

# HISTORIC CONSERVATION BOARD AGENDA

5<sup>th</sup> Floor Conference Room  
805 Central Ave, II Centennial

Monday, November 21, 2016 at 3:00 pm

## CALL TO ORDER

## DISCUSSION ITEMS:

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**Item 1.** 524 E 12TH ST                      The applicant requests a Certificate of Appropriateness for the rehabilitation of an existing structure, including exterior masonry and surface repairs, the installation of new windows, and the introduction of new roof deck, shed dormer, and new door opening in the Over-the-Rhine Historic District.

**Applicant:** BILT Architects

**Owner:** Patrick McCullough

**Staff Report:** Beth Johnson

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**Item 2.** 1608 MANSFIELD ST                      The applicant requests a Certificate of Appropriateness for the rehabilitation of an existing structure, including the modification of existing window and door openings, the removal of an existing fire escape and chimneys, and the introduction of a new roof deck in the Prospect Hill Historic District.

**Applicant:** 340 PENDEC LLC

**Owner:** 340 PENDEC LLC

**Staff Report:** Beth Johnson

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**Item 3.** 1316 RACE ST                      The applicant requests a Certificate of Appropriateness to construct a rooftop trellis in the Over-the-Rhine Historic District.

**Applicant:** Drawing Department

**Owner:** Condominium Holdings LLC

**Staff Report:** Beth Johnson

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On November 16, 2016, the Applicant submitted a written request to postpone indefinitely the consideration of this application.

~~**Item 4.** 1614 Elm Street                      The applicant requests a Certificate of Appropriateness for the demolition of an existing two story structure in the Over the Rhine Historic District.~~

~~**Applicant:** New Republic Architecture~~

~~**Owner:** Elm Street Acquisition LLC~~

~~**Staff Report:** Beth Johnson~~

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**Item 5.** 305 -309 SEITZ ST                    The applicant requests a Certificate of Appropriateness to construct four new single-family townhomes in the Over-the-Rhine Historic District.  Additionally, the applicant requests Zoning Relief from the RM 0.7 development standards related to lot area size and setback requirements.

**Applicant:**   Wichman Gunther Architects  
      **Owner:**     Citadel Building Group L TD/ Unlm Investment Group  
**Staff Report:**   Douglas Owen

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**Item 6.** 1416 ELM ST                         The applicant requests a Certificate of Appropriateness for the rehabilitation of an existing structure and construction of a rear with integral garage, elevator shaft, and roof deck in the Over-the-Rhine Historic District.  Additionally, the applicant requests Zoning Relief related to side and rear yard setback, maximum structure height, and fence and wall height requirements.

**Applicant:**   Platte Design - Amy Lynch  
      **Owner:**     OTR Holdings INC  
**Staff Report:**   Beth Johnson

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**OTHER BUSINESS**

**ADJOURN**

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

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APPLICATION #: COA2016081  
APPLICANT: Bilt Architects  
OWNER: Patrick McCullough  
ADDRESS: **524 W 12<sup>th</sup> Street**  
PARCELS: 075-0003-0130  
ZONING: RM 0.7  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: October 29, 2016  
HEARING DATE: November 7, 2016  
STAFF REVIEW: Beth Johnson, Urban Conservator

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**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) to rehabilitate the building including an addition of a recessed roof deck, a rear shed dormer, change in openings, roof deck on rear, and new windows.

**Existing Conditions**

The existing building is a three story contributing brick residential building. The circa 1875 building is a Greek revival building that currently has 3 residential units in the building. There is currently a one story rear addition on the property.



Figure 1: 524 E 12<sup>th</sup> Street. Image from Google Street Views.

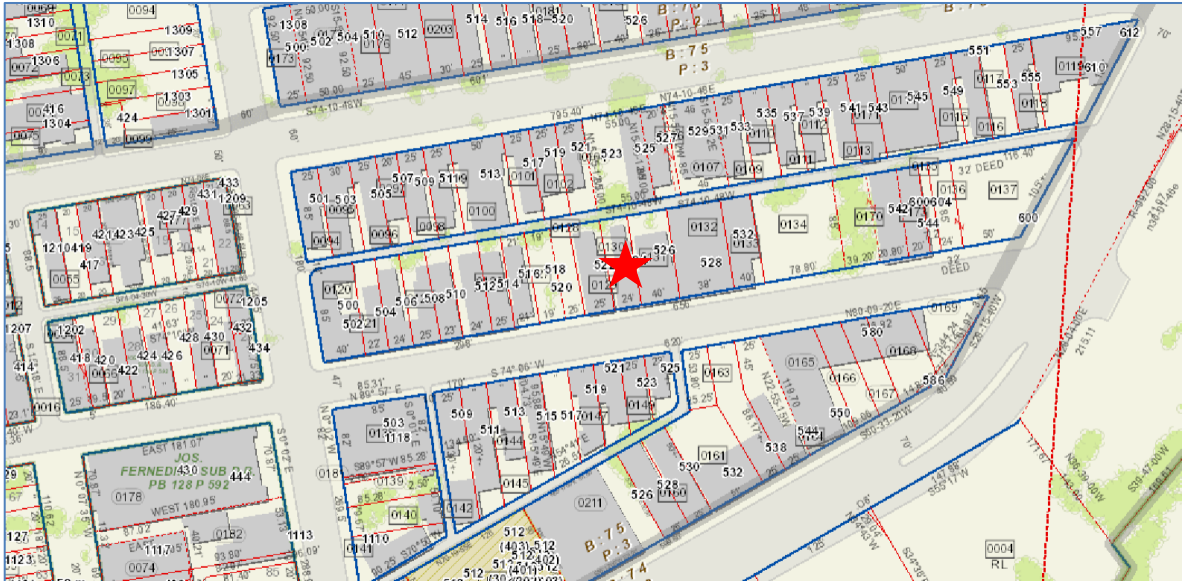


Figure 2: Map of 524 E 12<sup>th</sup> Street. Map from CAGIS Maps.

### **Proposed Conditions**

The applicant is proposing to modify 524 E 12<sup>th</sup> Street with the following

- New south facing roof deck to be cut into the roof line
- New shed roof dormer on the rear north face
- Creating a new opening on the north façade for access to a roof deck.
- Build a roof deck on the roof of the one story addition on the north face.
- New Pella Architect Series aluminum clad wood windows.

**Previous Reviews:** N/A

### **Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1405</a>	RM 0.7
Variance Request:	Section 1409-07	Land-use Regulations
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>	General Standards: Public Interest
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

### **Zoning Review**

The property is zoned RM 0.7. As the property was already a 3 unit building it is in compliance with all zoning requirements and does not need to seek zoning relief.

### **Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the roof decks and changes to the façade.

## **Comments on Applicable Guidelines**

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

### **Applicable Guidelines**

#### **REHABILITATION**

##### **Rehabilitation**

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

*One new opening is being proposed on the north elevation. The door opening is of a similar size and scale as other door openings on the building. The new opening is on the rear of the building and is not visible from the street and does not affect important architectural features of the building.*

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

*The windows in the building are in a deteriorated state. The Pella Architect Series Aluminum clad one over one double hung windows are an appropriate replacement window and have been approved in other projects.*

*On the front of the building there are a combination of two over one, two over two, and one over one windows. As there is not a dominant pattern a one over one choice is an appropriate configuration for this situation.*

5. Roofs: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved. Most of the buildings in Over-the-Rhine have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities should be inconspicuously placed or screened where necessary. Retain and repair the original roof materials such as slate, which is common on churches, institutional buildings and buildings with mansard roofs, and standing seam metal roofs, which are common on smaller buildings with gable roofs. Do not use wood shakes and plastic roofing products, which are inappropriate materials in Over-the-Rhine. Simulated slate may be approved on a case-by-case basis.

*The addition of the dormer is on the rear of the building and will not be visible from the street. The dormer does not alter the appearance of the roof and is an appropriate treatment to be able to make more useable space in the attic floor. A skylight is being added to the roof. Due to the low pitch of the roof it will not be visible from the street.*

**Site Improvements**

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

*Both roof decks are not visible from the primary/principal street façade. One roof deck is at the rear of the property and is on a one story addition and the other is cut into and recessed at the front/south elevation. As it is recessed, no additional railing needs to be provided. The brick at the sides of the building will be retained to keep the roof line. Page A202.*

*The windows on the recessed deck are not visible from the street.*

**Other Considerations:**

N/A

**Prehearing Results:** A prehearing was held on October 11, 2016. The applicant was present.

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

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 524 E 12<sup>th</sup> Street for a rooftop deck, a rear dormer addition and façade changes submitted by Bilt Architects Associates and dated 9-22-2016 with the following conditions.

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

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

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

# APPLICATION



# CERTIFICATE OF APPROPRIATENESS

APPLICATION BUILDING ADDRESS: 524 E 12th Street

DISTRICT NAME: OTR  
(if applicable)

OWNER NAME: Patrick McCullough

ADDRESS: 16601 Grandview LN, Kennewick, WA 99338 PHONE NO: 702-592-9601

EMAIL: pjmcc77@gmail.com

CONTRACTOR NAME: t.b.d.

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

ARCHITECT NAME: Bilt Architects

ADDRESS: P.O. Box 423, Cinti, OH 45201

EMAIL: patricia@biltarchitects.com

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

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

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

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

Restore the existing 3 storey brick masonry multi family structure.  
The proposed design retains 3 residential units each with a separate entrance.  
Modifications to the exterior of the building include a roof deck, at the south, a shed dormer at the north, enlarged opening from the second floor north elevation to provide access onto a second roof deck on top of an exiting one storey structure.

Replace existing windows with new alu. clad wood Pella architectural series windows.  
Repaint brick, repair restore exterior trim, repair/replace framing as needed, install new MEP.

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

Please find attached: Elevations, floor plans, site plan, window cut sheet, perspective views, renderings, vicinity map, labeled photos of the building and context and Hamilton County Auditors record.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Patricia Bittner  
patricia@biltarchitects.com  
206-992-7313

22 September 2016

Re: 524 E 12th Street

Beth Johnson  
Urban Conservator  
City of Cincinnati

Dear Ms Johnson,

Please find attached an application for a Certificate of Appropriateness for 524 E 12th Street.

The project is a 3 story plus attic, brick masonry, multi family structure. My client intends to restore the masonry, and, restore or replace in-kind the historic cornice and exterior trim work. Modifications to the exterior will include:

An attic level roof deck on the south side (12th street) of the roof. The proposed deck is not visible from any right of way (R.O.W.). It is recessed into the roof, hidden from side view by taller buildings on either side and set back from the front facade ~42". The existing masonry side walls and chimney will remain intact.

A shed dormer on the north side (alley) of the roof. The dormer provides a minimum 7' head height at the north end of the attic. the side walls of the dormer are inset 16". The dormer is not visible from the alley or any R.O.W..

A new 5' wide double door provides access to a new lower roof deck on top of an existing one story structure at the north side (alley) of the building. This lower deck is not visible from any R.O.W. and sits upon a relatively flat roof at the back of the site.

All windows will be replaced with Pella architectural series aluminum clad wood windows.

Please let me know if you require any additional documentation.

Best regards,



Patricia Bittner,  
Architect

**APPLICATION FOR  
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STAFF REPORT**

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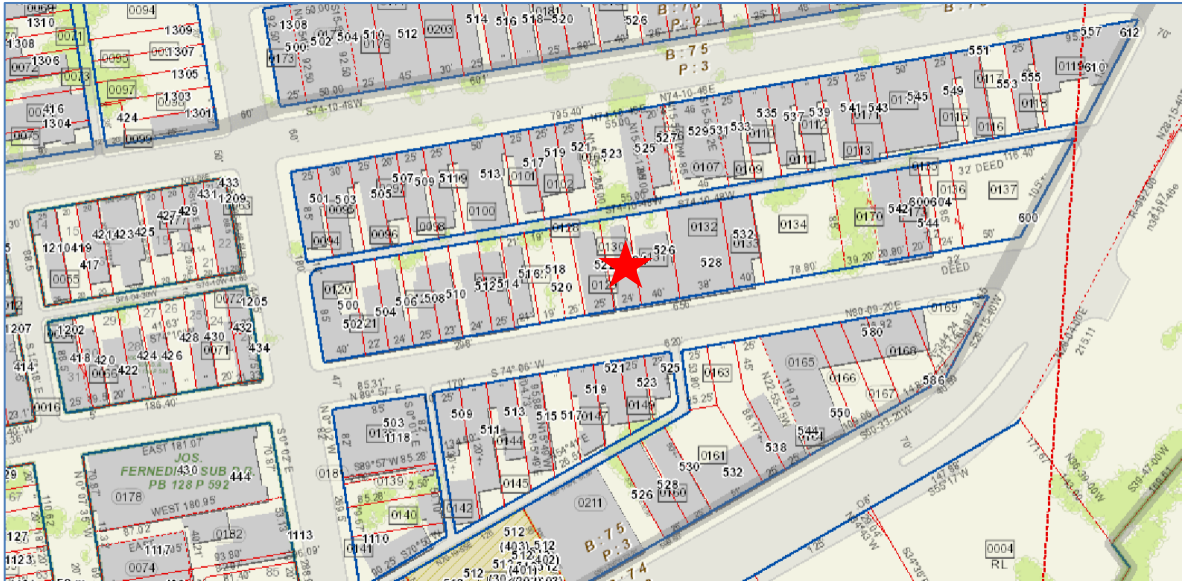


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B. **FINDING:** The Board makes this determination per Section 1435-09-2:

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

# Dusty Rhodes, Hamilton County Auditor

generated on 9/22/2016 11:43:53 AM EDT

## Property Report

Parcel ID: 075-0003-0130-00      Address: 524 E TWELFTH ST      Index Order: Parcel Number      Tax Year: 2015 Payable 2016

### Property Information

<b>Tax District</b>	001 - CINTI CORP-CINTI CSD	<b>Images/Sketches</b> 
<b>School District</b>	CINCINNATI CSD	
<b>Appraisal Area</b>	01900 - PENDLETON	<b>Land Use</b>
		530 - THREE FAMILY DWLG
<b>Owner Name and Address</b>	MCCULLOUGH PATRICK 16601 GRANDVIEW LN KENNEWICK WA 99338 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b>
		MCCULLOUGH PATRICK 16601 GRANDVIEW LN KENNEWICK WA 99338 (call 946-4800 if incorrect)
<b>Assessed Value</b>	5,250	<b>Effective Tax Rate</b>
		74.799317
<b>Total Tax</b>		
\$560.71		
<b>Property Description</b>		
524 E 12TH ST 24 X 85 NS 12TH 274 FT E OF PENDELTON TIF ABATEMENT		

Year Built	1875
Total Rooms	10
# Bedrooms	4
# Full Bathrooms	3
# Half Bathrooms	0
Last Sale Date	5/27/2016
Last Sale Amount	\$124,900
Conveyance Number	110763
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.050
Front Footage	48.00

Board of Revision	YES(09)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	11,550
CAUV Value	0
Market Improvement Value	3,450
Market Total Value	15,000
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$362.84</b>
Tax as % of Total Value	2.241%

### Notes

1) 10-11-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

### Structure List

Structure Name	Finished Sq. Ft.	Year Built
Three Story	3,323	1875

### Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	3.0
Grade	Fair	Year Built	1875
Exterior Wall Type	Brick	Finished Square Footage	3,323
Basement Type	Full Basement	First Floor Area (sq. ft.)	1,361
Heating	Base	Upper Floor Area (sq. ft.)	1,962
Air Conditioning	None	Half Floor Area (sq. ft.)	0
Total Rooms	10	Finished Basement (sq. ft.)	0
# of Bedrooms	4		
# of Full Bathrooms	3		
# of Half Bathrooms	0		
# of Fireplaces	0		
Basement Garage - Car Capacity	0.0		

### Proposed Levies

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Children Services	Renewal	2.77	\$8.88	\$8.88	D
Great Parks of Hamilton County - Park	Replacement	1.00	\$4.03	\$5.25	D
Cincinnati CSD - Emergency (\$48,000,000)	Additional	7.93	\$0.00	\$41.63	D

### No Passed Levies Found

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

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

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

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

**Transfer History**

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2016	110763	124,900	5/27/2016	PERKINS CHRISTOPHER A	MCCULLOUGH PATRICK
2012	43146	1,000	11/28/2012	LEWIS MARILYN M & ELLIS	PERKINS CHRISTOPHER A
2009	20780	12,000	4/9/2009	ORLING ROY & RUTH	LEWIS MARILYN M & ELLIS
1991	0	0	6/25/1991	ORLING ROY & RUTH	ORLING ROY & RUTH
1990	0	0	1/1/1990	SMITH BYRON P	ORLING ROY & RUTH
1984	0	0	10/1/1984	Unknown	SMITH BYRON P

**Value History**

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2014	9/20/2014	11,550	3,450	15,000	0	120 Reappraisal, Update or Annual Equalization
2011	3/12/2011	9,240	2,760	12,000	0	120 Reappraisal, Update or Annual Equalization
2008	4/13/2009	9,020	2,980	12,000	0	40 Changes by Board of Revision, Tax Appeals, Courts
2008	9/27/2008	9,020	48,410	57,430	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	9,200	49,400	58,600	0	50 Changes to/from Exempt Property
2007	9/24/2007	9,200	49,400	58,600	0	110 Miscellaneous
2005	9/19/2005	9,200	49,400	58,600	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	8,000	18,100	26,100	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	7,200	16,200	23,400	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	5,100	21,600	26,700	0	110 Miscellaneous

**Board of Revision Case History**

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved
2008201162	2/9/2009	No		4/3/2009 1:40 PM	57,430	12,000	12,000	4/13/2009

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

**Payment Information**

**ROBERT A. GOERING, TREASURER**

**Tax Overview**

<b>Mail Payments to:</b>	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
<b>Tax District:</b>	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
<b>Current Owner(s)</b>	MCCULLOUGH PATRICK	Full Rate	103.130000
<b>Tax Bill Mail Address</b>	MCCULLOUGH PATRICK 16601 GRANDVIEW LN KENNEWICK WA 99338	Effective Rate	74.799317
		Non Business Credit	0.100000
		Owner Occupancy Credit	0.025000
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		Note: May represent multiple parcels	
<b>Table with 2 columns: Taxable Value, Value</b>			
Land	4,040		
Improvements	1,210		
Total	5,250		

**Current Year Tax Detail**

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$270.72		\$270.72	
Credit			\$74.37		\$74.37	
Subtotal			\$196.35		\$196.35	
Non Business Credit			\$19.63		\$19.63	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
Subtotal	\$0.00	\$0.00	\$176.72	\$0.00	\$176.72	\$0.00
Interest/Penalty	(\$17.77)	\$17.77	\$18.61	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$194.39		\$176.72	
Real Estate Owed	\$0.00		\$0.00		\$0.00	
Special Assess Paid	\$0.00		\$10.34		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
Total Due	\$0.00		\$204.73		\$176.72	
Total Paid	\$0.00		\$204.73		\$176.72	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
Total Owed	\$0.00		\$0.00		\$0.00	

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

	Prior	Adj.	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
--	-------	------	----------	---------------	----------	---------------

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

	Delinquent	Delinquent				
Charge	\$0.00	\$0.00	\$9.40	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.94	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$10.34		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

**Payment Information for Current And Prior Year**

Date	Half	Prior	1st Half	2nd Half	Surplus
6/2/2016	2 - 2015	\$0.00	\$204.73	\$374.59	\$0.00
2/2/2015	1 - 2014	\$687.53	\$187.06	\$0.00	\$0.00

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

**Tax Distribution Information**

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	11,550	Land	4,040	Full Tax Rate (mills)	103.130000
Building	3,450	Building	1,210	Reduction Factor	0.274709
<b>Total</b>	<b>15,000</b>	<b>Total</b>	<b>5,250</b>	Effective Tax Rate (mills)	74.799317
				Non Business Credit	0.100000
				Owner Occupancy Credit	0.025000

**Tax Calculations**

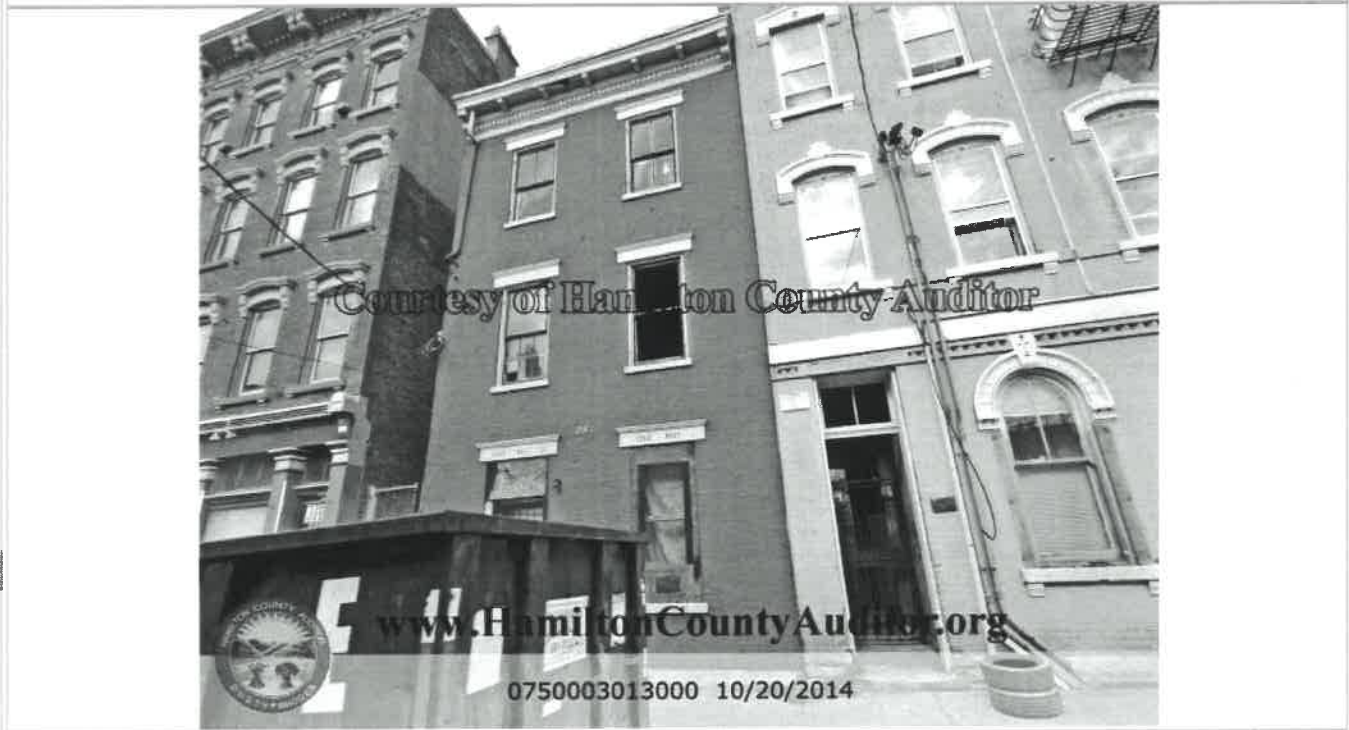
Gross Real Estate Tax	\$541.44
- Reduction Amount	\$148.74
- Non Business Credit	\$39.26
- Owner Occupancy Credit	\$0.00
- Homestead	\$0.00
Half Year Real Taxes	\$176.72
- Sales Tax Credit	\$0.00
+ Current Assessment	\$9.40
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$197.87
Semi Annual Net	\$383.99

**Half Year Tax Distributions**

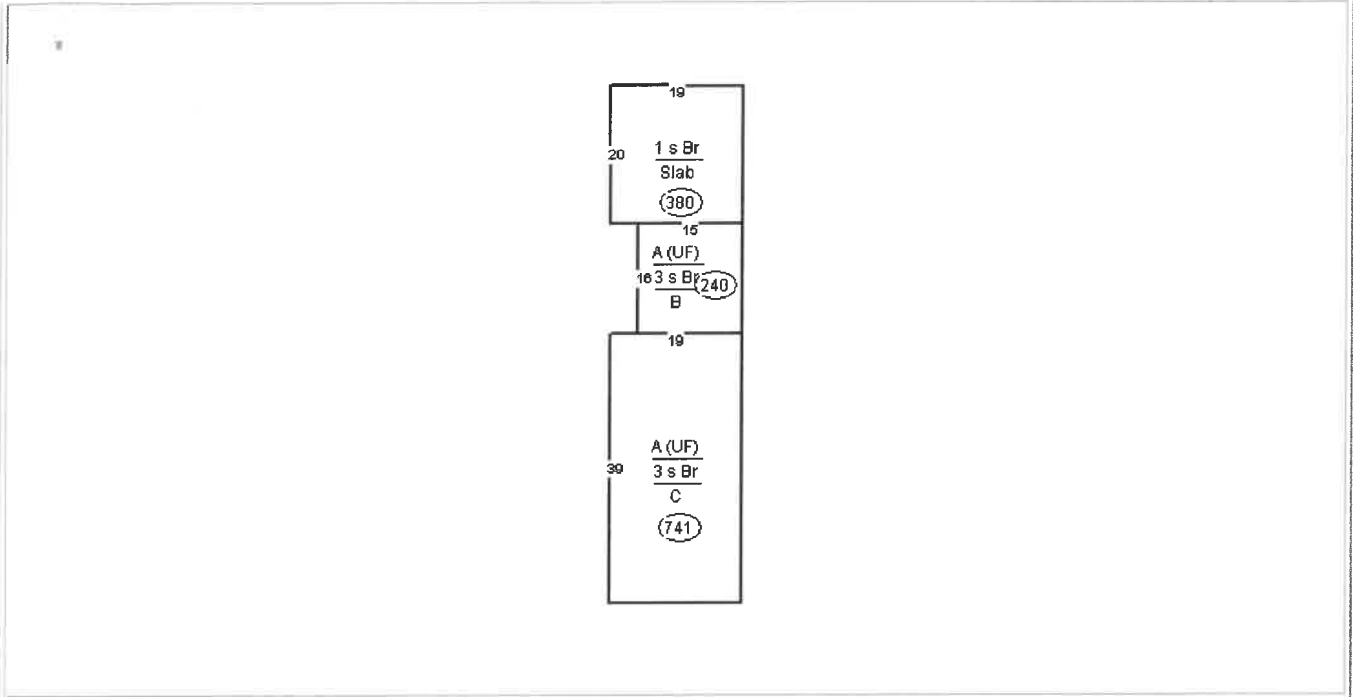
School District	\$238.02
Township	\$0.00
City/Village	\$60.59
Joint Vocational School	\$0.00
County General Fund	\$11.35
Public Library	\$5.01
Family Service/Treatment	\$1.70
HLTH/Hospital Care-Indigent	\$8.53
Mental Health Levy	\$8.23
Developmental Disabilities	\$19.74
Park District	\$4.42
Crime Information Center	\$0.83
Children Services	\$9.41
Senior Services	\$4.99
Zoological Park	\$1.77

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

**Parcel Photo**



**Parcel Sketch**



**Special Assessments**

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

**Related Names**

Name	Relationship	Status
MCCULLOUGH PATRICK	Parcel Owner	Current
PERKINS CHRISTOPHER A	Parcel Owner	Retired



EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING



PROPOSED



DOUBLE-HUNG

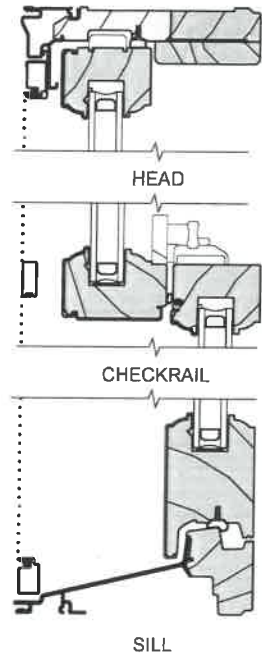
### UNIT SECTIONS – WOOD COLLECTION

Aluminum-Clad Exterior

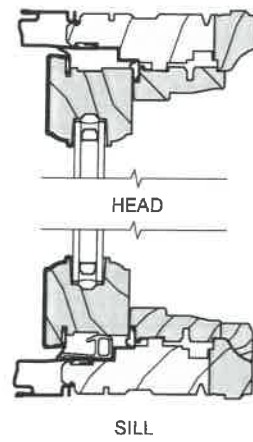
LX Double-Hung



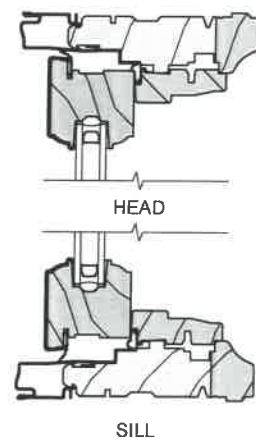
**VENT**



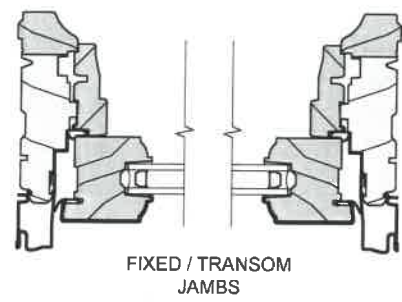
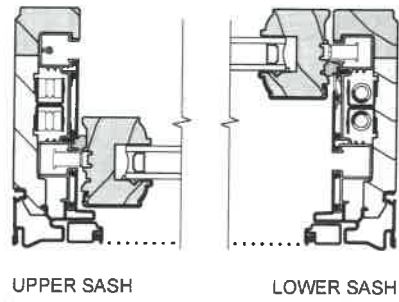
**FIXED**



**TRANSOM**



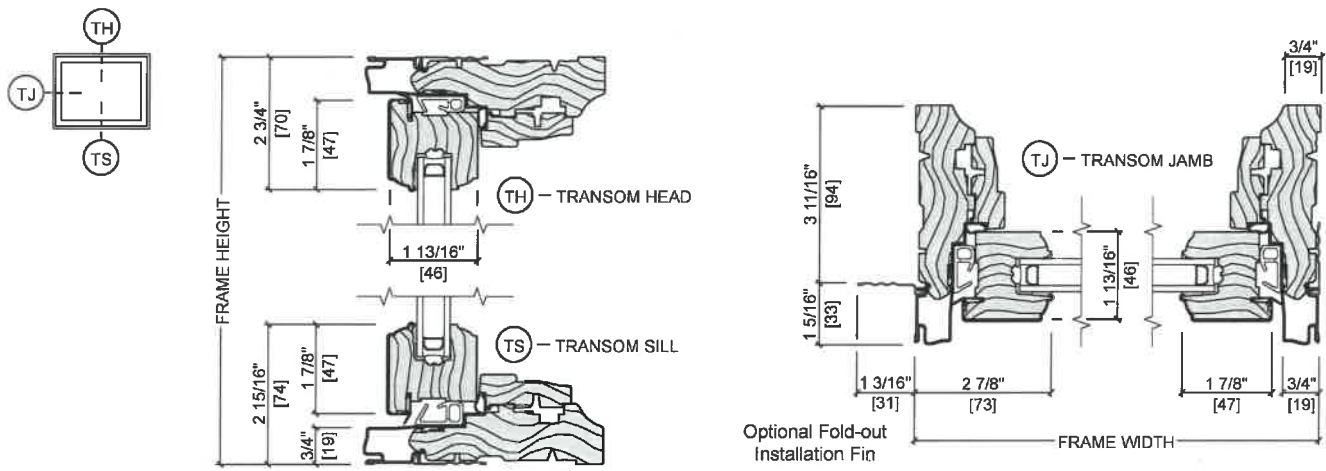
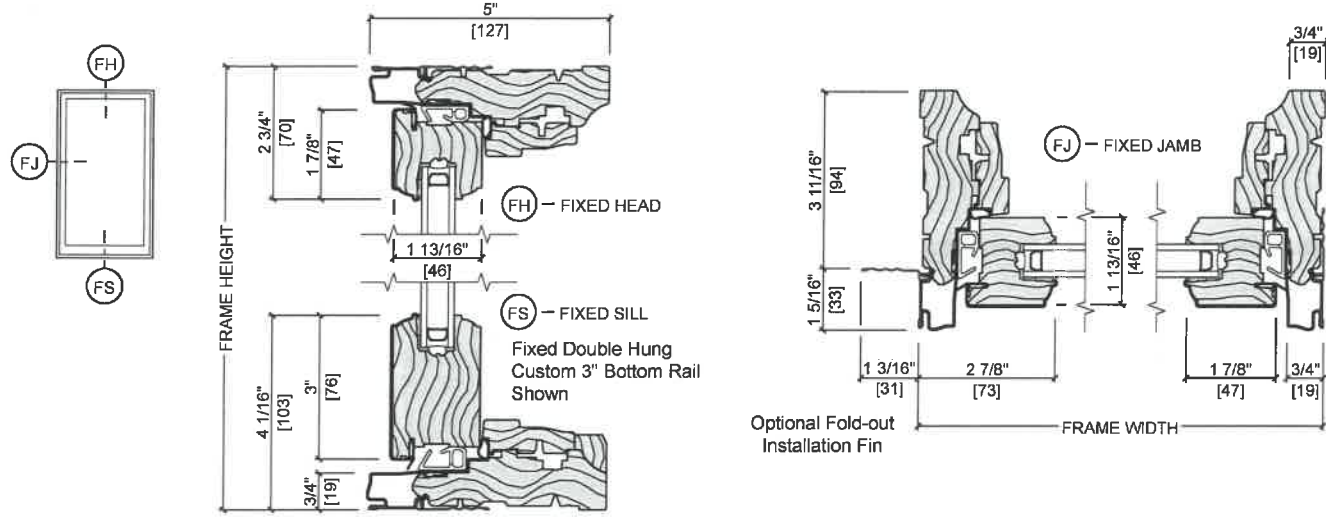
Mahogany,  
Alder or Douglas Fir  
 Solid Pine



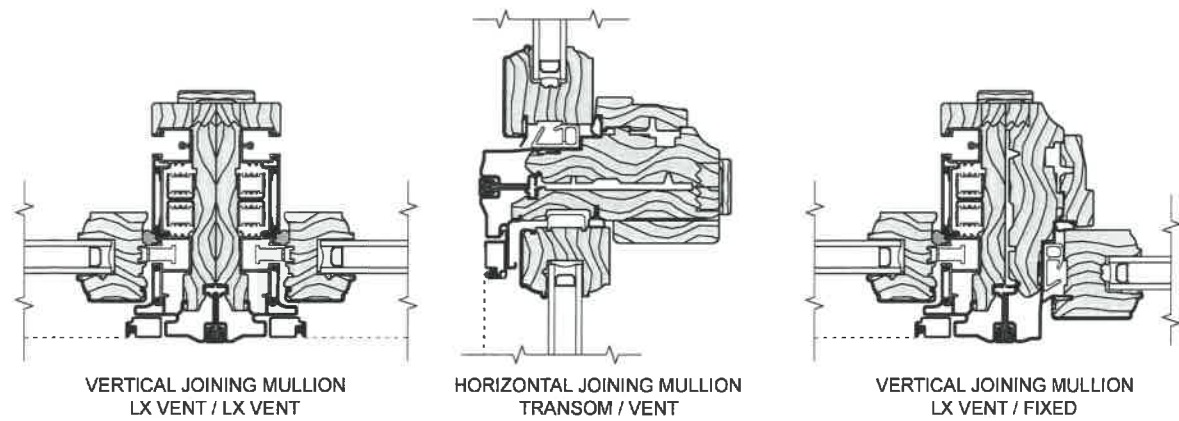
Scale 3" = 1' 0"



**UNIT SECTIONS**  
Aluminum-Clad Exterior  
LX and SE Fixed and Transoms



**TYPICAL JOINING MULLIONS**



Scale 3" = 1' 0"  
All dimensions are approximate.  
See [www.PellaADM.com](http://www.PellaADM.com) for mullion limitations and reinforcing requirements.

