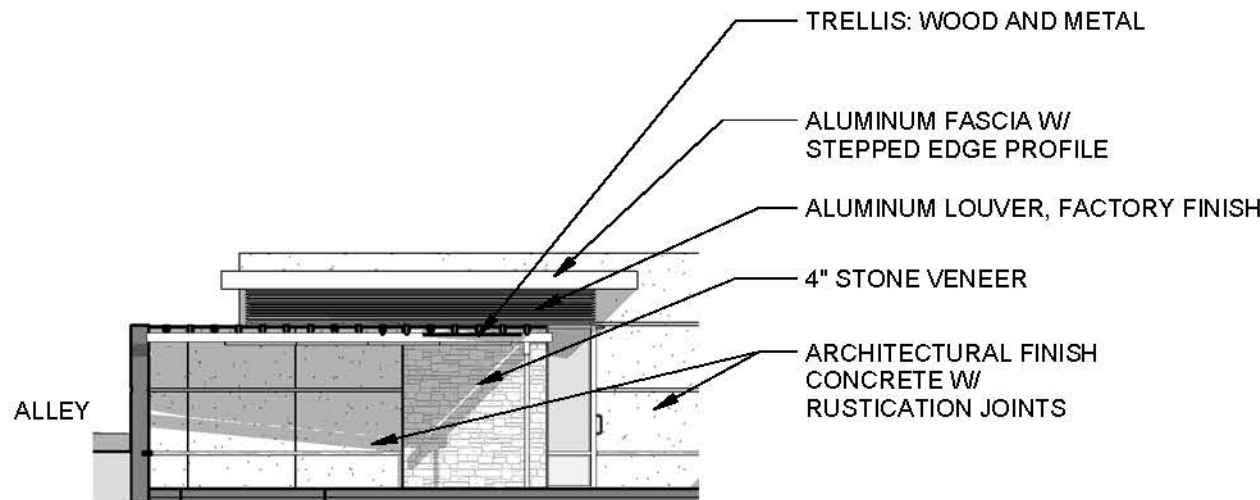
1 | FLOOR PLAN - POOL EQUIPMENT  
3/32" = 1'-0"

## POOL SERVICES BUILDING

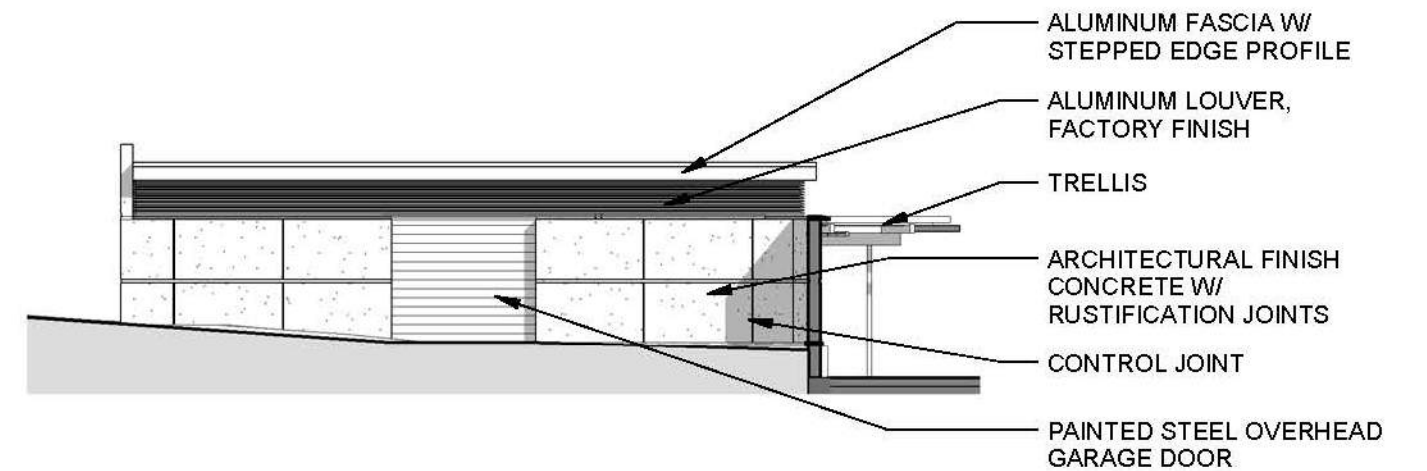
### ELEVATIONS



**1 | EAST ELEVATION - POOL EQUIPMENT**  
3/32" = 1'-0"



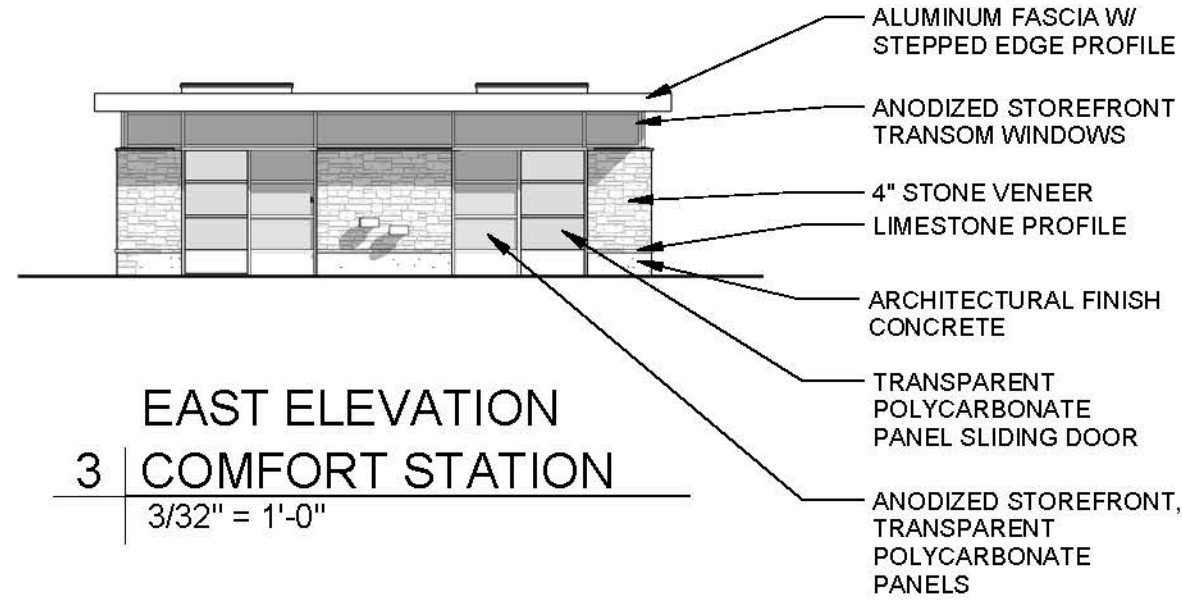
**2 | SOUTH ELEVATION - POOL EQUIPMENT**  
3/32" = 1'-0"



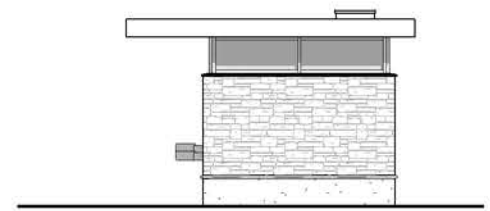
**3 | WEST ELEVATION - POOL EQUIPMENT**  
3/32" = 1'-0"



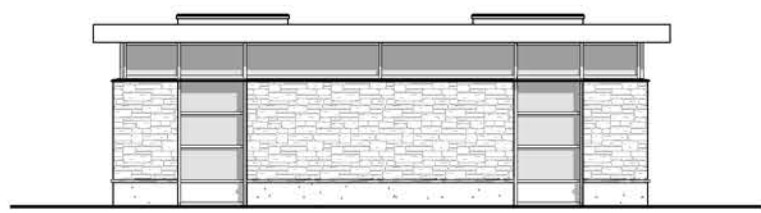
## Comfort Station plans elevations



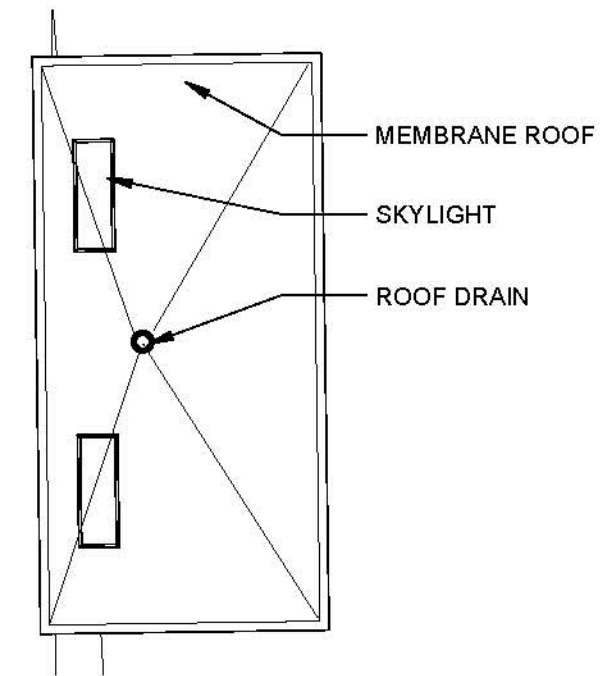
3 EAST ELEVATION  
COMFORT STATION  
3/32" = 1'-0"



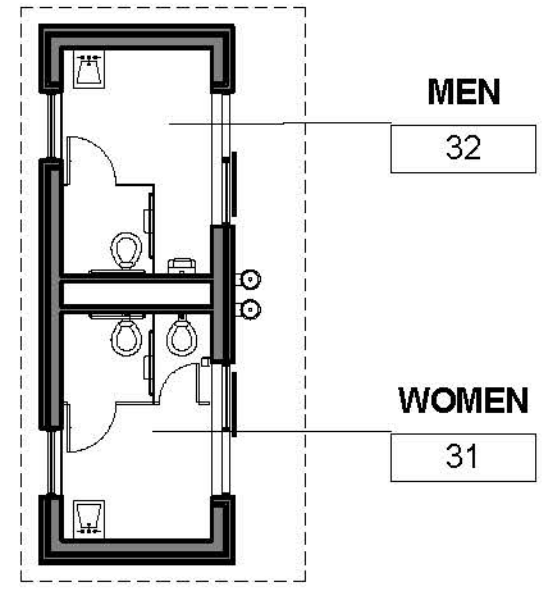
4 NORTH ELEVATION  
COMFORT STATION  
3/32" = 1'-0"



5 WEST ELEVATION  
COMFORT STATION  
3/32" = 1'-0"



2 ROOF PLAN  
COMFORT STATION  
3/32" = 1'-0"






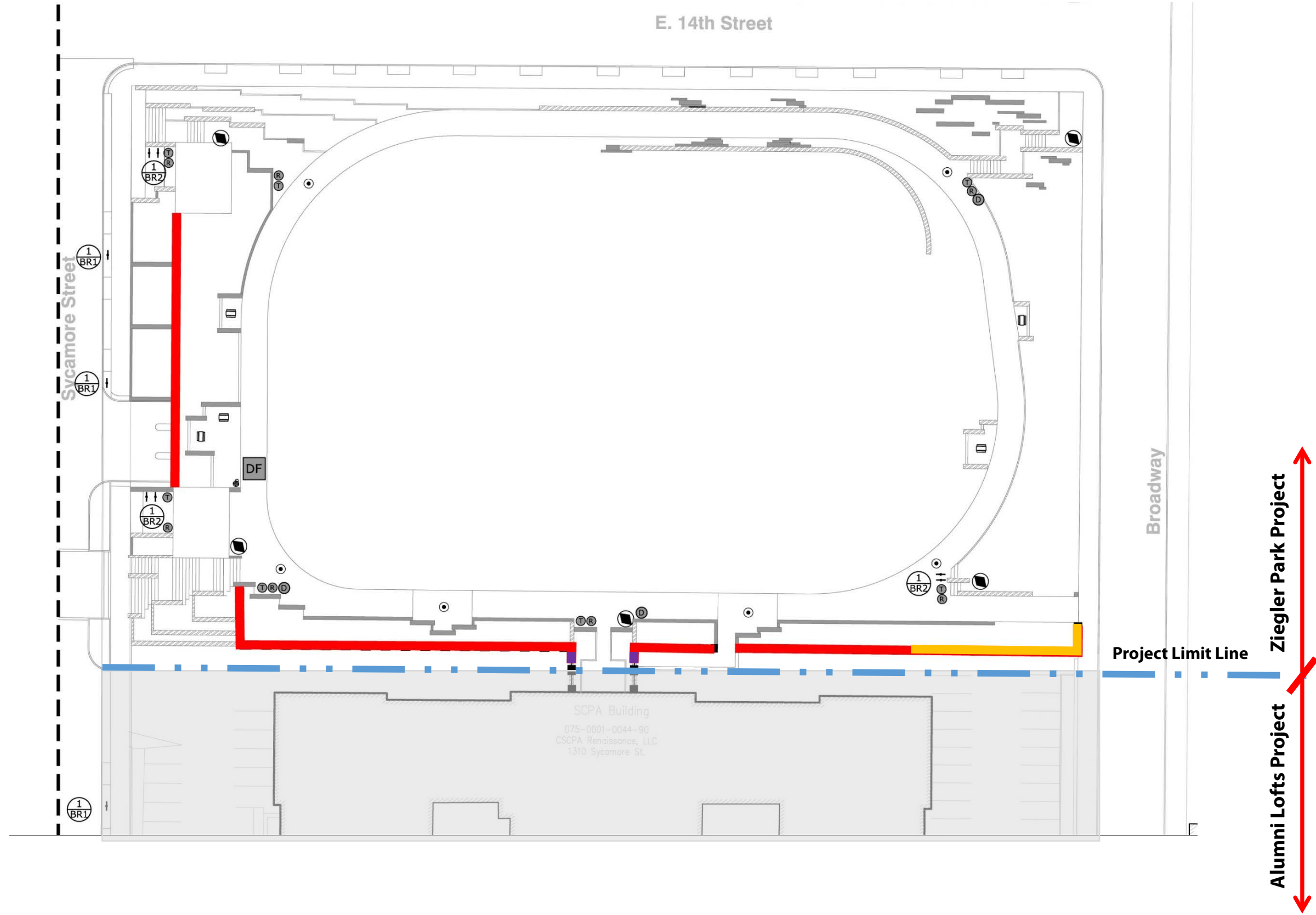
1 FLOOR PLAN  
COMFORT STATION  
3/32" = 1'-0"



## East Park Fence Location

### LEGEND

-  **Metal Railing: 42"**  
(~420 LF)
-  **Metal Railing: 48"**  
(~84 LF)
-  **Reclaimed Railing  
48"** (~12 LF)