## GENERAL NOTES

- DO NOT SCALE THE DRAWINGS.
- UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS.
- GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO COORDINATE DIMENSIONS FOR EQUIPMENT SUPPORTS, WALL, FLOOR OR ROOF OPENINGS WITH APPLICABLE TRADE CONTRACTORS PRIOR TO STEEL FABRICATION OR CONCRETE PLACEMENT.
- WORK SHALL BE DONE IN ACCORDANCE WITH INDUSTRY STANDARDS AS DETERMINED BY THE PRIMARY ASSOCIATION OF EACH TRADE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF GOVERNING CODES AND REGULATORY AGENCIES AS OF THE DATE OF PERMIT ISSUANCE.
- OWNER WILL OBTAIN PERMITS AND COMPLY WITH REQUIREMENTS OF LICENSING AGENCIES.
- EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- TEMPORARILY BRACE THE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL IT IS COMPLETE AND FUNCTIONING PER THE DESIGN INTENT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF 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.
- FIRE RATED ASSEMBLIES SHALL BE PROTECTED FROM WEATHER DAMAGE.
- WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.
- CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH OWNER, ARCHITECT AND ENGINEER.
- CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE BUILDER.
- CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS WITH ACTUAL FIELD CONDITIONS. REVIEW OF SHOP DRAWINGS BY ARCHITECT IS SOLELY FOR COMPLIANCE WITH THE DESIGN INTENT.
- GUARDRAILS OR HANDRAILS SHALL BE PROVIDED ON ALL OPEN SIDES OF STAIRS OR ELEVATED PLATFORMS. GUARDRAILS SHALL NOT BE LESS THAN 36" HIGH. HANDRAILS SHALL BE BETWEEN 34" AND 38" ABOVE STAIR NOSING. OPENINGS SHALL RESTRICT A 4" DIAMETER SPHERE FROM PASSING THROUGH. HANDGRIP SHALL BE NOT LESS THAN 1 1/2" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION. RETURN HANDRAILS AT ENDS.
- SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACK-UP. ACTUATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS. PER RCO SECTION 314
- STRAP WATER HEATER TO RESIST DISPLACEMENT FROM EARTHQUAKE.
- WINDOW SUPPLIER SHALL REFER TO EXTERIOR ELEVATIONS AND SCHEDULES FOR CONFIGURATION AND OPERATION OF ALL WINDOW AND DOOR UNITS. SUBMIT WINDOW ORDER TO ARCHITECT FOR APPROVAL
- EXTERIOR DOORS SHALL HAVE MIN. 1/2" THROW OR DEAD BOLT OR DEAD LATCH. ALL WINDOWS MUST BE CAPABLE OF BEING LOCKED. ALL LOCKS, INCLUDING DOOR LOCKS, MUST BE ABLE TO BE OPENED WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- WINDOWS WITHIN 24" OF A DOOR AND WITHIN 18" OF FLOOR, AND GLAZED DOORS, SHALL HAVE SAFETY GLAZING. EACH LIGHT SHALL HAVE CLASSIFICATION PERMANENTLY MARKED.
- GLASS ENCLOSURES FOR SHOWER OR TUB, INCLUDING ALL DOORS AND PANELS, SHALL BE FACTORY LABELED SAFETY GLAZING.
- THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THE DOCUMENTS IN ITS ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT. AUTHORIZED USE OF THE DOCUMENTS ARE GRANTED SOLELY FOR THIS PROJECT.

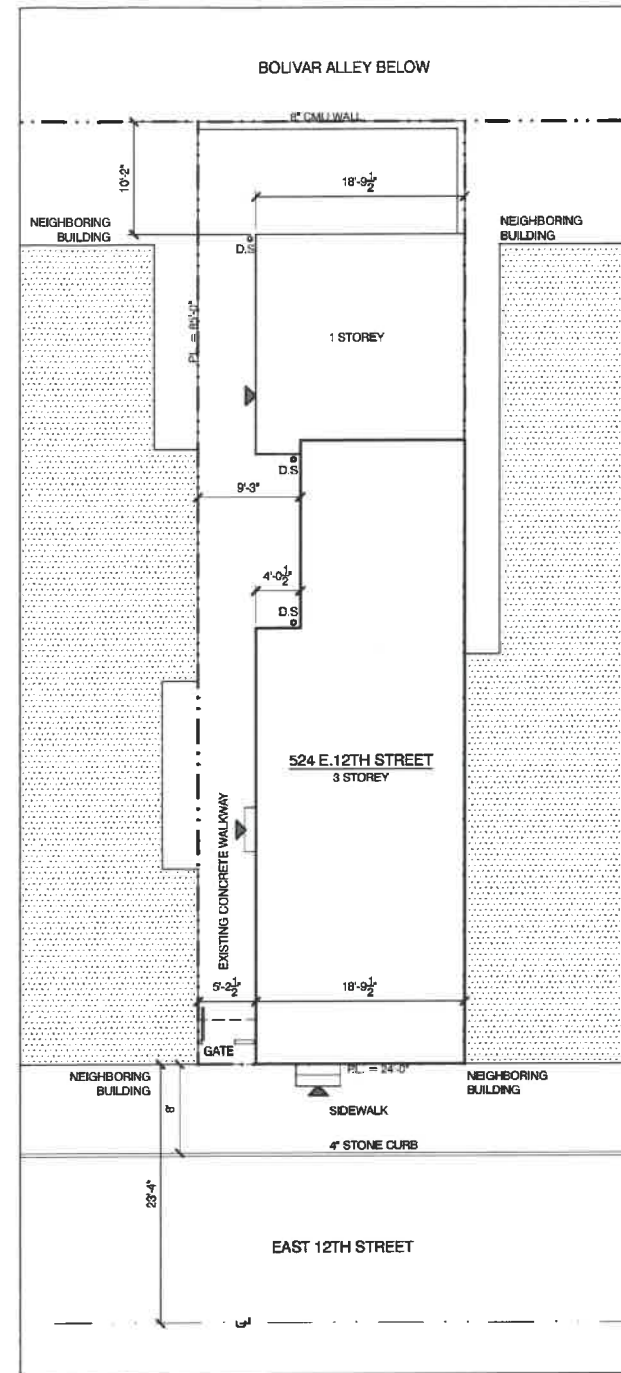
## WINDOW AND DOOR SCHEDULE

EXTERIOR WINDOWS AND GLASS DOORS							
MARK	ROUGH OPENING WIDTH	HEIGHT	SF AREA	OPERATION	EGRESS	SAFETY GLAZING	NOTES
101	38	84	22.17	DBL HUNG			Living/Dining Room Apartment 1
102	38	78	20.58	DBL HUNG			Living/Dining Room Apartment 1
103	38	78	20.58	DBL HUNG			Bedroom Apartment 1
104	38	78	20.58	DBL HUNG			Bedroom Apartment 1
105	38	78	20.58	DBL HUNG			Bedroom Apartment 1
106	38	78	20.58	DBL HUNG			Bedroom Apartment 2
107	38	78	20.58	DBL HUNG			Bedroom Apartment 2
108	38	78	20.58	DBL HUNG			Bedroom Apartment 2
109	38	78	20.58	DBL HUNG			Living/Dining Room Apartment 2
110	38	78	20.58	DBL HUNG			Living/Dining Room Apartment 2
201	38	70	18.47	DBL HUNG			Living Room
202	38	70	18.47	DBL HUNG	X		Living Room
203	38	70	18.47	DBL HUNG			Living Room
204	38	70	18.47	DBL HUNG	X		Powder Room
205	38	70	18.47	DBL HUNG			Dining Room
206	38	70	18.47	DBL HUNG			Dining Room
207	38	70	18.47	DBL HUNG			Dining Room
208	38	70	18.47	DBL HUNG			Kitchen
209	38	70	18.47	DBL HUNG			Kitchen
210	38	70	18.47	French Dr	X		Kitchen
211	38	70	18.47	DBL HUNG			Kitchen
301	38	70	18.47	DBL HUNG	X		Bedroom
302	38	70	18.47	DBL HUNG			Bedroom
303	38	70	18.47	DBL HUNG			Bedroom
304	38	70	18.47	DBL HUNG			Bedroom
305	38	70	18.47	DBL HUNG			Master Bedroom
306	38	70	18.47	DBL HUNG			Dressing Room
307	38	70	18.47	DBL HUNG			Dressing Room
308	38	70	18.47	DBL HUNG			Master Bedroom
309	38	70	18.47	DBL HUNG			Master Bedroom
310	38	70	18.47	DBL HUNG	X		Master Bedroom
401	66	48	22.00	Fixed		X	Attic
402	72	62	41.00	Slider		X	Attic
403	66	48	22.00	Slider		X	Attic
404	38	55	14.51	DBL HUNG			Attic
405	38	55	14.51	DBL HUNG			Attic
406	38	55	14.51	DBL HUNG			Attic
407	38	55	14.51	Fixed	X		Attic
408	38	55	14.51	Fixed	X		Attic
409	38	110	29.03	Fixed/Casem <sup>1</sup>			Attic
Total			781.93				

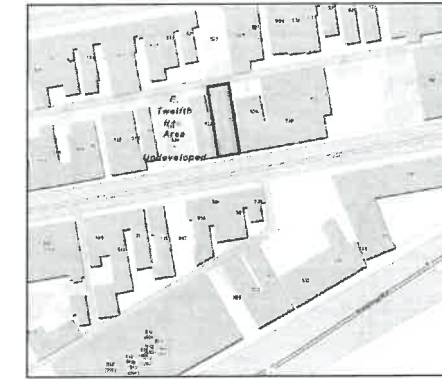
NOTE: CONTRACTOR TO VERIFY WINDOW SIZES BEFORE ORDERING

EXTERIOR DOORS						
MARK	ROUGH OPENING WIDTH	HEIGHT	SF AREA	SAFETY GLAZING	EGRESS	NOTES
1	38	108	28.50		X	APARTMENT 1 ENTRY WITH TRANSOM
2	38	108	28.50		X	OWNER'S UNIT ENTRY WITH TRANSOM
3	38	108	28.50		X	APARTMENT 2 ENTRY WITH TRANSOM
Total			85.50			

NOTE: CONTRACTOR TO VERIFY WINDOW SIZES BEFORE ORDERING



2 | PLOT PLAN  
1/16"=1'-0" NORTH



1 | VICINITY PLAN  
N.T.S. NORTH

## PROJECT DATA

PROPERTY ADDRESS: 524 E. 12TH STREET, CINCINNATI OH 45202  
 AUDITOR PARCEL ID: 075-0003-0130-00  
 LEGAL DESCRIPTION: 524 E 12TH ST 24 X 85 NS 12TH 274 FT E OF PENDELTON  
 PROPERTY OWNER: PATRICK MCCULLOUGH  
 16801 GRANDVIEW LN KENNEWICK WA 99338  
 CONTRACTOR: T.B.D.  
 ARCHITECT: PATRICIA BITTNER  
 BILT ARCHITECTS  
 P.O. BOX 423, CINCINNATI OH 45201  
 ZONING OVERLAY: RM-0.7 - RESIDENTIAL MULTI FAMILY  
 OTR HISTORIC DISTRICT TYPE IIB  
 CONSTRUCTION: TYPE IIB  
 EXISTING USE: 3 FAMILY DWELLING  
 PROPOSED USE: 3 FAMILY DWELLING  
 RELEVANT CODES: RESIDENTIAL CODE OF OHIO 2013 (RCO)  
 OHIO BUILDING CODE 2011(OBC)  
 CINCINNATI BUILDING CODE (CBC)  
 OHIO MECHANICAL CODE 2011 (OMC)  
 OHIO PLUMBING CODE 2011(OPC)

PROJECT DESCRIPTION:  
 RESTORE EXISTING 3 STOREY BRICK STRUCTURE. PROVIDE NEW BATHROOMS, KITCHENS, STAIRS, ROOF DECKS AND DORMER PER PLAN. REPLACE EXISTING EXTERIOR WINDOWS AND DOORS. RETAIN 3 SEPARATE ENTRANCES, 1 PER UNIT.

BUILDING FOOTPRINT: 1343 SF

AREAS (INCLUDING WALLS)	CONDITIONED	UNCOND.	TOTAL
BASEMENT		1073	1073SF
APARTMENT 1	650		650SF
APARTMENT 2	604		604SF
OWNERS UNIT	2716	600	3316SF
TOTALS:	3970SF	1673SF	5643 SF

## INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME
G000	COVER SHEET
A0.1	AS-BUILT'S PLANS
A0.2	AS-BUILT'S EXTERIOR ELEVATIONS
A101	FLOOR PLANS
A201	EXTERIOR ELEVATIONS - N-S
A202	EXTERIOR ELEVATIONS - W

## SYMBOLS

	REVISION NUMBER
	WINDOW NUMBER
	DOOR NUMBER
	ELEVATION
	DETAIL NUMBER
	SECTION CUT
	INTERIOR ELEVATION NUMBER

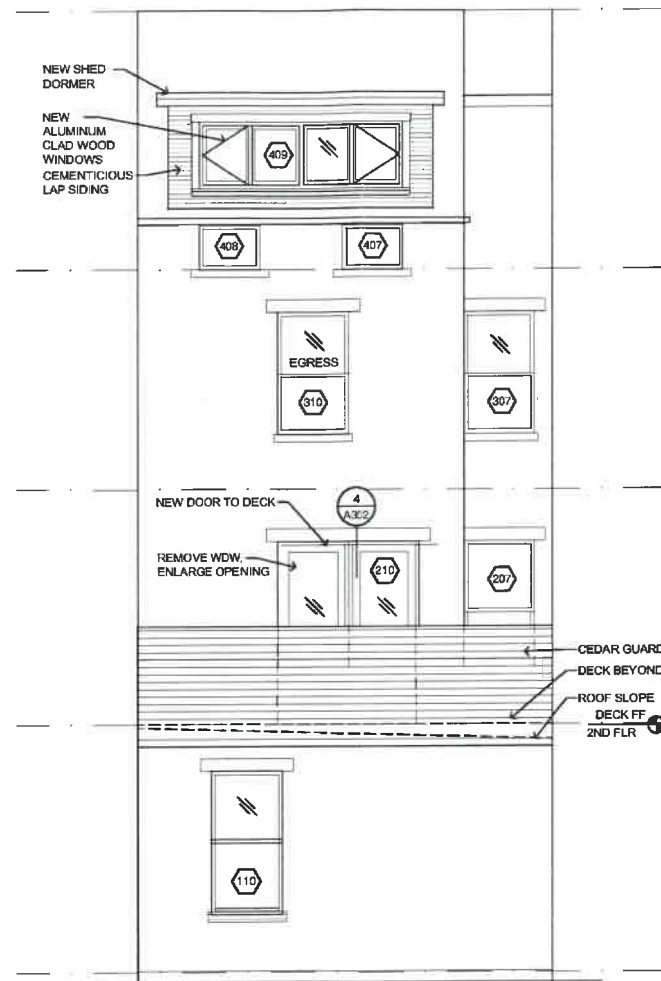
**BILT**  
architects

**MCCULLOUGH**  
524 E. 12th Street, Cincinnati, Ohio  
PRELIMINARY NOT FOR CONSTRUCTION

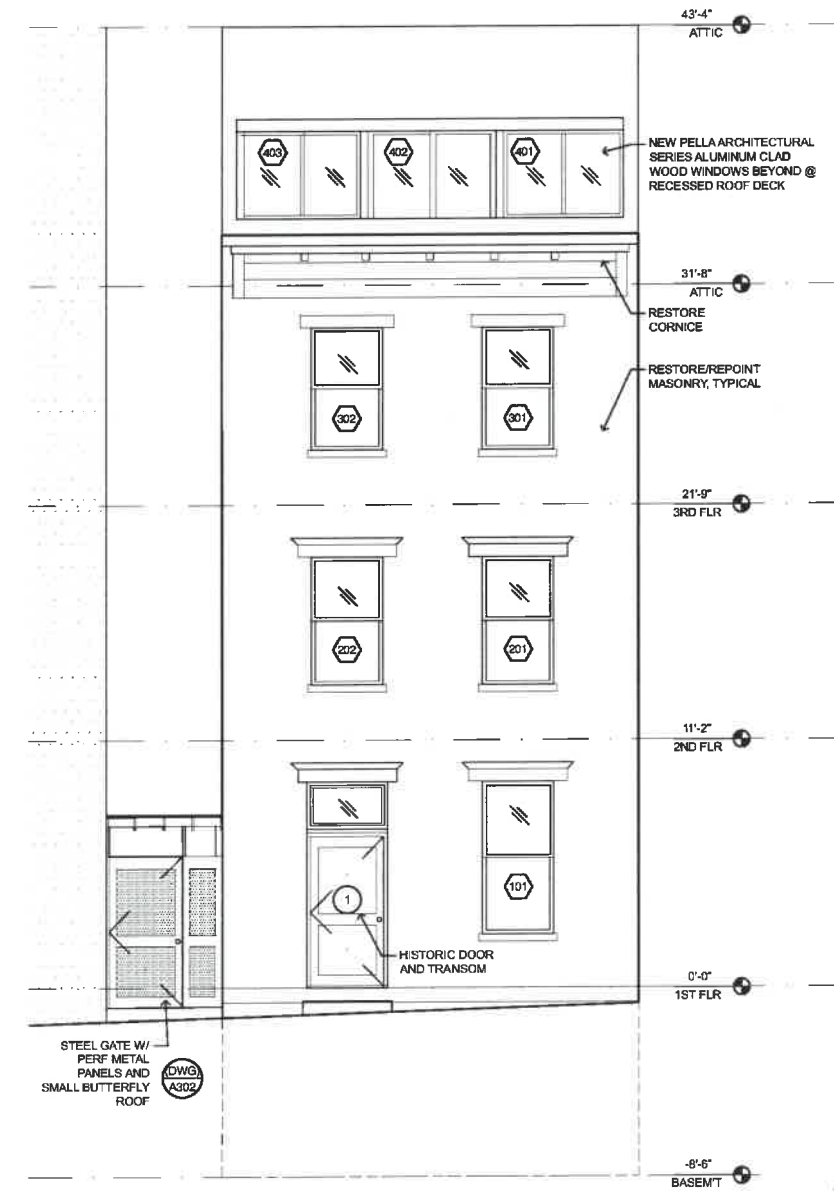
PRINTING DATE:  
 HCB SUBMITTAL  
 SEPTEMBER 22, 2016

**G-000**

Cover Sheet  
 Site Plan  
 Project Data



2 | NORTH (REAR) ELEVATION  
1/4" = 1'-0"



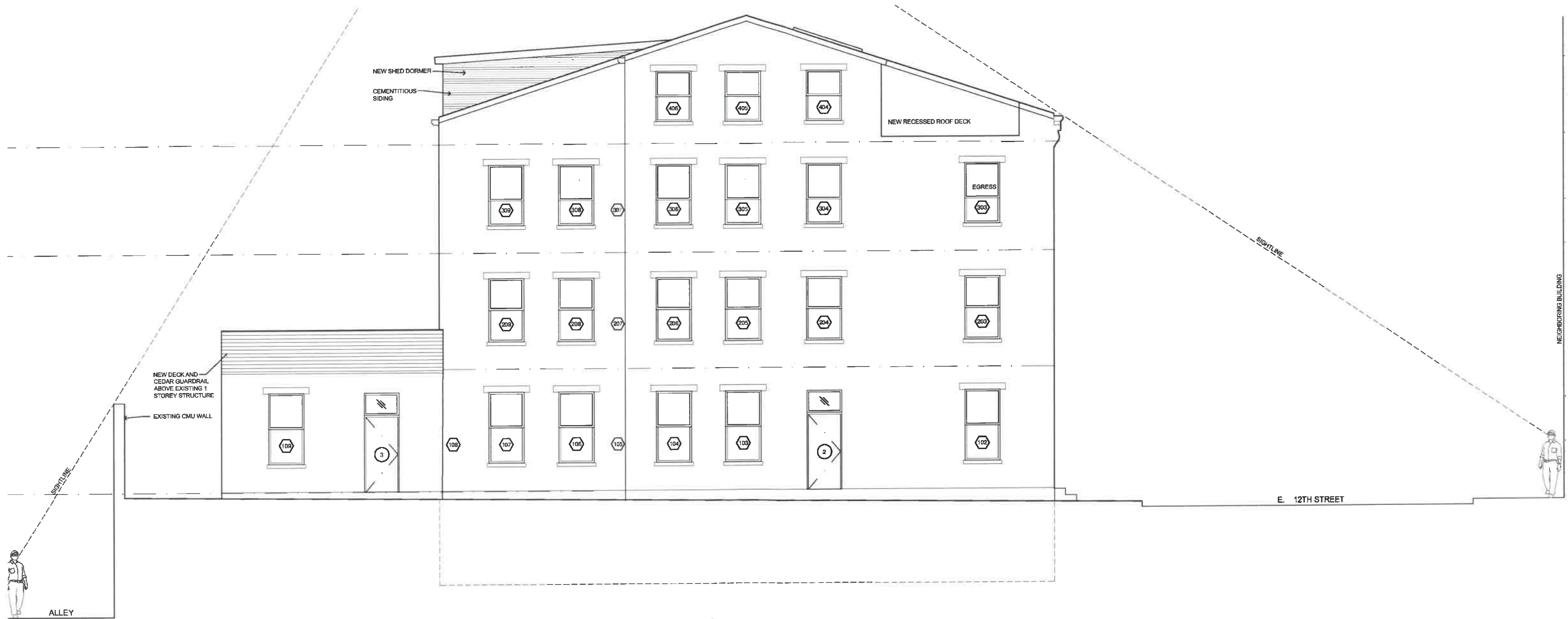
1 | SOUTH (12TH) ELEVATION  
1/4" = 1'-0"

McCULLOUGH  
524 E. 12TH Street, Cincinnati, Ohio

**BiLT**  
architects

OCTOBER 6, 2016

A201



1 | WEST ELEVATION  
 1/8" = 1'-0"

**McCULLOUGH**

524 E. 12TH Street, Cincinnati, Ohio

**BILT**  
 architects

SEPTEMBER 22, 2016

**A202**

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

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APPLICATION #: COA2016082  
APPLICANT: 340 Pendec LLC  
OWNER: 340 Pendec LLC  
ADDRESS: **1608 Mansfield Avenue**  
PARCELS: 086-0002-0247  
ZONING: RM 1.2  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: November 10, 2016  
HEARING DATE: November 21, 2016  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) for a roof top deck on the property, removal of 2 chimneys, and changes to the façade.

### **Existing Conditions**

The existing building is a 3 story Second Empire brick residential structure. It has the defining mansard roof and a gable front dormer which makes up the third floor. The building has an existing 4 units in the building and has a 2 story garage at the rear of the property.



Figure 1: 1608 Mansfield. Image from Google Street Views.

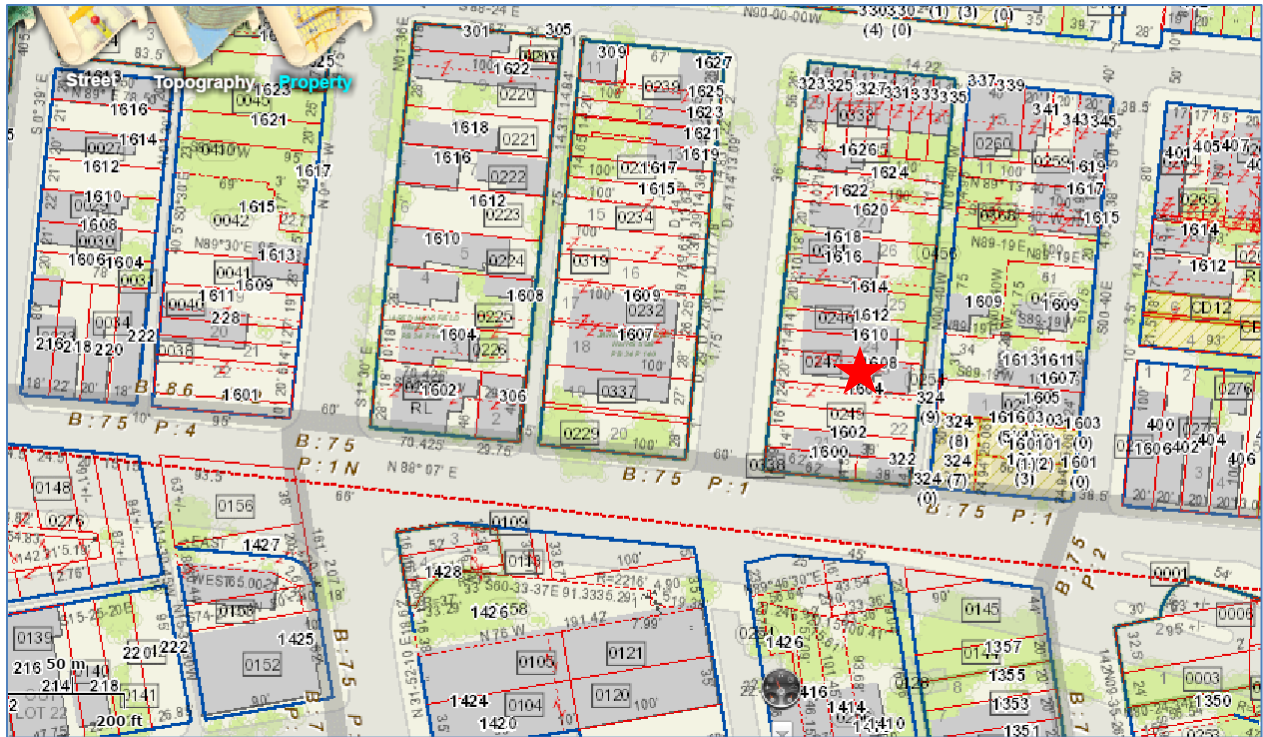


Figure 2: 1608 Mansfield Ave. Map from CAGIS Maps.

### **Proposed Conditions**

The applicant is proposing to modify 1608 Mansfield Avenue with the following

- Rooftop Deck that will have wood railings and a rear staircase. All wood above decking will be painted.
- Removal of 2 chimneys
- New Pella Impervia windows throughout
- New window on the south façade for egress
- Removal of fire escape
- Conversion of door to window on the south façade.
- Brick in two windows on the south façade. Brick to be set in.
- East façade on garage to have a new garage style fixed in place door.

**Previous Reviews:** N/A

### **Applicable Zoning Code Sections:**

Zoning District: [Section 1405](#) RM 1.2  
 HCB authority: [Section 1435-05-4](#)  
 Variance Standard: [Section 1445-13](#) General Standards: Public Interest  
 Overlays: [Section 1435](#) Historic Preservation  
 Historic District/Reg: Over the Rhine Historic District  
 COA Standard: [Section 1435-09-2](#) COA; Standard of Review

## **Zoning Review**

The property is zoned RM 1.2. The property currently has 4 units in the building and the proposed use is reducing the number of units to 3 units. The number of units was verified on a site visit by staff. The property is grandfathered in for density and is not required to provide parking as the units are existing units. The property conforms to all other zoning requirements.

## **Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the façade changes and the roof deck.

## **Comments on Applicable Guidelines**

The changes to the property all conform to the Over-the-Rhine Historic Conservation District guidelines. The changes are all sympathetic to the building.

### **Applicable Guidelines**

#### **Rehabilitation**

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

*One new opening is being proposed on the south elevation and one opening is being proposed to be converted from a door to a window. The window that is being proposed to be added is at the third floor. The location and the size are appropriate and follow the width and size of existing windows. The applicant is proposing to use a stone sill to match. The window is required for building code purposes for egress.*

*The door that is being converted to a window is being proposed to make the interior more useful for the new units. Two doors are next to each other of the south façade. The window being proposed matches the style of the windows on the façade. The door is also on the rear half of the building and is not highly visible from the street due to a privacy fence.*

*On the rear of the property is a two story garage. The building cannot be easily used as a garage due to turning radius and the applicant is proposing to convert the garage into a residential unit. The applicant is proposing to keep the garage feel with a new fixed façade that has the look and feel of a garage/carriage door. The windows in the door are casement windows and will be operable.*

*Two windows are proposing to be bricked in. These windows are not visible at all from the street.*

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

*The windows in the building are currently mixed and some have been previously replaced. As the majority of the windows are currently one-over-one, the applicant is proposing to use Pella Imperiva windows. These are a fiberglass window. While the windows are not wood or aluminum clad wood, the dimensions that the window offers are similar to wood or aluminum clad wood. They will provide similar shadow as well.*

5. Roofs: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved. Most of the buildings in Over-the-Rhine have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities should be inconspicuously placed or screened where necessary. Retain and repair the original roof materials such as slate, which is common on churches, institutional buildings and buildings with mansard roofs, and standing seam metal roofs, which are common on smaller buildings with gable roofs. Do not use wood shakes and plastic roofing products, which are inappropriate materials in Over-the-Rhine. Simulated slate may be approved on a case-by-case basis.

*Two chimneys, that are not highly visible or architecturally significant, are proposed to be removed. As they are not architecturally significant, it is consistent with the guidelines to remove them.*

#### Site Improvements

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

*The roof deck is not highly visible from the principal façade as is shown by the sight line drawing. The materials being proposed are wood and it will be painted. The deck is set back from the front façade and will be accessed via a rear stairway.*

#### Other Considerations:

N/A

**Prehearing Results:** A prehearing was held on October 26, 2016. The applicant was present.

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

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

“Sustain” Initiative Area “Preserve our built history”

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 1608 Mansfield Avenue for a rooftop deck and façade changes according to the plans dated 9/28/2016 by W. Michael Pachan Architect.

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

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

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

# APPLICATION



# CERTIFICATE OF APPROPRIATENESS

APPLICATION BUILDING ADDRESS: 1608 Mansfield Ave

DISTRICT NAME: Prospect Hill  
(if applicable)

OWNER NAME: 340 Pendec LLC

ADDRESS: 4025 Egbert Ave Cinti Oh 45220

EMAIL: fruthjon@gmail.com

CONTRACTOR NAME: Fruth Property Management LLC

ADDRESS: 36 E. University Ave Cinti Oh 45219

EMAIL: fruthjon@gmail.com

ARCHITECT NAME: W.Michael Pachan

ADDRESS: 321 Fleming Rd Wyoming Oh 45215

EMAIL: wmichael9@gmail.com

**HCB USE ONLY**

DATE RECEIVED BY HCB: \_\_\_\_\_

PERMIT/APD NO: \_\_\_\_\_

APP. COMPLETION DATE: \_\_\_\_\_

PHONE NO: 513-675-6220

PHONE NO: 513-221-3281

PHONE NO: 513-761-1335

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

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

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

\_\_\_\_\_

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See Attached

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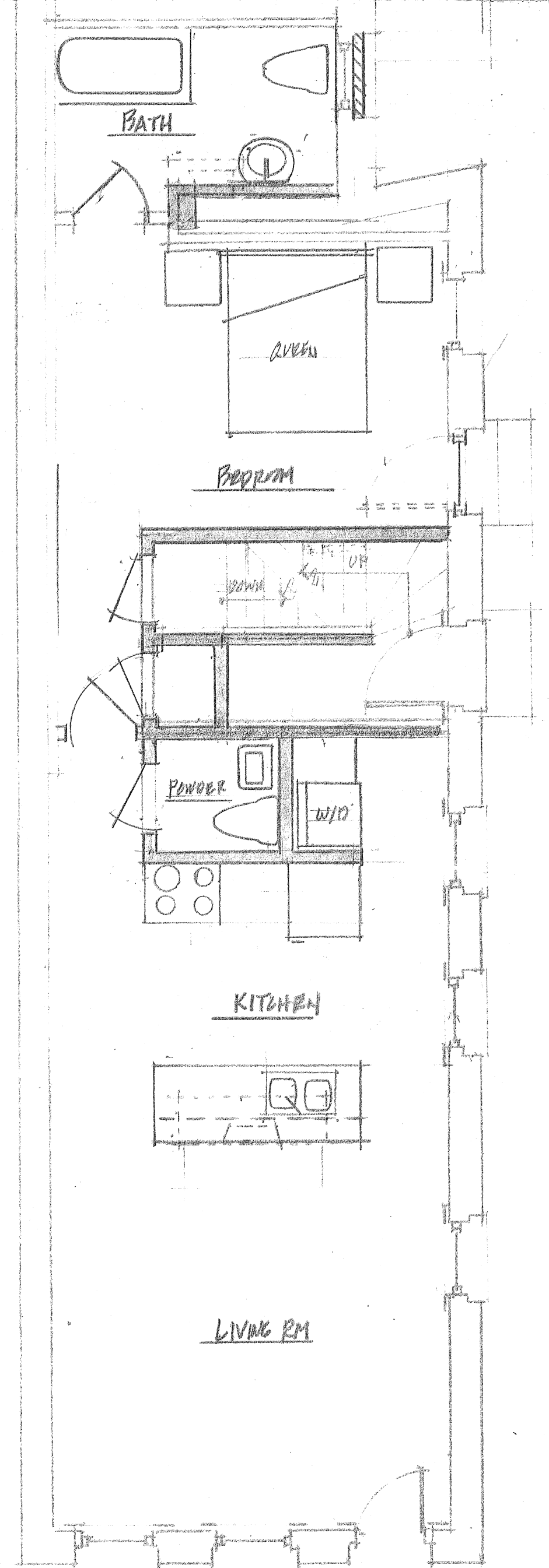
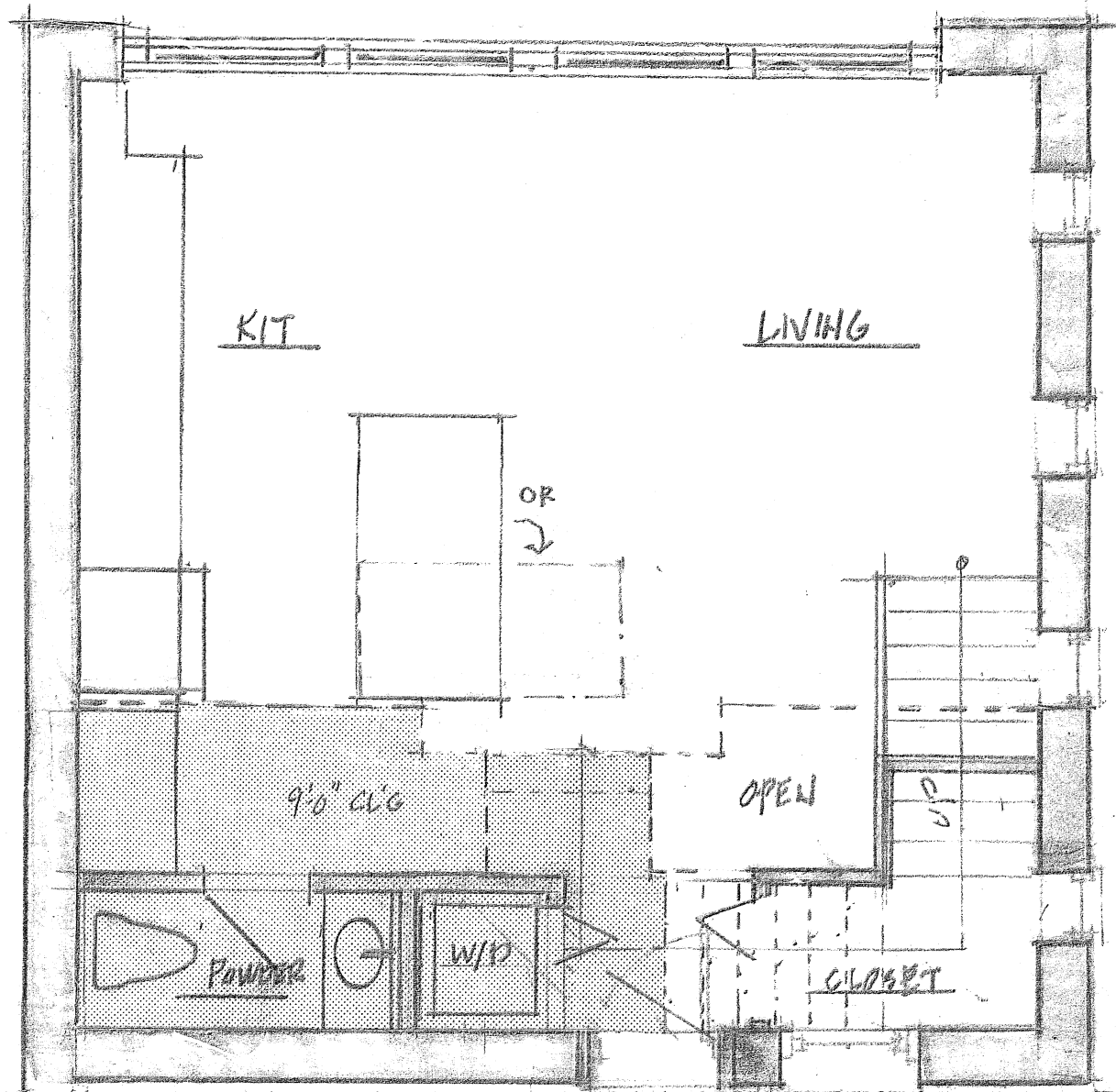
\_\_\_\_\_

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

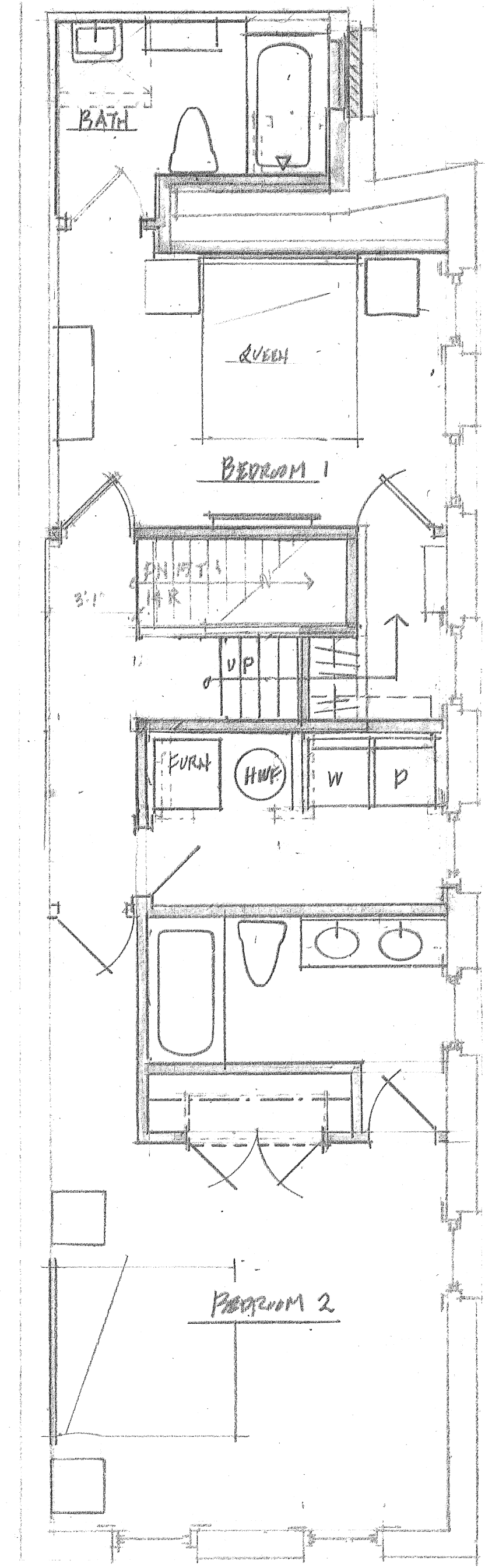
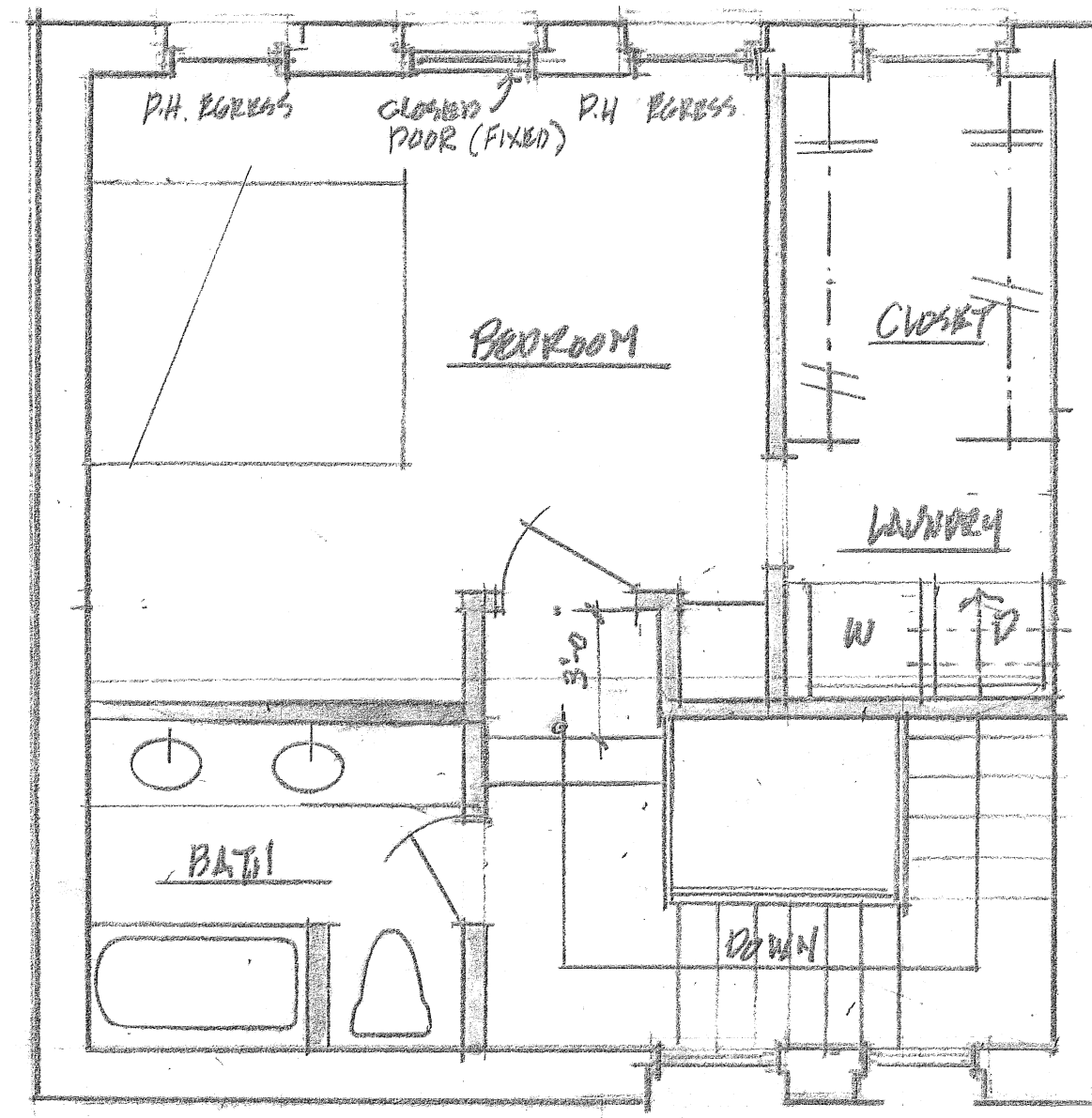
- \_\_\_\_\_ Letter
- \_\_\_\_\_ Building Plans
- \_\_\_\_\_ Elevations
- \_\_\_\_\_ Site Plans
- \_\_\_\_\_ Vicinity Map
- \_\_\_\_\_ Photos, Windows Cut Sheet

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

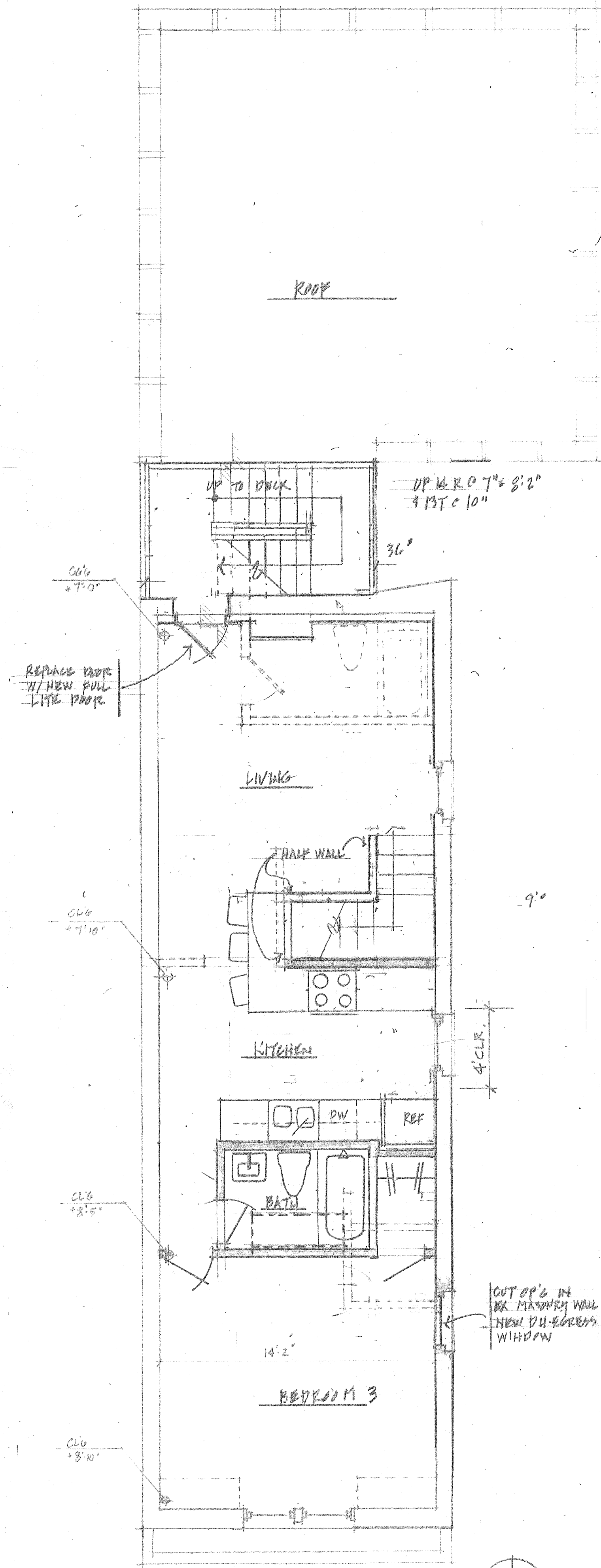
REV 9/2/16



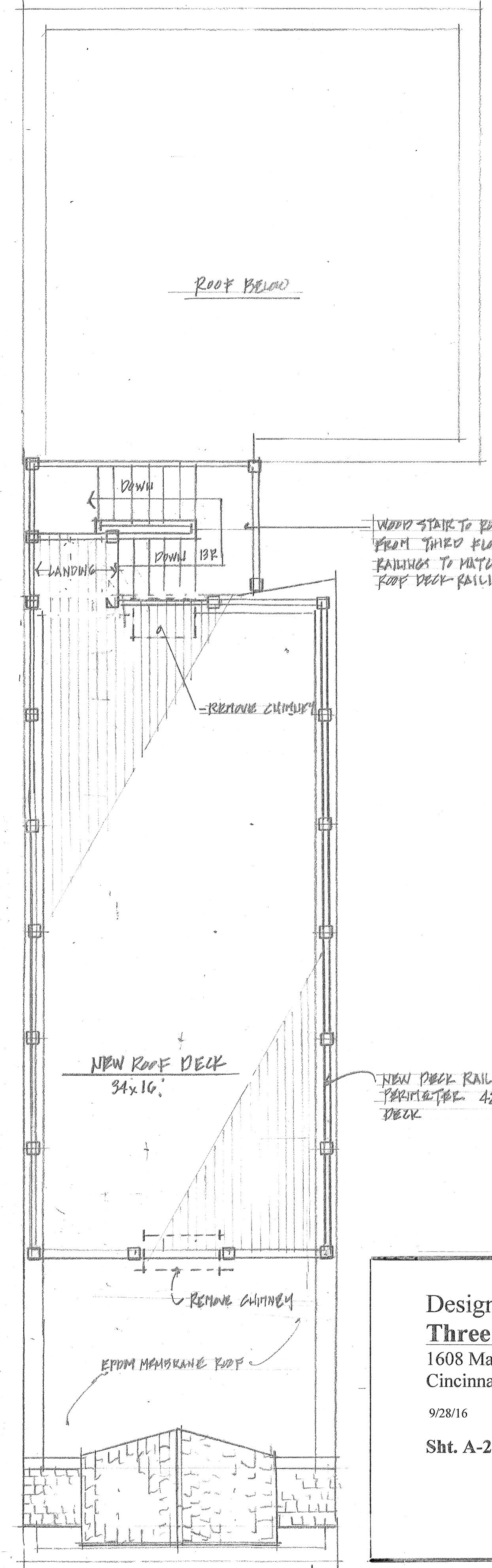
FIRST FLOOR - UNIT 1



SECOND FLOOR - UNIT 2



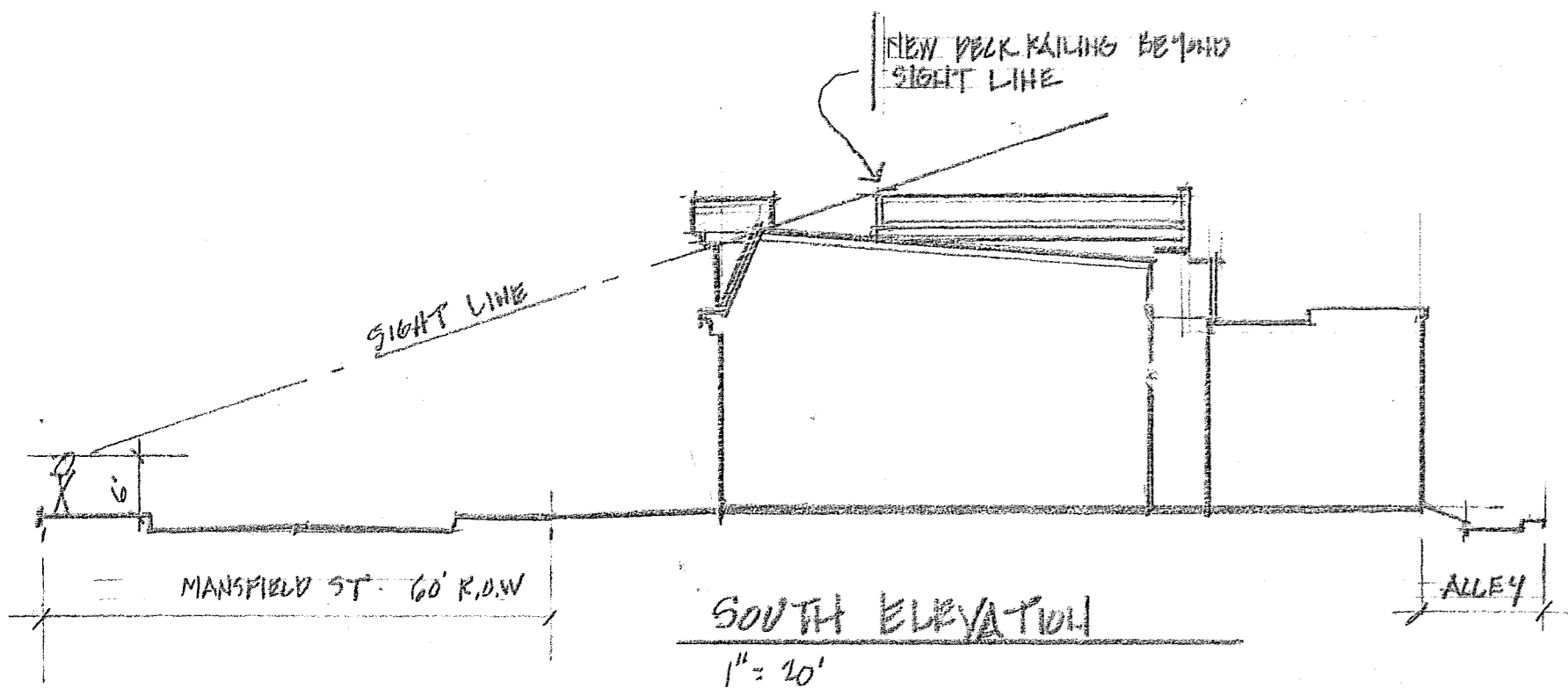
THIRD FLOOR - UNIT 2



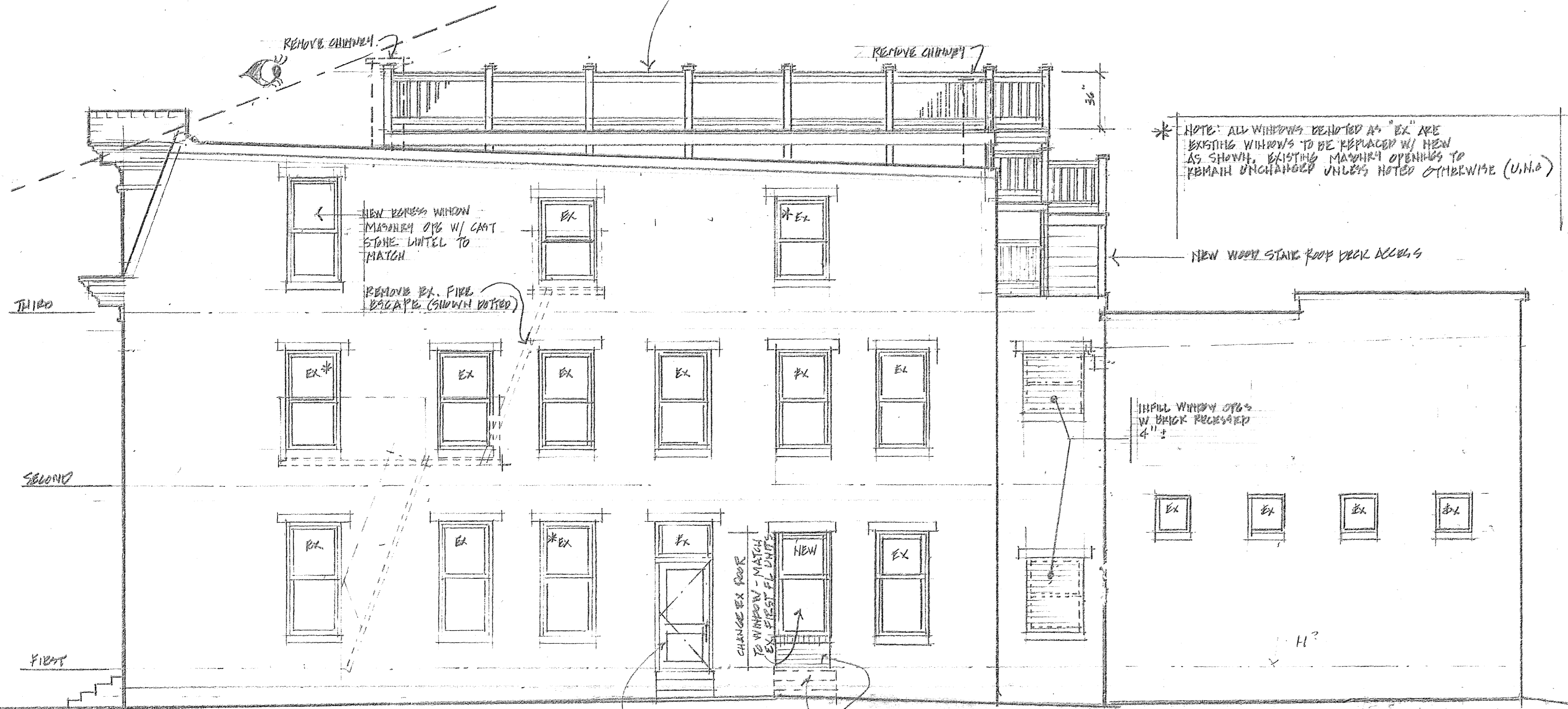
ROOF PLAN

Design Alterations to  
**Three Family Residence at**  
 1608 Mansfield Street  
 Cincinnati, Ohio  
 9/28/16  
**Sht. A-2**

**W. Michael Pachan**  
 ARCHITECT  
 321 Fleming Road  
 Wyoming, Ohio 45215  
 513.761.1335  
 cell 604.0269

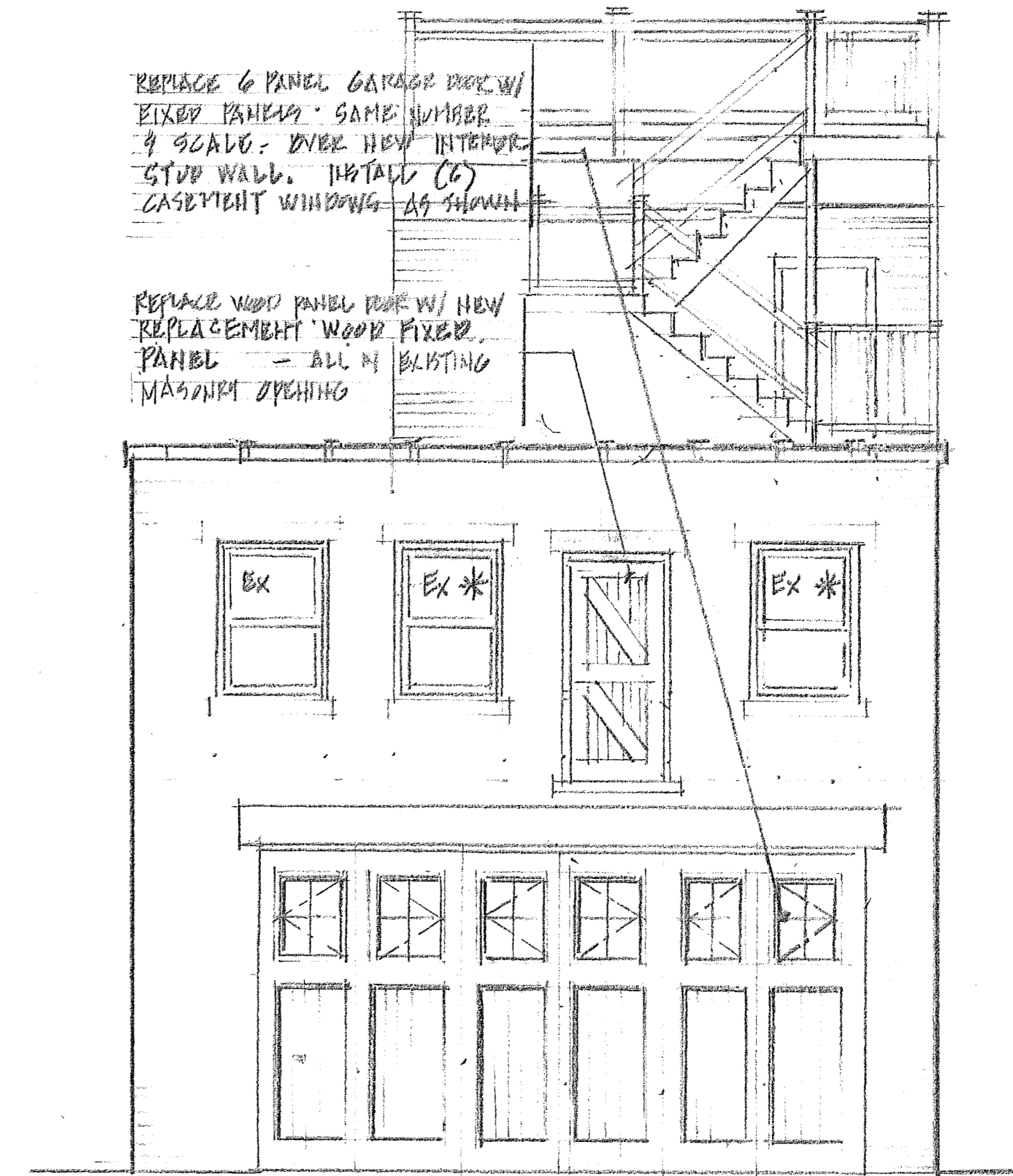


NEW WOOD RAILING @ PERIMETER OF  
ROOF DECK & STAIR -  
4x4 POSTS w/ COPPER CAPS  
2x2 PICKED 4" SPACING - SET  
BETWEEN TOP & BOTTOM RAILS  
- PAINT ALL WOOD ABOVE DECK

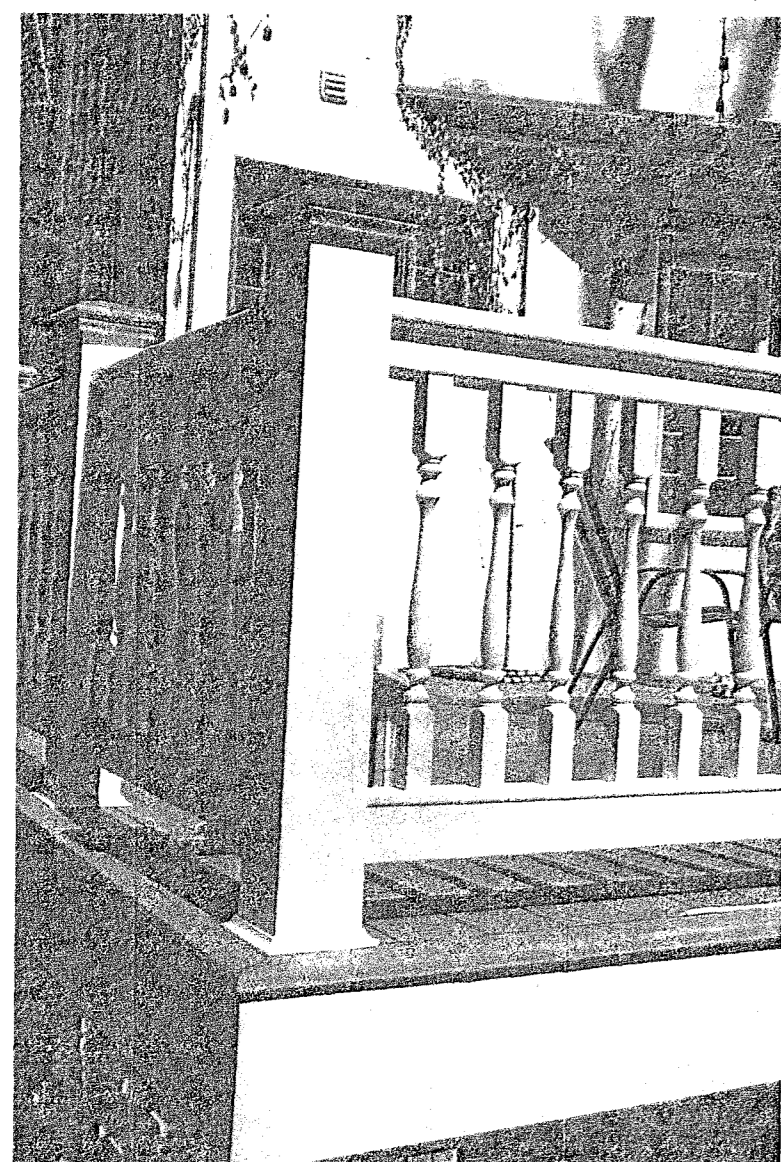


\* NOTE: ALL WINDOWS DENOTED AS "EX" ARE EXISTING WINDOWS TO BE REPLACED w/ NEW AS SHOWN. EXISTING MASONRY OPENINGS TO REMAIN UNCHANGED UNLESS NOTED OTHERWISE (UNL)

SOUTH ELEVATION - 1608 MANSFIELD  
9/12/16



EAST (REAR) ELEVATION - CARRIAGE HOUSE  
FACING ALLEY



DECK RAILING DESIGN @ ROOF & STAIR  
DOES NOT DEPICT PROPOSED PAINT COLORS

Design Alterations to  
**Three Family Residence at**  
1608 Mansfield Street  
Cincinnati, Ohio

9/28/16

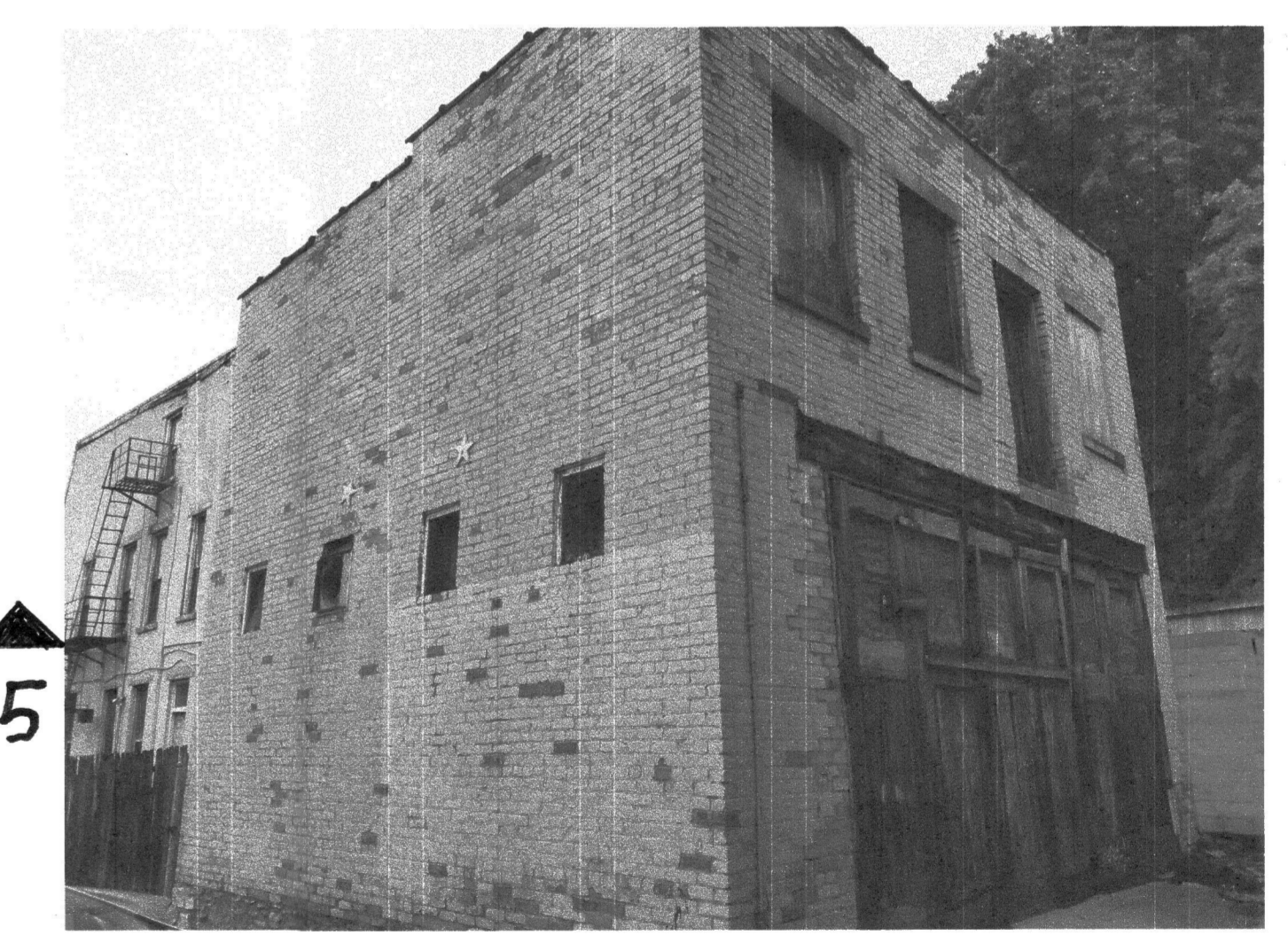
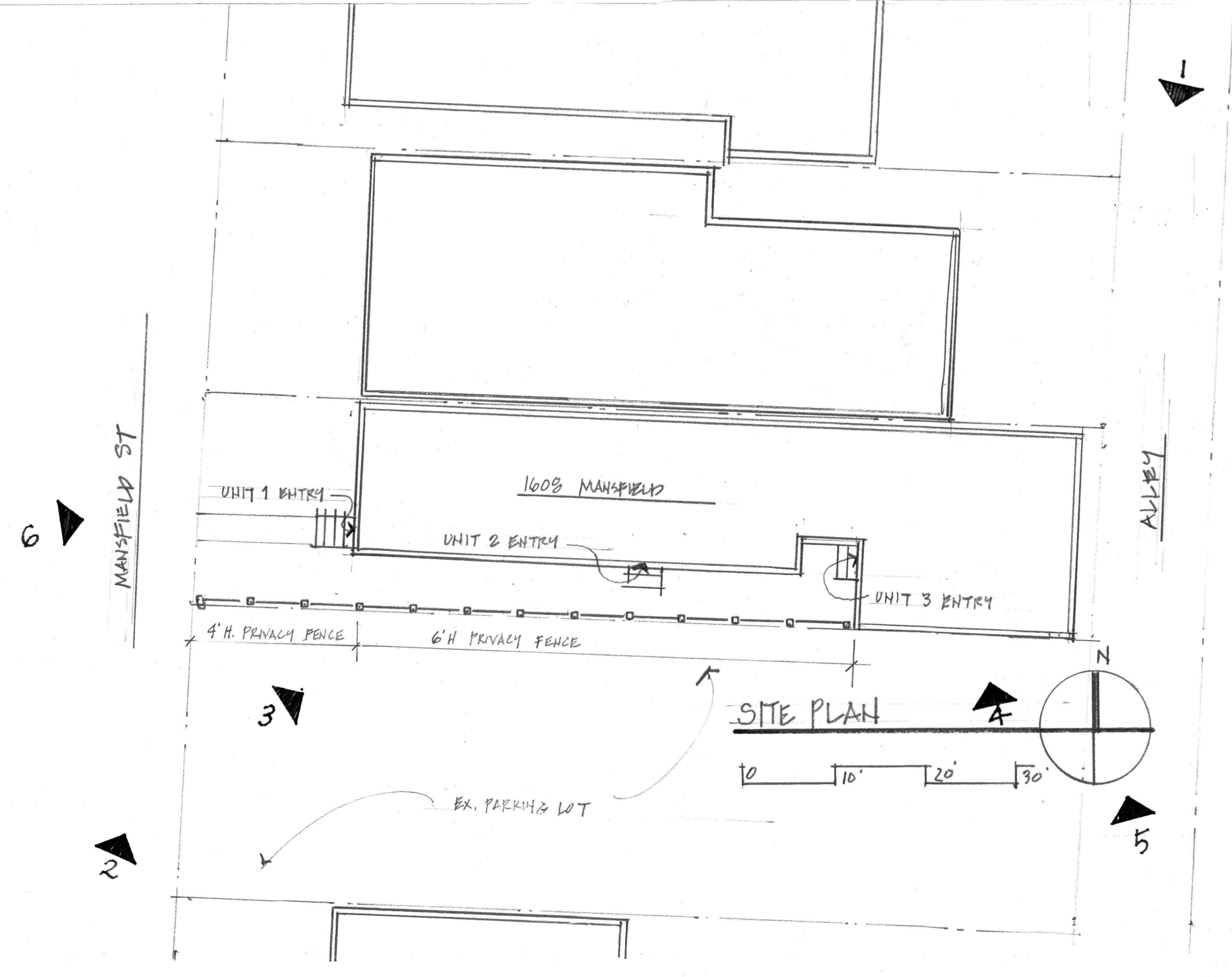
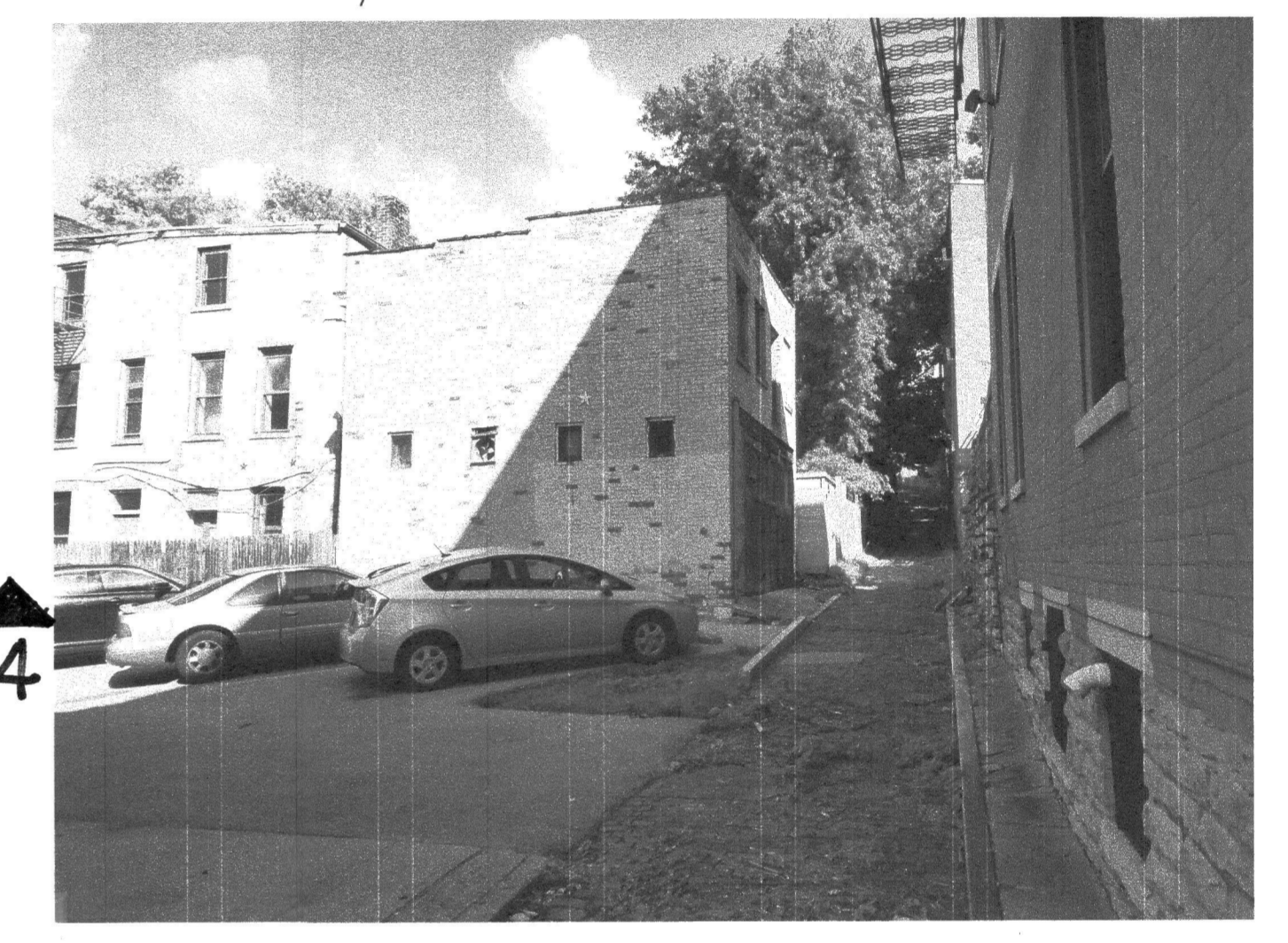
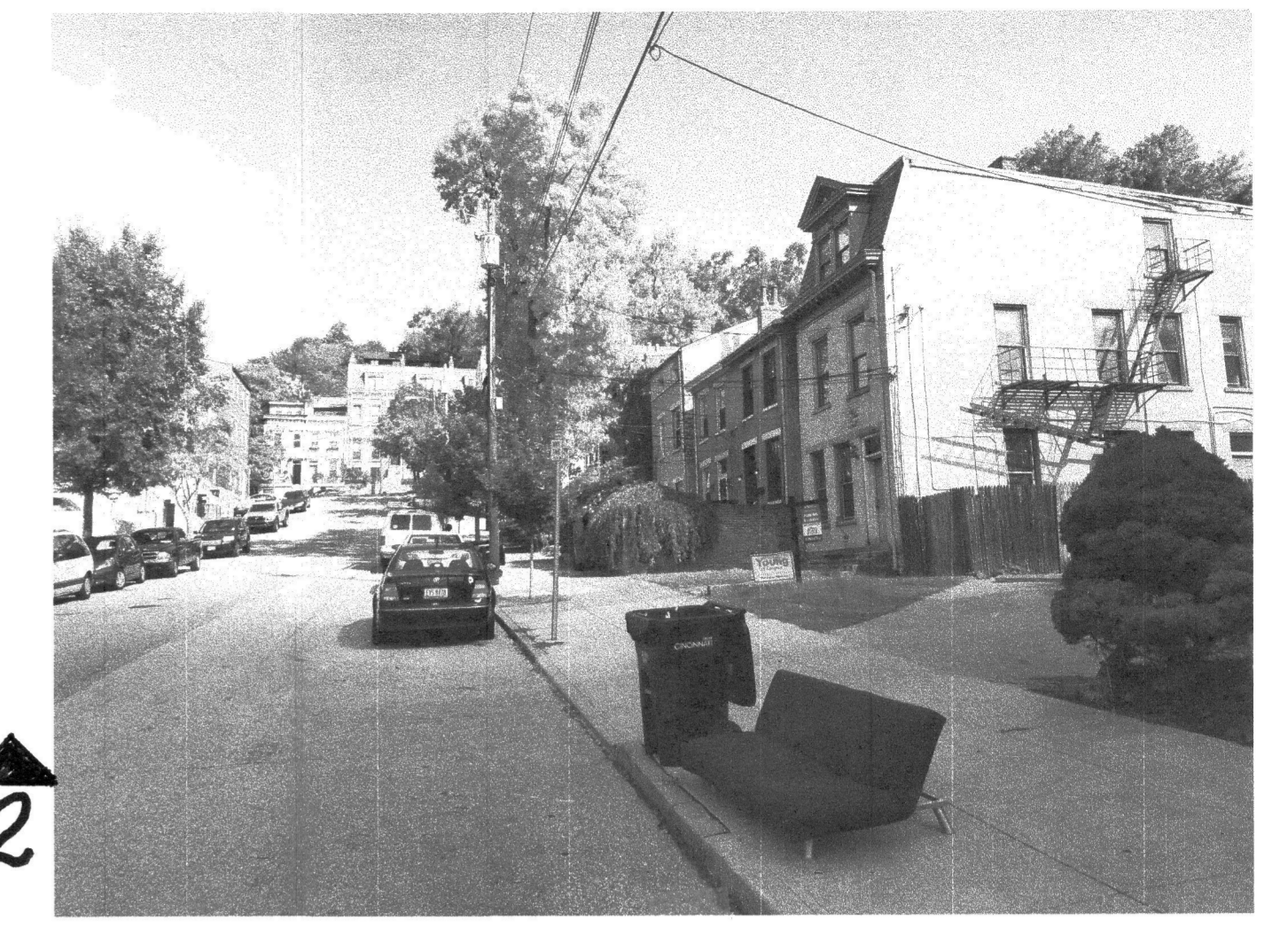
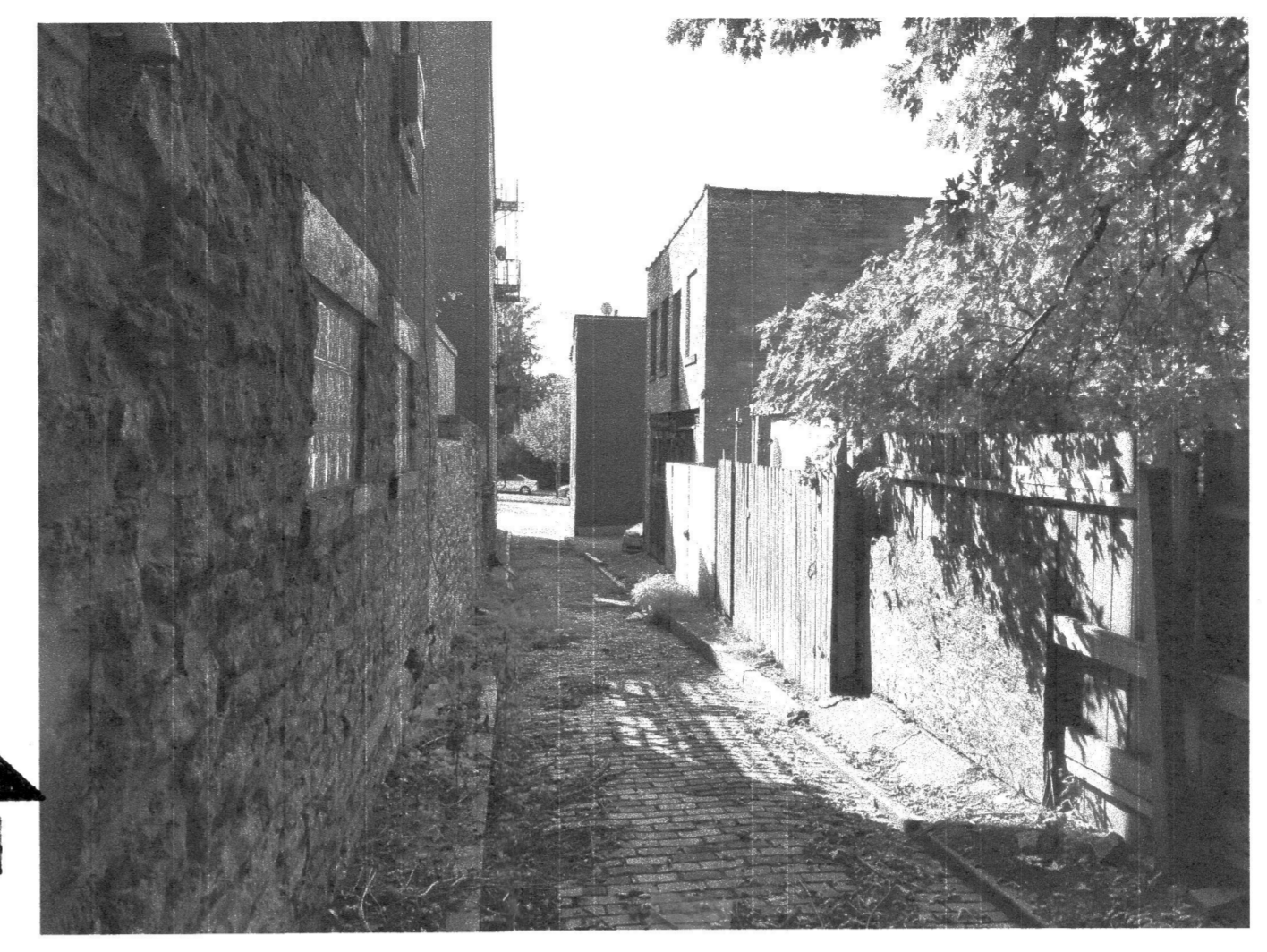
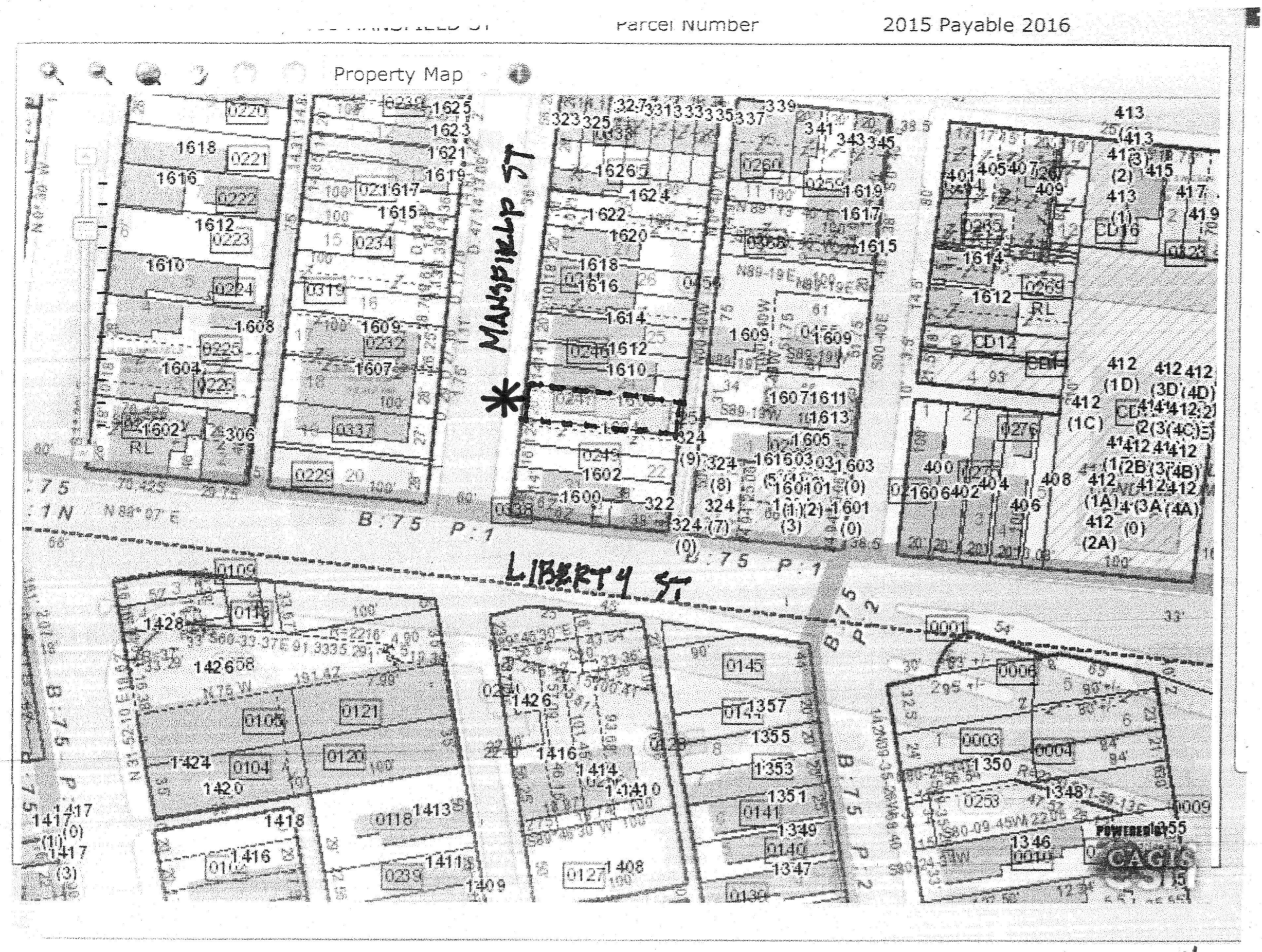
Sht. A-1