## West Park Fence Location

### LEGEND

#### Fence Type A:

- Weld Wire Mesh, Vertical Oriented, W/"V" Fold
- 9'-0" tall

#### Fence Type B:

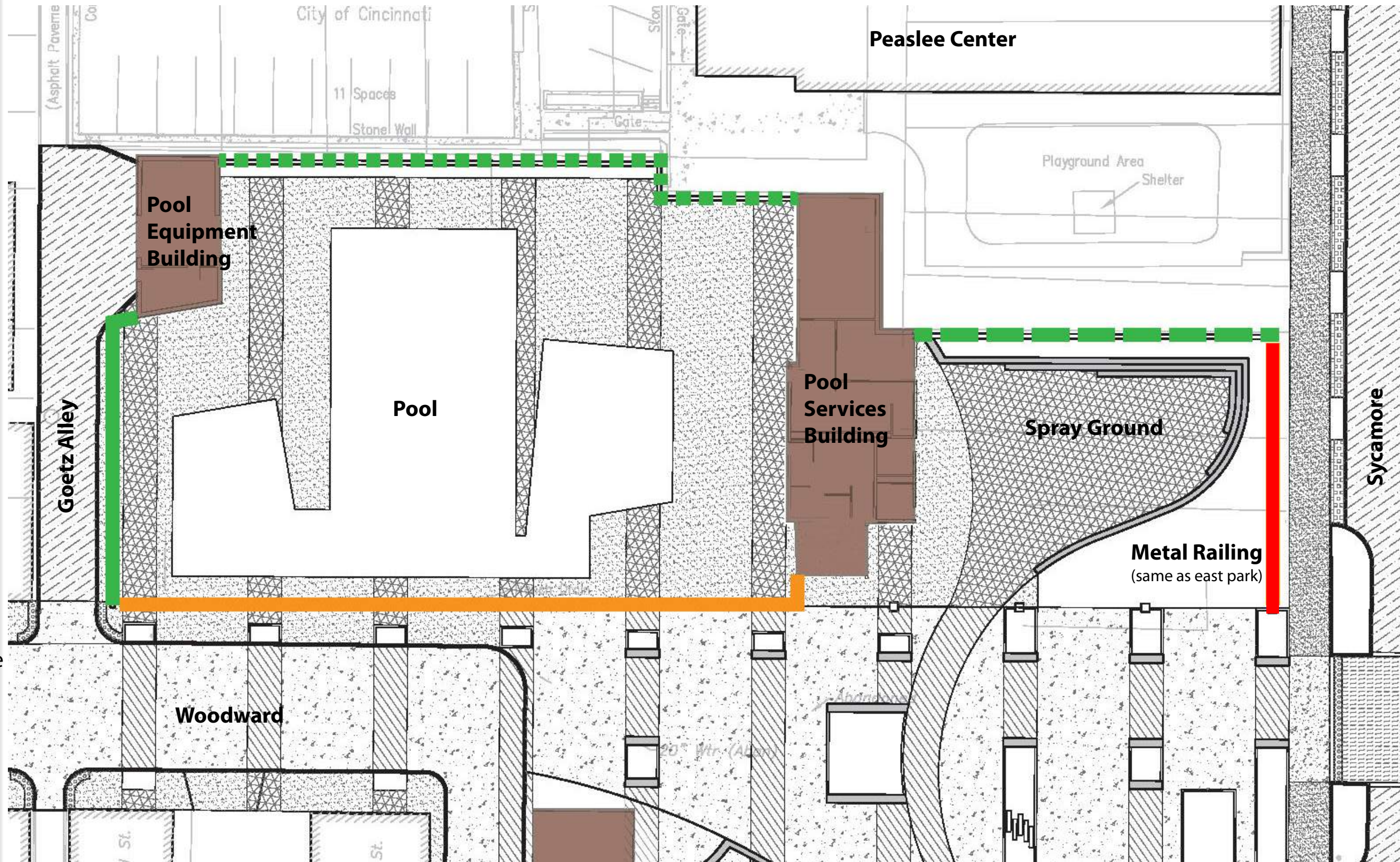
- Concrete Wall W/ Architectural Finish;
- 9'-0" tall - east / pool
- 7' to 9'-0" - west / Goetz Alley (grade varies)

#### Fence Type C:

- Wall Type B with Weld Wire Mesh, Vertical Oriented, W/"V" Fold
- 8'-0" tall north / Peaslee
- 13'-0" tall south / pool

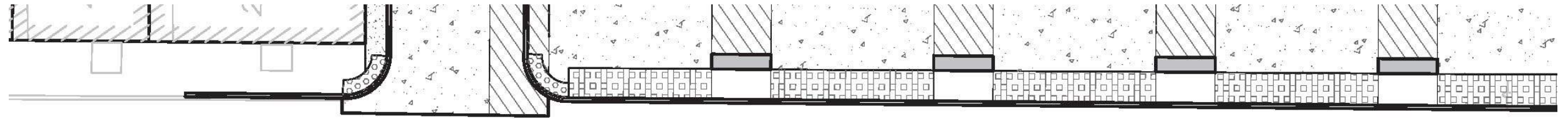
#### Fence Type D:

- Same as Type B, with Green Wall Plantscaping on Spray Ground side
- 9'-0" tall - south / spray
- 7'-0" - north / Peaslee



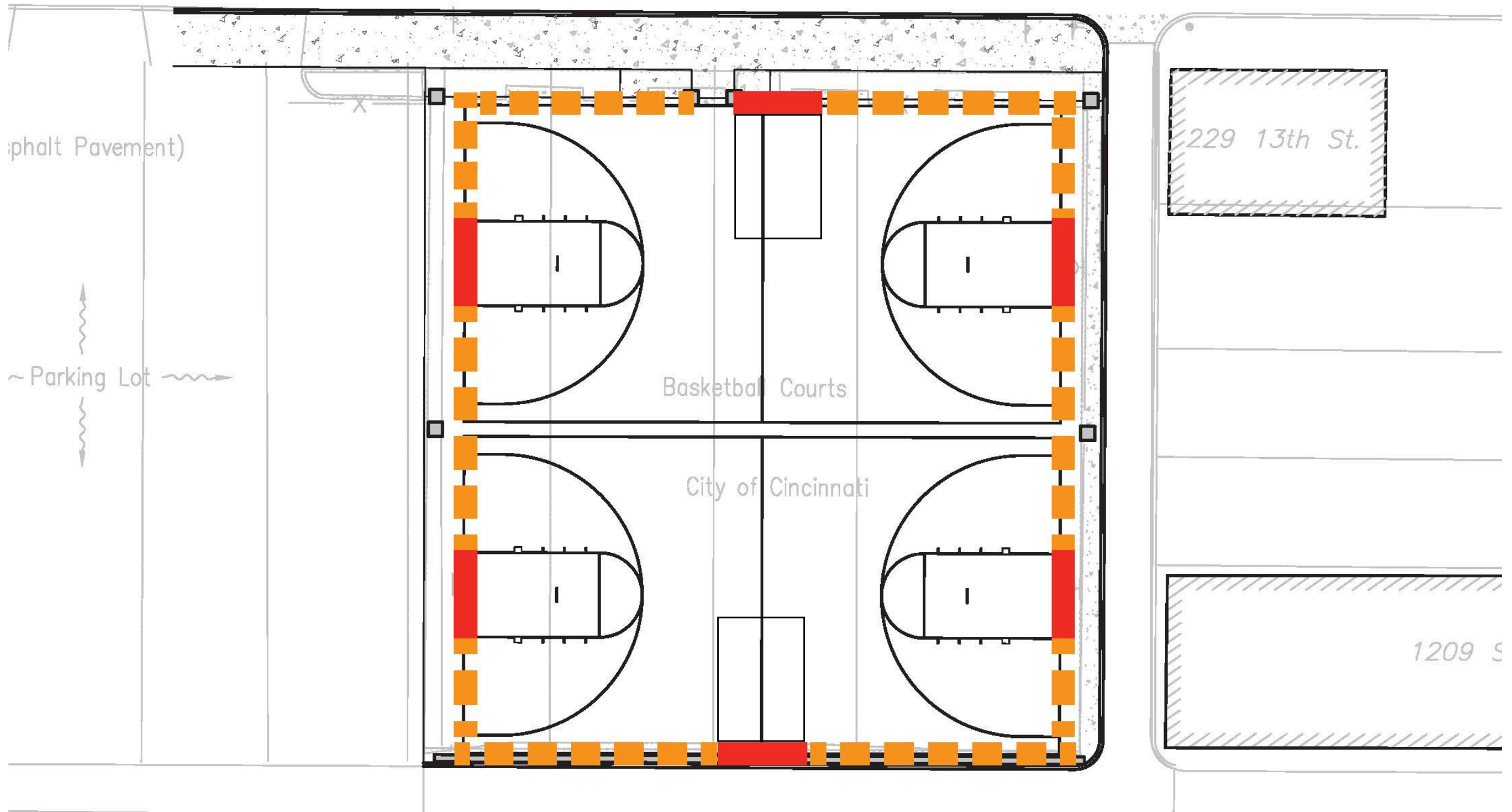


## Basketball Court Fence Location





E. 13<sup>th</sup> Street

48" Wtr

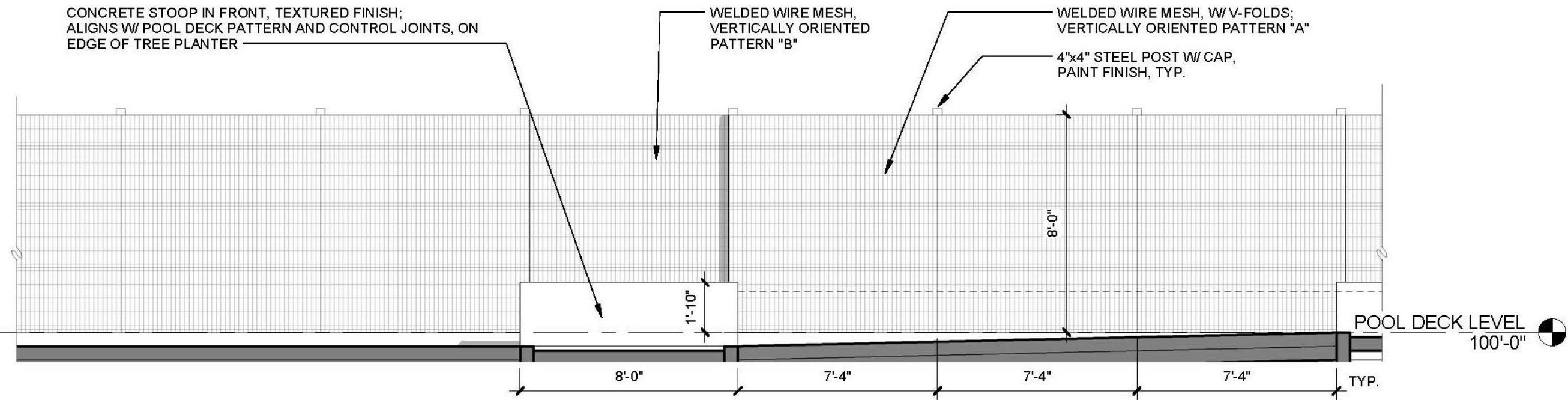


### LEGEND

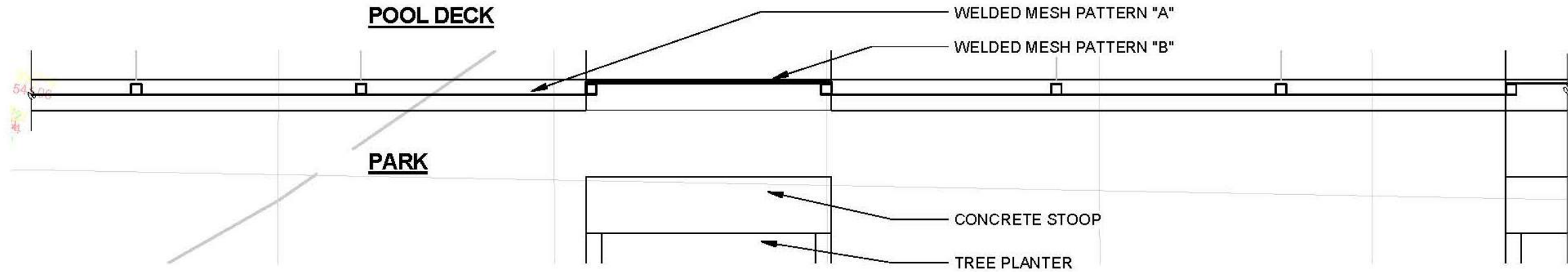
 **Fence Type A:**  
Weld Wire Mesh, Vertical  
Oriented, W/ "V" Fold  
• 6'-0" Tall

 **Fence Type B:**  
Weld Wire Mesh, Vertical  
Oriented, W/ "V" Fold  
• 12'-0" Tall (located  
behind baskets only,  
10'-0" wide sections)

## WALL TYPE "A"

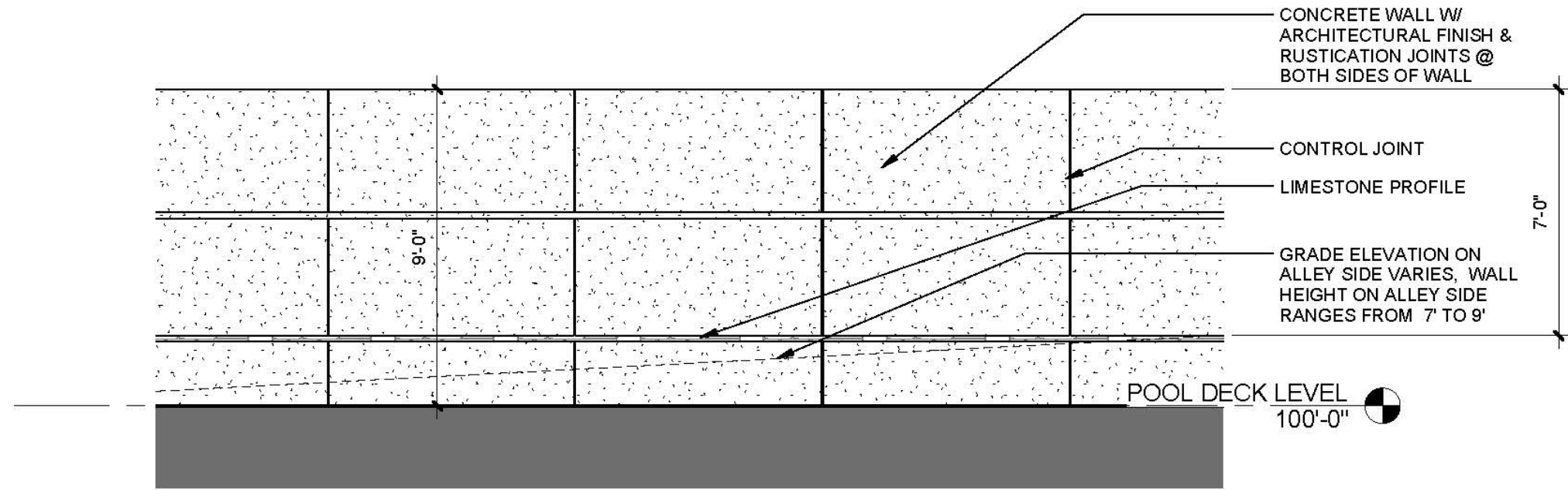


1 | ELEVATION - WALL "A"  
1/4" = 1'-0"