W. Michael Pachan

ARCHITECT

321 Fleming Road  
Wyoming, Ohio 45215

513.761.1335  
cell 604.0269



**Drawing Index:**

Sht. A-0	Vicinity Map Site Plan
Sht. A-1	Exterior Elevations
Sht. A-2	Floor Plans

Design Alterations to  
**Three Family Residence at**  
 1608 Mansfield Street  
 Cincinnati, Ohio

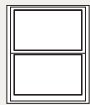
9/28/16

Sht. A-0

**W. Michael Pachan**  
 ARCHITECT

321 Fleming Road  
 Wyoming, Ohio 45215

513.761.1335  
 cell 604.0269



DOUBLE-HUNG

## BRAND SUMMARY



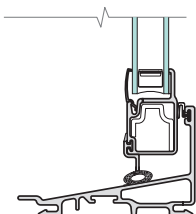
# Pella® Impervia® Double-Hung

windows are traditional in every detail—with all the Pella innovations you demand. Both frame types and sash material feature Duracast® fiberglass composite, Pella’s patented, five layer, engineered fiberglass composite. Duracast fiberglass composite is the strongest, most durable material available in windows and doors. Each window uses three-way reinforced corners for increased strength. All frame and sash corners are locked in place with corner locks and injected with a dual purpose sealant/adhesive for long-lasting performance. Frame corners are additionally secured with mechanical fasteners. Pella Impervia products are prefinished with powder-coat paint. This paint meets the stringent AAMA 623 standards. Powder-coat paint is resistant to dents, scratches and damaging UV light. Duracast fiberglass composite withstands extreme heat (over 200° F), intense cold (-40° F), and is seacoast worthy. Pella Impervia products exceed industry standards for water infiltration and wind resistance.



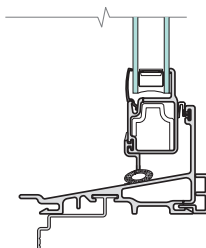
### BLOCK FRAME

The 3" deep block frame is our most versatile frame. Units can be installed in masonry openings using installation clips, concealed jamb screws or in wood frame openings using optional fins. Units can also be field-jointed together. Our block frames may easily be used as a replacement window without removing the existing frame or damaging the exterior.



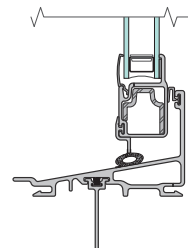
### PRECISION FIT®

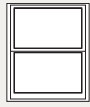
Precision Fit Window System is a fully assembled, factory-tested double-hung window unit that slides easily into the existing sash "pocket" created when the old sash is removed. This is done without damaging surrounding trim, wall paper, paint or plaster. Custom-built units are made to order in 1/4" increments to fit your existing window opening.



### INTEGRAL NAILING FIN

The integral nailing fin features a standard continuous fin, adding a protective weather barrier to the frame itself and allowing for hassle-free installation.





## DOUBLE-HUNG

# DETAILED PRODUCT DESCRIPTIONS



### FRAME

- Frame is Duracast® fiberglass composite – five-layer pultruded fiberglass material [with optional foam insulation<sup>1</sup>] reinforced with a Pella patented interlocking mat.
- Nominal wall thickness of Duracast fiberglass composite members is .050" to .080" thick.
- [Overall frame depth is 3" for [Block Frame] [Integral Nailing Fin] [Overall frame depth is 3-1/4" for Precision Fit].
- Frame corners are mitered, joined and bonded with corner locks and mechanically fastened with injected polyurethane adhesive.
- Block frame jambs contain factory drilled (counter-bored) installation screw holes.
- Frame has 10° slope sill.

### SASH

- Sash is Duracast fiberglass composite—five-layer pultruded fiberglass material [with optional foam insulation<sup>1</sup>] reinforced with a Pella patented interlocking mat.
- All sash members have mitered corners bonded with corner locks and sealed with injected polyurethane adhesive.
- Both sashes tilt to interior for cleaning.

### EXTERIOR / INTERIOR

- Duracast fiberglass composite surfaces with powder-coat paint finish.
  - Color is [White] [Tan] [Brown] [Black] [Morning Sky Gray].
  - or –
  - Dual-color option [Tan] [Brown] [Black] [Morning Sky Gray] exterior with White interior<sup>2</sup>.

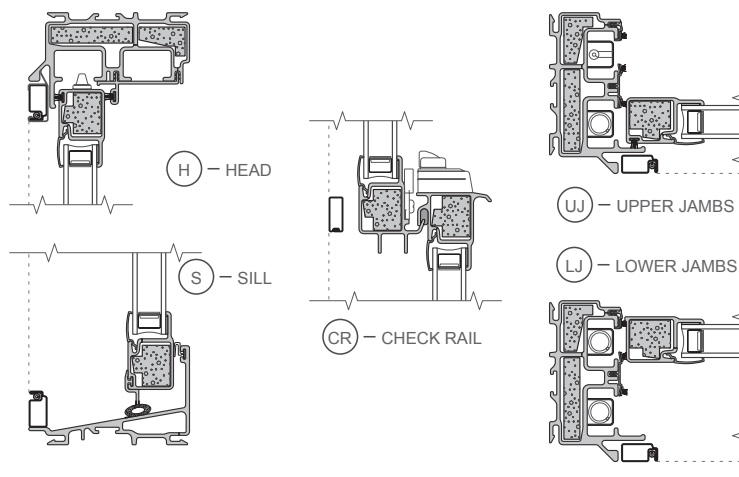
### GLAZING SYSTEM

- Quality float glass complying with ASTM C 1036.
- 11/16" insulating glass [[annealed] [tempered]] [obscure<sup>3</sup>] [[clear] [Advanced] [SunDefense™] [AdvancedComfort] [NaturalSun] Low-E coated, with argon]] sealed and bonded to sash.
- High altitude glazing [with argon] available.

### WEATHERSTRIPPING

- Fin-type pile on jambs, top rail and stile of upper sash.
- Vinyl-wrapped foam at sill on frame and bottom rail of lower sash.

### FOAM INSULATION INSERTS <sup>1</sup>



### HARDWARE

- Galvanized block-and-tackle balances connected to sash with polyester cord and concealed within the frame.
- Upper and lower sash are fully operable for ventilation.
- All fasteners are corrosion-resistant material.
- Two locks are installed on units 37" wide or greater.
- Locks are zinc die-cast, self-aligning cam action factory-installed on the interlocker [powder-coat painted [White] [Tan] [Brown] [Black] [Morning Sky Gray] to match finish] [Satin Nickel] [Bright Brass] [Oil-Rubbed Bronze].

### OPTIONAL PRODUCTS

#### Screens

- Conventional Black Fiberglass
  - [Half-size] [Full-size] with black vinyl coated 18/16 mesh fiberglass screen cloth complying with ASTM D 3656 and SMA 1201.
  - Set in aluminum frame and fitted to outside of window.
  - Supplied complete with all necessary hardware.
  - Screen frame finish is baked enamel, color to match exterior.
- InView™ Screens
  - [Half-size] [Full-size] with black vinyl coated 18/18 mesh fiberglass screen cloth complying with SMA 1201.
  - Set in aluminum frame and fitted to outside of window.
  - Supplied complete with all necessary hardware.
  - Screen frame finish is baked enamel, color to match exterior.

#### Grilles

- Grilles-Between-the-Glass
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Grilles are factory prefinished [White] [Tan] [Brown] [Black] [Morning Sky Gray] to match interior and exterior finish.

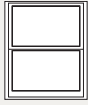
#### Hardware

- Optional limited opening device available for vent units in [White] [Tan] [Brown] [Black] [Morning Sky Gray] foamed PVC to match interior of unit; nominal 3-3/4" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.
- Optional field applied Duracast sash lift available for vent units in [White] [Tan] [Brown] [Black] [Morning Sky Gray].

(1) Foam insulation inserts are not available with clear glazing.

(2) Dual-color finish is not available on products with integral nailing fin.

(3) Obscure glazing is not available when AdvancedComfort Low-E coated IG is specified.



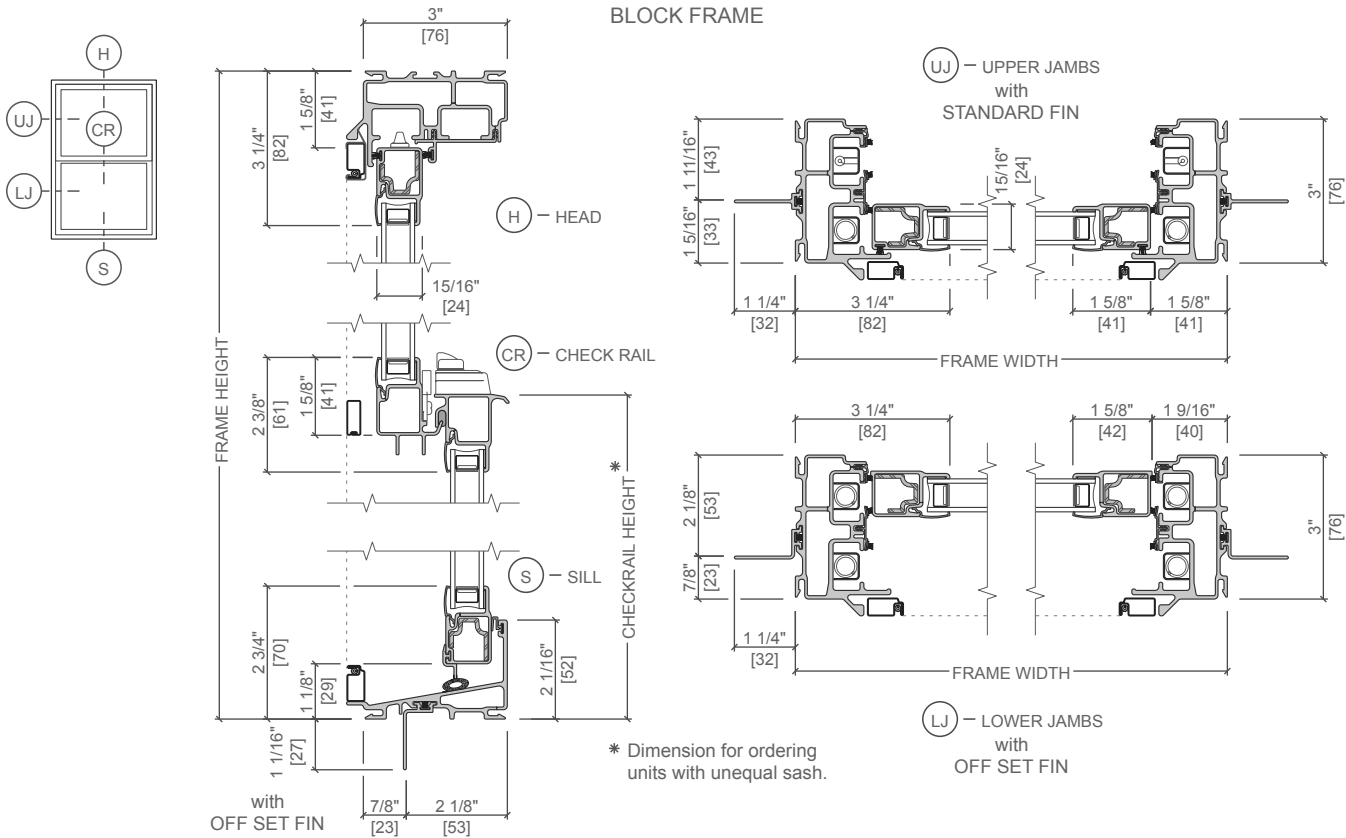
DOUBLE-HUNG

## UNIT SECTIONS

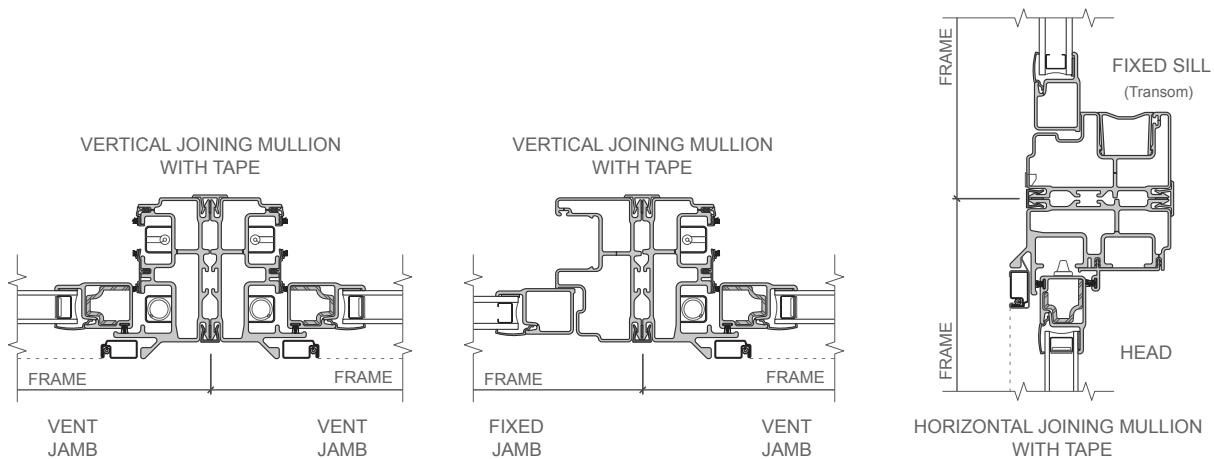
### Block Frame



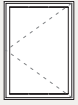
#### BLOCK FRAME



#### TYPICAL JOINING MULLION



Scale 3" = 1' 0"  
 All dimensions are approximate.



CASEMENT

## BRAND SUMMARY

Casement



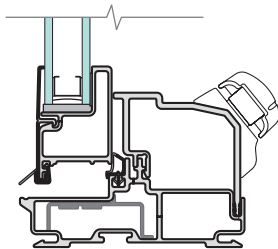
# Pella® Impervia® Casement

windows are perfect for contemporary or traditional applications and feature all the Pella innovations you demand. All frame types and sash material feature Duracast® fiberglass composite, Pella's patented, five layer, engineered fiberglass composite. Duracast fiberglass composite is the strongest, most durable material available in windows and patio doors. Each window uses three-way reinforced corners for increased strength. All frame and sash corners are locked in place with corner locks and injected with a dual purpose sealant/adhesive for long-lasting performance. Pella Impervia products are prefinished with powder-coat paint. This paint meets the stringent AAMA 623 standards. Powder-coat paint is resistant to dents, scratches and damaging UV light. Duracast fiberglass composite can withstand extreme heat (over 200° F), intense cold (-40° F), and is seacoast worthy.



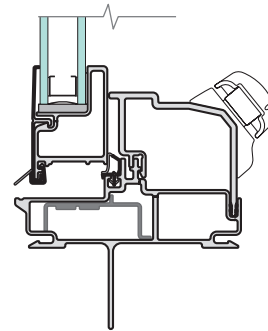
### BLOCK FRAME

The 3-1/4" deep block frame is our most versatile frame. Units can be installed in masonry openings using installation clips, concealed jamb screws or in wood frame openings using optional fins. Units can also be field-jointed together. Our block frames may easily be used as a replacement window without removing the existing frame or damaging the exterior.



### INTEGRAL NAILING FIN

The integral nailing fin features a standard continuous fin, adding a protective weather barrier to the frame itself and allowing for smooth installation.





CASEMENT

## DETAILED PRODUCT DESCRIPTIONS



### FRAME

- Frame is Duracast—five-layer pultruded fiberglass material [with optional foam insulation<sup>1</sup>] reinforced with a Pella patented interlocking mat.
- Overall frame depth is 3-1/4".
- Nominal wall thickness of Duracast® fiberglass composite members is .050" to .070" thick.
- Frame corners are mitered, joined and bonded with corner lock and injected with polyurethane adhesive.
- Jambs contain factory-drilled installation screw holes on block frame.

### SASH

- Sash is Duracast fiberglass composite – five-layer pultruded fiberglass material, reinforced with a Pella patented interlocking mat.
- All sash members have mitered corners bonded with corner lock and sealed with injected polyurethane adhesive.

### EXTERIOR / INTERIOR

- Duracast fiberglass composite surfaces with powder-coat paint finish.
  - Color is [White] [Tan] [Brown] [Black] [Morning Sky Gray].
  - or -
  - Dual-color option [Tan] [Brown] [Black] [Morning Sky Gray] exterior with White interior<sup>2</sup>.

### GLAZING SYSTEM

- Quality float glass complying with ASTM C 1036.
- 11/16" insulating glass [[annealed] [tempered]] [obscure<sup>3</sup>] [[clear] [Advanced] [SunDefense™] [AdvancedComfort] [NaturalSun] Low-E coated, with argon]] sealed and bonded to sash.
- High altitude glazing [with argon] available.

### WEATHERSTRIPPING

#### Dual weatherstripping.

- Continuous, flexible ThermoPlastic Vulcanizate material in dual durometer design, compressed between frame and sash for positive seal on all four sides.
- Secondary ThermoPlastic Vulcanizate leaf-type weather strip between edge of sash and frame.

### HARDWARE

- Roto operator assembly
  - Steel worm gear sash operator with hardened gears.
  - Operator base is zinc die cast with painted finish.
  - Operator linkage, hinge slide, and hinge arms are 300 series stainless steel.
  - Exposed fasteners are stainless steel.
  - Hardware shall exceed 1,000 hours salt spray exposure per ASTM B 117.
- Finish of integrated folding crank is [baked enamel [White] [Brown] [Tan] [Black] [Morning Sky Gray]] [Bright Brass] [Satin Nickel] [Oil-Rubbed Bronze]. All vent units are available with left- or right-hand hinging.
- SureLock® System—A single handle locking system operates positive-acting arms that reach out and pull the sash into a locked position: one installed on units 27-1/2" and smaller frame height, two unison operating locks installed on units over 27-1/2" frame height.
- Lock handle finish is [baked enamel [White] [Brown] [Tan] [Black] [Morning Sky Gray]] [Bright Brass] [Satin Nickel] [Oil-Rubbed Bronze].

### OPTIONAL PRODUCTS

#### Screens

- Conventional Black Vinyl-coated 18/16 mesh fiberglass screen cloth complying with ASTM D 3656 and SMA 1201, set in aluminum frame fitted to inside of window, supplied complete with all necessary hardware.
- InView™ screens
  - Vinyl-coated 18/18 mesh fiberglass screen cloth complying with SMA 1201, set in aluminum frame fitted to inside of window, supplied complete with all necessary hardware.
  - Screen frame finish is baked enamel, color to match interior.

#### Grilles

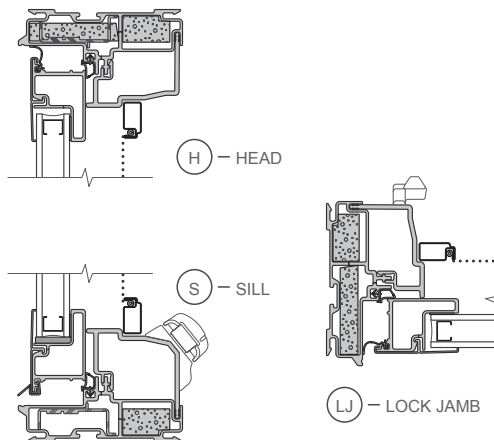
- Grilles-Between-the-Glass
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Grilles are factory prefinished [White] [Tan] [Brown] [Black] [Morning Sky Gray] to match interior and exterior finish.

#### Hardware

- Optional factory applied limited opening hardware available for vent units in stainless steel; nominal 3" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

### FOAM INSULATION INSERTS,

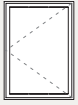
Casement



(1) Foam insulation inserts are not available with clear glazing.

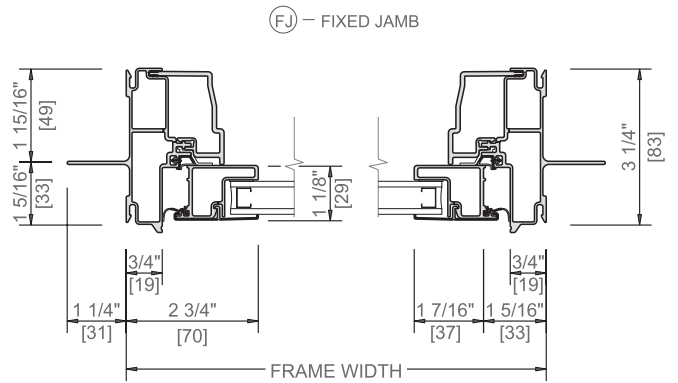
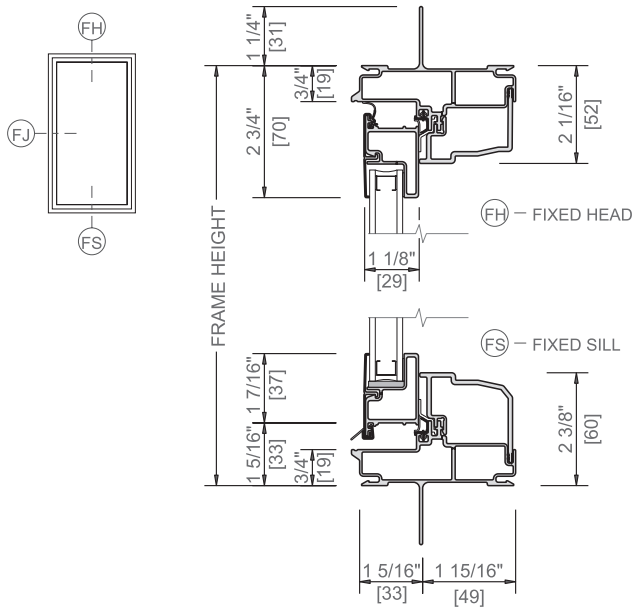
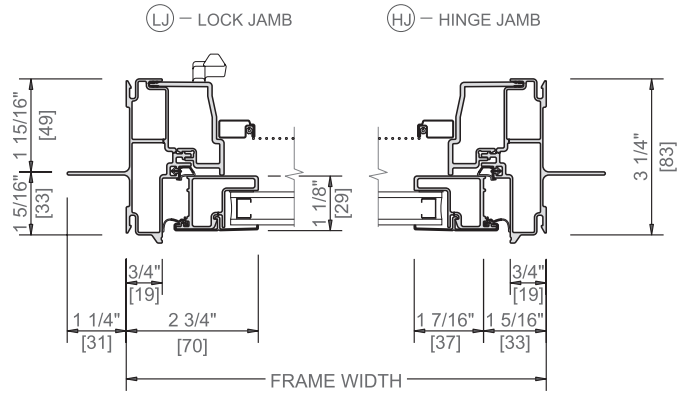
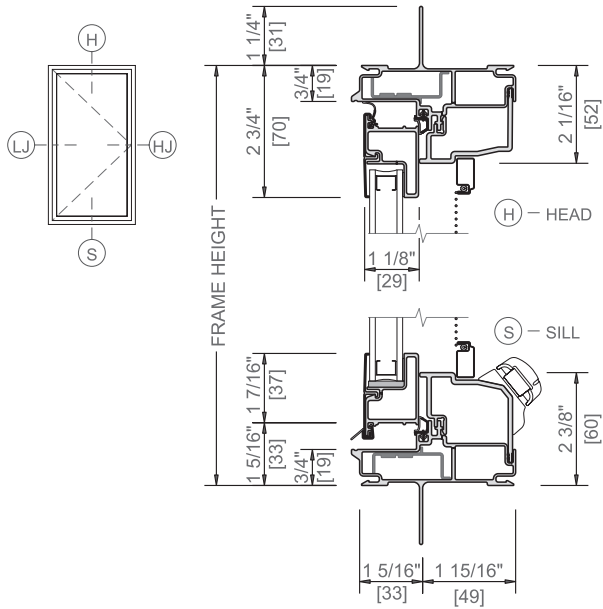
(2) Dual-color finish is not available on products with integral nailing fin.

(3) Obscure glazing is not available when AdvancedComfort Low-E coated IG is specified.



CASEMENT

# UNIT SECTIONS Integral Nailing Fin



Scale 3" = 1' 0"  
All dimensions are approximate.

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

---

APPLICATION #: COA2016083  
APPLICANT: Kevin Klueder  
OWNER: Condominium Holding LLC  
ADDRESS: **1316-1318 Race Street**  
PARCELS: 081-0004-0148  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: November 10, 2016  
HEARING DATE: November 21, 2016  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) for an addition of a trellis and shade structure at the previously approved roof top deck.

### **Existing Conditions**

The existing building is a 2 story Queen Ann multi-family residential structure. It is a brick and stone building with a duel entrance and two story oriel windows. The structure already has a previously HCB approved roof deck.

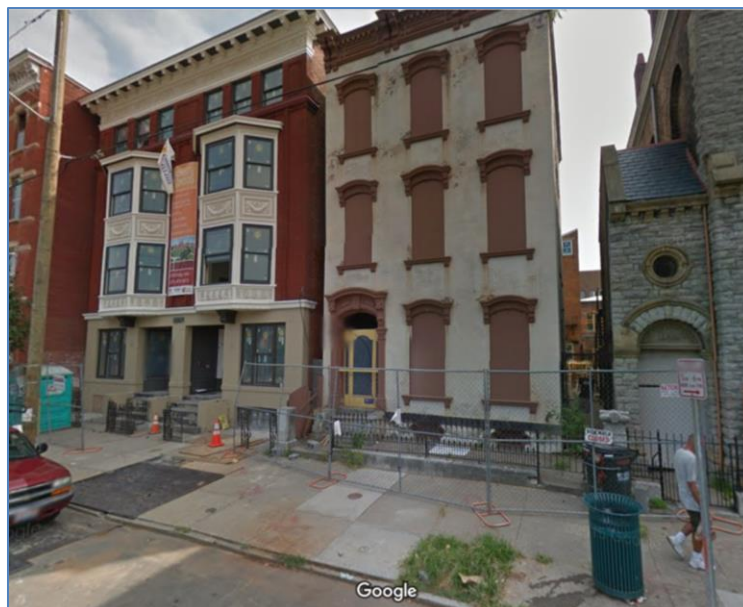


Figure 1: 1316-1318 Race Street. Image from Google Street Views.

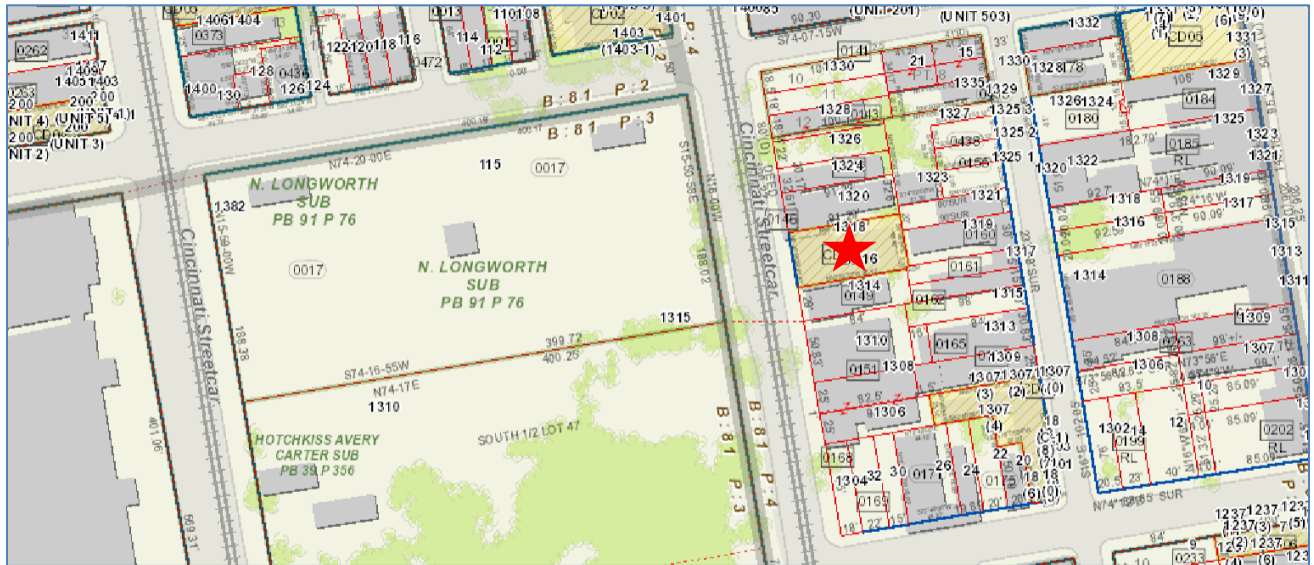


Figure 2: 1316-1318 Race Street. Map from CAGIS Maps.

### **Proposed Conditions**

The applicant is proposing to modify 1316-1318 Race Street with the following

- Add a trellis/ pergola at the roof top deck in order to provide shade on the previously approved roof top deck

**Previous Reviews:** 4-21-14 the application for the rehabilitation, rooftop deck and elevator was heard and approved by the HCB.

### **Applicable Zoning Code Sections:**

Zoning District: [Section 1409](#) CC-P  
 HCB authority: [Section 1435-05-4](#)  
 Variance Standard: [Section 1445-13](#) General Standards: Public Interest  
 Overlays: [Section 1435](#) Historic Preservation  
 Historic District/Reg: Over the Rhine Historic District  
 COA Standard: [Section 1435-09-2](#) COA; Standard of Review

### **Zoning Review**

The property is zoned CC-P. The building is not changing use and is not increasing their footprint. The maximum height for the CC-P is 85 feet and the building is below that threshold. There are no zoning relief issues to be addressed.

### **Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the addition of the trellis/shade structure to the roof top deck

## **Comments on Applicable Guidelines**

The changes to the property all conform to the Over-the-Rhine Historic Conservation District guidelines. The changes are all sympathetic to the building.

### **Site Improvements**

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

*The addition of the trellis will be just barely visible from across Race Street, but it will not be highly visible or detract from the architecture of the building.*

*While the structure will be visible from inside Washington Park, there are examples of many other roof structures visible from the park and the standard test that the HCB has used in the past is the visibility from across the street.*

### **Other Considerations:**

N/A

**Prehearing Results:** A prehearing was held on October 26, 2016. The applicant was present.

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

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

### **Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

#### **I. CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 1316-1318 Race Street for a rooftop trellis/shade structure as shown in the plans dated 10/7/2016 by The Drawing Department.

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

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

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

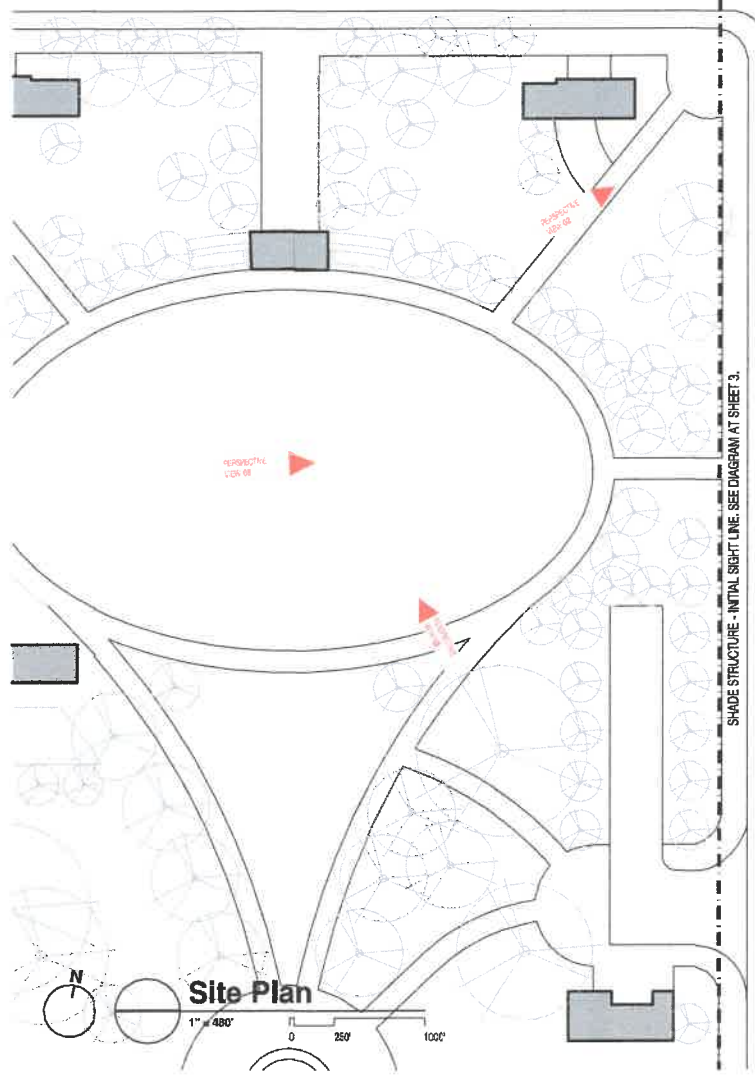
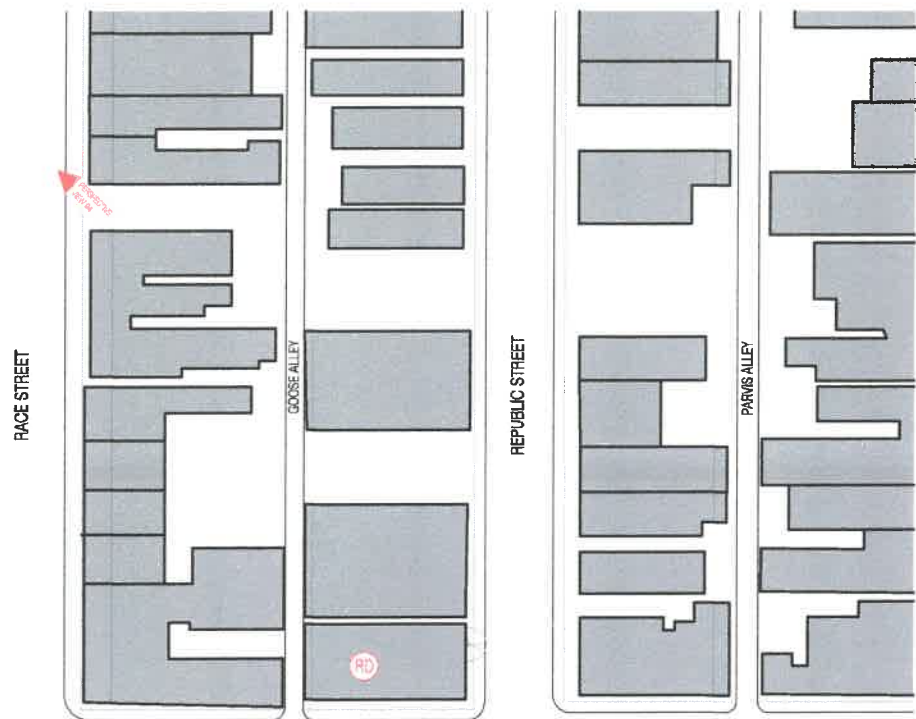
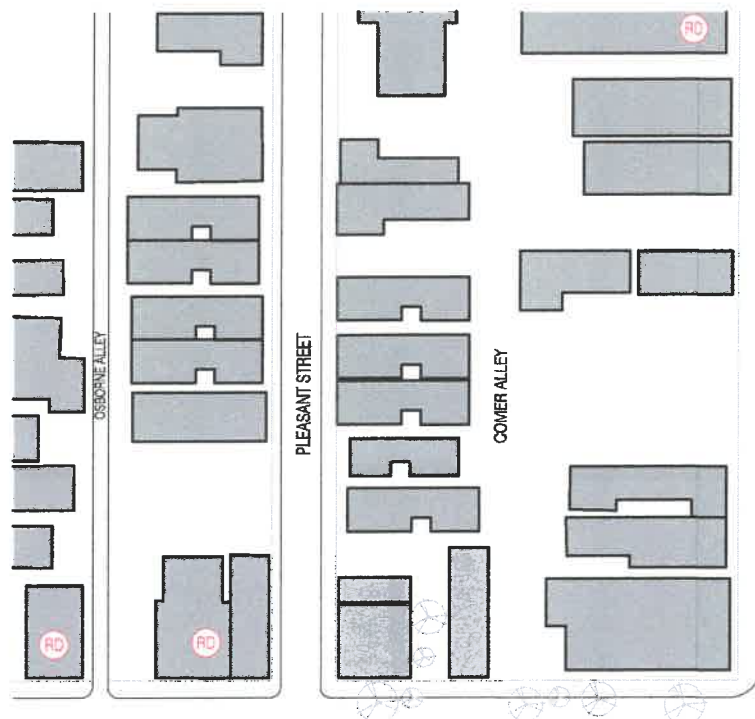
**PROPOSED SHADE TRELLIS:**  
 \* PAINTED STEEL STRUCTURE  
 \* STAINED WOOD LOUVERS

**EXISTING ROOF DECK:**  
 \* EXIST. GLASS GUARDRAIL  
 \* EXIST. PENTHOUSE ACCESS POINT  
 \* EXIST. EXTERIOR EGRESS STAIR  
 \* EXIST. PARTIAL-HEIGHT WALL



**Proposed Shade Trellis - West Elevation**





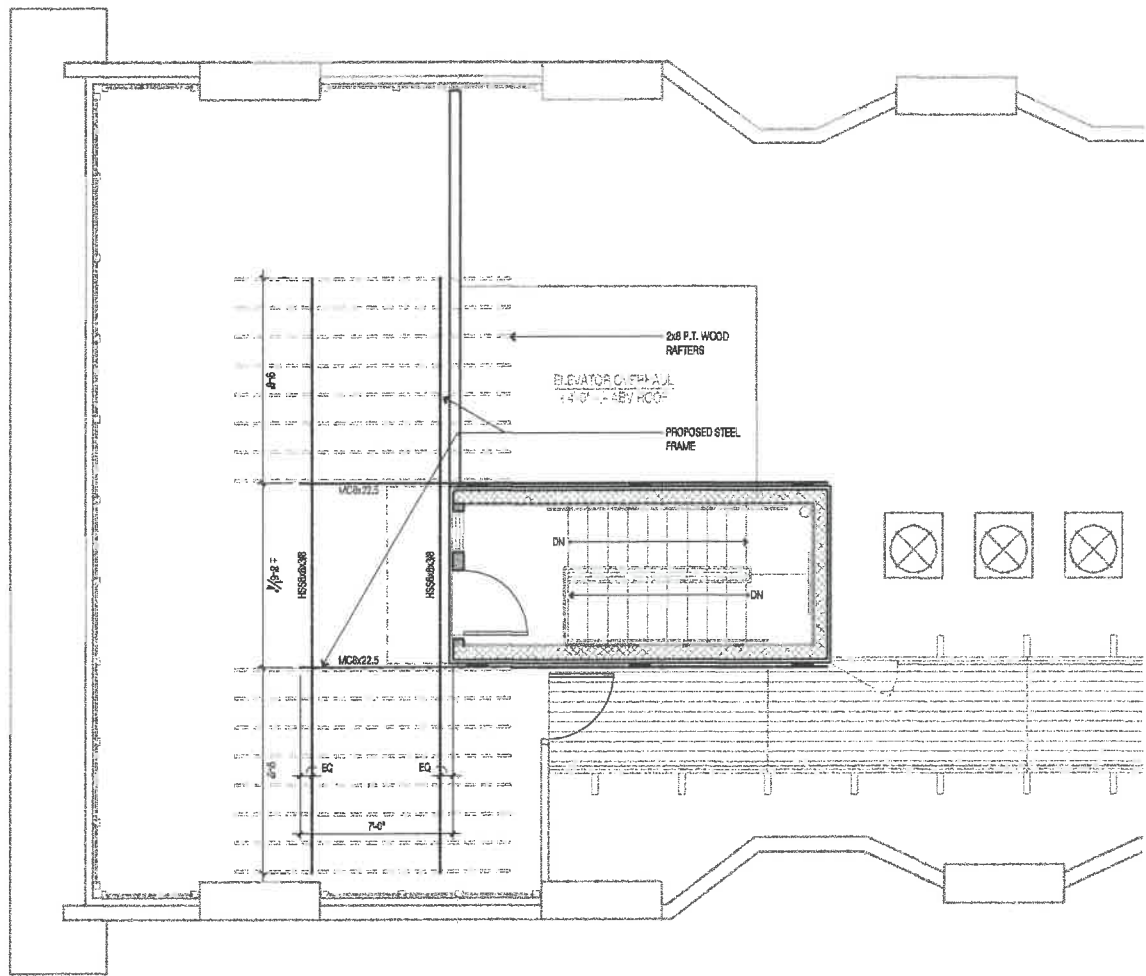
**PARKSITE**  
 1316-1318 Race Street  
 Cincinnati, Ohio 45202

drawing dept

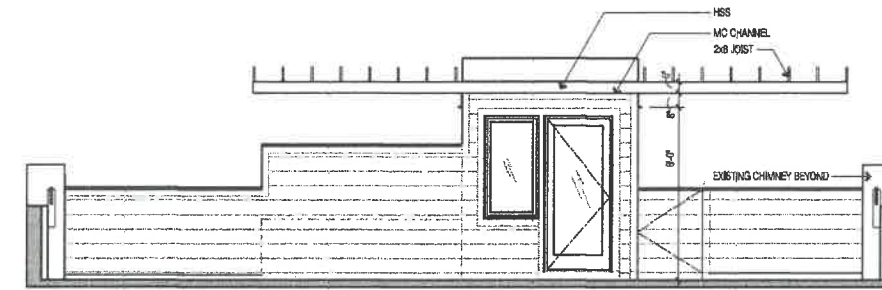
3153 Madison Road  
 Cincinnati, Ohio 45209  
 513.272.8099  
 drawingdept@fuse.net  
 © DRAWING DEPT 2012

Site Plan and Photos  
**Sheet 2**

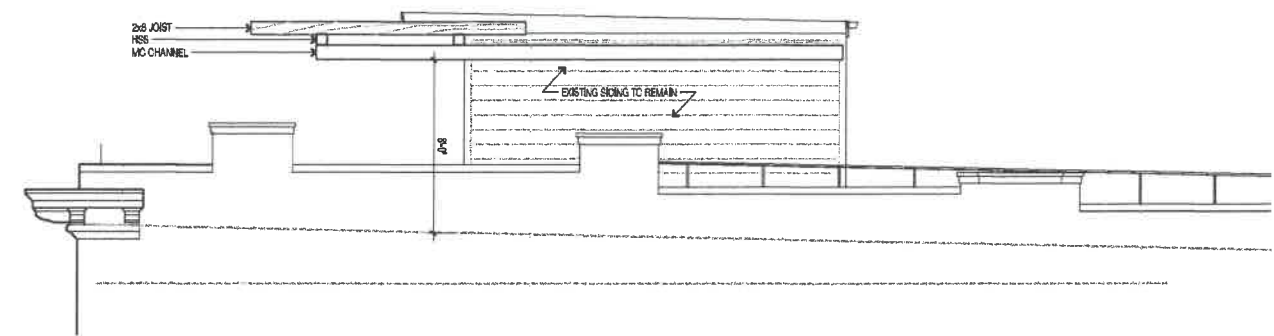
07 OCTOBER 2014



1  
4 Partial Roof Plan



2  
4 West Elevation Shade Trellis - at Roof Deck



3  
4 South Elevation Shade Trellis

2016PO9115

# APPLICATION



# CERTIFICATE OF APPROPRIATENESS

**APPLICATION**

BUILDING ADDRESS: 1316-1318 Race Street

DISTRICT NAME: Over the Rhine North  
(if applicable)

OWNER NAME: Condominium Holdings LLC

ADDRESS: 1203 Walnut St.

EMAIL: \_\_\_\_\_

CONTRACTOR NAME: Furlong Building Enterprises

ADDRESS: One Mook Road, Building B, Suite 3, Wilder, KY 41071

EMAIL: ken.miller@furlongbuilding.com

ARCHITECT NAME: Kevin Klueder, drawing department llc

ADDRESS: 3217 Madison Road, Cincinnati, OH, 45209

EMAIL: kevin@drawingdept.com

**HCB USE ONLY**

DATE RECEIVED BY HCB: \_\_\_\_\_

PERMIT/APD NO: \_\_\_\_\_

APP. COMPLETION DATE: \_\_\_\_\_

PHONE NO: \_\_\_\_\_

PHONE NO: 859.647.2999

PHONE NO: 513.272.8099

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

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

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

This project is the proposed addition of a roof-top shade trellis to an existing roof deck within the OTR-North Historic District. The structure will consist of steel and wood members mounted to an existing "penthouse" which provides access to the existing roof deck. The steel is to be painted and the wood is to be stained. The structure will not be visible from the sidewalk opposite the building along Race Street, but will be visible from Washington Park, as indicated in the attached drawings.

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

- Attachment: Sheet 1 - Proposed Shade Structure Elevation
- Attachment: Sheet 2 - Site Plan and Photos
- Attachment: Sheet 3 - Proposed Section and Sight Line
- Attachment: Sheet 4 - Plan & Additional Elevations

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

# drawing dept

## architecture & design

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

7 October 2016

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

### **Proposed Roof-Top Shade Trellis at 1316-1318 Race Street**

Over-the-Rhine Historic District

Dear Beth,

The owner of the property at the above address wishes to erect a trellis structure to shade the existing roof deck on the building.

The addition of the roof deck to the existing historic building was completed in 2015 and was a part of the Historic Conservation Board compliant project known as Parksite which was submitted and approved in Spring of 2014. The structure was originally constructed as 8 residential flat in the early 20<sup>th</sup> century and had since been converted into a boarding house that had been vacated in 2003. In 2014, Parksite became one of the first buildings bordering Washington Park to be renovated for residential use. The renovation project restored the building to include 8 condominium units and a common roof deck. The rooftop deck of the renovated Parksite building was designed to not be highly visible from the principle façade, as it is set down below the top of the building's cornice line.

After a full summer of use, residents of the Parksite building have determined that the sun can be a little intense and that adding a shade structure will help the roof stay more comfortable. In an effort to avoid cluttering the surface of the roof with furniture or adding numerous umbrella type pieces that may either be a wind hazard or a maintenance issue, we have designed a structure capable of providing shade, looking tidy and that avoids contact with the historic masonry walls of the building.

The construction of the trellis is relatively simple, featuring a pair of steel beams that are cantilevered from the existing masonry stair core that hold up a perpendicular pair of smaller steel beams which, in turn, hold up the shade-giving wood joists. We feel that this design is in accordance with the requirements of the Conservation Guidelines for Additions in that the proposed structure does not make any imitative design gestures to the original building and also, as shown on the attached drawings, does not "overpower the original building."

Additionally, as Over-the-Rhine's residential population continues to grow, the desire to provide the amenity of a roof deck has increased. There are several such examples in the surrounding vicinity at this time, and likely more in the future. The proposed shade structure is comparable to those currently existing in the neighborhood as shown on our attached site plan, and specifically at the Lackman Building and the Nicolay Lofts Building.

In conclusion, we feel that the addition of the proposed shade trellis is in compliance with the Historic Conservation Guidelines for the Over-the-Rhine District and is a feature that is available at several nearby properties currently. We hope that this application meets your approval.

Respectfully Submitted,

Kevin Kluender  
Architect

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

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

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**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) for new construction of four single-family rowhouses and Zoning Relief for a Hillside Review and Dimensional Variance to allow for a reduced rear yard setback and reduced lot sizes for the exterior rowhouse units. Per CZC 1405-07, rowhouse exterior units require 2,000 square feet of lot area while the applicant proposes approximately 1,551 square feet for each. Interior rowhouse units only require 1500 square feet and comply with the code. There is no minimum lot width for rowhouses in the RMX District. Additionally, the required rear yard setback is 20 feet after Hillside averaging, while the applicant proposes 6.5 feet.

**Existing Conditions:**

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

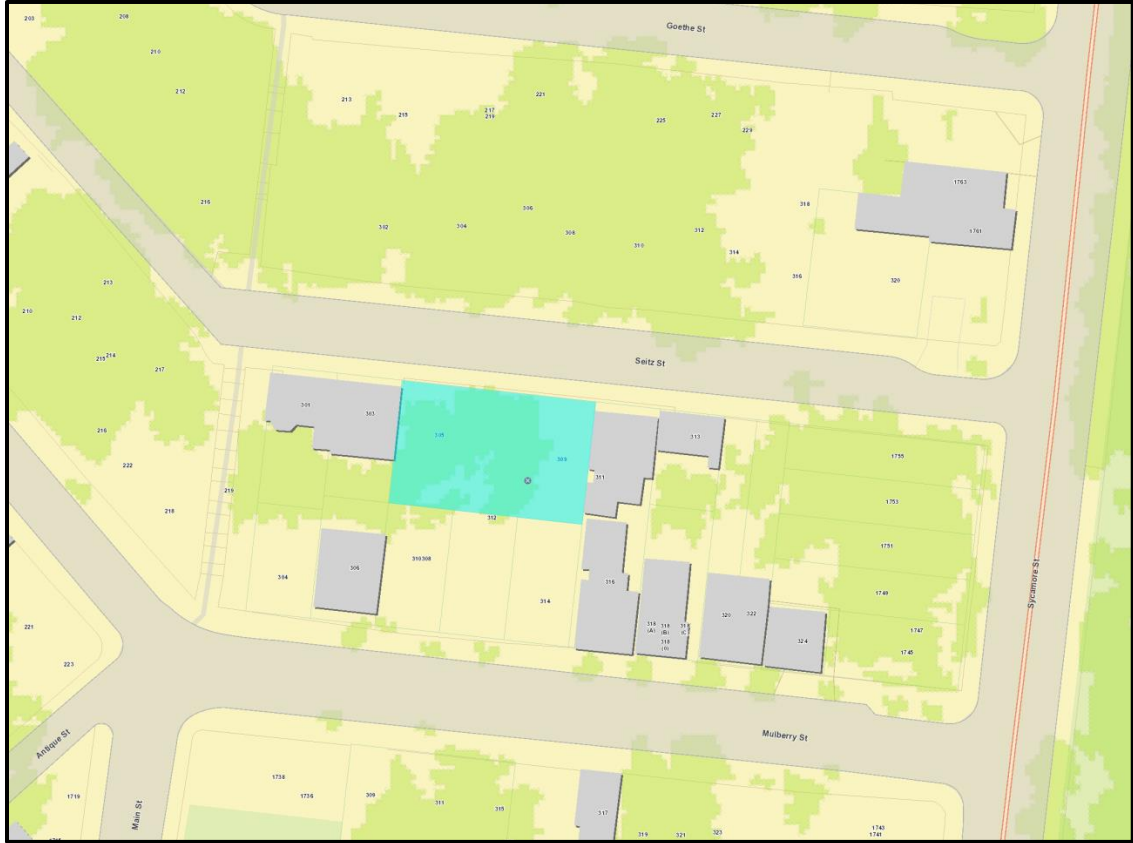


Figure 1. Location of 305-309 Seitz Street. Image courtesy of CAGIS.



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

**Proposed Conditions:**

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

**Previous Reviews:** N/A

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1405</a>	Residential Multi-Family Districts (RMX)
Variance Request:	<a href="#">Section 1405-07</a>	Development Regulations
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>	General Standards: Public Interest
	<a href="#">Section 1445-15</a>	Standards for Variances
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
	<a href="#">Section 1433</a>	Hillside Overlay Districts
Historic Dist./Reg:	<a href="#">Over the Rhine Historic District</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	Certificate of App.; Standard of Review

**Details of Zoning Relief Required:**

The applicant and/or owner(s) are requesting dimensional variances to allow two external rowhouse units on lots of 1551 square feet in an RM-0.7 Zoning District.

- The project is in violation of **Section 1405-07** of the Cincinnati Zoning Code.
- Per Section 1405-07, exterior rowhouse units require 2,000 square feet of lot area.
- **A dimensional variance of 449 square feet is sought to allow a 1551 square foot lot** for each of the two exterior rowhouse units in the development.

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

- The project is in violation of **Section 1433-17** of the Cincinnati Zoning Code.
- The rear yard setback of the abutting property at 303 Seitz Street was averaged with the base Zoning setback of the RM-0.7 District, as the property at 311 Seitz is a double-frontage lot and has no official rear yard.
- Rear Yard Setback averaging requires a rear yard setback of 20 feet.

- **A dimensional variance of 13.5 feet** is sought to allow a total rear yard setback of 6.5 feet for each of the four properties in this application.

**Zoning Analysis:**

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

- Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.  
*The underlying zoning is RM-0.7. The proposed use of the subject property conforms to the underlying zone district regulations. The proposal does not conform to rear yard setback averaging or minimum lot size for exterior rowhouse units. The proposed project is in harmony with the general purposes and intent of the Cincinnati Zoning Code.*
- Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.  
*The proposed work conforms to the guidelines for the district.*
- Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.  
*This project conforms to the Over the Rhine Comprehensive Plan.*
- Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.  
*Traffic will not be impacted by the construction of the new residential units.*
- Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.  
*This is not applicable.*
- Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.  
*This is not applicable.*
- Hours of Operation.** Operating hours are compatible with adjacent land uses.  
*This is not applicable.*
- Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.  
*The proposed work will not have an adverse impact on the neighborhood. The prevailing land use in the area is residential and the proposed design conforms with the general building and structure patterns of the surrounding properties.*

- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.  
*There are no proposed amendments under consideration that would impact this proposed project.*
- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.  
*There are no adverse impacts anticipated. Neighboring land and buildings will not be adversely impacted by the proposed development.*
- k. **Blight.** The elimination or avoidance of blight.  
*The proposed work will improve the aesthetic appeal of the streetscape on this stretch of Seitz Street.*
- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The proposed development will add to the tax base of the City of Cincinnati.*
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
*The proposed project may have a minor job creation effect during construction. It does not appear likely to create permanent jobs.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.  
*Property taxes are likely to increase as a result of the creation of new residential units on formerly vacant land.*
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.  
*The owner has an economic benefit to the proposed establishment.*
- p. **Public Benefits.** The public peace, health, safety or general welfare.  
*There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.*

**Standards for Variances per Section 1435-05-4**

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

*The granting of the variances to allow construction on 1551 square foot lots with rear yard setbacks of 6.5 feet is appropriate in the interest of historic conservation. Historically, this area of Over-the-Rhine was densely developed with buildings often covering the majority of the lots with little open space in the rear yard. The Zoning Code allows for 1500 square foot lots for interior rowhouse units in the RM-0.7 District. Extending this to the exterior units would be appropriate to create a viable development with a continuous street façade.*

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

*Allowing the variances for lot size and rear yard setbacks will allow the developer to fully develop the lots in question. The splitting of the single large lot into four smaller lots with 24.75' of frontage will make the project economically viable. Additionally, per the Over-the-Rhine Conservation Guidelines, new construction on vacant sites can improve both the physical quality and economic vitality of the neighborhood.*

### **Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the new construction of four rowhouse units on a single vacant lot that will be subdivided into four separate lots.

### **Applicable Guidelines**

#### **New Construction**

##### **A. Intent and General Guidelines**

1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.
2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.
3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.
4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.

##### **B. Specific Guidelines**

1. **Composition:** New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of

openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.

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

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

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

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



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

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

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

- 3. Window Openings:** Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights.

Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

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

4. **Storefronts:** *The subject property is a residence and will not have a storefront.*
5. **Setback:** Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential properties, especially detached buildings, have shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

*The proposed development has a shallow setback that is in line with the adjacent buildings. The base Zoning District of RM-0.7 requires a 5' setback, which the development and the adjacent properties maintain. The bay windows on the exterior units will project to the property line on the second and third floors.*

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

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

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

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

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

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

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

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

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

## Site Improvements

### B. SPECIFIC GUIDELINES

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

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

**Other Considerations:**

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

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

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

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

**Other:** N/A

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING VARIANCE**

**A. DIMENSIONAL VARIANCES**

1. **APPROVE** the requested 449 square foot dimensional variances to allow 1551 square foot lots for each of the two exterior rowhouse units.
2. **APPROVE** the requested 13.5 foot variances for total rear yard setbacks of 6.5 feet for each of the four lots in the development.

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

1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

**II. CERTIFICATE OF APPROPRIATENESS**

- A. **APPROVE** a Certificate of Appropriateness for 305-309 Seitz Street submitted by Wichman Gunther Architects dated 9/21/2016 including any

revisions submitted for permit subject to staff review and approval with the following condition.

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

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

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

## APPLICATION FOR ZONING RELIEF

**1. SUBJECT PROPERTY**  
 ADDRESS 305-309 SEITZ STREET CINCINNATI OHIO 45202  
 AUDITOR'S PARCEL ID(S) 094-0006-0011 & 14  
 BASE ZONING CLASSIFICATION RM-0.7  
 ZONING OVERLAY (if applicable) OVER-THE-RHINE HISTORIC DISTRICT

**2. APPLICANT**  
 NAME WICHMAN GUNTHER ARCHITECTS CONTACT PERSON (if legal entity) MARK GUNTHER  
 ADDRESS 810 PLUM STREET CINCINNATI OHIO 45202  
 EMAIL mark@wichmanguntherarchitects.com  
 TELEPHONE 513-241-9933 RELATIONSHIP TO OWNER architect/agent

**3. OWNER**  
 NAME UNUM INVESTMENT GROUP LLC CONTACT PERSON (if legal entity) MARK GUNTHER  
 ADDRESS 810 PLUM STREET  
 EMAIL mark@wichmanguntherarchitects.com  
 TELEPHONE 513-241-9933

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

**5. BRIEF DESCRIPTION OF RELIEF REQUESTED** (You may attach a statement to this application if the space provided is insufficient)  
 Proposed project involves construction of four new single family residences. RM-0.7 regulations require 20 foot rear yard setback, request six feet six inches from property line. RM-0.7 requires a lot width of 25 feet, request width of 24 feet nine inches for each of 4 lots. RM-0.7 requires minimum lot size of 2000 s.f., request 1551 s.f. for each of 4 lots.

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

**7. SIGNATURE.** The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.  
 Print Name Mark A. Gunther Signature Mark A. Gunther Date 1/7/16

**8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.** Submit three copies of the following documentation. If you fail to complete the application and provide all information requested, your application may be denied.

<input checked="" type="checkbox"/>	The written statement required in Section 6 above.
<input checked="" type="checkbox"/>	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, area, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
<input checked="" type="checkbox"/>	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information depicting fully the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input checked="" type="checkbox"/>	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
<input type="checkbox"/>	All other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: \$500-use variances; \$300-all other relief.

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

**REMEMBER: YOU MUST PAY THE REQUIRED FEE AT THE TIME YOU SUBMIT YOUR APPLICATION. (\$500-USE VARIANCES; \$300-ALL OTHER RELIEF)**

305-309 Seitz meets the standards for Variance. The proposed new construction would occur on the currently vacant property. A strict application of the underlying district regulations would result in practical difficulties, i.e., the individual components of the four residences would be compromised and not economically viable. The proposed work otherwise conforms to the underlying zone district regulations (plus the maximum building envelope) and is in harmony with CZC intent. Proposed work also conforms with OTR historic district guidelines and should receive a Certificate of Appropriateness from the Historic Conservation Board. Additionally, the proposed work (single family dwellings) is compatible with prevailing land use of the surrounding neighborhood and will not have an adverse impact.

# APPLICATION



# CERTIFICATE OF APPROPRIATENESS

APPLICATION BUILDING ADDRESS: 305-309 SEITZ ST.

DISTRICT NAME: OTR  
(if applicable)

OWNER NAME: UNUM Investment Group

ADDRESS: 810 Plum St. Cincinnati 45202

EMAIL: mark@wichmanguntherarchitects.com

CONTRACTOR NAME: PRP General Construction LLC

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

ARCHITECT NAME: Wichman Gunther Architects PHONE NO: 513-241-9933

ADDRESS: 810 Plum St. Cincinnati 45202

EMAIL: mark@wichmanguntherarchitects.com

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

WICHMAN GUNTHER ARCHITECTS

October 7, 2016

Ms. Beth Johnson, Urban Conservator  
City of Cincinnati

Re: COA Application for 305-309 Seitz Street

Dear Beth,

Enclosed please find the above-referenced application for this property. It is new infill construction of four single family townhomes. The project is nestled between substantial contributing Italianate structures. A central mass, containing two homes, mimics the neighbors. Street entries are recessed to delineate separate dwellings at Seitz (North elevation); a view-maximized configuration is featured on the South elevation. A wainscot slab base, masonry middle accented with bays and mansard/corniced tops differentiate the street/entry façade. Interior circulation culminates at a roof deck which is hidden from view.

Also part of the submittal is an application for zoning relief (rear yard, lot size & lot width) and a summary of reasons for granting this request.

With this submittal today, I understand we will be part of the November 21st Board agenda.

Please let me know what additional info I can provide.

Sincerely,

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

cc: Renee Jefferson  
Quante Ferguson  
Brandon Smith

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

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

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

Construct 4 new single family townhomes on existing vacant hillside lot. Brick, concrete & glass primary exterior materials. Design follows OTR district guidelines

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

Attachments per direction of Urban Conservator

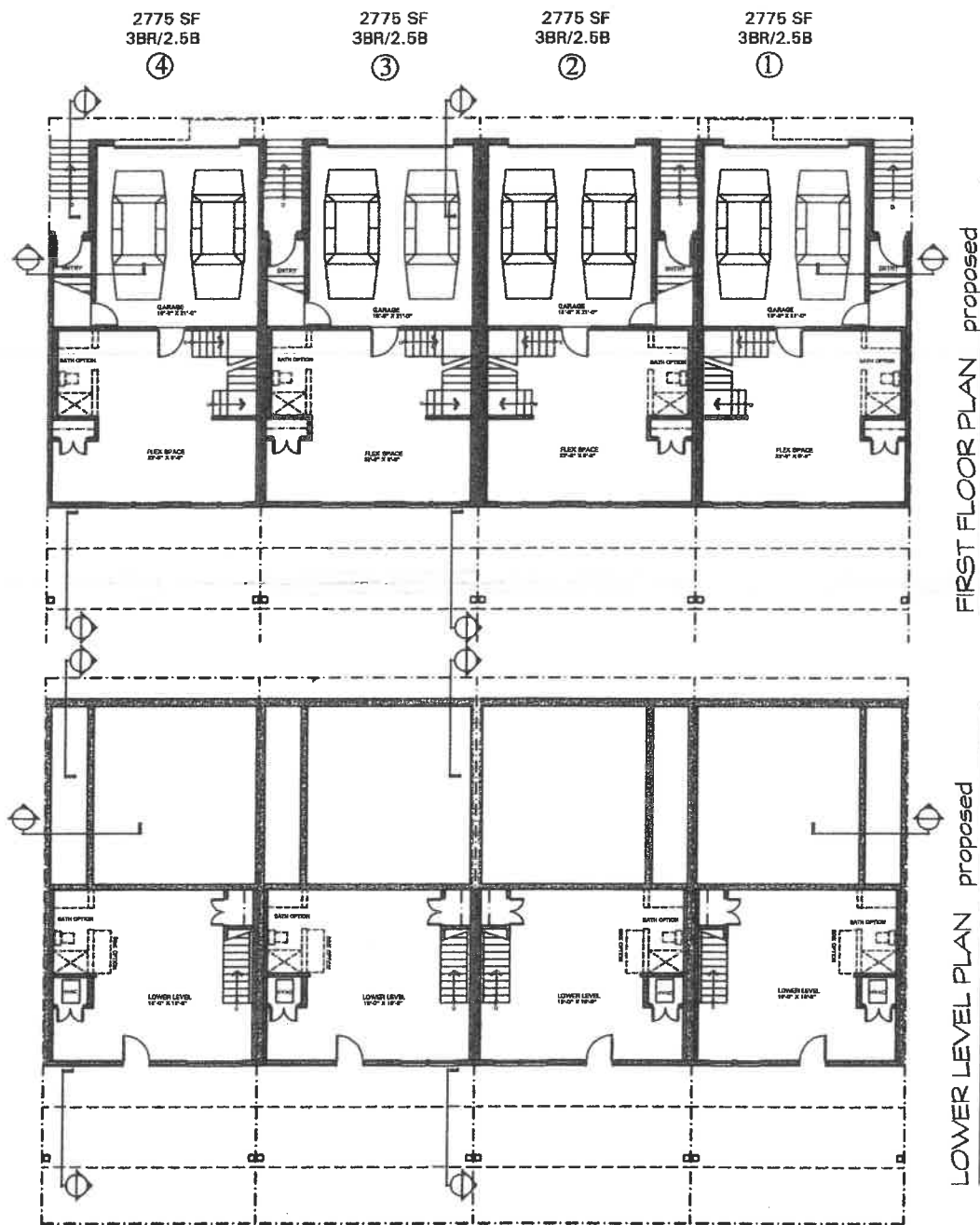
Attach a letter explaining the justification for the issuance of the desired Certificate of Appropriateness. Be advised that the burden of proof is on the applicant.