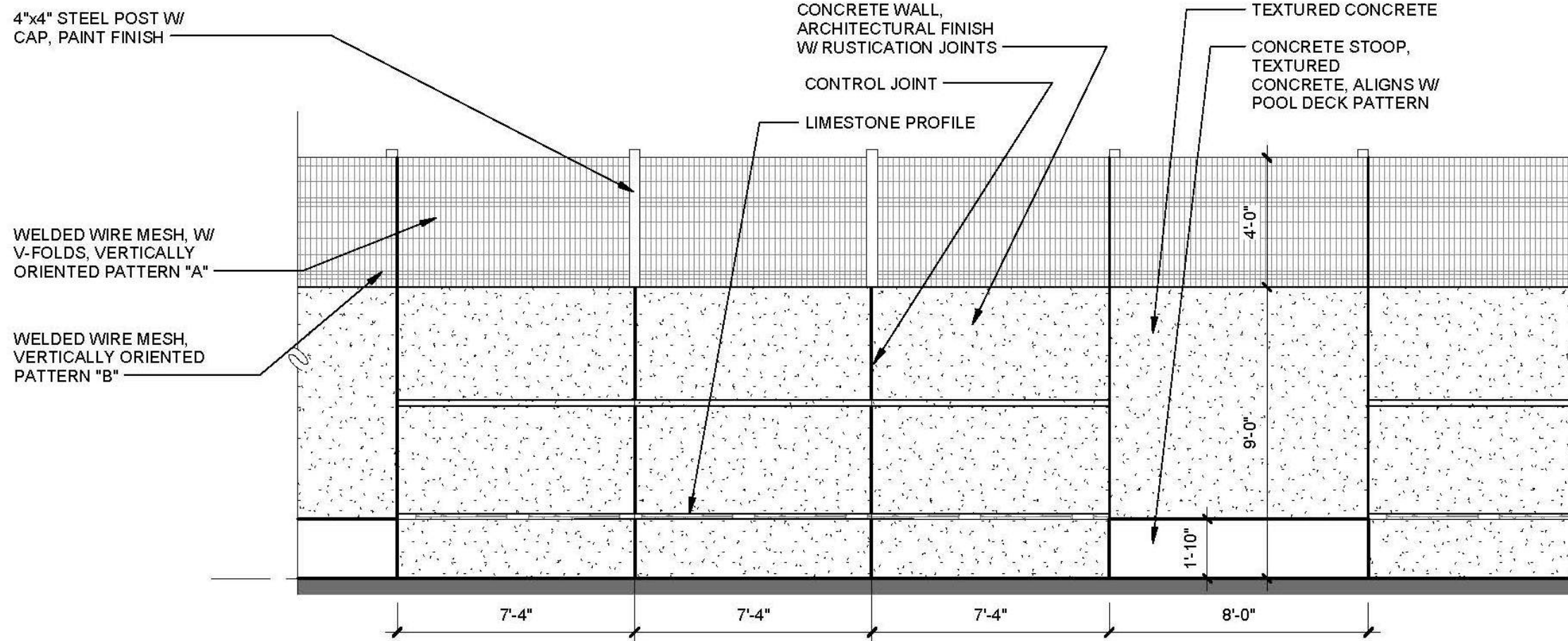
2 | PLAN VIEW - WALL "A"  
1/4" = 1'-0"

## WALL TYPE "B"



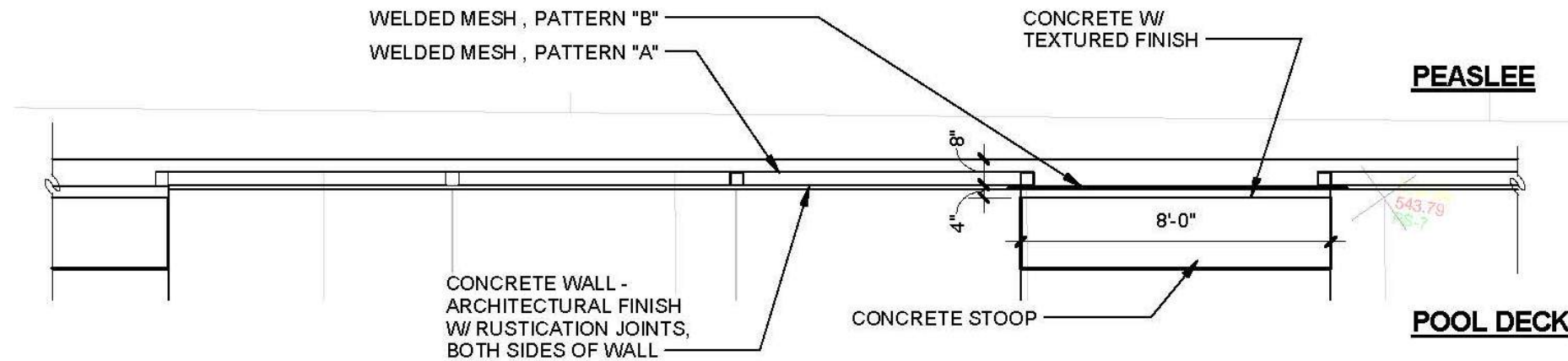
1 | ELEVATION - POOL WALL "B"  
1/4" = 1'-0"

## WALL TYPE "C"



GRADE AT REAR (PEASLEE SIDE) VARIES, +/- 5' ABOVE POOL DECK; POOL WALL HEIGHT +/- 8' TOWARDS REAR

1 | ELEVATION - WALL "C"  
1/4" = 1'-0"



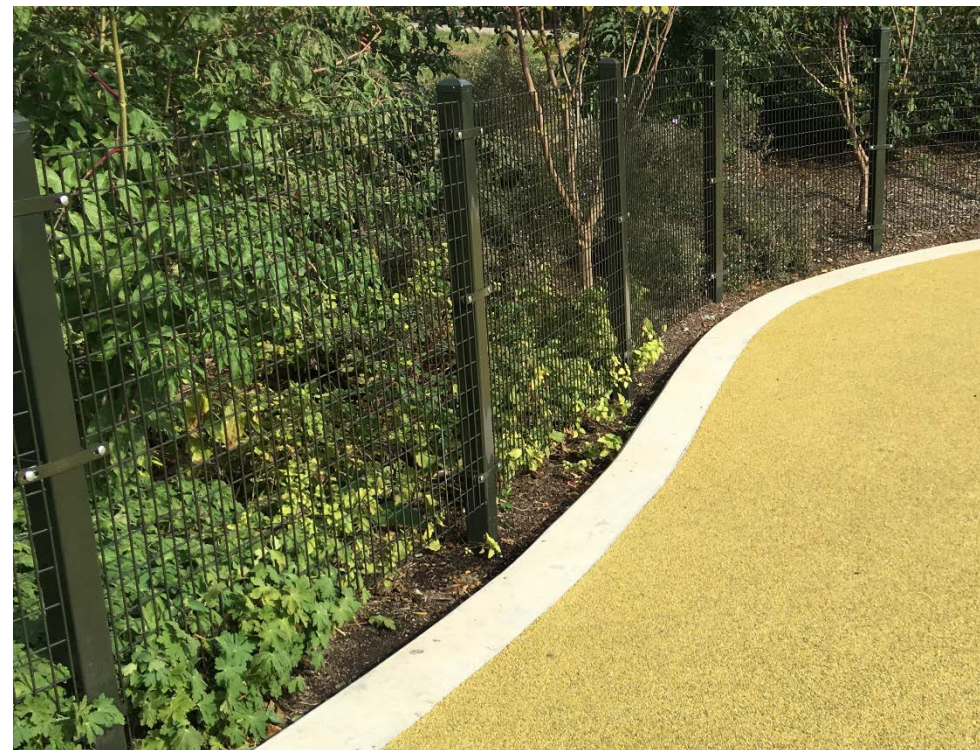
2 | PLAN VIEW - WALL "C"  
1/4" = 1'-0"

## Fence and Wall Representative Images



### Metal Railing (east park):

- Custom wrought iron – design example



### Welded Wire Mesh Fencing:

- PCV Coated / Color: Black
- Height: Varies



### Finish Example:



### Joint Example:



### Color Example:

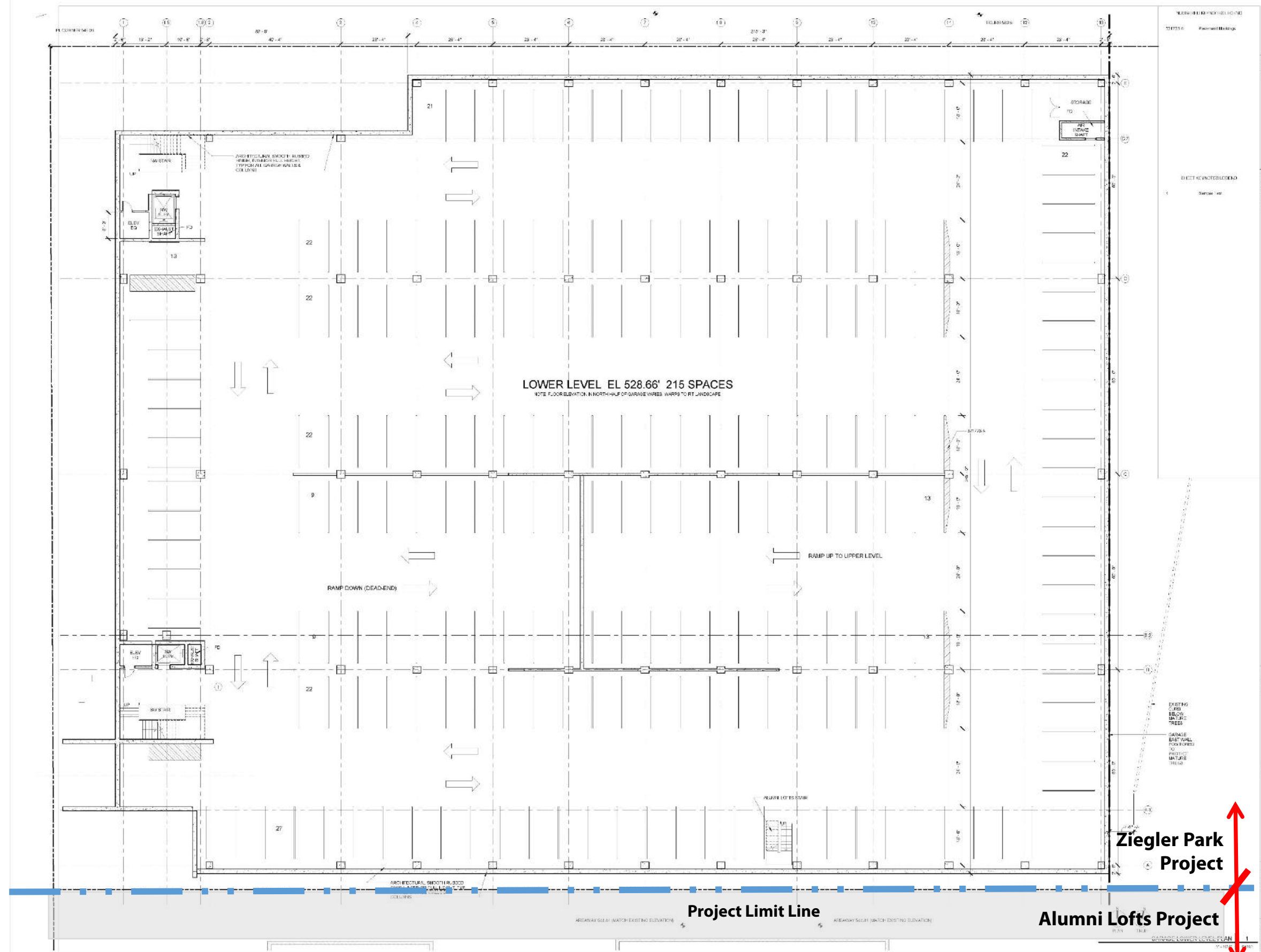
### Architectural Concrete Finish Walls:

- Smooth Form Finish
- Color: Warm Gray / Beige
- Height: Varies



## Parking Garage

## Lower Level Plan



**Ziegler Park**  
Sycamore St. at 13TH St.  
Cincinnati, OH 45202  
Project # 1003

**OWNER:**  
Cincinnati Center City Development Corporation  
1203 Walnut Street, 4th Floor  
Cincinnati, OH 45202  
513-621-4400

**CITY OF CINCINNATI:**  
801 Plum St. #130  
Cincinnati, OH 45202  
513-352-2499

**CINCINNATI PARK BOARD:**  
350 Essen Park Dr.  
Cincinnati, OH 45202  
513-357-2604

**ARCHITECT & PROJECT MANAGEMENT:**  
glassworks  
304 E. 8TH St.  
Cincinnati, OH 45202  
513-465-9555

**EAST PARK GARAGE ARCHITECT:**  
Perkins+Wesselhof+Wegman+Oestler  
4811 Boulevard of the Allies  
Pittsburgh, PA 15219-1901  
412-361-4394

**LANDSCAPE ARCHITECT:**  
Human Nature  
500 St. Paul Drive  
Cincinnati, OH 45209  
513-281-3211

**STRUCTURAL ENGINEER:**  
TWP Limited Inc.  
100 E. 8TH St.  
Cincinnati, OH 45202  
513-341-3222

**P.M.E. ENGINEER:**  
KLM Engineers  
1539 Rowlesville Pike, Suite 11  
Ft. Thomas, KY 41075  
859-442-8050

**CIVIL & AQUATIC ENGINEER:**  
Brandstetter Carroll  
300 E. 8TH St.  
Cincinnati, OH 45202  
513-651-4224

**CONSTRUCTION MANAGER:**  
Turner Construction Co.  
260 W Court St, Suite 300  
Cincinnati, OH 45202  
513-721-4224

NO.	DATE	DESCRIPTION
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**Ziegler Park Project**