4 NEW TOWNHOMES @  
305-309 SEITZ STREET

scale: 1/8" = 1'-0"

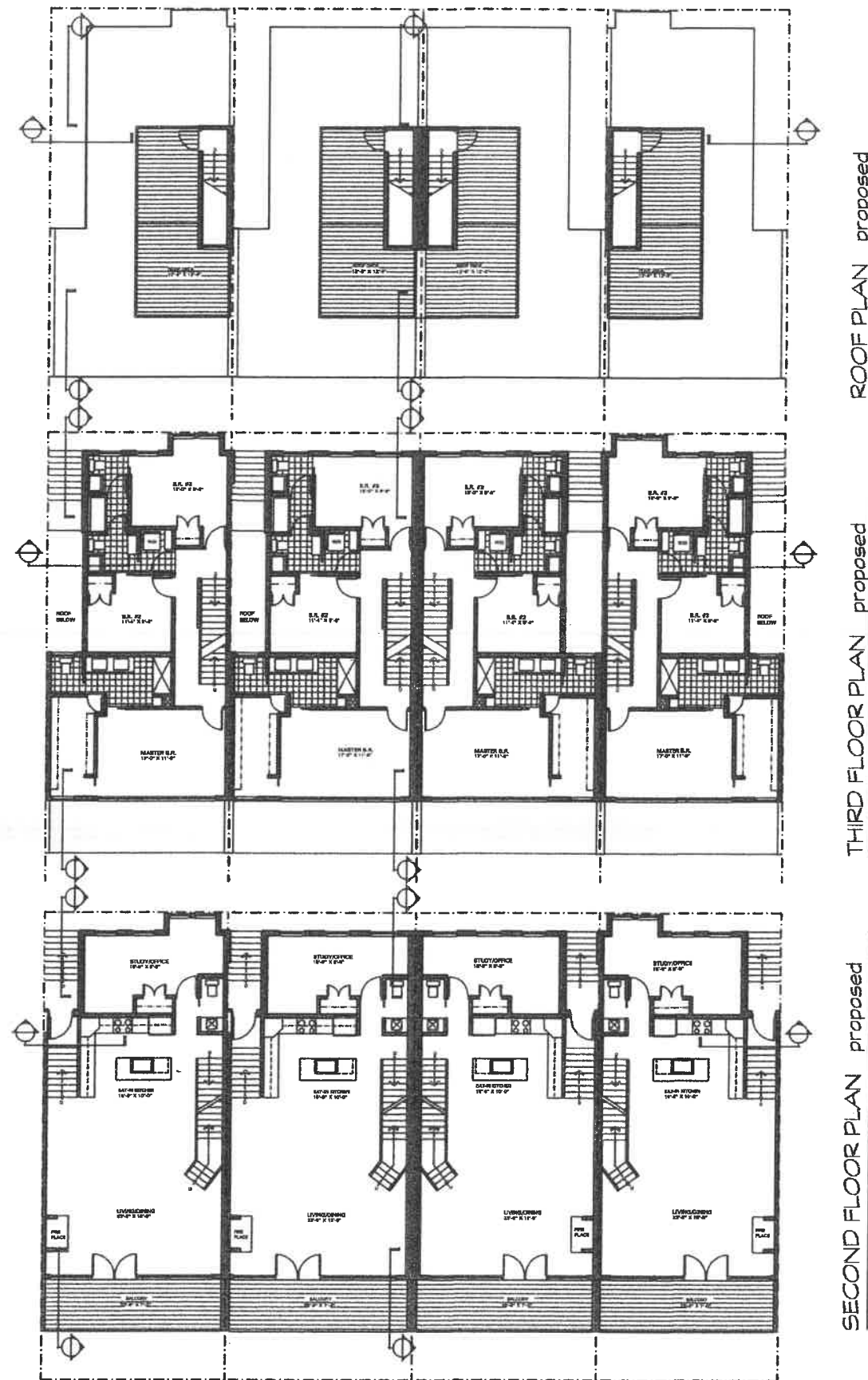
REVISED 9-21-16

WICHMAN ■ GUNTHER  
ARCHITECTS



FIRST FLOOR PLAN proposed

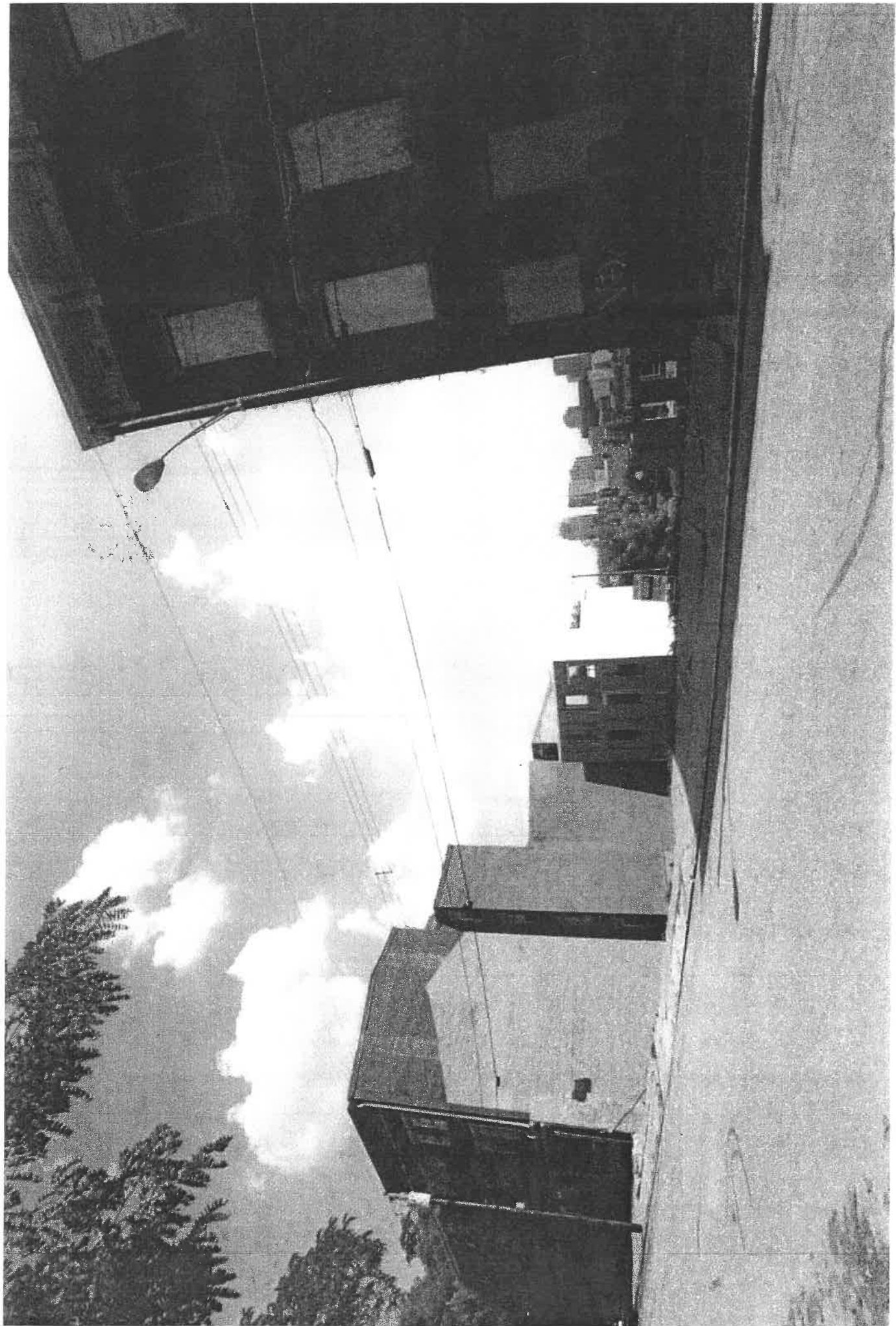
LOWER LEVEL PLAN proposed

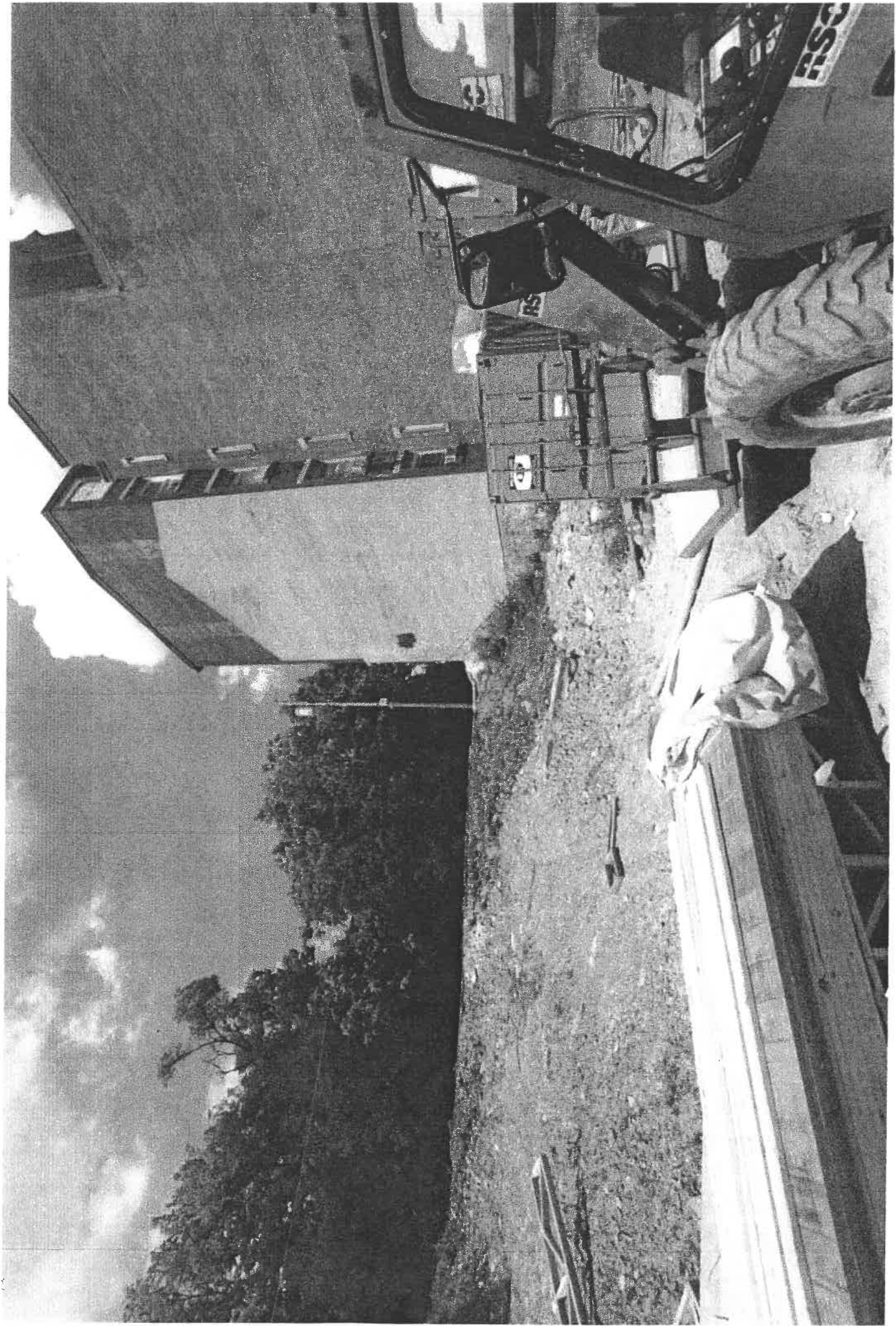


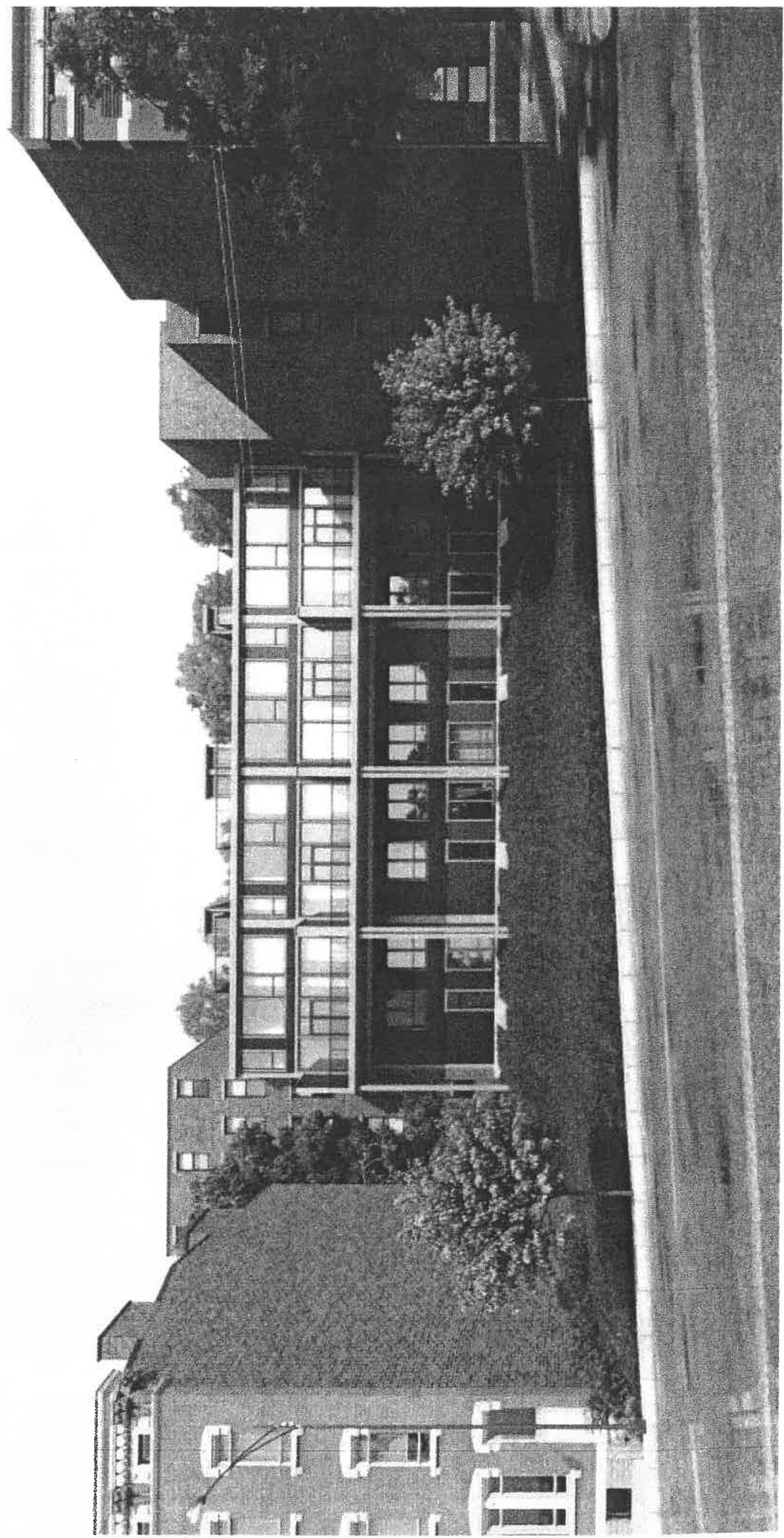
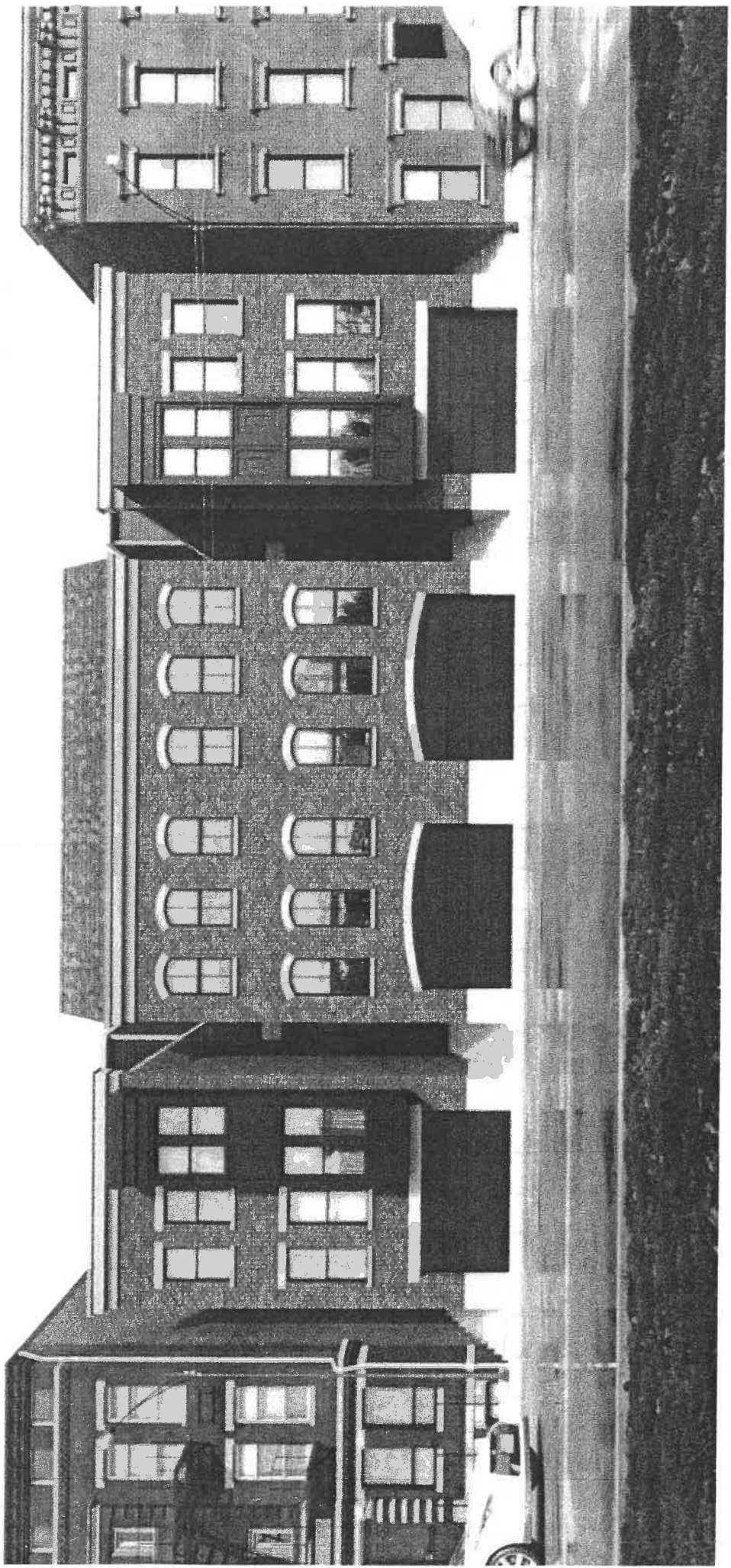
SECOND FLOOR PLAN proposed

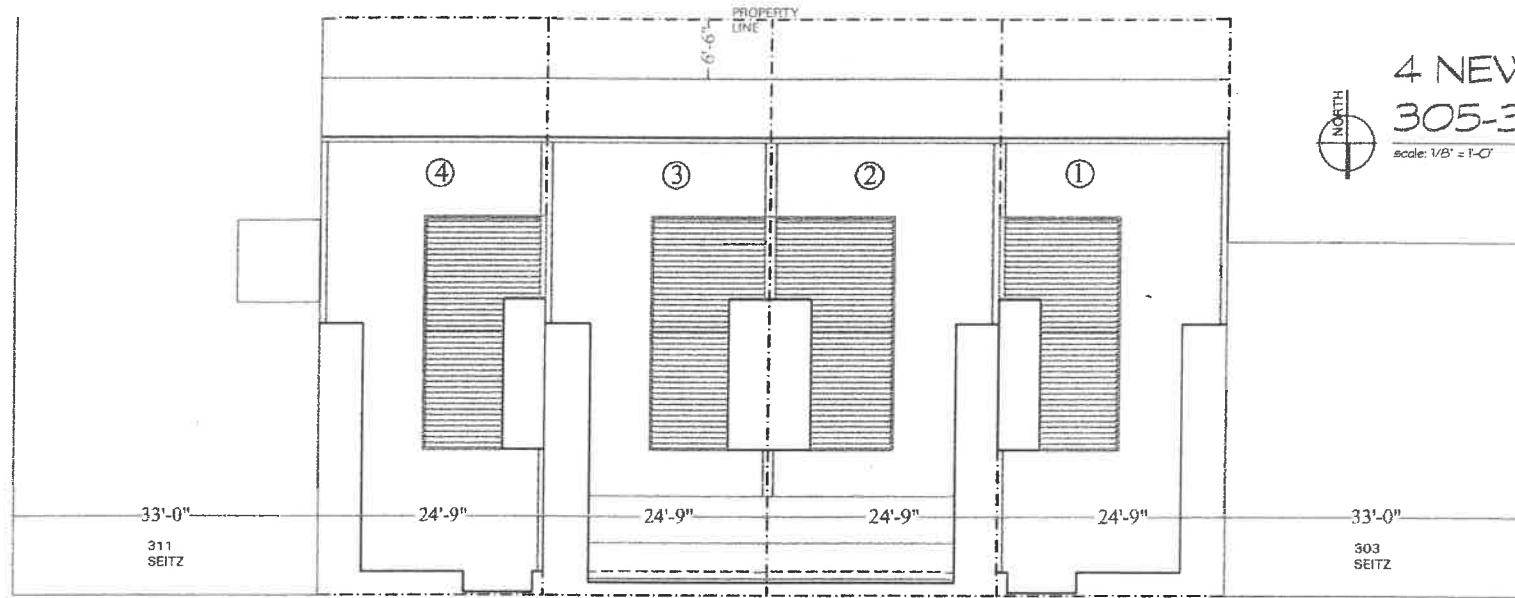
THIRD FLOOR PLAN proposed

ROOF PLAN proposed





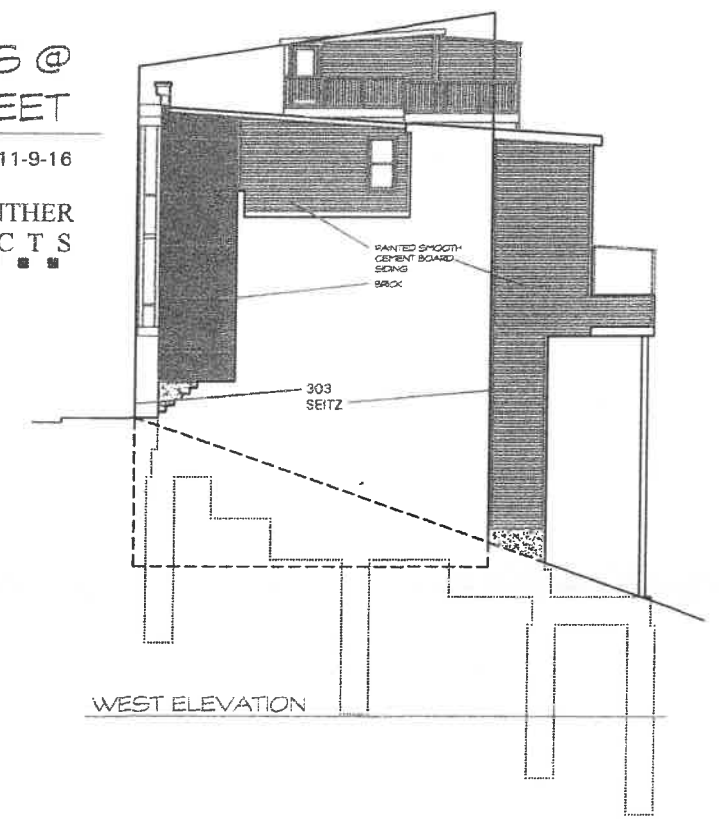




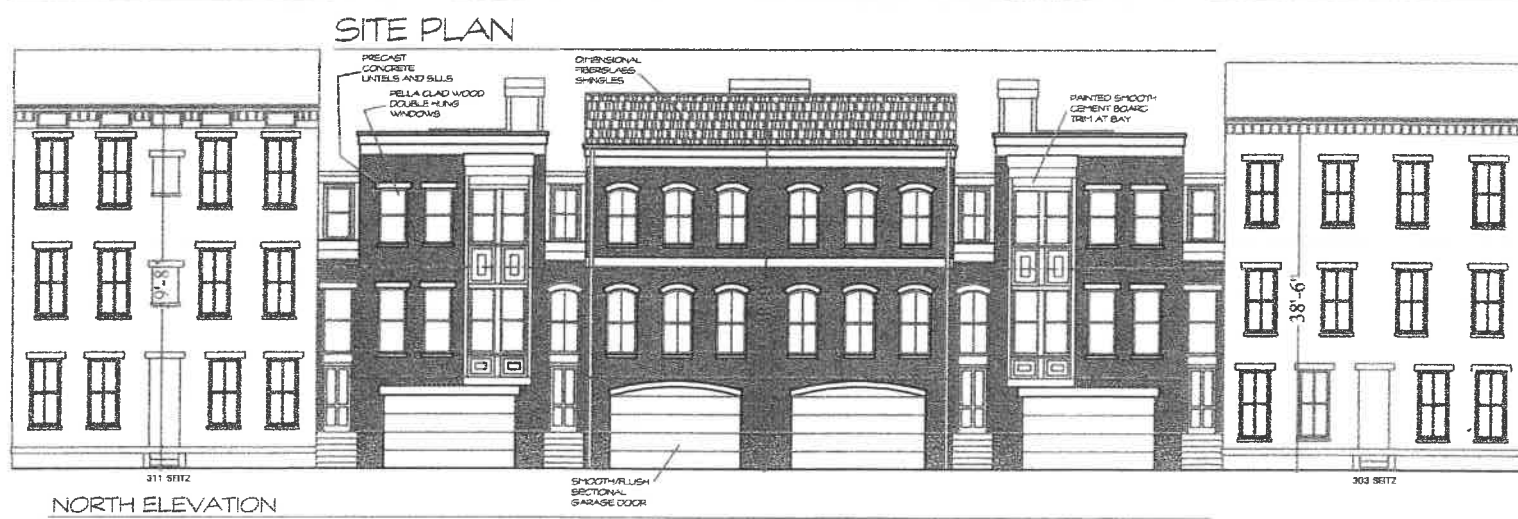
4 NEW TOWNHOMES @  
305-309 SEITZ STREET  
Scale: 1/8" = 1'-0"

REVISED 11-9-16

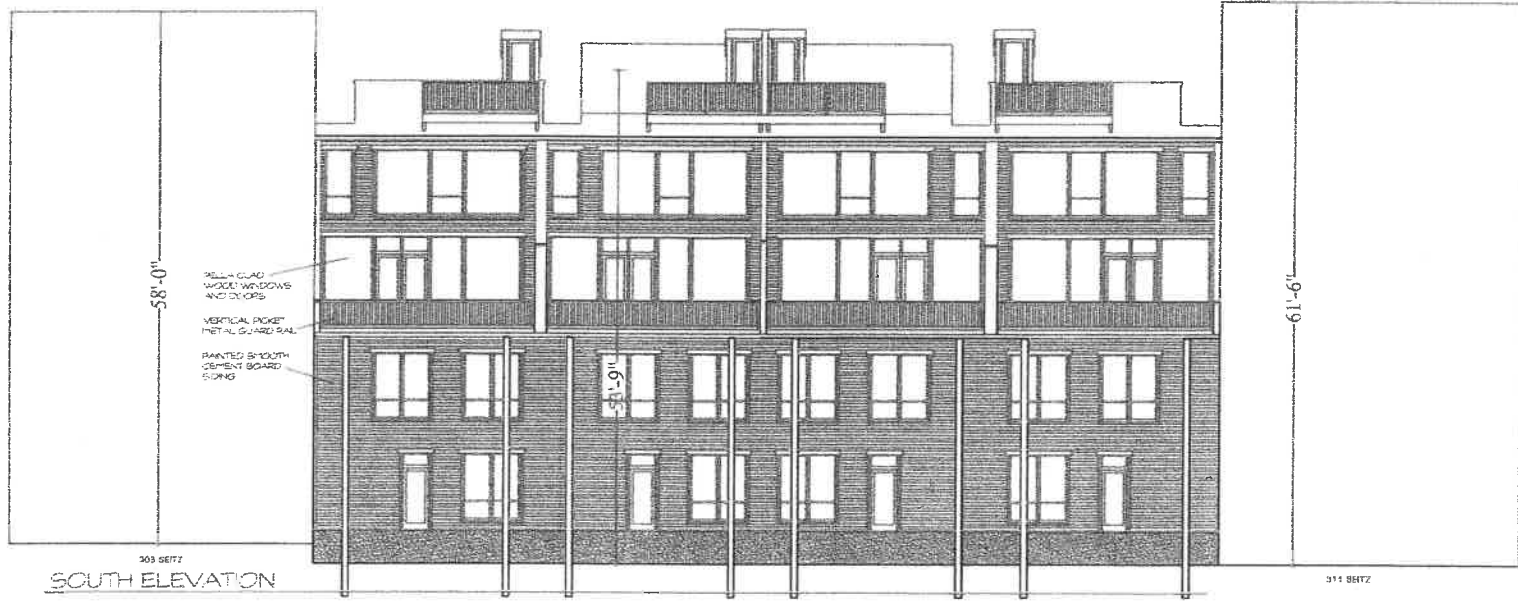
WICHMAN • GUNTHER  
ARCHITECTS



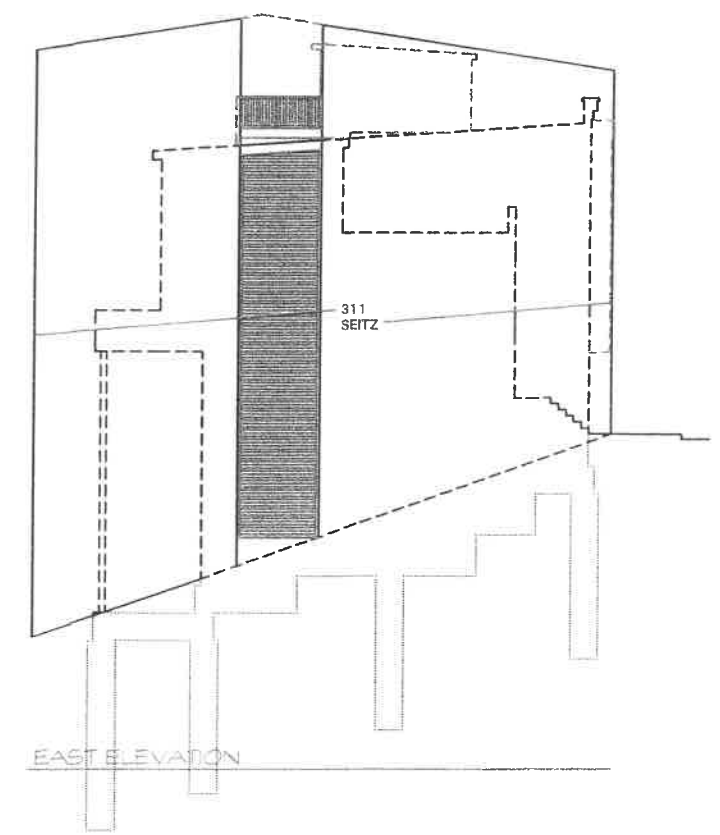
WEST ELEVATION



NORTH ELEVATION

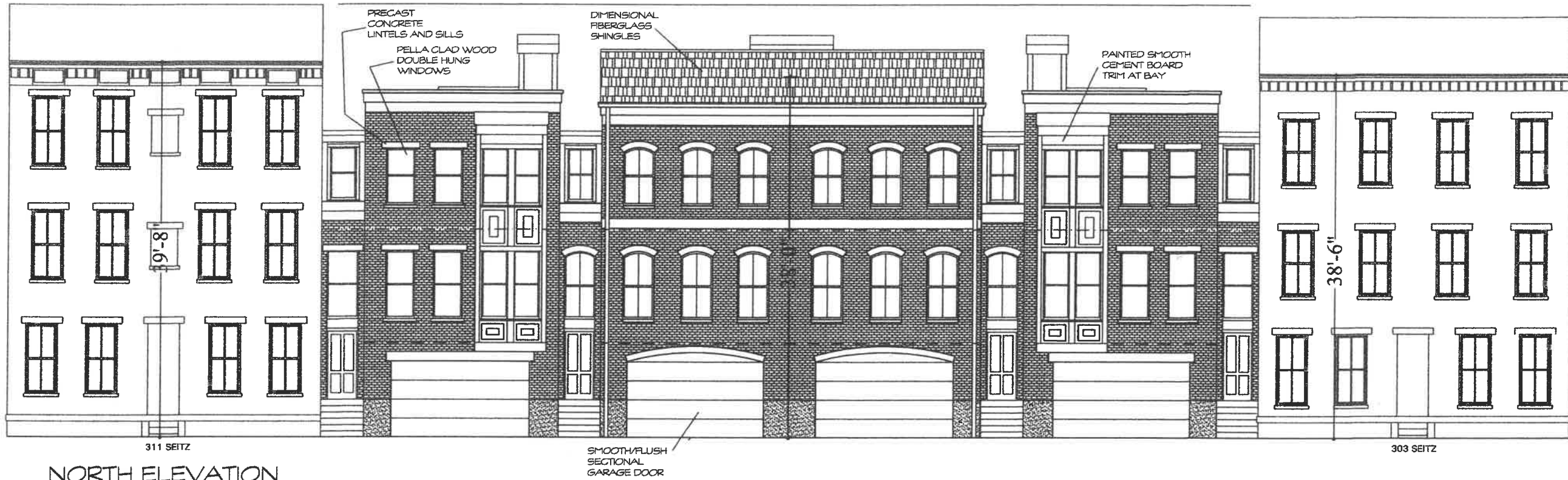


SOUTH ELEVATION



EAST ELEVATION

# SITE PLAN



NORTH ELEVATION



SOUTH ELEVATION

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

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APPLICATION #: ZH20160178  
APPLICANT: Platte Design  
OWNER: Damon Long  
ADDRESS: **1416 Elm Street, Cincinnati OH 45202**  
PARCELS: 081-0002-0368  
ZONING: RM-1.2  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: November 14, 2016  
HEARING DATE: November 21, 2016  
STAFF REVIEW: Beth Johnson, Urban Conservator

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**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) for renovation and addition to the existing structure at 1416 Elm Street and Zoning Relief for a dimensional variance to allow for a zero lot line set back in the rear yard, side yard and a maximum height of 45 feet. Per CZC 1405-07, the RM 1.2 zone should have a 20 foot rear yard setback and a 5 foot side yard setback. The maximum building height is also set at 35 feet. The applicant is also asking for a 2 foot variance for an 8 foot high fence. Per CZC 1421-33, fences and walls in rear yards of residential zoning districts are limited to 6' in height.

**Existing Conditions:**

The subject property at 1416 Elm Street is located on the east side of Elm Street mid-block. It is a 3-story brick Italianate building with arched windows at all façade windows. The cornice has been removed but is retained in the basement. The building is set back a few feet from the street façade and the rear half of the building was demolished in 2013 and the rest of the building was stabilized.

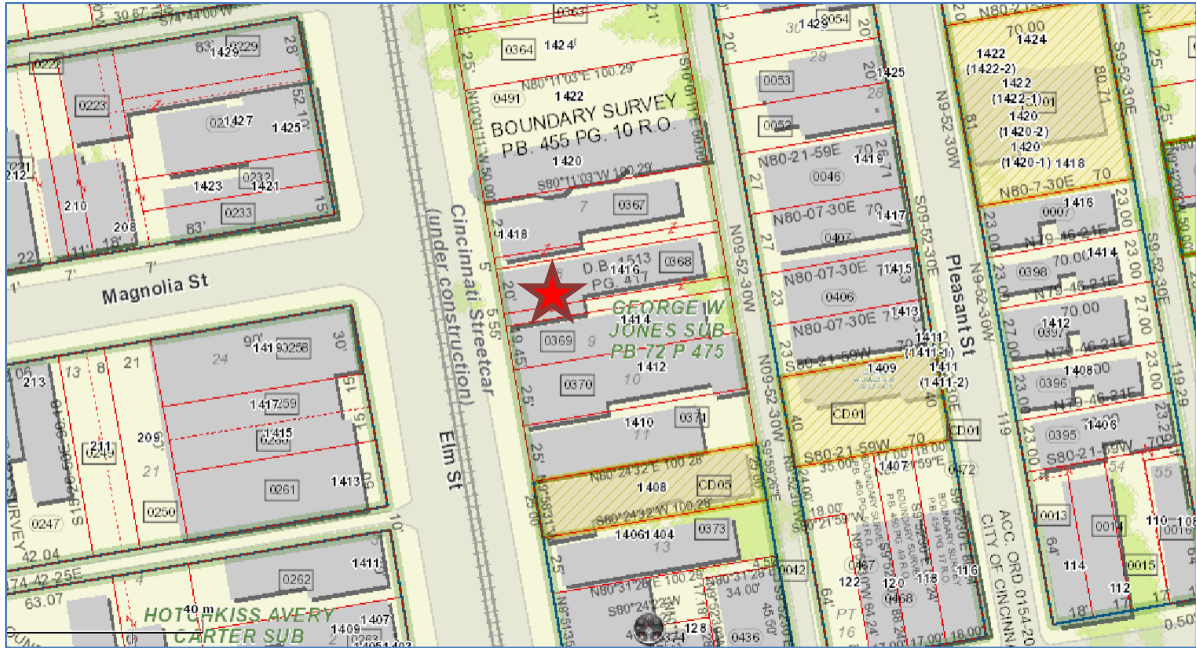


Figure 1. Location of 1416 Elm Street. Image courtesy of CAGIS.