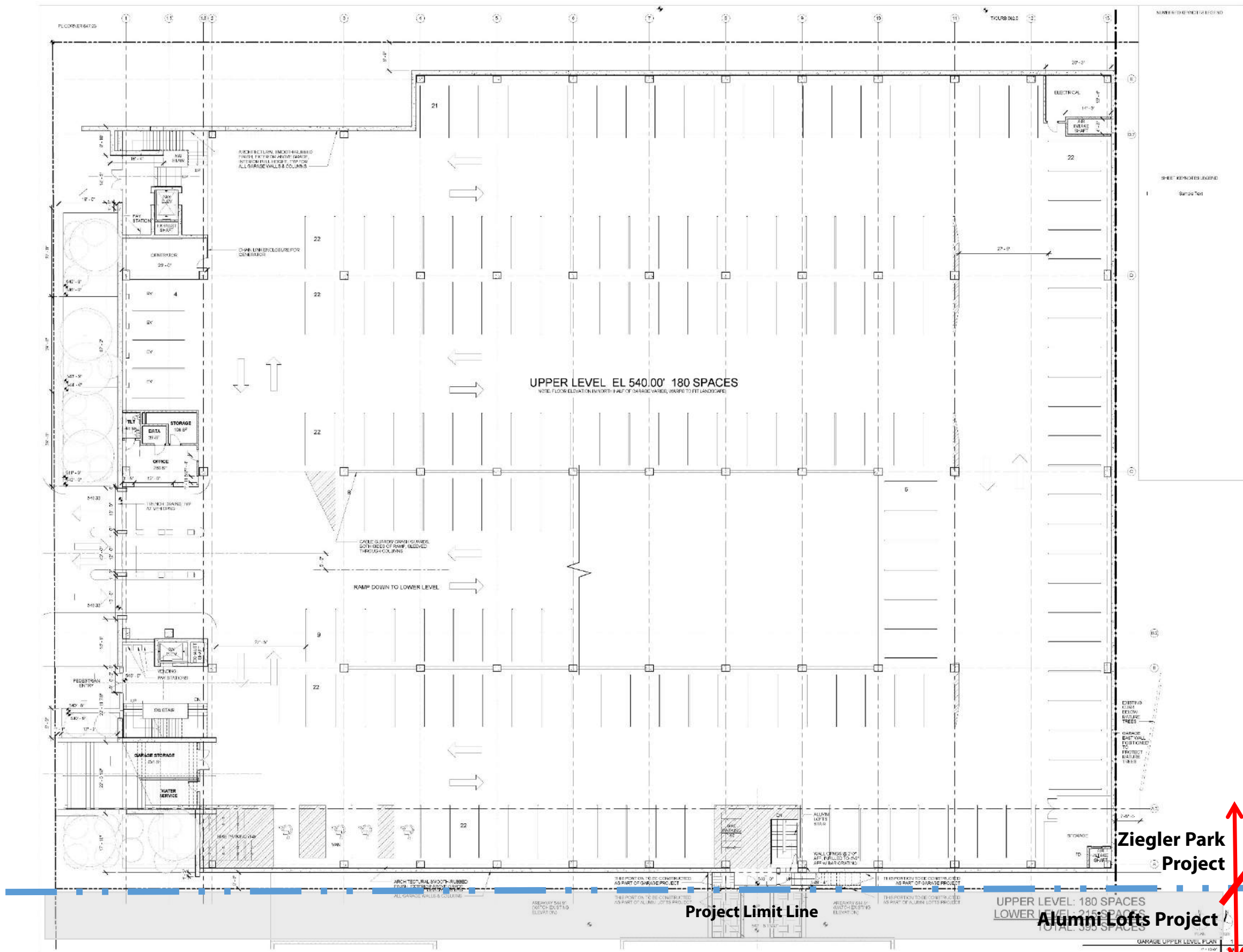
**Alumni Lofts Project**

**GARAGE LOWER LEVEL PLAN**

**GA101**

## Parking Garage

## Upper Level Plan



**Ziegler Park**  
Spencere St. at 13TH St.  
Cincinnati, OH 45202  
Project# 14330

**OWNERS:**  
Cincinnati Center City Development Corporation  
1205 Walnut Street, 4th Floor  
Cincinnati, OH 45202  
513-621-4400

**City of Cincinnati**  
801 Plum St. #130  
Cincinnati, OH 45202  
513-252-2499

**Cincinnati Park Board**  
950 Eden Park Dr.  
Cincinnati, OH 45202  
513-257-2804

**ARCHITECT & PROJECT MANAGEMENT:**  
glaserworks  
304 E. 8TH St.  
Cincinnati, OH 45202  
513-665-5555

**ARCHITECT:**  
East Park Garage  
Perkins Ullrich/Wiegstaff + Gostel  
408 Boulevard of the Allies  
Pittsburgh, PA 15219-1901  
412-361-2894

**LANDSCAPE ARCHITECT:**  
Human Nature  
900 St. Fred Drive  
Cincinnati, OH 45206  
513-281-2211

**STRUCTURAL ENGINEER:**  
THP Limited Inc.  
100 E. 8TH St.  
Cincinnati, OH 45202  
513-261-3222

**P. M. E. ENGINEER:**  
KJLH Engineers  
1538 Alexandria Pike, Suite 11  
Fl. Thomas, KY 41075  
859-442-8590

**CIVIL & AQUATIC ENGINEER:**  
Brandstetter Carroll  
308 E. 8TH St.  
Cincinnati, OH 45202  
513-651-4224

**CONSTRUCTION MANAGER:**  
Turner Construction Co.  
250 W. Court St. Suite 300  
Cincinnati, OH 45202  
513-721-4224

REVISION	DATE	DESCRIPTION

PWDG PROJECT NUMBER 1542530  
SHEET NUMBER 1  
SHEET REVISION 04

Ziegler Park  
Project

UPPER LEVEL: 180 SPACES  
LOWER LEVEL: 216 SPACES  
TOTAL: 396 SPACES

Alumni Lofts Project

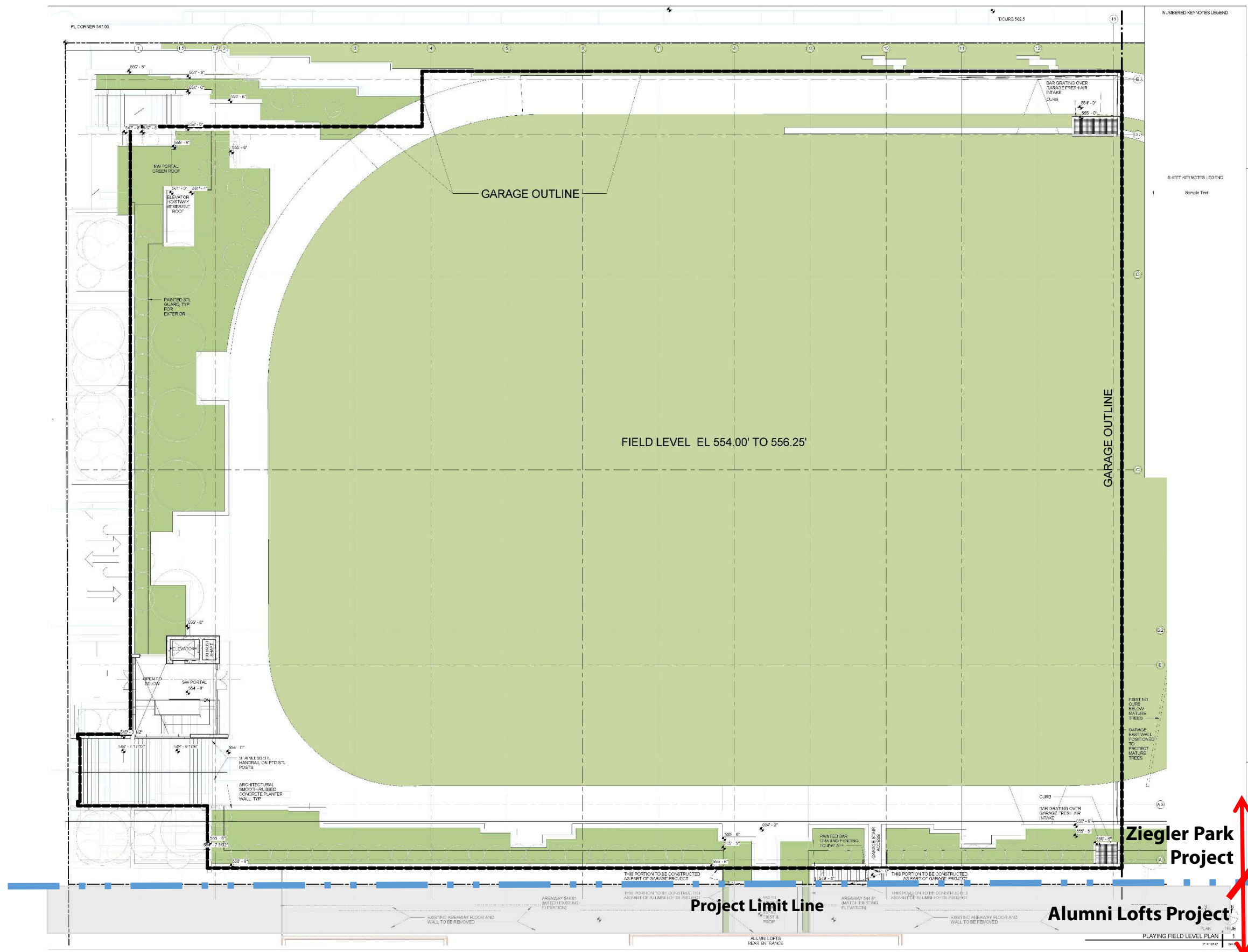
Project Limit Line

GARAGE  
UPPER LEVEL  
PLAN

GA102

## Parking Garage

## Playing Field Level Plan



**Ziegler Park**  
Sycamore St. at 13TH St.  
Cincinnati, OH 45202

Project #: 14023

**CLIENT**  
OWNERS:  
Cincinnati Center City Development Corporation  
1203 Walnut Street, 4th Floor  
Cincinnati, OH 45202  
513-621-4400

City of Cincinnati  
801 Plum St. #130  
Cincinnati, OH 45202  
513-363-2499

Cincinnati Park Board  
350 Eden Park Dr.  
Cincinnati, OH 45202  
513-357-2604

**ARCHITECT & PROJECT MANAGEMENT:**  
glaserworks  
304 E. 8TH St.  
Cincinnati, OH 45202  
513-665-9555

**ARCHITECT**  
East Park Garage  
Perfido Weiskopf Wagstaff + Goettel  
408 Boulevard of the Allies  
Pittsburgh, PA 15219-1301  
412-391-2884

**LANDSCAPE ARCHITECT:**  
Human Nature  
900 St. Paul Drive  
Cincinnati, OH 45206  
513-281-2211

**STRUCTURAL ENGINEER:**  
THP Limited Inc.  
100 E. 8TH St.  
Cincinnati, OH 45202  
513-241-3222

**P.M.E. ENGINEER:**  
KLI Engineers  
1538 Alexandria Pike, Suite 11  
Fl. Thomas, KY 41075  
659-442-8050

**CIVIL & AQUATIC ENGINEER**  
Brandstetter Carroll  
306 E. 8TH St.  
Cincinnati, OH 45202  
513-651-4224

**CONSTRUCTION MANAGER**  
Turner Construction Co.  
250 W Court St. Suite 300  
Cincinnati, OH 45202  
513-721-4224

PWW PROJECT NUMBER: 2103.00

NO.	DATE	DESCRIPTION

DATE: 10/20/15  
DESCRIPTION: 1 CD PRESENTATION

**Ziegler Park Project**

**PLAYING FIELD LEVEL PLAN**

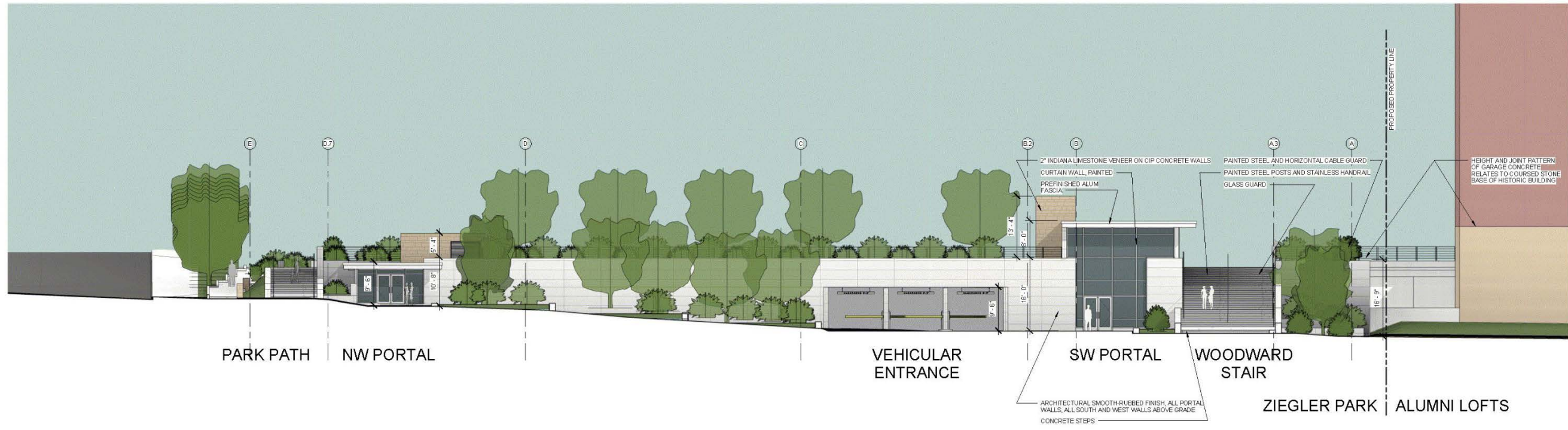
**Alumni Lofts Project**

**GA103**



## Parking Garage

## Sycamore Street Elevation



SYCAMORE STREET ELEVATION



## Parking Garage

## Southwest Portal



SE PORTAL FROM FIELD



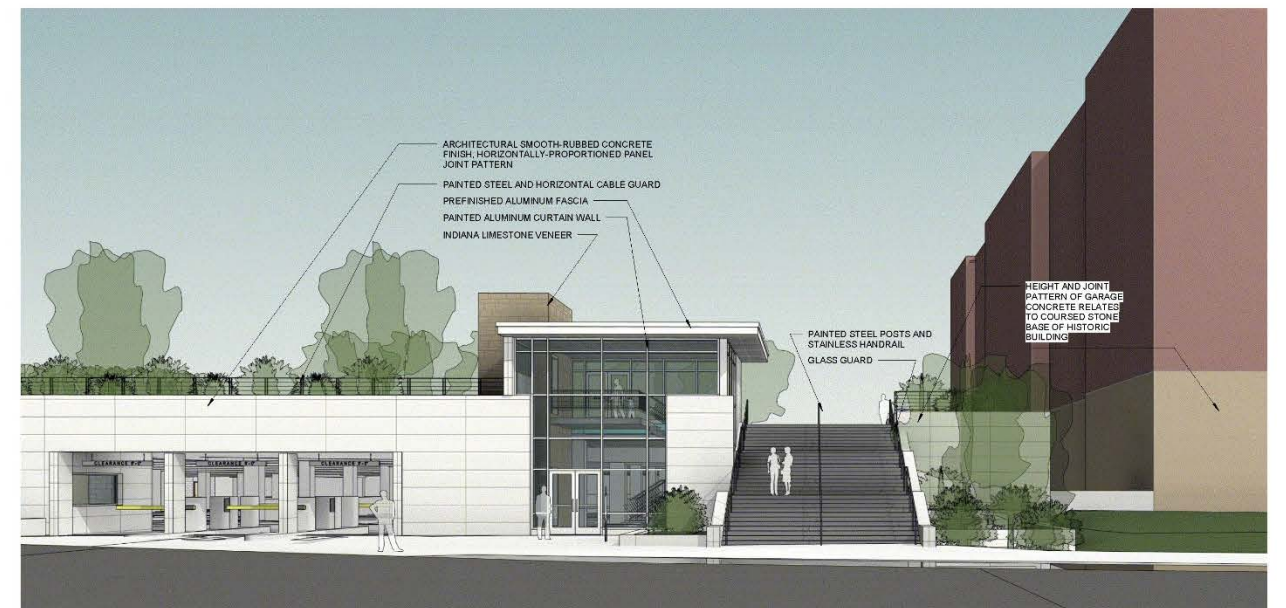
SW PORTAL FROM SYCAMORE BELOW WOODWARD



AERIAL ABOVE WOODWARD STEPS AND PORTAL



SW PORTAL AND WOODWARD STEPS FROM SYCAMORE



- ARCHITECTURAL SMOOTH-RUBBED CONCRETE FINISH, HORIZONTALLY-PROPORTIONED PANEL JOINT PATTERN
- PAINTED STEEL AND HORIZONTAL CABLE GUARD
- PREFINISHED ALUMINUM FASCIA
- PAINTED ALUMINUM CURTAIN WALL
- INDIANA LIMESTONE VENEER
- HEIGHT AND JOINT PATTERN OF GARAGE CONCRETE RELATED TO COURSED STONE BASE OF HISTORIC BUILDING
- PAINTED STEEL POSTS AND STAINLESS HANDRAIL
- GLASS GUARD

WOODWARD STEPS ON AXIS



## Parking Garage

## Northwest Portal



NW CORNER FROM FIELD



FROM FIELD, LOOKING WEST  
TOWARD SYCAMORE



SW PORTAL FROM SYCAMORE BELOW WOODWARD (REPEATED)



NW PORTAL FROM SYCAMORE & 14TH



AERIAL FROM SYCAMORE & 14TH

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

APPLICATION #:  
 APPLICANT: Mark Fisk, contractor representing the owner  
 OWNER: Sandy Allen  
 ADDRESS: **320 Seitz Street, Cincinnati OH 45202**  
 PARCELS: 094-0006-0030-00

ZONING: Single Family District (SF-2)  
 OVERLAYS: Over the Rhine Historic District  
 COMMUNITY: Mt. Auburn  
 REPORT DATE: October 29, 2015  
 HEARING DATE: Pre-Hearing on October 29, 2015 at 11 am  
 STAFF REVIEW: Angie Strunc, City Interim Urban Conservator

**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness for rehabilitation of existing structure and new third floor deck. The applicant is also requesting a Special Exception to build a front yard parking pad.

**Existing Conditions:**

The subject property is a single family residence near the northwest corner of Seitz and Sycamore Streets. The adjacent property to the east is a single family residence at 1761 Sycamore St. with a side yard parking pad on Seitz and the property to the west is a vacant lot.

**Proposed Conditions:**

The proposal is to rehabilitate the existing structure and add a new third floor deck. This proposal also includes a parking pad in the front yard.

The proposed structure will include the following materials:

- New aluminum clad wood windows in existing masonry openings; Pella 1/1 double hung.
- New solid wood 4-panel doors on primary façade and west façade.
- Utilize existing structural beam elements to complete a third floor wood deck. Deck to have vertical pickets
- Construct a 20'x20' concrete pavers parking pad with curb cut to the street.
- Construct a 30 inch high modular retaining wall on the north and east sides of the parking pad to meet grade elevations.

**Previous Reviews: N/A**

**Applicable Zoning Code Sections:**

Zoning District:	Section 1403	Single Family Districts
Variance Request:	<a href="#">Section 1425-15(a)</a>	Variance Standards Under Consideration
Variance Authority:	<a href="#">Section 1445-07</a>	HCB authority: <a href="#">Section 1435-05-4</a>
Variance Standard:	<a href="#">Section 1445-13</a> <a href="#">Section 1445-19</a>	General Standards: Public Interest Standards for Special Exceptions
Overlays:	Hillside	
Historic District/Reg.:	<a href="#">Over the Rhine Historic District</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	Certificate of Appropriateness; Standard of Review

**Details of Zoning Relief Required:**

The applicant is requesting a Special Exception for the construction a front yard parking pad to an existing single family residential structure in a Single Family District (SF-2).

- The project is in violation of the Section 1425-15(a) of the City of Cincinnati Zoning Code.
- In the SF and RMX Districts, parking for all uses may not be located in any front yard. Parking may be permitted on access drives where such drives lead to the parking lots or spaces either within the principal building or in any accessory structure of at the locations behind the front line of the building.

**Analysis:**

**Special Exception Review:**

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

- Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.  
*The underlying zoning is SF-2. The proposed use is permitted.*
- 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 and density conforms to the guidelines for the district.*
- Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.  
*This project conforms to the Over the Rhine Comprehensive Plan.*
- Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.  
*This is not applicable for the proposed use.*

- e **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.  
*This is not applicable for the proposed use.*
- f **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.  
*This is not applicable for the proposed use.*
- g **Hours of Operation.** Operating hours are compatible with adjacent land uses.  
*This is not applicable for the proposed use.*
- (h) **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.  
*The proposed use will not have an adverse impact on the neighborhood.*
- (i) **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.  
*There are no proposed amendments under consideration that would impact this proposed project.*
- (j) **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.  
*There are no adverse impacts anticipated for the proposed use.*
- (k) **Blight.** The elimination or avoidance of blight.  
*This is not applicable for the proposed use.*
- (l) **Economic Benefits.** The promotion of the Cincinnati economy.  
*This is not applicable for the proposed use.*
- (m) **Job Creation.** The creation of jobs both permanently and during construction.  
*This is not applicable for the proposed use.*
- (n) **Tax Valuation.** Any increase in the real property tax duplicate.  
*The rehabilitation will increase the property value.*
- (o) **Private Benefits.** The economic and other private benefits to the owner or applicant.  
*The owner has an economic benefit to the proposed rehabilitation.*
- (p) **Public Benefits.** The public peace, health, safety or general welfare.  
*There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.*

**Standards for Special Exceptions per Section 1445-07 (b)**

The Historic Conservation Board may consider applications only for those special exceptions specifically listed in Schedule 1445-07, List of Allowable Special Exceptions.

*Location of Parking is on the list.*

### **Certificate of Appropriateness Review**

Staff feels the proposed rehabilitation of the existing structure; including window and door replacement as well as completion of a third floor deck substantially meets the guidelines for the Over-the-Rhine Historic District.

The existing structure is at a 0 foot rear yard setback. While the owner does own a separate and adjacent rear parcel to access the property from Goethe Street, it is an unreasonable solution as it too would be considered parking in the front yard, it would be off-premise, and because the slopes are severe to reach Goethe Street. The adjacent property on 1761 Sycamore Street has an existing parking pad directly adjacent to this request which is allowable in their side yard. Other existing structures on this section of Seitz Street do not have front yard parking because existing buildings are set close to the right of way. Though there are currently multiple vacant parcels where such future requests may occur, this would be contrary to new development guidelines seeking to orient new construction to be minimally set back from the street. The proposal is the only practical solution for off-street parking, it is minimally invasive in size, 400 sq. ft., and is minimally cutting into the hillside, desired in this area.

### **Other Considerations:**

**Prehearing Results:** October 29, 2015 – No one was in attendance.

**Comments Provided to Staff:** N/A

### **Recommendation:**

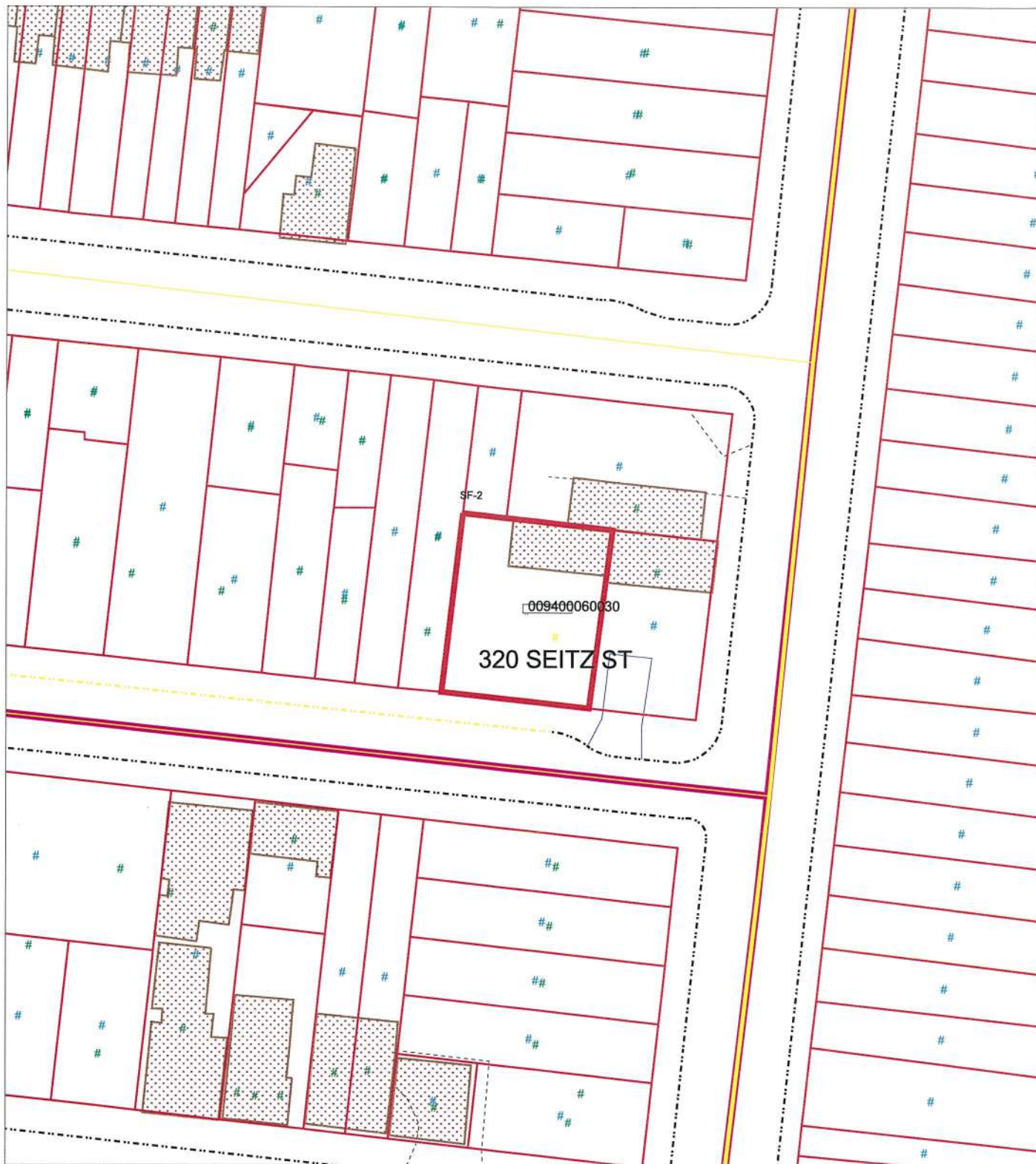
Staff recommends the Historic Conservation Board take the following actions:

#### **A. SPECIAL EXCEPTION**

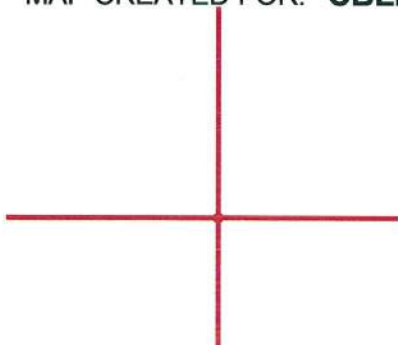
1. **APPROVE** the requested special exception as per Section 1425-29 outlined for 320 Seitz Street and:  
Allow for the front yard parking pad not to exceed 400 square feet.
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

#### **B. CERTIFICATE OF APPROPRIATENESS**

1. **APPROVE** a Certificate of Appropriateness for the rehabilitation of an existing structure.
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.



MAP CREATED FOR: **CBLDADMIN AT RCCAD** DATE: **10/29/2015 00:03:39**



*This map was created using the CAGIS System.  
 The City of Cincinnati, Hamilton County or the  
 Cincinnati Area Geographic Information System  
 do not assume any legal responsibilities for the information  
 contained in this map. Users noting errors or omissions  
 are encouraged to contact the CAGIS.*