Figure 2. Existing condition of 1416 Elm Street. Image courtesy of Google Street views.

**Proposed Conditions:**

The applicant is proposing the following to 1416 Elm Street

- Three story rear addition to go to the rear property line and a zero lot line on the south and north property line.
- The height of the addition would be slightly shorter than the building with the elevator tower going 10 feet above the roof.
- The addition will be masonry and will have horizontal cedar plank on the sides and a vertical oriented cedar planks on the rear
- On the rear façade there will be two curtain walls vertical oriented.
- The first floor of the rear façade will be recessed from the rear property line to allow for a turning radius for a car. There will be a double wide rolling garage door and horizontal plank siding on the rest of the recessed wall.
- The front façade will be restored including reinstalling the historic cornice, replicating the rounded window hoods for the third floor and new two over two aluminum clad wood windows in the openings.
- Install an 8 foot breezeway gate at the front of the property.

**Previous Reviews:** N/A

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1405</a>	Residential Multi-Family Districts
Variance Request:	<a href="#">Section 1421-33</a>	Fences and Walls
	<a href="#">Section 1405-7</a>	Development Regulations
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>	General Standards: Public Interest
	<a href="#">Section 1445-15</a>	Standards for Variances
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
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 and/or owner(s) are requesting a dimensional variance to allow a zero lot line set back at the rear lot line

- The project is in violation of the **Section 1405-07** of Cincinnati Zoning Code.
- Per Section 1405-07 a rear yard setback in RM 1.2 should be 20 feet
- **A dimensional variance of 20 feet is sought to allow a zero lot line setback.**

The applicant and/or owner(s) are requesting a dimensional variance to allow a zero lot line set back at both side property lines

- The project is in violation of the **Section 1405-07** of Cincinnati Zoning Code.
- Per Section 1405-07 at least a 5 yard setback in the RM 1.2.
- **A dimensional variance of 5 feet is sought to allow a zero lot line setback on both the north and south lot lines. .**

The applicant and/or owner(s) are requesting a dimensional variance to allow for a 45 feet maximum height.

- The project is in violation of the **Section 1405-07** of Cincinnati Zoning Code.
- Per Section 1405-07 a maximum height of 45 feet.
- **A dimensional variance of 10 feet is sought to allow for the elevator shaft to be 45 feet tall.**

The applicant and/or owner(s) are requesting a dimensional variance to allow an 8 foot breezeway fence/gate within the rear yard.

- The project is in violation of the **Section 1405-07** of Cincinnati Zoning Code.
- Per Section 1421-33 a fence in the rear or side yard can be no taller than 6 feet tall
- **A dimensional variance of 2 feet is sought to allow for an 8 foot gateway.**

### **Zoning Analysis:**

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

- Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.  
*The underlying zoning is RM-1.2. The proposed use of the subject property conforms to the underlying zone district for the use but does not conform to the rear and side setbacks or height. The proposal does not conform to CZC 1421-33, regulating fences and walls.*
- Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.  
*The proposed work conforms to the guidelines for the district.*
- Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.  
*This project conforms to the Over the Rhine Comprehensive Plan.*
- Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.  
*Traffic will not be impacted by the construction of the addition or the gateway.*
- Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.  
*This is not applicable.*
- Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.  
*This is not applicable.*

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

*This is not applicable.*

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

*The proposed work will not have an adverse impact on the neighborhood. The addition is in the rear and will not be highly visible from the street. There is some concern regarding the turn radius, but the applicants have provided a turn radius that shows a car will be able to make the turn into the garage, as the actual garage is set back from the property line. Staff has conferred with DOTE staff and as this alley is 15 feet wide ROW they do not anticipate any problems and this plan would be permissible.*

*The zero lot line setbacks on the side property line are common for Over-The-Rhine.*

*The height variance request is only for the elevator shaft and the rest of the building will be lower than the existing building.*

*The fence will be in the rear of the property in the breezeway and will not be visible from the street.*

- 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. The rear set back at the first floor is similar to other setbacks on neighboring properties. The second and third floors are set at the property line. There are several other examples of rear zero lot line setbacks on the block and within Over-the-Rhine.*

*The side setbacks will not have an adverse impact as the north setback continuing the setback of the existing building. The south setback is not having an adverse impact at the neighboring building is already at a zero lot line setback.*

*The proposed fence will not block more light, air, or access than a 6 foot fence and will provide better security to the breezeway from the alley.*

- k. **Blight.** The elimination or avoidance of blight.

*The proposed work will improve the aesthetic appeal of the property and bring back a property that has had stabilization issues.*

- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The proposed improvements will have an economic benefit to Cincinnati as it will increase the property value and taxes for the property.*
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
*The proposed project may have a minor job creation effect during construction. It does not appear likely to create permanent jobs.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.  
*The project as a whole 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 work.*
- p. **Public Benefits.** The public peace, health, safety or general welfare.  
*There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.*

#### **Standards for Variances per Section 1435-05-4**

- (a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or  
  
*The rear of the property was demolished in 2013 due to deterioration. The addition will increase the livable space on the property as well as provide two off street parking spaces. The addition is at the rear of the property and will not be seen from the street and therefore will not adversely affect the architectural integrity of the property.*
- (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).  
  
*Adding the addition to the subject property will allow the owner to fully develop the property and provide for the rehabilitation and façade restoration for the remaining historic portion of the property.*

#### **Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required the rear addition. The addition is not highly visible from the street and substantially conforms to the guidelines with the exception of the vertically oriented cedar plank siding on the rear. While this is not visible to surrounding streets, as there is a public alley, we need to be cognizant that we are keeping perspective of the historic facades that are visible on alleys. Having both curtain walls on the edges and the vertical plank siding are two very contemporary treatments. It would be more appropriate to introduce just one subtle design element rather than have an entire façade that is not in keeping with the context. Staff feels that the horizontal oriented cedar plank siding would be more contextual and appropriate.

## Applicable Guidelines

### New Construction

#### A. Intent and General Guidelines

1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.
2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.
3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.
4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.

#### B. Specific Guidelines

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

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

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

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

*The proposed addition does not feature a strong division between the base, middle and top. However this is consistent with many rear building additions found in the district, especially those constructed of wood framing. A strong base is created on the rear façade due to the recess of the first floor garage opening.*

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

*The roof on the third story addition of the main structure is a flat roof with a slight slope to the east, maintaining the slope of the original roof. This roof shape is appropriate as it matches the original roof of the principal building with no overhang and the roof cannot be seen from the primary street frontage.*

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

*The only part of the addition that will include windows is the rear façade, which is not visible from any of the surrounding streets. The windows that are included are at the side and create a curtain wall. The curtain wall is on the edge of the façade and the rest of the façade creates a blank wall. Blank walls on rears, especially at zero lot lines are not uncommon within the district. Also as there has been infill along Pleasant Street, the façade will not be visible from surrounding streets.*

4. **Storefronts:** New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts. The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches.

*The subject property is a residence and will not have a storefront.*

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

*The proposed work will alter the side setback on the south and will alter the rear setback. The setbacks are zero lot line setbacks, which are common throughout Over-the Rhine.*

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

*The rhythm of the primary façade will not be altered along Elm Street.*

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

*The rear addition will provide a strong vertical emphasis. The addition itself is taller than it is wide. The columns of windows on the edge of the façade also help to provide a vertical emphasis.*

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

*The existing principal building is three stories tall and the addition will be shorter than the existing building with the exception of the elevator. It has been common practice for utilitarian penthouses to be approved. The elevator shaft and penthouse will not be visible from the street and does not provide useable living space. The only portion of the building that should be permitted to be taller than the original building would be the elevator penthouse.*

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

*The materials that are being used on the addition include masonry and cedar siding. The cedar siding on the north elevation is horizontal in configuration whereas the cedar planks on the rear façade are vertical in configuration. While this material is appropriate the orientation is not an appropriate treatment. The cedar plank siding should be oriented horizontally.*

## Additions

### Intent and General Guidelines

1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.
2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.
3. Additions should not overpower the original building.

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

*The addition is compatible in massing to the original building as it is a similar height and scale. The side and rear facades are not visible from the street. A small portion of the rear extends a few feet south of the existing south building line, but it is set far enough back on the lot and the space between the buildings is only a few feet that this extension will not be visible.*

*While the façade is not visible from surrounding streets, a design along alleys should still be sympathetic to the historic context. Having a blank wall with only two narrow curtain walls is a contemporary design that is not imitative of historic design, however incorporating vertical oriented boards does not create a sympathetic material pattern for the historic district.*

### **Other Considerations:**

**Prehearing Results:** A prehearing was held on October 25, 2016. A neighbor was present and was opposed to the setback on the project

**Comments Provided to Staff:** One letter provided in the packet from Tim Mara is opposed to the rear setback of the property due to concerns on the turn radius.

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

**Other:** The applicant is also proposing:

- New aluminum-clad wood double-hung windows manufacture by Pella. The windows will have arched tops and will be two over two.
- Restoration of the façade including cleaning and tuckpointing.

All of this work is consistent with the Over-the-Rhine Historic District Conservation Guidelines.

### **Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

#### **I. ZONING VARIANCE - DIMENSIONAL VARIANCE**

- A. **APPROVE** the requested 20 yard rear setback variance for a total of a zero lot line rear setback.

- B. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  - 1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
  - 2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

II. **ZONING VARIANCE - DIMENSIONAL VARIANCE**

- A. **APPROVE** the requested 5 yard rear setback variance for a total of a zero lot line side setback.

- B. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  - 1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
  - 2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

III. **DIMENSIONAL VARIANCE**

- A. **APPROVE** the requested 10 foot height variance for a maximum height of 45 feet with the following condition

- 1. The only permitted portion allowed at 45 feet is the penthouse access to the roof and it shall not be any larger than what is shown on the approved plans.

- B. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  - 1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
  - 2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

IV. **DIMENSIONAL VARIANCE**

- A. **APPROVE** the requested 2 foot fence height variance for a total of an 8 foot fence in the rear yard.

- B. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  - 3. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
  - 4. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

V. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 1416 Elm Street submitted by Platte Design dated 11/09/2016 including any revisions submitted for permit subject to staff review and approval with the following conditions:

1. The cedar plank siding on the rear/east façade shall be horizontal in orientation.
2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

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

# APPLICATION



# CERTIFICATE OF APPROPRIATENESS

APPLICATION BUILDING ADDRESS: 1416 ELM

DISTRICT NAME: OVER THE RHINE  
(if applicable)

OWNER NAME: DAMON LONG

ADDRESS: CONTACT ARCHITECT.

EMAIL: \_\_\_\_\_

CONTRACTOR NAME: BAIR BUILD CO.

ADDRESS: 1418 MAIN ST. #1

EMAIL: DJ@BAIRBUILD.COM

ARCHITECT NAME: PLATTE DESIGN - AMY LYNN

ADDRESS: 202 W. ELDER

EMAIL: AMY@PLATTEDESIGN.COM

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

PHONE NO: \_\_\_\_\_

PHONE NO: 513-716-HOME

PHONE NO: 513-658-2712

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

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

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

RENOVATION OF HISTORIC STRUCTURE AT FRONT OF PROPERTY + ADDITION (NEW CONSTRUCTION) AT REAR WITH GARAGE, COURTYARD, AND ROOF ECK.

MATERIALS AT NEW ADDITION INCLUDE 4" BRICK MASONRY, ~~MINOR~~ CEMENT FIBER PANELS, AND CEDAR SIDING.

1414 Elm - same details - will be changing windows where prop Abell  
IN ORDER TO EXPEDITE HCB ACTION, PLEASE ATTACH ADDITIONAL INFORMATION, IF AVAILABLE, AS MAY BE APPROPRIATE. LIST ANY INFORMATION ATTACHED: (Elevations, site plans, specifications, photos, material samples, additional drawings or written matter)

ALL ATTACHED.

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

**APPLICATION FOR ZONING RELIEF**

**1. SUBJECT PROPERTY**  
 ADDRESS 1416 ELM ST.  
 AUDITOR'S PARCEL ID(S) 081-0002-0368-00  
 BASE ZONING CLASSIFICATION RM 1.2  
 ZONING OVERLAY (if applicable) OTR HISTORIC DISTRICT

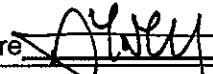
**2. APPLICANT**  
 NAME PLATTE DESIGN CONTACT PERSON (if legal entity) AMY LYNNH  
 ADDRESS 202 W. FLOER ST.  
 EMAIL AMY@PLATTEDESIGN.COM  
 TELEPHONE 513-658-2712 RELATIONSHIP TO OWNER DESIGNER

**3. OWNER**  
 NAME OTR HOLDINGS CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS 1203 WALNUT ST. 4TH FLOOR  
 EMAIL \_\_\_\_\_  
 TELEPHONE 513-621-4402

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

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

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

**7. SIGNATURE.** The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.  
 Print Name AMY LYNNH Signature  Date 10/6/16

# PLATTE

architecture + design

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October 10, 2016

Beth Johnson  
Urban Conservator  
City of Cincinnati Buildings and Inspections  
805 Central Avenue, Suite 500  
Cincinnati, OH 45202

Dear Beth:

We are requesting relief in the form of variances for a proposed addition to the historic structure at 1416 Elm Street. Our proposed plans would require the following variances.

## Zoning Code of the City of Cincinnati

### 1405-07 Residential Multi-family Districts. (RM-1.2)

- ~~Front yard: 20 feet~~
- Side yard: 0' min, 5' total
- Rear yard: 20 feet
- Maximum Height: 35 feet

### 1421-33 Fences and Walls.

- Item b: Maximum height: four feet;

## Relief Requested

20'-0" variance (zero setback) *existing condition*

5' variance (5' setback)

20'-0" variance (zero setback)

10'-0" variance (45' at highest point)

*for elevator vestibule  
5' to rest below existing  
noise*

8'-0" high breezeway gates

The proposed design for the renovation and addition at 1416 Elm maximizes both the public interest and private benefits, for reasons listed above. We request that, as allowed by section 1445-13 of the Cincinnati Municipal Code, the board grants these variances so that the project may move forward.

This project significantly increases the value of this property and those properties adjacent. Furthermore, this increase in square footage and usability represents a sizable increase in future property tax valuation.

In order to make this development economically viable in today's market we need to (1) achieve a sales price high enough to cover the cost of stabilizing the remaining portion of the historic structure and (2) insure that in the future the building can be used in a way complimentary to a contemporary lifestyle, compatible with the rising property values in this area of Over-the-

Rhine. The inclusion of an alley-accessed garage, in the proposed rear addition, and the elevator which serves a new roof deck help achieve these goals.

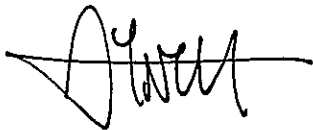
The Over the Rhine neighborhood was built in a time before cars, so parking and the general accommodation of vehicles is an ever-present design challenge here. The inclusion of an on-site garage at this property is not only an obvious private benefit for the property owner, but it decreases the demand for street parking in the neighborhood- a significant public benefit. The rear and side yard variances make this garage possible.

Furthermore, the inclusion of an elevator that brings occupants to the roof deck helps this property retain value for years to come. Roof decks are a highly sought-after amenity in this neighborhood, and an elevator insures accessibility to this space for people with disabilities and the elderly. The majority of the new addition is actually shorter than the existing building, and this taller portion with the elevator represents a very small portion of the design. A variance which allows the building height to be increased to 45'-0" makes this elevator possible.

In general, the granting of these variances would allow us to build in a manner more in harmony with the existing dense urban character of the rest of the OTR neighborhood. The vast majority of the buildings in the immediate vicinity occupy footprints which nearly fill the available site. Most are less than 10'-0" from the rear property boundary, and less than 5'-0" from the side property boundaries. Indeed, none of the buildings in the immediate vicinity comply with the prescribed setbacks of the RM-1.2 district.

Granting these setback variances would allow our design to comply with The OTR Historic Guidelines, which encourage building setbacks for new construction that are "consistent with the buildings of similar use on adjacent and nearby sites [which] have shallow setbacks... [and] retain an 'edge' at the property line" (Conservation Guidelines, B5).

Respectfully,

A handwritten signature in black ink, appearing to read 'Amy Lynch', with a long horizontal stroke extending to the right.

Amy Lynch  
Project Manager

**1416 ELM STREET**

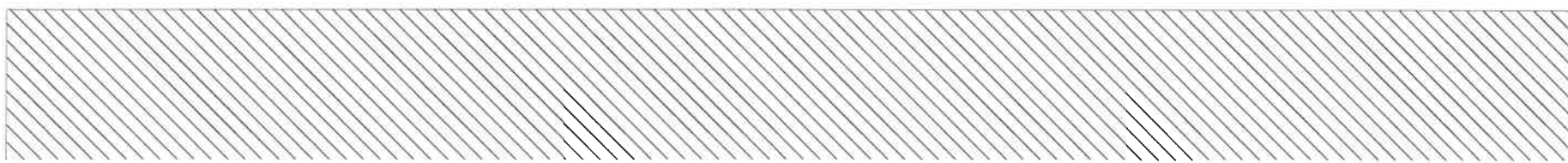
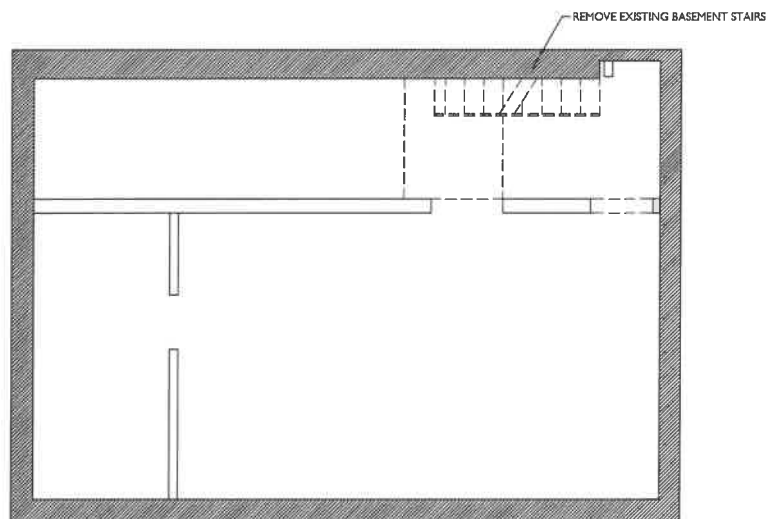
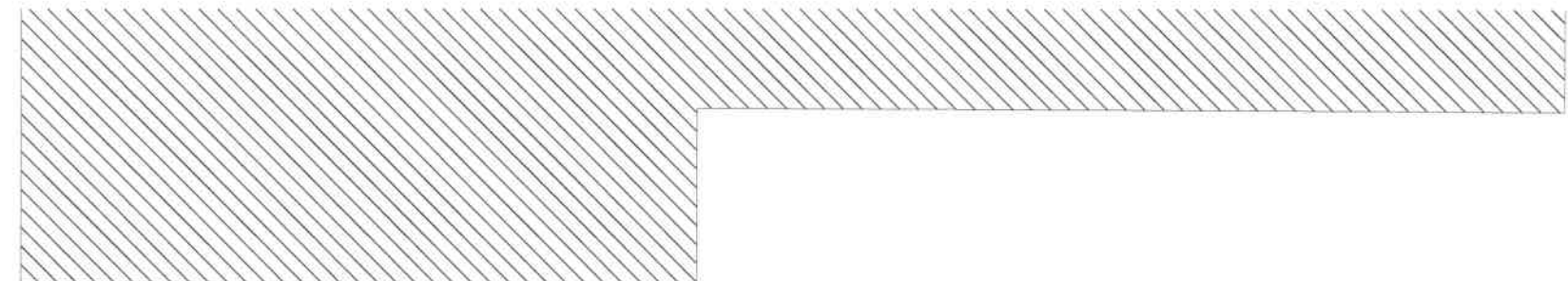
**OVER-THE-RHINE  
CINCINNATI, OHIO**

**HISTORIC RENOVATION &  
NEW CONSTRUCTION ADDITION**

**PLATTE**  
architecture + design

&

**BAIR BUILD CO.**



BASEMENT PLAN - EXISTING

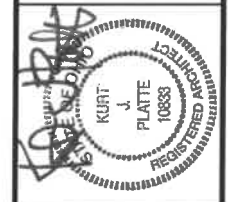
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NOT FOR CONSTRUCTION

ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
 CINCINNATI, OH 45202

11.09.2016

**X100**



KURT PLATTE 10833  
 EXP DATE 12.31.2017

Progress Dates

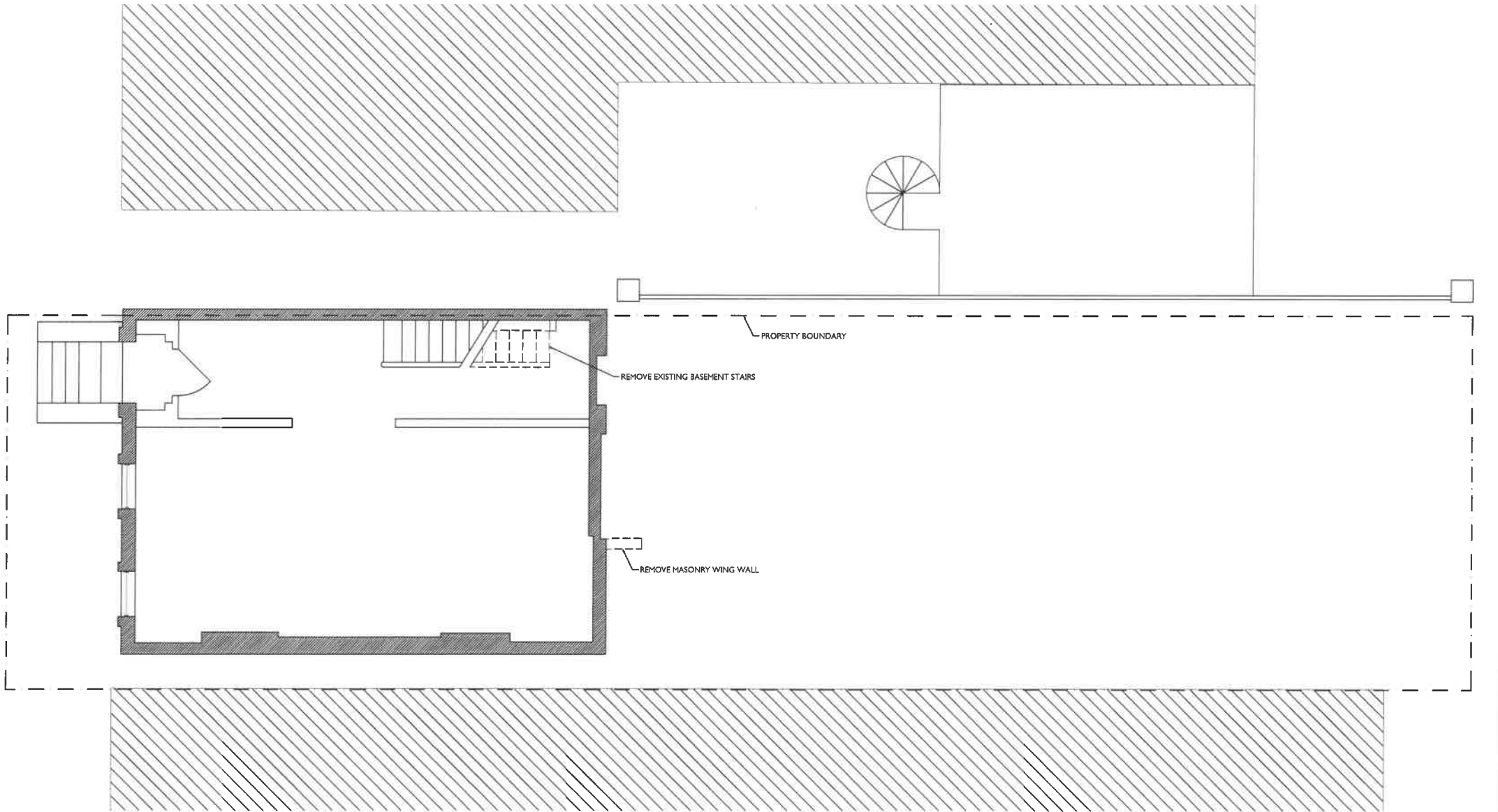
Revisions  
 ⚠

Design Team:

Drawn by:

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FIRST FLOOR PLAN - EXISTING

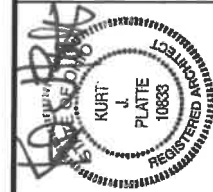
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NOT FOR CONSTRUCTION

ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
 CINCINNATI, OH 45202

11.09.2016

**X101**



KURT PLATTE 10833  
 EXP DATE 12.31.2017

Progress Dates

Revisions

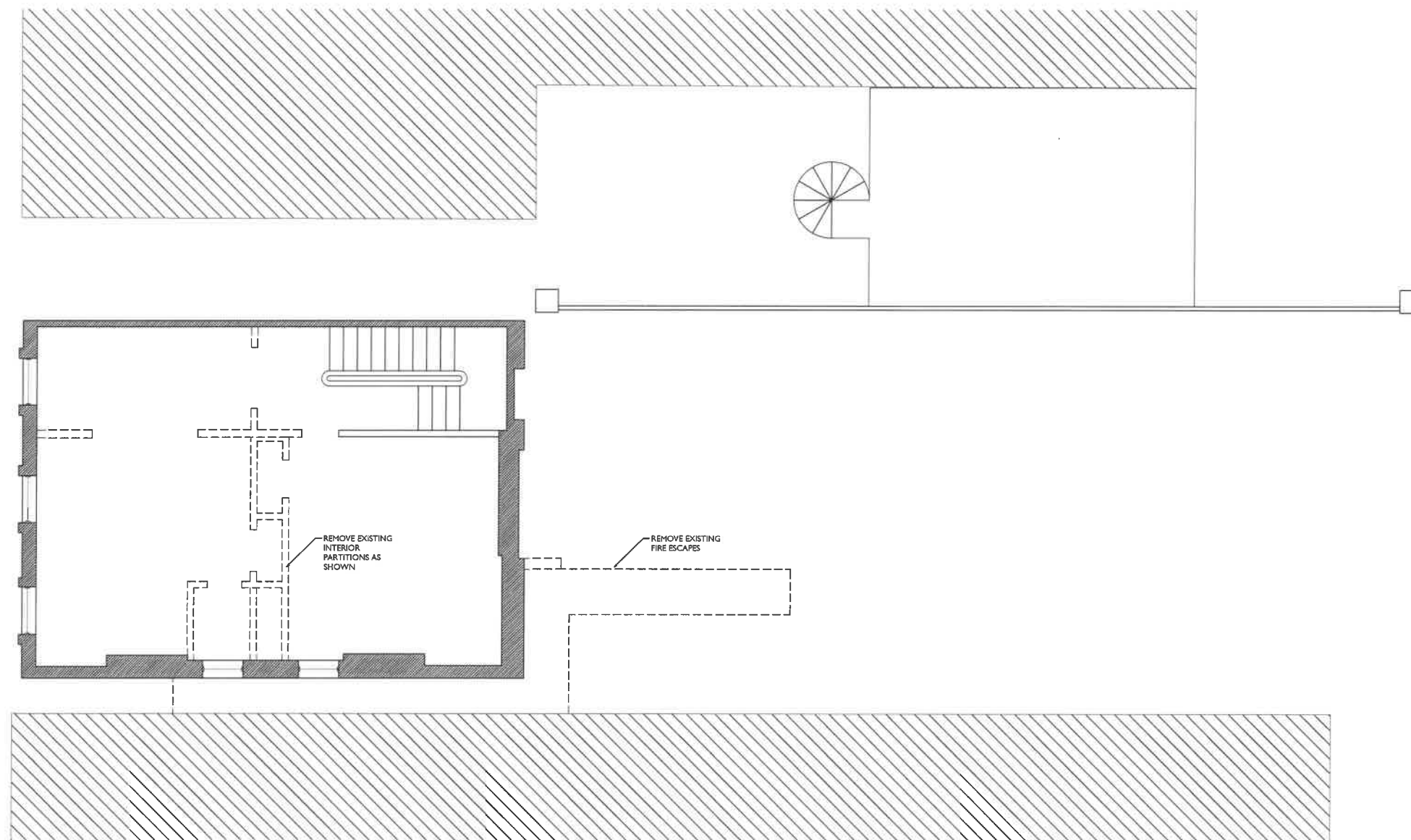


Design Team:

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SECOND FLOOR PLAN - EXISTING

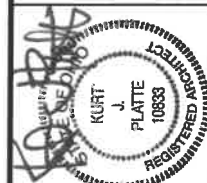
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NOT FOR CONSTRUCTION

ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
 CINCINNATI, OH 45202

11.09.2016

**X102**



KURT PLATTE 10833  
 EXP. DATE 12/31/2017

Progress Dates

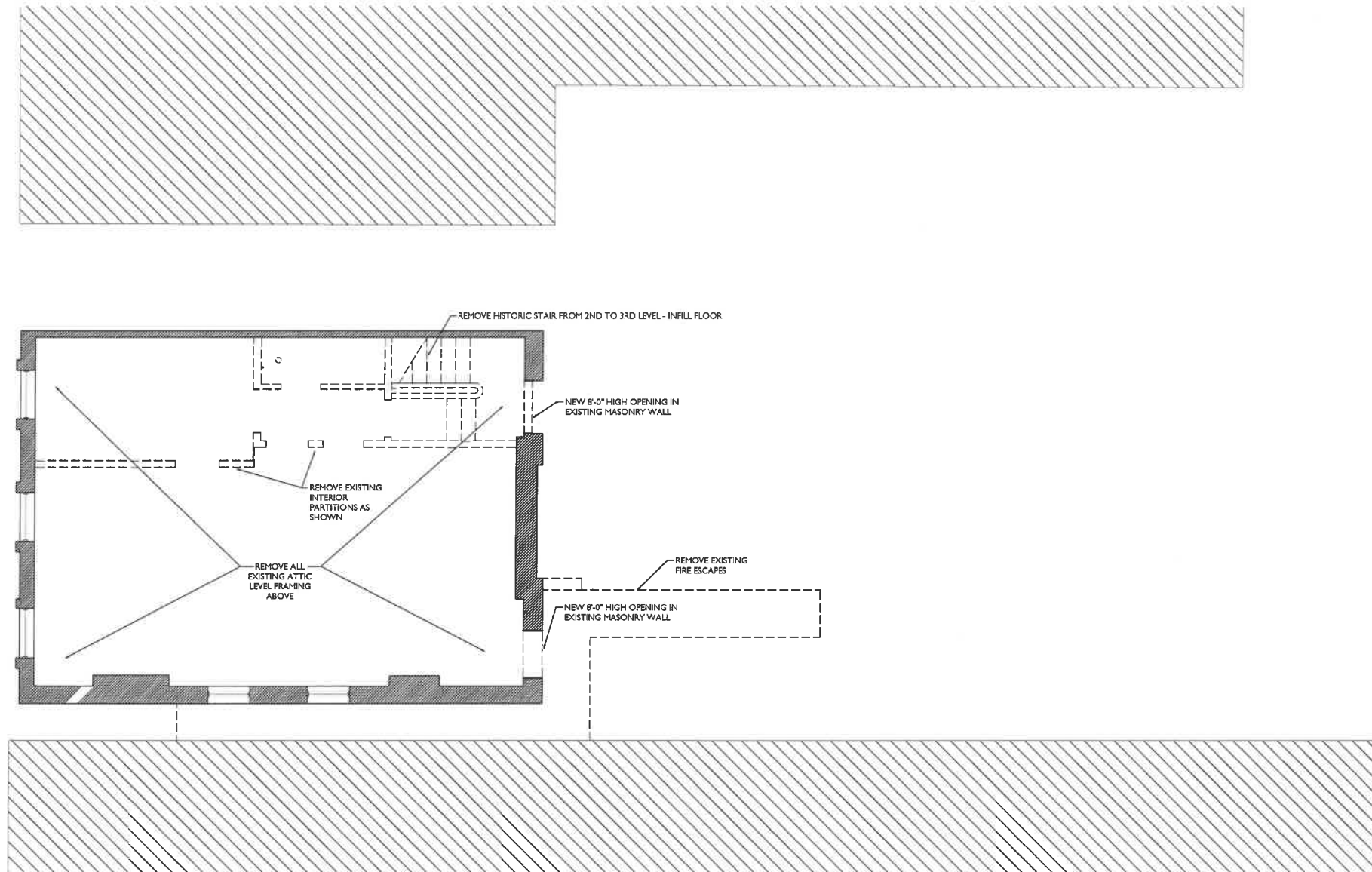
Revisions

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THIRD FLOOR PLAN - EXISTING

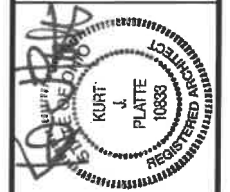
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NOT FOR CONSTRUCTION

ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
 CINCINNATI, OH 45202

11.09.2016

**A103**



KURT PLATTE 10833  
 EXP DATE 12-31-2017

Progress Dates

Revisions

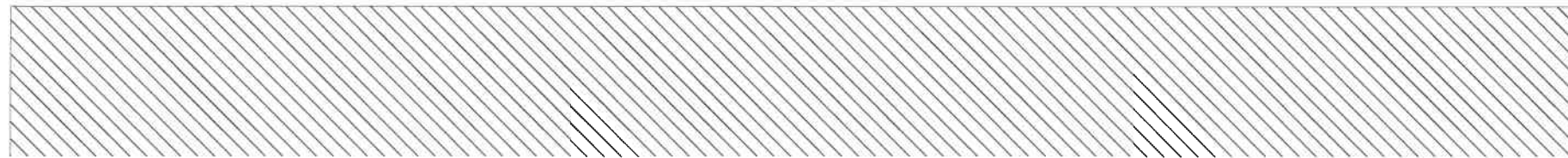
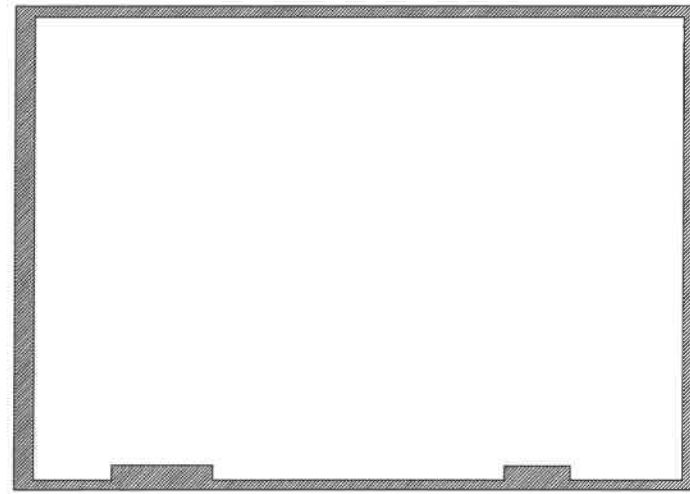
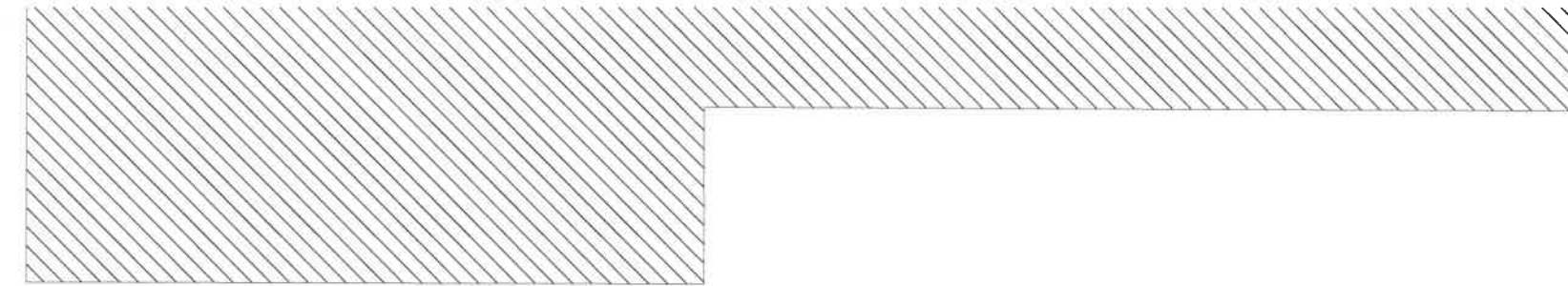


Design Team:

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ROOF PLAN - EXISTING

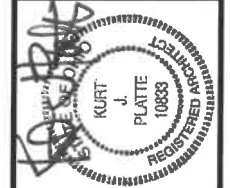
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ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
CINCINNATI, OH 45202