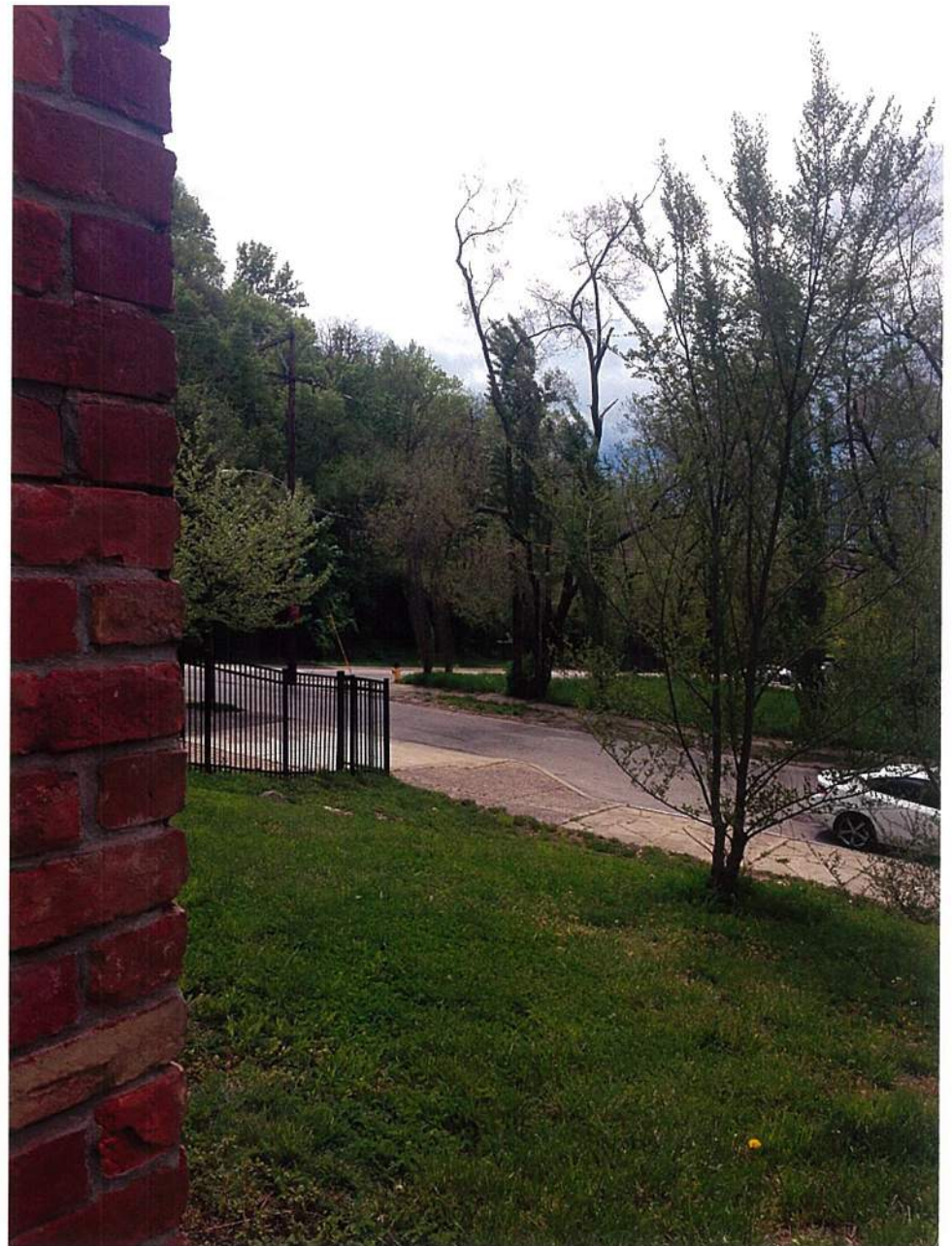
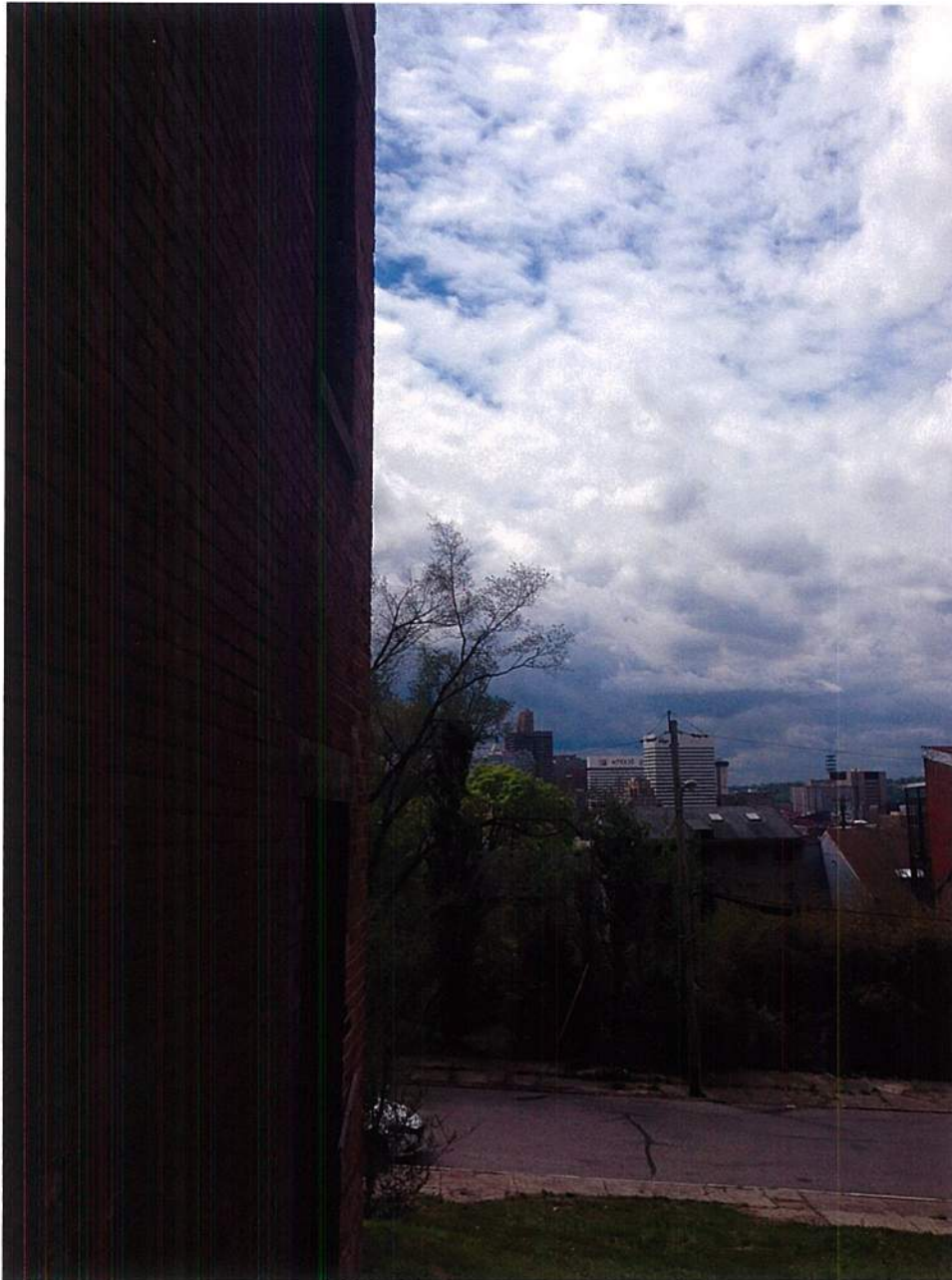


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320 SEITZ  
FRONT FACADE

320 SEITZ



LOOKING SOUTH

320 SEITZ

SOUTH FACADE

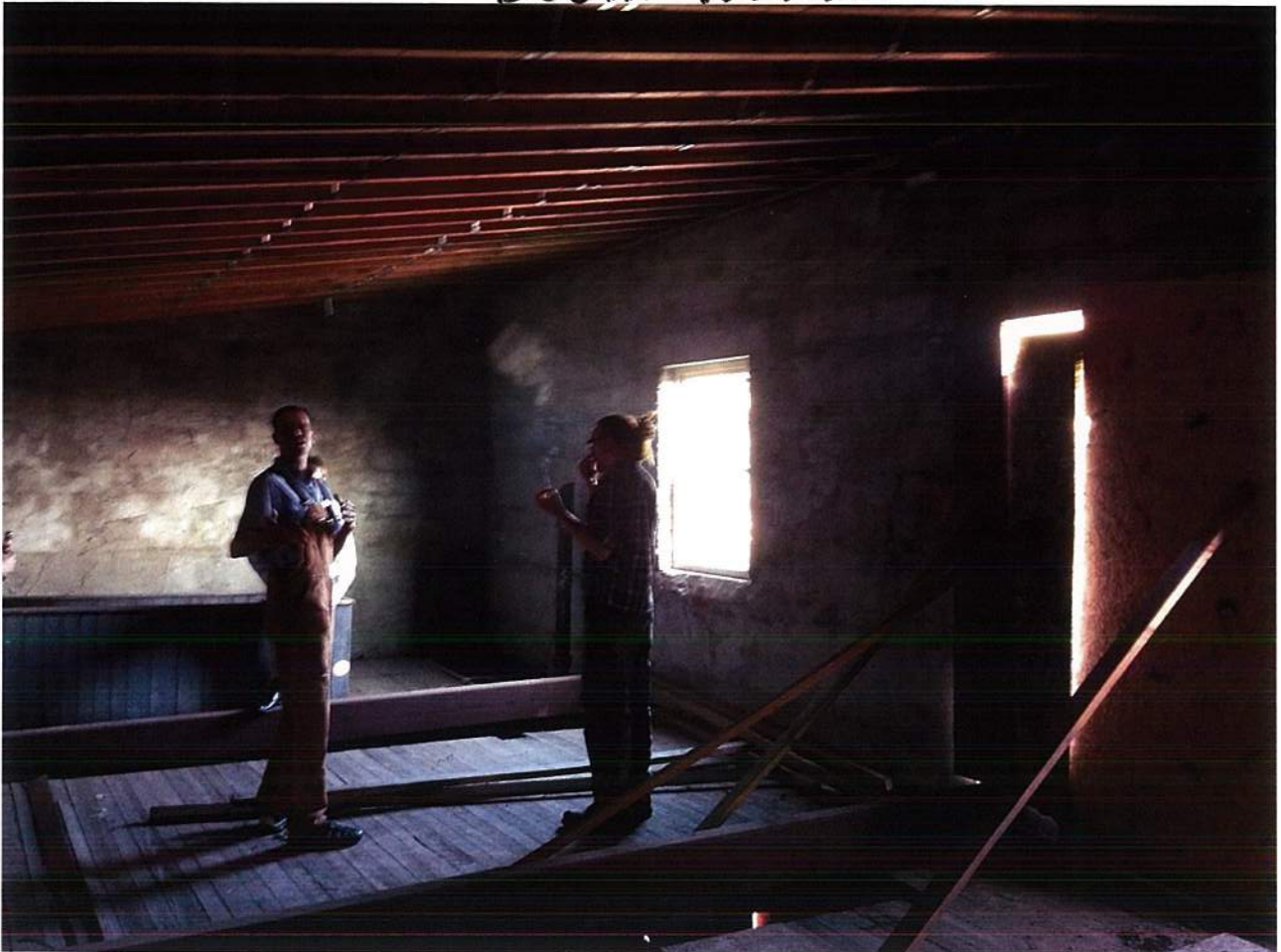


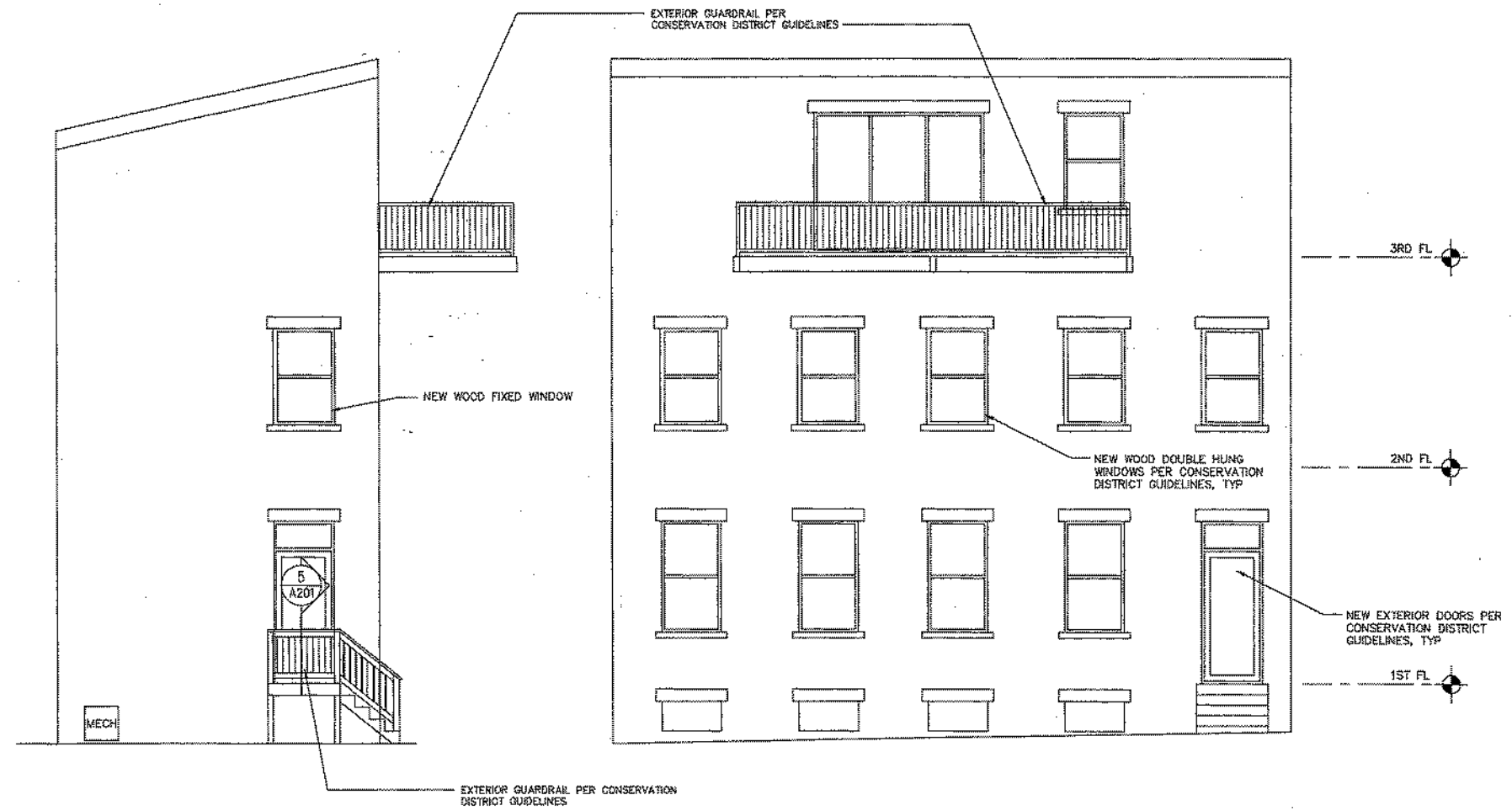
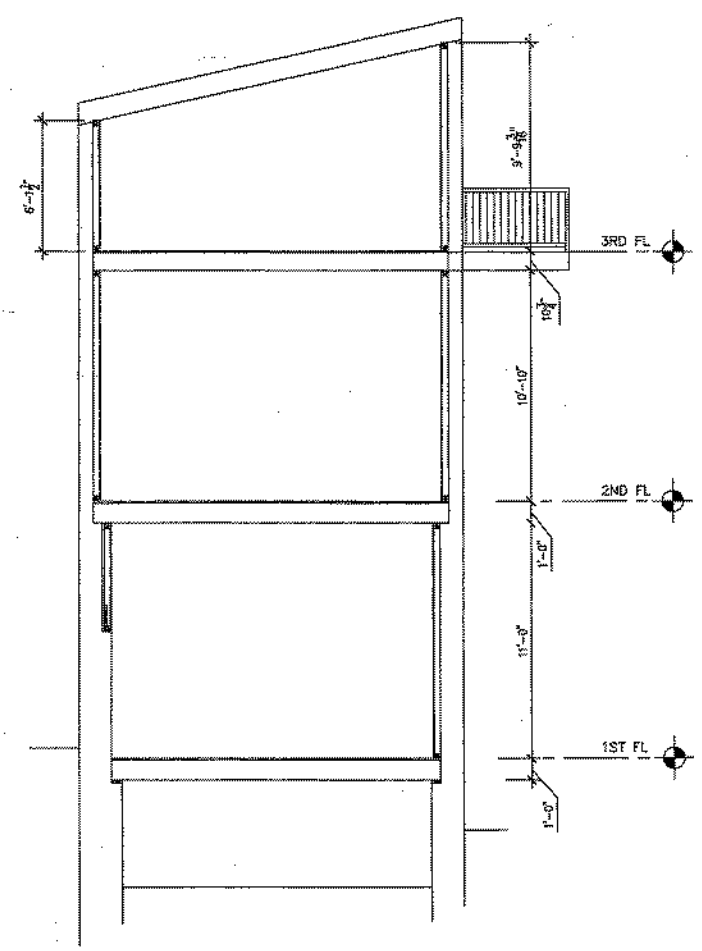
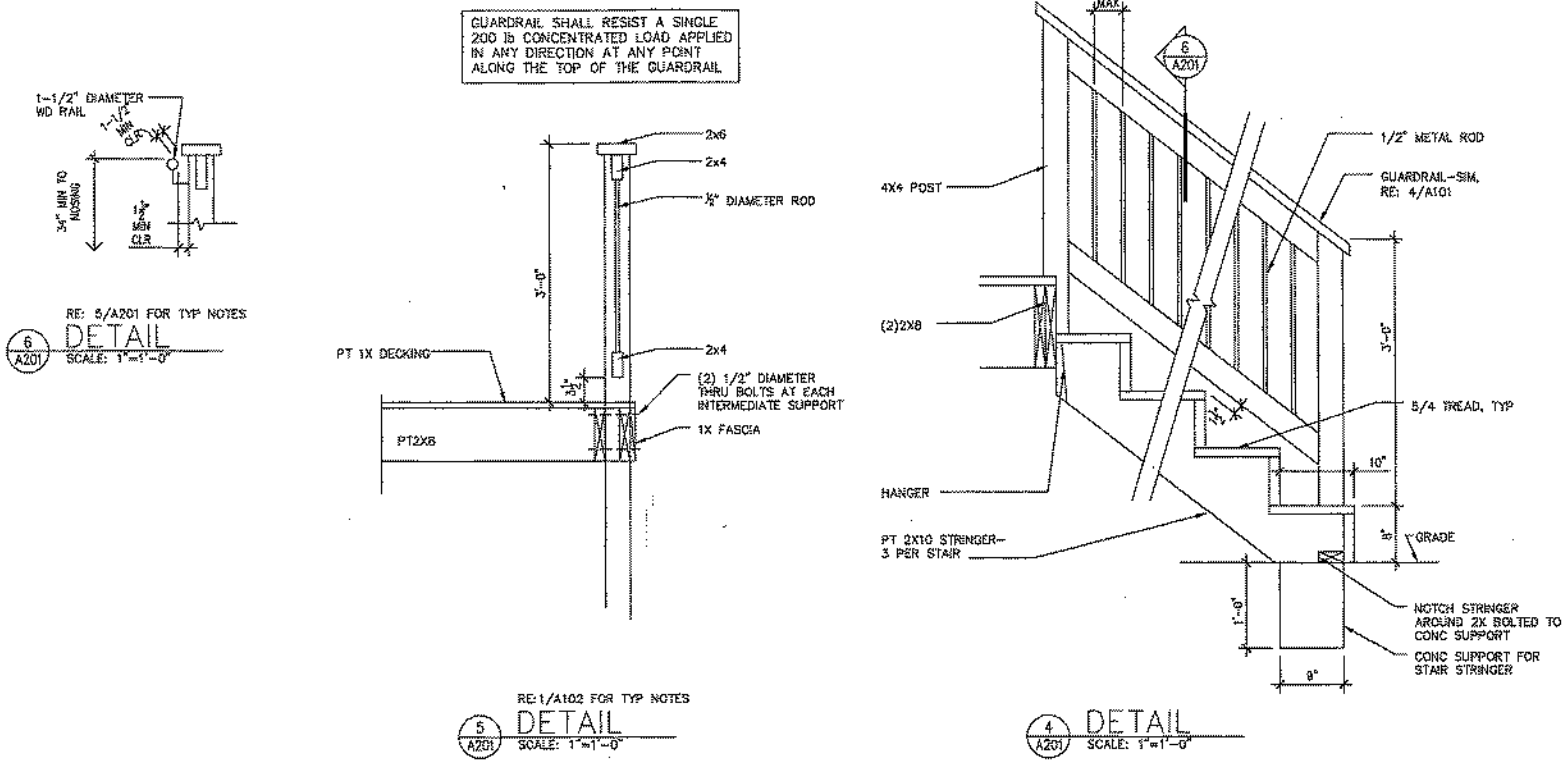
320 SEITZ

1761 SYCAMORE



SOUTH FACADE





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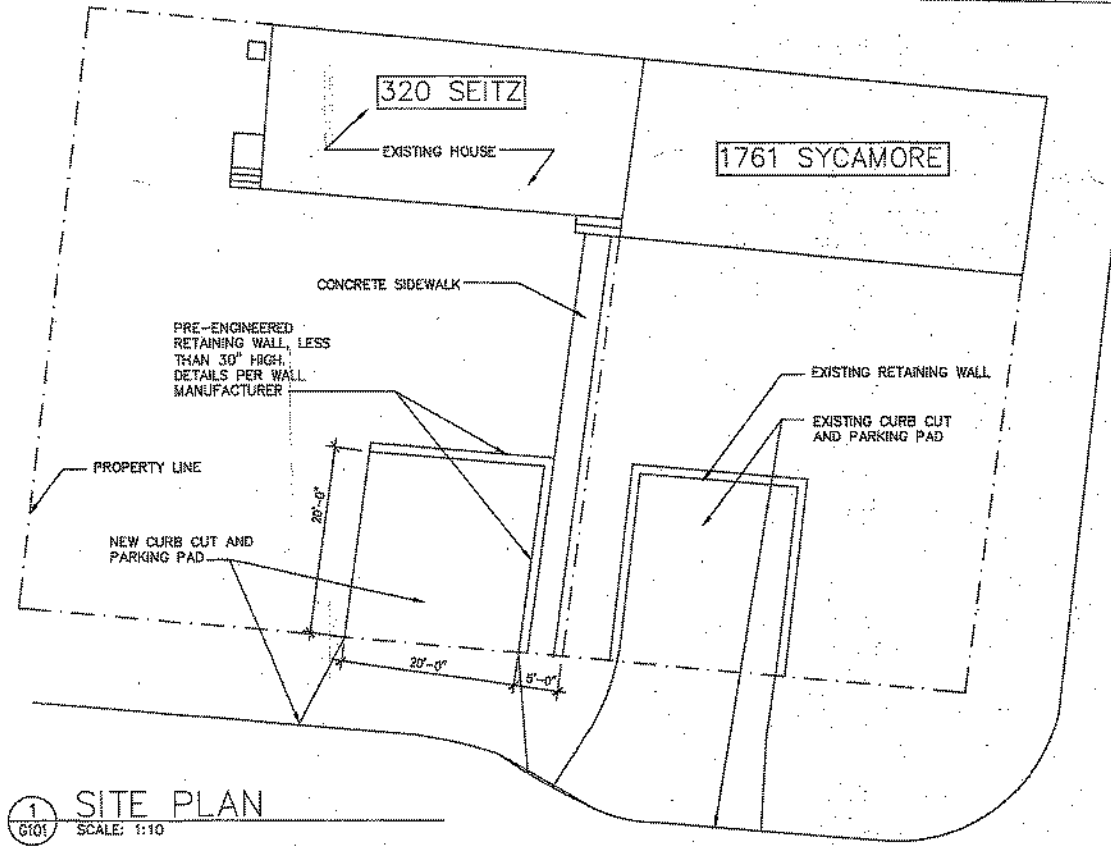
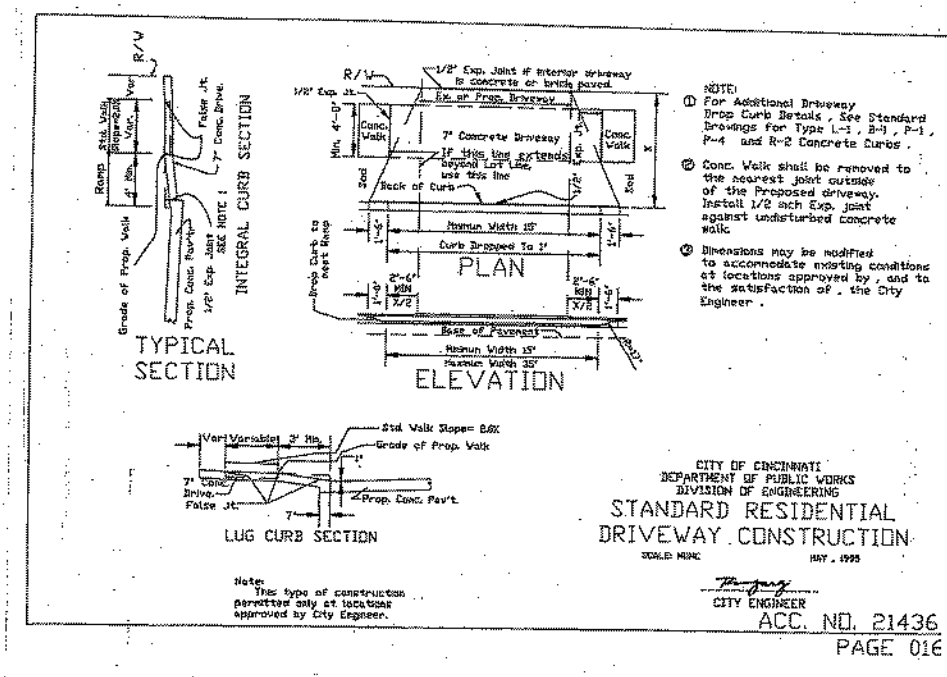
HEATHER CURLESS, LICENSE NO. 13059  
EXPIRES: 12/31/2015

PROJECT NAME  
320 SEITZ  
CINCINNATI, OH

DATE  
06-01-15

TITLE  
ELEVATIONS +  
SECTIONS

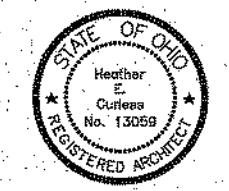
SHEET  
A201



1 SITE PLAN SCALE: 1:10

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HEATHER CURLESS, LICENSE NO. 13059  
EXPIRES: 12/31/2015

PROJECT NAME:

320 SEITZ  
CINCINNATI, OH

DATE  
06-01-15

TITLE  
SITE PLAN

SHEET  
G101

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

---

APPLICATION #:  
APPLICANT: Steve Hampton, architect representing the owner  
OWNER: Jason Hampton and Sarah Corlett  
ADDRESS: **95 Mulberry Street, Cincinnati OH 45202**  
PARCELS: 094-0005-0091-00  
ZONING: Residential Multi-Family District (RM-0.7)  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Mount Auburn  
REPORT DATE: November 2, 2015  
HEARING DATE: October 29, 2015  
STAFF REVIEW: Angie Strunc, Interim Urban Conservator

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**Nature of Request:**

The applicant is requesting zoning relief for a one foot dimensional variance required for a rear yard addition and wood deck.

**Existing Conditions:**

The property is situated on the southwest side of Mulberry Street and backs up to Peete Street. It is a three story brick masonry single family residence.

**Previous Reviews:**

The Board has previously reviewed and approved a Certificate of Appropriateness for rehabilitation of this structure including the building addition and wood deck both off the rear of the property, not visible from the public right of way. Approval was granted on March 23, 2015. Staff report attached as Exhibit A.

The applicant at that time did not include the required Application for Zoning Relief for the one foot dimensional variances needed on the left side of the yard.

**Applicable Zoning Code Sections:**

Zoning District:	Section 1405	Residential Multi-Family
Variance Request:	<a href="#">Section 1433-19</a>	Maximum Building Envelope
Variance Authority:	<a href="#">Section 1445-07</a>	HCB authority: <a href="#">Section 1435-05-4</a>
Variance Standard:	<a href="#">Section 1445-13</a> <a href="#">Section 1445-15</a>	General Standards: Public Interest Standards for Variances (Dimensional)

Overlays: Hillside Overlay District

Historic District/Reg: [Over the Rhine Historic District](#)

COA Standard: [Section 1435-09-2](#) Certificate of Appropriateness; Standard of Review

**Details of Zoning Relief Required:**

The applicant and/or owner(s) are requesting a Variance Hearing to construct a two story addition and wood deck on the rear yard of the subject property.

- The project is in violation of the **Section 1433-19(a)** of Cincinnati Zoning Code.
- Dimensional variance approval is needed per **Section 1433-21** and **Section 1435-05-4** in order to construct the addition and deck which exceeds the maximum building envelope along the left side yard by 1-foot.

**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.*
- 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 is not applicable for the proposed use.*
- d **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.  
*This is not applicable for the proposed use.*
- e **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.  
*Appropriate buffering is provided.*
- f **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.  
*Appropriate landscaping and buffering is provided.*
- g **Hours of Operation.** Operating hours are compatible with adjacent land uses.  
*This is not applicable for the proposed use.*
- (h) **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.  
*The proposed use will not have an adverse impact on the neighborhood.*

- (i) **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.  
*There are no proposed amendments under consideration that would impact this proposed project.*
- (j) **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.  
*There are no adverse impacts anticipated for the proposed use.*
- (k) **Blight.** The elimination or avoidance of blight.  
*Rehabilitation of structures helps eliminate blight.*
- (l) **Economic Benefits.** The promotion of the Cincinnati economy.  
*The property will become a tax generating parcel.*
- (m) **Job Creation.** The creation of jobs both permanently and during construction.  
*Jobs may be created during construction.*
- (n) **Tax Valuation.** Any increase in the real property tax duplicate.  
*The new structure will increase the taxable value of the property.*
- (o) **Private Benefits.** The economic and other private benefits to the owner or applicant.  
*The owner has an economic benefit to the proposed construction of this existing structure.*
- (p) **Public Benefits.** The public peace, health, safety or general welfare.  
*There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.*

**Standards for Dimensional Variance per Section 1435-05-4??**

- (a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or  
*A new building or building alteration, addition or repair must be contained within the maximum building envelope. The existing historic building currently has a 0 foot setback on both side yards. Applicant seeks to maintain and extend the existing condition in the proposed addition and deck. The addition and deck extend no deeper into the yard than the existing adjacent buildings. Maintaining the 1 foot separation would provide no significant benefit as it is adjacent to a blank brick wall of the adjacent property owner. The proposed project will exceed the maximum building envelope along the left side yard of the site by 1 foot. A variance of one foot is needed.*
- (b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such

a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

*The property previously received approval from the Board for the addition and wood deck.*

**Certificate of Appropriateness Review: N/A**

**Other Considerations:**

**Prehearing Results:**

October 29, 2015 – The applicant was the only individual in attendance.

**Comments Provided to Staff: N/A**

**Consistency with *Plan Cincinnati (2012)*:**

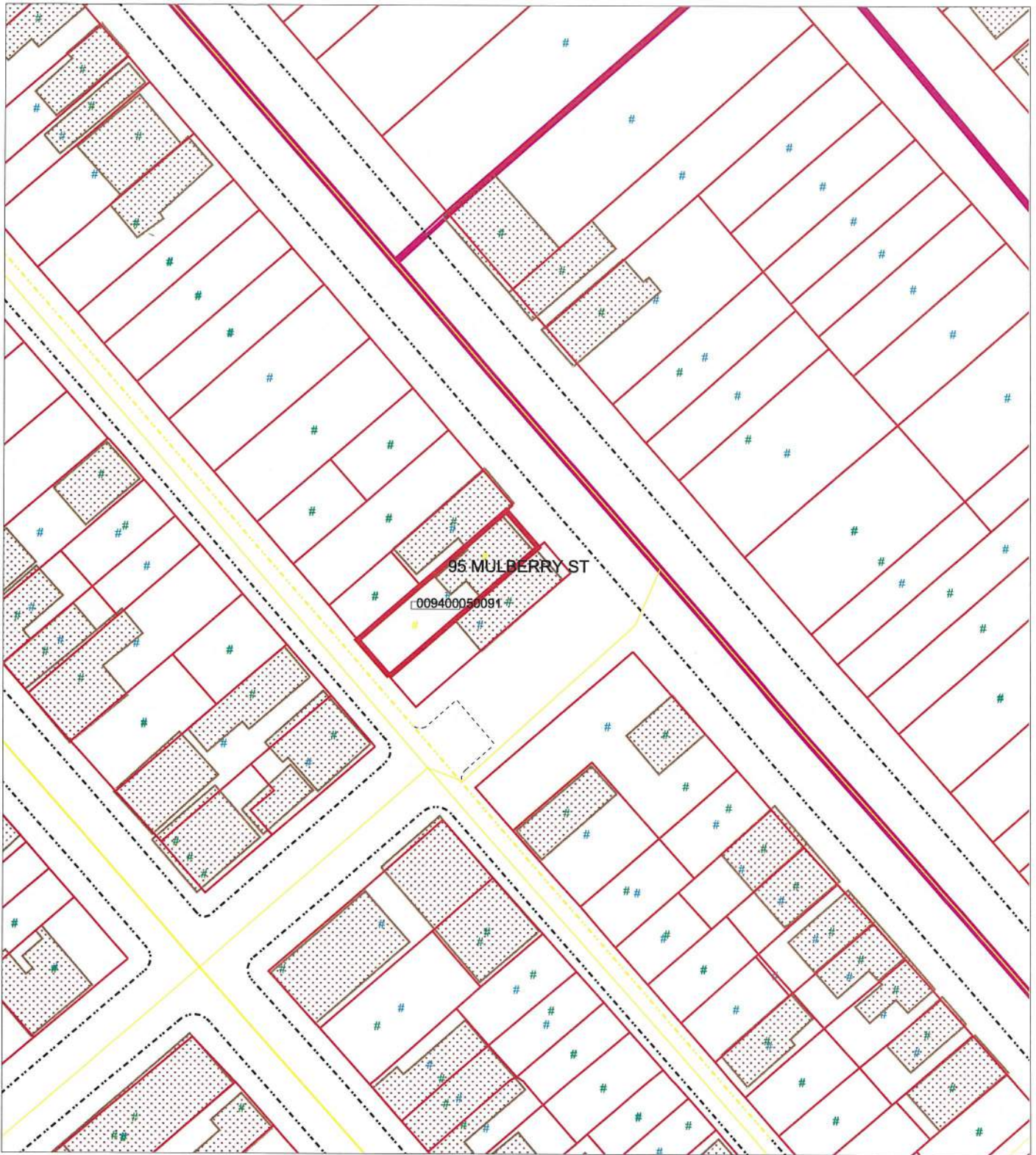
“Sustain” Initiative Area “Preserve our built history”

**Recommendation:**

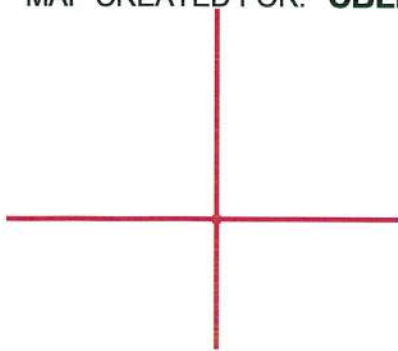
Staff recommends the Historic Conservation Board take the following actions:

**A. DIMENSIONAL VARIANCE**

1. **APPROVE** the requested variance as per Section 1433-19 Maximum Building Envelope outlined for 95 Mulberry Street to allow:
  - A dimensional variance to the maximum building envelope for development within the Hillside Overlay District of 1 foot to create a 0 foot side yard setback along the east property line to allow a rear yard two story addition and wood deck.
  
2. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  - (a) Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
  - (b) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district



MAP CREATED FOR: **CBLDADMIN AT RCCAD** DATE: **10/29/2015 11:23:58**



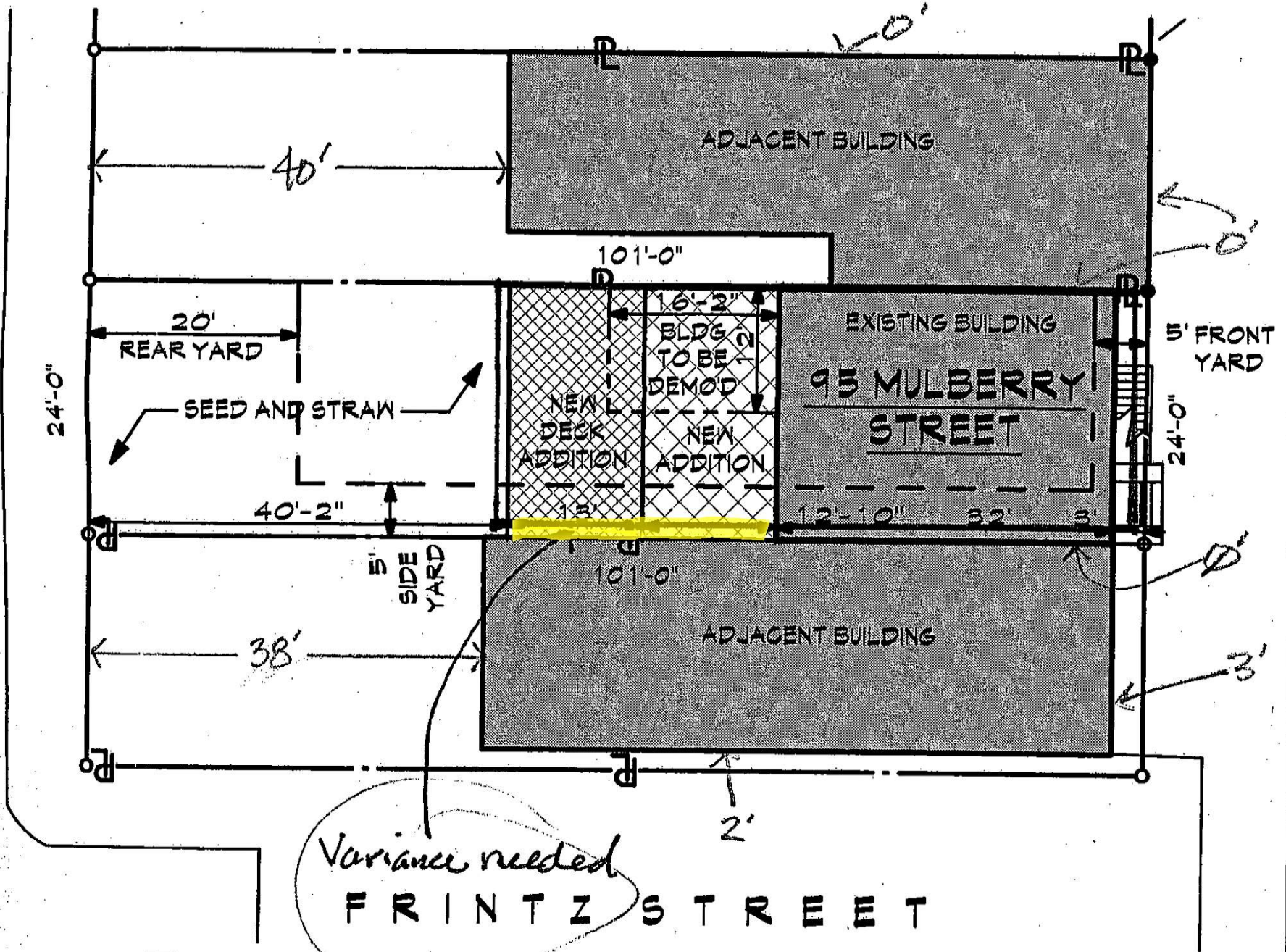
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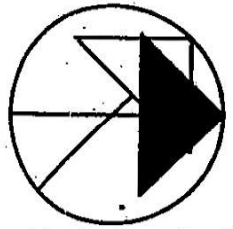
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P E E T S T R E E T

M U L B E R R Y S T R E E T



PROJECT NORTH



2

A1.00

# SITE PLAN

Scale: 1" = 20'-0"

Honorable Historic Conservation Board  
Cincinnati, Ohio

March 23, 2015

**SUBJECT: CERTIFICATE OF APPROPRIATENESS REVIEW**  
**FOR 95 MULBERRY STREET IN THE**  
**OVER THE RHINE HISTORIC DISTRICT**

**Applicant:** Steve Hampton, architect representing owner.

**Type of Work:** Rehabilitation of the residence with new roof deck.

**Background:** Mr. Hampton has applied for a Certificate of Appropriateness to rehabilitate the structure at 95 Mulberry Street. The scope of the rehabilitation of the building at 95 Mulberry Street includes:

1. The partial demolition of a small rear portion to facilitate a new rear addition.
2. The wood windows on the primary façade will be repaired or built as new to match. Windows on the existing rear façade will be aluminum clad wood windows by Lincoln or Sun.
3. Existing wood jambs will be repaired and repainted.
4. New windows on the addition will be aluminum clad wood windows by Lincoln or Sun. Windows will be 1/1.
5. All existing wood door frames and transoms will remain and will be repaired, repainted, and re-glazed.
6. New fiberglass doors with a panel design will be installed.
7. New roofing on the existing building will be either EPDM or PVC adhered membrane, light/white colored. New roofing on the addition will be standing seam metal.
8. Drainage for the existing roof will be maintained at the rear of the building (except for the small mansard portion of the roof at the front), and will be joined by the new gutter and downspout at the rear of the building.
9. A new roof deck will be provided with two overflow drains in addition to the main drain.
10. Existing chimneys will be repaired.

The applicant was required to submit additional information regarding the partial demolition:

1. The amount paid for the property, the date of purchase and the party from whom purchased, including a description of the relationship, if an, between the owner and the person from whom the property was purchased;

**\$22,000, 08/13/2014, Austin J Meyerrenke, no relationship**

2. The condition of the property when purchased;

**The building was missing significant sections of the second and third floor framing in the main section, had severely compromised floor framing in the rear section, had no stair from the second floor to the third floor, had leaking roofs in both the main and rear sections, had missing floor sheathing in the basement, had missing downspouts and clogged gutters on all roofs, had a compromised stone foundation wall in the rear, had open window and door openings on both the front and rear facades, and the rear section has moved several inches down the hill along with**

Honorable Historic Conservation Board  
Cincinnati, Ohio

March 23, 2015

**bulging brick and stone walls. This is verified by existing orders on the building dating from at least 2002. The previous owner up until 2012 was Larry Rhodes, who was notorious for letting buildings degrade throughout the neighborhood.**

3. The value of significant interior and exterior improvements made after purchase;

**The building is currently being stabilized to full VMBL standards (permit #2015P01025) with debris removal, new and repaired floor structure, patching roof leaks, installing new gutters and downspouts, new electric service, removing failing retaining wall, and securing all openings. The contracted value of this work is \$46,500.00.**

4. The assessed value of the land and improvement thereon according to the two (2) most recent assessments;

**2014/09/20 Land \$6,220 Improvements \$11,590 Total \$17,790  
2011/09/05 Land \$6,160 Improvements \$11,460 Total \$17,620**

5. Real estate taxes for the previous two (2) years;

**1/12/15 \$520.87  
1/31/14 \$414.83**

6. Annual debt service, if any, for the previous two (2) years;

**None.**

7. All appraisals obtained with the previous two (2) years by the owner or applicant in connection with his purchase, financing or ownership of the property;

**None.**

8. Any listing of the property for sale or rent, price asked and offers received if any;

**The current owners have not listed the property for sale.**

9. Any consideration by the owner as to profitable adaptive uses for the property;

**The owners intend to renovate the building as a single-family residence to be their home.**

10. An itemized statement of the annual costs of all insurance on the property;

**The building is currently uninsured except for liability.**

11. A statement of potential return on investment based on existing or new uses, including costs of rehabilitation of existing supplementary new construction, and using fair market value for the property, a "reasonable" rate of return on investment, and prevailing rehabilitation and rental rates in the area. (including floor area per floor and total)

**N/A**

12. All available reports, if any, on the structural condition of the property.

**Structural engineer's report dated 12/03/14 is attached, recommending demolition of the rear portion of the building.**

Honorable Historic Conservation Board  
Cincinnati, Ohio

March 23, 2015

13. Annual gross (pre-tax minus maintenance and other costs) income from the property for the previous two (2) years.

**None**

14. Whether or the not the property was occupied when purchased, and any income from the property at the time it was purchased immediately or prior thereto.

**The building was vacant at the time of purchase, and does not appear to have been occupied for at least a decade.**

15. Itemized operating and maintenance expenses for the previous two (2) years.

**None**

16. Annual cash flow, if any, for the previous two (2) years.

**None**

17. For vacant, semi-vacant, and under-utilized buildings, or buildings in need of rehabilitation, owner is required to submit a statement of potential return on investment based on existing or new uses, including costs of rehabilitation, and supplementary new construction, and using fair market value for the property, a "reasonable" rate of return on investment, and prevailing rehabilitation and rental rates in the area.

**N/A**

18. Owner required stating anticipated income from the property after the demolition of the structure or structures.

**Owners will be utilizing the building as their residence and it will not be an income producing property.**

A pre-hearing with the public will be held on March 17, 2015 with only the project architect in attendance.

#### **Certificate of Appropriateness Discussion:**

The scope of work for this project and the materials intended to complete the work is compatible with the Over the Rhine conservation guidelines including the use of the Lincoln or Sun manufactured aluminum clad wood windows previously approved by the board for use in the district. Staff referred the project to the Board for review of the proposed roof deck because it is a major alteration to the historic structure.

As stated in the applicant's letter included in the COA packet, the addition at the rear of the structure and is not visible from the public right of way. The use of fiber cement siding and brick complies with the guidelines. The demolition is necessary to facilitate additional space in the residence.

#### **CZC § 1435-09-2 - Certificates of Appropriateness; Standards for Review**

In accordance with Section 1435-09-1, the Historic Conservation Board has the duty to review and make a determination on all Certificates of Appropriateness in the manner prescribed herein

Honorable Historic Conservation Board  
Cincinnati, Ohio

March 23, 2015

for the purpose of furthering the conservation and integrity of the Historic Asset or Historic District affected. The Board may approve or approve with conditions an application for a Certificate of Appropriateness when it finds that the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines and that the property owner has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved.

Staff has reviewed the photos and engineering report for the demolition of the portion of the structure at the rear and concludes that it would reasonable to take down the deteriorated section and construct in its place an addition that would expand the owners livable space.

**Recommendation:** Staff recommends that the Historic Conservation Board approve the Certificate of Appropriateness for the rehabilitation of the residence with addition and the demolition of the rear addition at 95 Mulberry Street finding that;

1. The application as presented has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines, and
2. The application has demonstrated by credible evidence that the property owner will suffer economic hardship if the certificate of appropriateness is not approved to raze the portion of the structure to facilitate the proposed addition at the rear.

APPROVED:

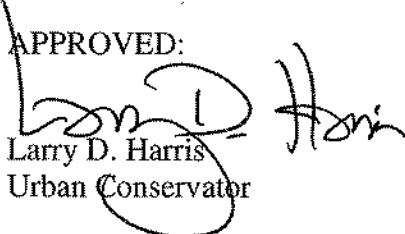
  
Larry D. Harris  
Urban Conservator



Figure 1 – 95 Mulberry Street Site Map