11.09.2016

**X104**



KURT PLATTE 10833  
EXP DATE 12.31.2017

Progress Dates

Revisions



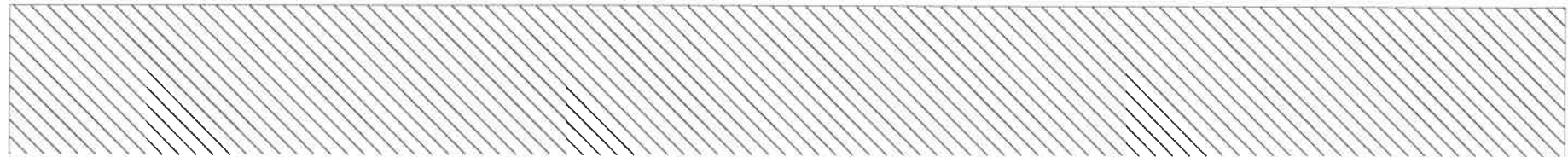
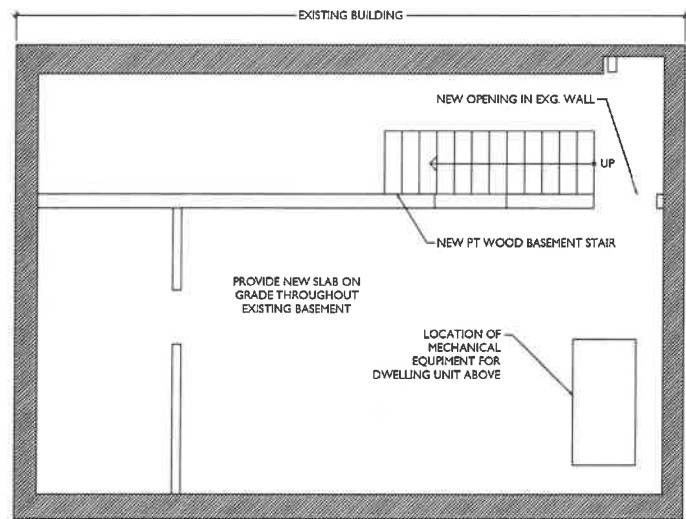
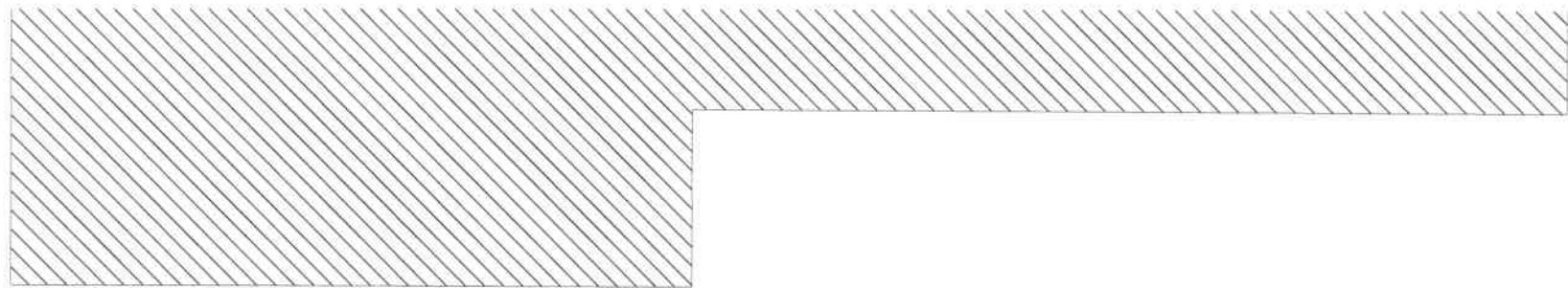
Design Team:

Drawn by:

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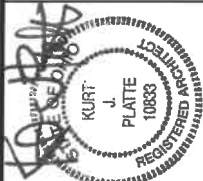
<p><b>GENERAL NOTES:</b></p> <p>ALL INTERIOR WALLS TO BE 2X4's @ 24" O.C. w/ ACOUSTIC BATTS, UNLESS NOTED OTHERWISE.</p> <p>ALL INTERIOR DOORS TO BE 2'-6" x 8'-0" SOLID WOOD, UNLESS NOTED OTHERWISE.</p> <p>WHERE FURRING IS SHOWN IN EXG. BUILDING, PROVIDE 1 5/8" MTL STUDS @ 24" O.C. HELD 1" OFF THE EXG. WALL. FILL CAVITY W/ BLOWN INSUL.</p> <p>ALL INTERIOR BASEBOARD TRIM TO BE FLUSH 1x8 w/ DRYWALL REVEAL, UNLESS NOTED OTHERWISE.</p> <p>TUCKPOINT &amp; REPAIR ALL EXG. MASONRY.</p>	<p><b>FLOOR/CeILING ASSEMBLIES:</b></p> <p>ALL NEW INTERIOR FLOORS TO BE POLISHED CONCRETE SLAB WITH RADIANT HEAT, UNLESS NOTED OTHERWISE.</p> <p>GARAGE FLOORS TO BE CONCRETE SLAB ON GRADE PER STRUCT DWGS. (NO RADIANT HEAT)</p> <p>ALL EXG. INTERIOR FLOORS TO BE REPAIRED &amp; REFINISHED EXISTING WOOD.</p> <p>ALL CEILINGS TO BE 5/8" TYPE-C GYP BD, PAINTED, UNLESS NOTED OTHERWISE.</p> <p>1-HR FIRE SEPARATION REQUIRED AT THIRD FLOOR FRAMING OF EXISTING BUILDING (TO SEPARATE DWELLING UNITS) TO BE (3) LAYERS 5/8" TYPE-C GYP BD w/ 7/8" RESILIENT CLIPS w/ EXG. FRAMING (PER STRUCT DWGS).</p>	<p><b>ROOF ASSEMBLIES:</b></p> <p>ALL EXTERIOR ROOF/TERRACE CONSTRUCTION TO BE CONCRETE PAVERS w/ PEDESTALS w/ MIN 2" EPDM w/ TAPERED RIGID INSULATION w/ PLYWD SHEATHING w/ FRAMING PER STRUCT DWGS w/ FIBERGLASS BATTS. MIN R-VALUE = 48.</p> <p>ALL OTHER ROOFS TO BE EPDM w/ TAPERED RIGID INSULATION w/ 3/4" PLYWD SHEATHING w/ FRAMING PER STRUCT DWGS w/ FIBERGLASS BATTS. MIN R-VALUE = 48.</p>	<p><b>KEYED NOTES</b></p> <ol style="list-style-type: none"> <li>EXISTING BUILDING TO REMAIN</li> <li>GLASS GUARDRAIL</li> <li>CLOPAY MODERN GARAGE DOOR</li> <li>.0625 THK ALUM (70% KYNAR FINISH, COLOR TBD)</li> <li>EXPOSED STEEL STRUCTURE</li> <li>LA CANTINA MULTI-SLIDE DOORS</li> <li>STEEL STAIR (INTERIOR)</li> </ol>	<p><b>NEW EXTERIOR WALLS:</b></p> <p>A. CEDAR PLANKS w/ 7/8" GALV HAT CHANNELS @ 24" O.C. w/ BLACK VAPROSHIELD w/ 5/8" DENSGLAS SHEATHING w/ 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: CEDAR PLANKS w/ 5/8" GYP BD (PAINTED BLACK)</p> <p>B. BRICK MASONRY w/ 1" AIRSPACE w/ TYVEK HOME WRAP w/ 5/8" PLYWD SHEATHING w/ 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p>	<p>C. FIBER CEMENT PANELS CUT INTO 3.5" X 8'-0" PLANKS w/ 7/8" GALV HAT CHANNELS @ 24" O.C. w/ BLACK VAPROSHIELD w/ 5/8" DENSGLAS SHEATHING w/ 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p> <p>D. YKK CURTAIN WALL D1. FIXED CLEAR GLASS D2. SPANDREL PANEL - OBSCURED GLASS D3. OPERABLE AWNING WINDOW</p> <p>E. PRODEMA PANELS w/ 7/8" GALV HAT CHANNELS @ 24" O.C. w/ BLACK VAPROSHIELD w/ 5/8" DENSGLAS SHEATHING w/ 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p>
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1 BASEMENT PLAN - PROPOSED  
SCALE 1/4" = 1'-0"

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EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:

Drawn by:

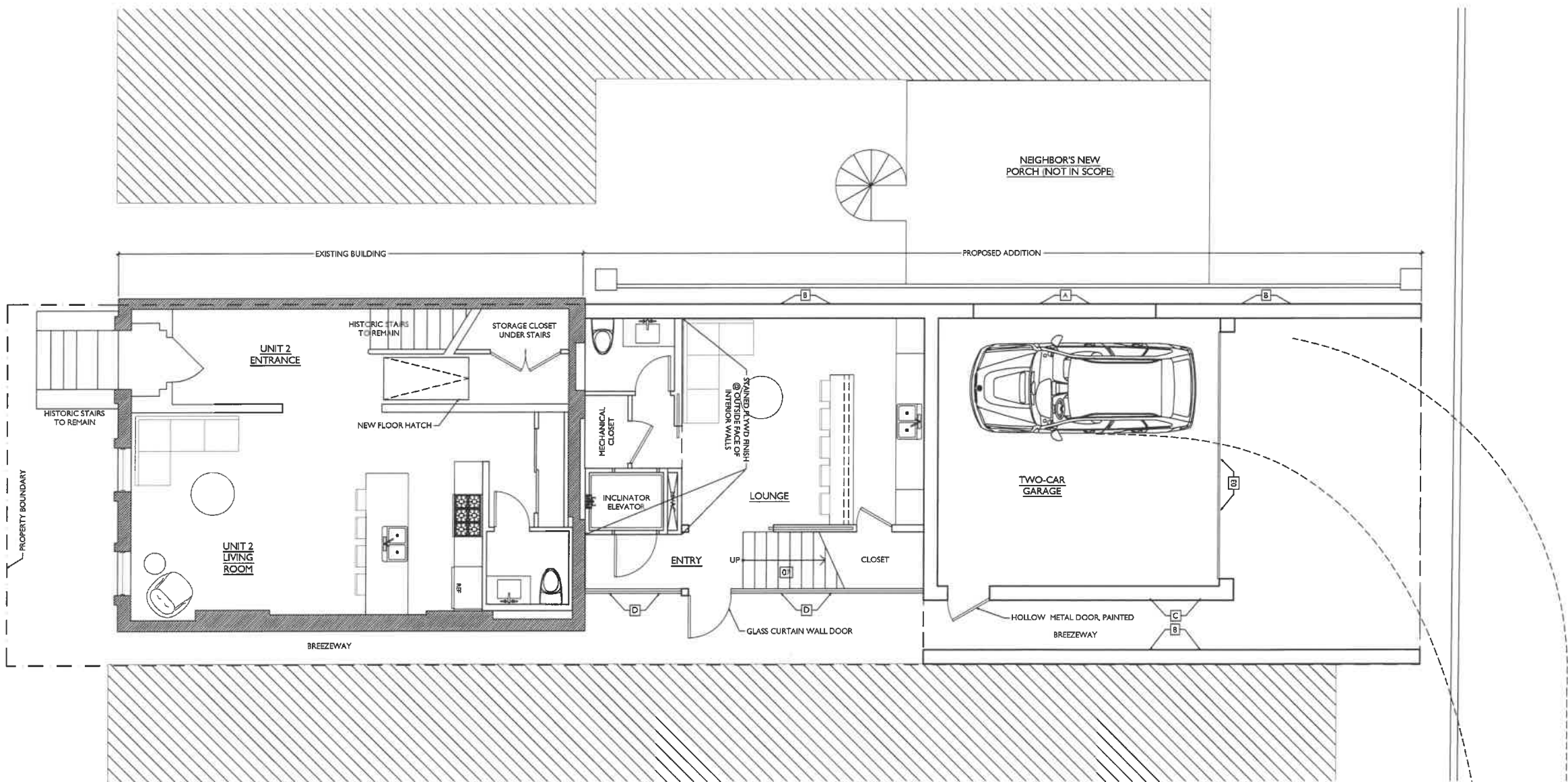
NOT FOR CONSTRUCTION

ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
CINCINNATI, OH 45202

11.09.2016

**A100**

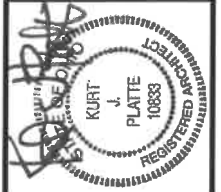
<p><b>GENERAL NOTES:</b></p> <p>ALL INTERIOR WALLS TO BE 2X4s @ 24" O.C. w/ ACOUSTIC BATTS, UNLESS NOTED OTHERWISE</p> <p>ALL INTERIOR DOORS TO BE 2'-6" x 8'-0" SOLID WOOD, UNLESS NOTED OTHERWISE</p> <p>WHERE FURRING IS SHOWN IN EXG. BUILDING, PROVIDE 1 5/8" MTL STUDS @ 24" O.C. HELD 1" OFF THE EXG. WALL. FILL CAVITY W/ BLOWN INSUL.</p> <p>ALL INTERIOR BASEBOARD TRIM TO BE FLUSH 1x8 w/ DRYWALL REVEAL, UNLESS NOTED OTHERWISE</p> <p>TUCKPOINT &amp; REPAIR ALL EXG. MASONRY.</p>	<p><b>FLOOR/CEILING ASSEMBLIES:</b></p> <p>ALL NEW INTERIOR FLOORS TO BE POLISHED CONCRETE SLAB WITH RADIANT HEAT, UNLESS NOTED OTHERWISE</p> <p>GARAGE FLOORS TO BE CONCRETE SLAB ON GRADE PER STRUCT DWGS. (NO RADIANT HEAT)</p> <p>ALL EXG. INTERIOR FLOORS TO BE REPAIRED &amp; REFINISHED EXISTING WOOD.</p> <p>ALL CEILINGS TO BE 5/8" TYPE-C GYP BD, PAINTED, UNLESS NOTED OTHERWISE</p> <p>1-HR FIRE SEPARATION REQUIRED AT THIRD FLOOR FRAMING OF EXISTING BUILDING (TO SEPARATE DWELLING UNITS) TO BE (3) LAYERS 5/8" TYPE-C GYP BD of 7/8" RESILIENT CLIPS of EXG. FRAMING (PER STRUCT DWGS).</p>	<p><b>ROOF ASSEMBLIES:</b></p> <p>ALL EXTERIOR ROOF TERRACE CONSTRUCTION TO BE CONCRETE PAVERS or FEDESTALS of MIN 2" EPDM of TAPERED RIGID INSULATION of PLYWD SHEATHING of FRAMING PER STRUCT DWGS w/ FIBERGLASS BATTS. MIN R-VALUE = 48.</p> <p>ALL OTHER ROOFS TO BE EPDM of TAPERED RIGID INSULATION of 3/4" PLYWD SHEATHING of FRAMING PER STRUCT DWGS w/ FIBERGLASS BATTS. MIN R-VALUE = 48.</p>	<p><b>KEYED NOTES</b></p> <ol style="list-style-type: none"> <li>EXISTING BUILDING TO REMAIN</li> <li>GLASS GUARDRAIL</li> <li>CLOPAY MODERN GARAGE DOOR</li> <li>.0625 THK ALUM (70% KYNAR FINISH, COLOR TBD)</li> <li>EXPOSED STEEL STRUCTURE</li> <li>LA CANTINA MULTI-SLIDE DOORS</li> <li>STEEL STAIR (INTERIOR)</li> </ol>	<p><b>NEW EXTERIOR WALLS:</b></p> <p>A. CEDAR PLANKS of 7/8" GALV HAT CHANNELS @ 24" O.C. of BLACK VAPROSHIELD of 5/8" DENSGLAS SHEATHING of 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: CEDAR PLANKS of 5/8" GYP BD (PAINTED BLACK)</p> <p>B. BRICK MASONRY of 1" AIRSPACE of TYVEK HOME WRAP of 5/8" PLYWD SHEATHING of 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p>	<p>C. FIBER CEMENT PANELS CUT INTO 3.5" X 8'-0" PLANKS of 7/8" GALV HAT CHANNELS @ 24" O.C. of BLACK VAPROSHIELD of 5/8" DENSGLAS SHEATHING of 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p> <p>D. YKK CURTAIN WALL D1. FIXED CLEAR GLASS D2. SPANDREL PANEL - OBSCURED GLASS D3. OPERABLE AWNING WINDOW</p> <p>E. PRODEMA PANELS of 7/8" GALV HAT CHANNELS @ 24" O.C. of BLACK VAPROSHIELD of 5/8" DENSGLAS SHEATHING of 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p>
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1 FIRST FLOOR PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"

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KURT PLATTE 10833  
EXP. DATE 12.31.2017

Progress Dates

Revisions

Design Team:

Drawn by:

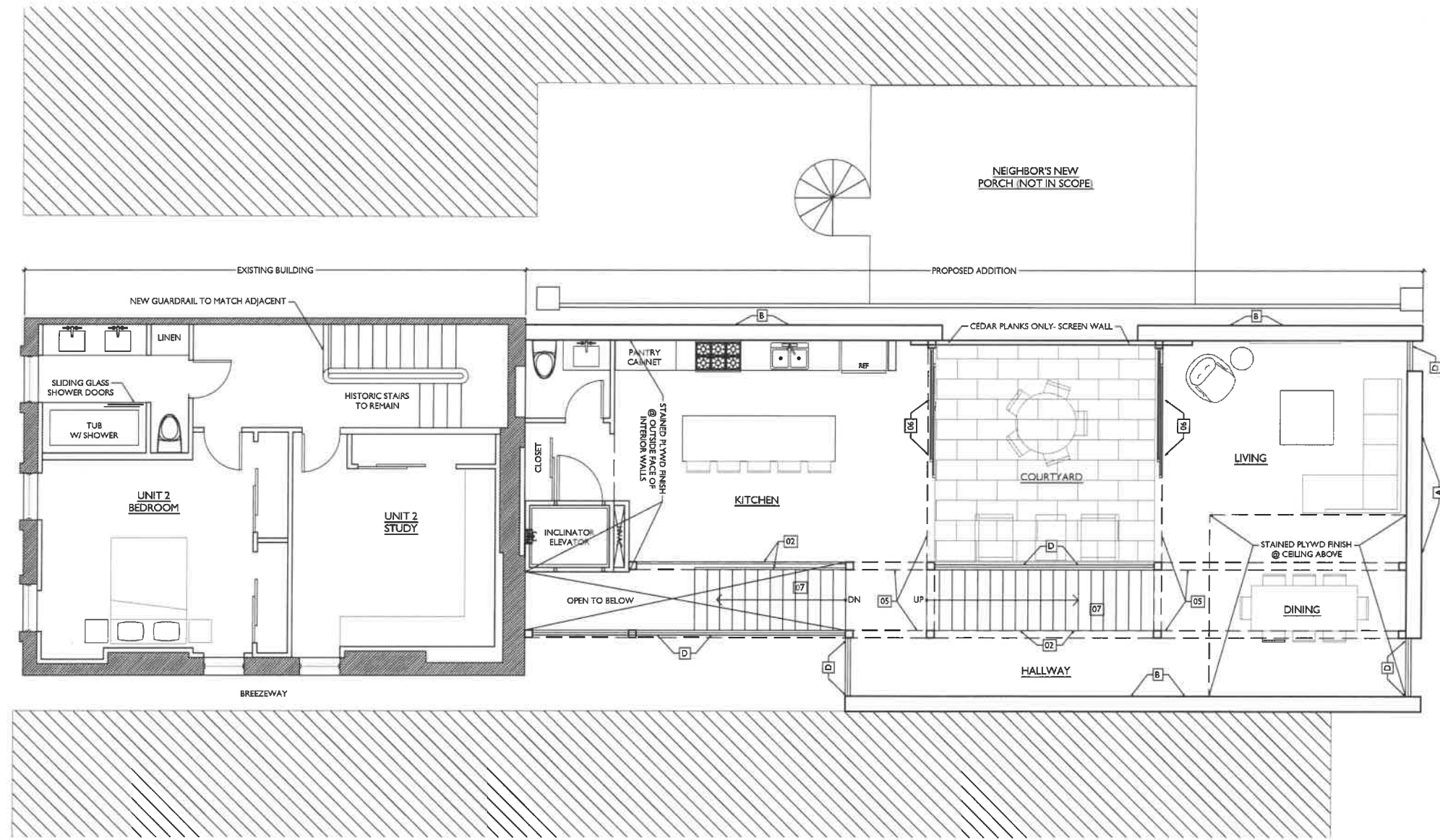
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ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
CINCINNATI, OH 45202

11.09.2016

**A101**

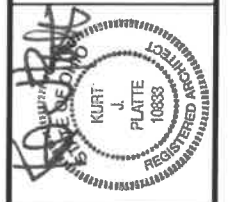
<p><b>GENERAL NOTES:</b></p> <p>ALL INTERIOR WALLS TO BE 2x4s @ 24" O.C. w/ ACOUSTIC BATTS, UNLESS NOTED OTHERWISE.</p> <p>ALL INTERIOR DOORS TO BE 2'-6" x 8'-0" SOLID WOOD, UNLESS NOTED OTHERWISE.</p> <p>WHERE FURRING IS SHOWN IN EXG. BUILDING PROVIDE 1 5/8" MTL STUDS @ 24" O.C. HLD 1" OFF THE EXG. WALL. FILL CAVITY W/ BLOWN INSUL.</p> <p>ALL INTERIOR BASEBOARD TRIM TO BE FLUSH 1x8 w/ DRYWALL REVEAL, UNLESS NOTED OTHERWISE.</p> <p>TUCKPOINT &amp; REPAIR ALL EXG. MASONRY.</p>	<p><b>FLOOR/CEILING ASSEMBLIES:</b></p> <p>ALL NEW INTERIOR FLOORS TO BE POLISHED CONCRETE SLAB WITH RADIANT HEAT, UNLESS NOTED OTHERWISE.</p> <p>GARAGE FLOORS TO BE CONCRETE SLAB ON GRADE PER STRUCT DWGS. (NO RADIANT HEAT)</p> <p>ALL EXG. INTERIOR FLOORS TO BE REPAIRED &amp; REFINISHED EXISTING WOOD.</p> <p>ALL CEILINGS TO BE 5/8" TYPE-C GYP BD, PAINTED, UNLESS NOTED OTHERWISE.</p> <p>1-HR FIRE SEPARATION REQUIRED AT THIRD FLOOR FRAMING OF EXISTING BUILDING (TO SEPARATE DWELLING UNITS) TO BE (3) LAYERS 5/8" TYPE-C GYP BD w/ 7/8" RESILIENT CLIPS OF EXG. FRAMING (PER STRUCT DWGS).</p>	<p><b>ROOF ASSEMBLIES:</b></p> <p>ALL EXTERIOR ROOF TERRACE CONSTRUCTION TO BE CONCRETE PAVERS w/ PEDESTALS of MIN 2" EPDM w/ TAPERED RIGID INSULATION w/ PLYWD SHEATHING of FRAMING PER STRUCT DWGS w/ FIBERGLASS BATTS. MIN R-VALUE = 48.</p> <p>ALL OTHER ROOFS TO BE EPDM w/ TAPERED RIGID INSULATION of 3/4" PLYWD SHEATHING of FRAMING PER STRUCT DWGS w/ FIBERGLASS BATTS. MIN R-VALUE = 48.</p>	<p><b>KEYED NOTES:</b></p> <ol style="list-style-type: none"> <li>EXISTING BUILDING TO REMAIN</li> <li>GLASS GUARDRAIL</li> <li>CLOPAY MODERN GARAGE DOOR</li> <li>.0625 THK ALUM (70% KYNAR FINISH, COLOR TBD)</li> <li>EXPOSED STEEL STRUCTURE</li> <li>LA CANTINA MULTI-SLIDE DOORS</li> <li>STEEL STAIR (INTERIOR)</li> </ol>	<p><b>NEW EXTERIOR WALLS:</b></p> <p>A. CEDAR PLANKS w/ 7/8" GALV HAT CHANNELS @ 24" O.C. of BLACK VAPROSHIELD w/ 5/8" DENSGLAS SHEATHING w/ 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p> <p>B. BRICK MASONRY w/ 1" AIRSPACE w/ TYVEK HOME WRAP w/ 5/8" PLYWD SHEATHING w/ 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p> <p>C. FIBER CEMENT PANELS CUT INTO 3.5" X 8'-0" PLANKS w/ 7/8" GALV HAT CHANNELS @ 24" O.C. of BLACK VAPROSHIELD w/ 5/8" DENSGLAS SHEATHING w/ 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p> <p>D. YKK CURTAIN WALL D1. FXED CLEAR GLASS D2. SPANDREL PANEL - OBSCURED GLASS D3. OPERABLE AWNING WINDOW</p> <p>E. PRODEMA PANELS w/ 7/8" GALV HAT CHANNELS @ 24" O.C. of BLACK VAPROSHIELD w/ 5/8" DENSGLAS SHEATHING w/ 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p>
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1 SECOND FLOOR PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"

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EXP. DATE 12/31/2017

Progress Dates

Revisions

Design Team

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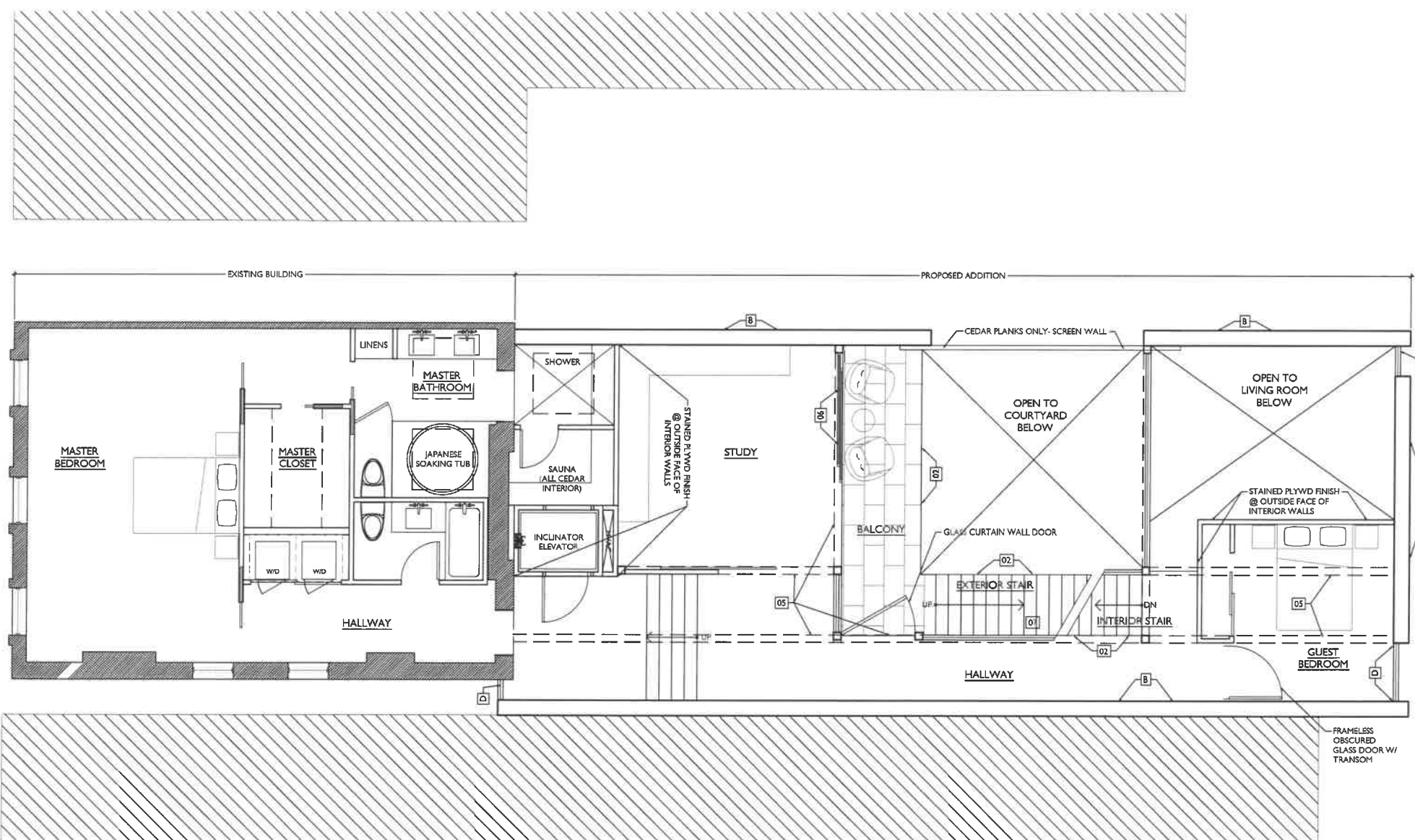
NOT FOR CONSTRUCTION

ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
CINCINNATI, OH 45202

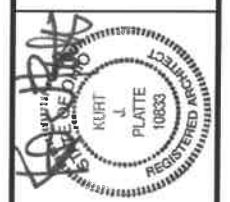
11.09.2016

**A102**

<p><b>GENERAL NOTES:</b></p> <p>ALL INTERIOR WALLS TO BE 2X4s @ 24" O.C. w/ ACOUSTIC BATTS, UNLESS NOTED OTHERWISE.</p> <p>ALL INTERIOR DOORS TO BE 2'-6" x 8'-0" SOLID WOOD, UNLESS NOTED OTHERWISE.</p> <p>WHERE FURRING IS SHOWN IN EXG. BUILDING, PROVIDE 1 5/8" MTL STUDS @ 24" O.C. HELD 1" OFF THE EXG. WALL. FILL CAVITY W/ BLOWN INSUL.</p> <p>ALL INTERIOR BASEBOARD TRIM TO BE FLUSH 1x8 w/ DRYWALL REVEAL, UNLESS NOTED OTHERWISE.</p> <p>TUCKPOINT &amp; REPAIR ALL EXG. MASONRY.</p>	<p><b>FLOOR/CEILING ASSEMBLIES:</b></p> <p>ALL NEW INTERIOR FLOORS TO BE POURED CONCRETE SLAB WITH RADIANT HEAT, UNLESS NOTED OTHERWISE.</p> <p>GARAGE FLOORS TO BE CONCRETE SLAB ON GRADE PER STRUCT DWGS. (NO RADIANT HEAT)</p> <p>ALL EXG. INTERIOR FLOORS TO BE REPAIRED &amp; REFINISHED EXISTING WOOD.</p> <p>ALL CEILINGS TO BE 5/8" TYPE-C GYP BD, PAINTED, UNLESS NOTED OTHERWISE.</p> <p>1-HR FIRE SEPARATION REQUIRED AT THIRD FLOOR FRAMING OF EXISTING BUILDING (TO SEPARATE DWELLING UNITS) TO BE (3) LAYERS 5/8" TYPE-C GYP BD w/ 7/8" RESILIENT CLIPS OF EXG. FRAMING (PER STRUCT DWGS).</p>	<p><b>ROOF ASSEMBLIES:</b></p> <p>ALL EXTERIOR ROOF TERRACE CONSTRUCTION TO BE CONCRETE PAVERS w/ PEDESTALS of MIN 2" EPDM w/ TAPERED RIGID INSULATION w/ PLYWD SHEATHING of FRAMING PER STRUCT DWGS w/ FIBERGLASS BATTS. MIN R-VALUE = 48.</p> <p>ALL OTHER ROOFS TO BE EPDM w/ TAPERED RIGID INSULATION w/ 3/4" PLYWD SHEATHING of FRAMING PER STRUCT DWGS w/ FIBERGLASS BATTS. MIN R-VALUE = 48.</p>	<p><b>KEYED NOTES:</b></p> <ol style="list-style-type: none"> <li>EXISTING BUILDING TO REMAIN</li> <li>GLASS GUARDRAIL</li> <li>CLOPAY MODERN GARAGE DOOR</li> <li>.0625 THK ALUM (70% KYNAR FINISH, COLOR TBD)</li> <li>EXPOSED STEEL STRUCTURE</li> <li>LA CANTINA MULTI-SLIDE DOORS</li> <li>STEEL STAIR (INTERIOR)</li> </ol>	<p><b>NEW EXTERIOR WALLS:</b></p> <p>A. CEDAR PLANKS of 7/8" GALV HAT CHANNELS @ 24" O.C. of BLACK VAPROSHIELD of 5/8" DENSGLAS SHEATHING of 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: CEDAR PLANKS of 5/8" GYP BD (PAINTED BLACK)</p> <p>B. BRICK MASONRY of 1" AIRSPACE of TYVEK HOME WRAP of 5/8" PLYWD SHEATHING of 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p>	<p>C. FIBER CEMENT PANELS CUT INTO 3.5" X 8'-0" PLANKS of 7/8" GALV HAT CHANNELS @ 24" O.C. of BLACK VAPROSHIELD of 5/8" DENSGLAS SHEATHING of 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p> <p>D. YKK CURTAIN WALL D1. FIXED CLEAR GLASS D2. SPANDREL PANEL - OBSCURED GLASS D3. OPERABLE AWNING WINDOW</p> <p>E. PRODEHA PANELS of 7/8" GALV HAT CHANNELS @ 24" O.C. of BLACK VAPROSHIELD of 5/8" DENSGLAS SHEATHING of 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p>
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1 THIRD FLOOR PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"



KURT PLATTE 10633  
EXP. DATE 12.31.2017

Progress Dates

Revisions

Design Team:

Drawn by:

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ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
CINCINNATI, OH 45202

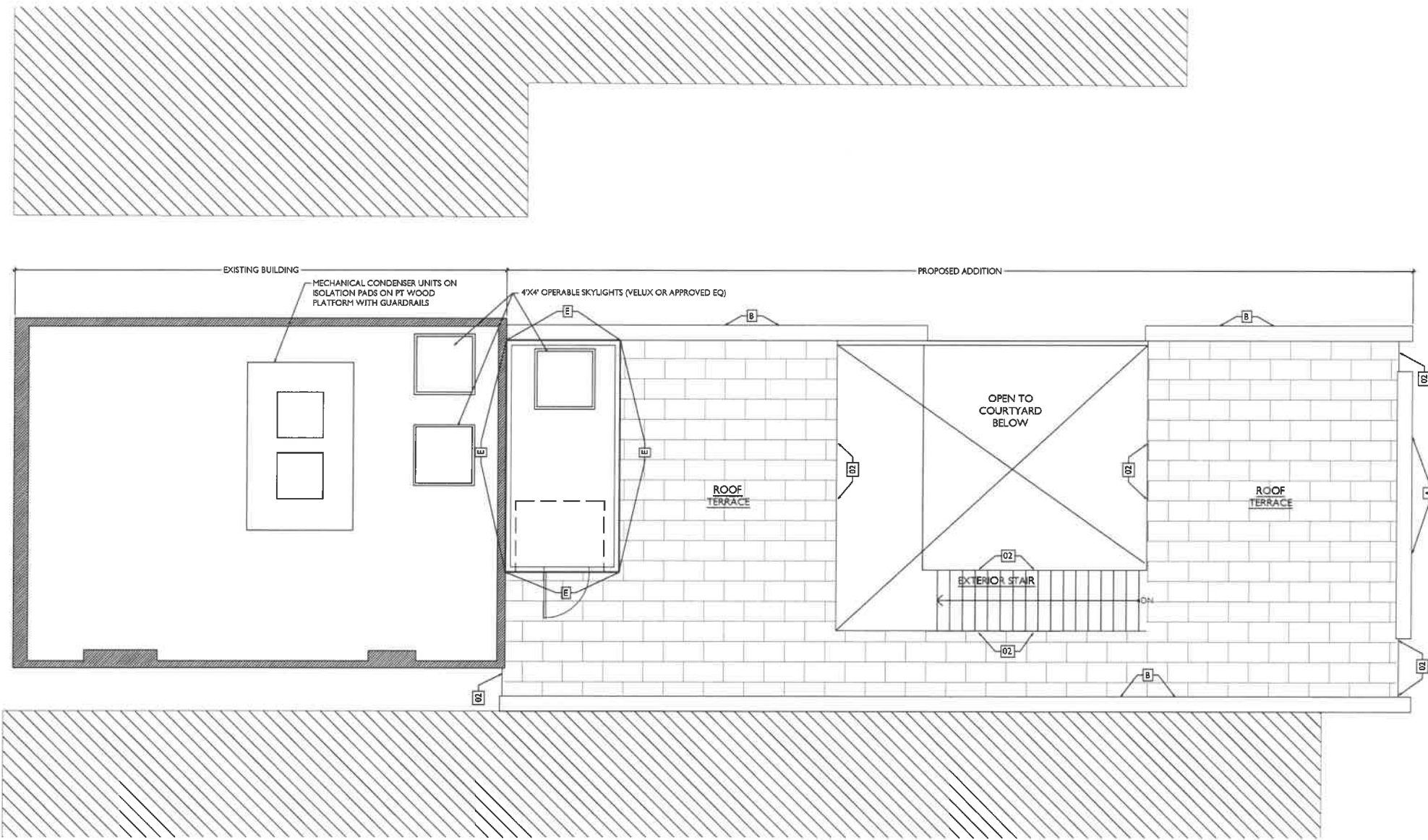
11.09.2016

**A103**

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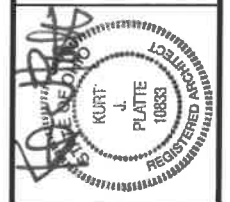
<p><b>GENERAL NOTES:</b></p> <p>ALL INTERIOR WALLS TO BE 2X4s @ 24" O.C. w/ ACOUSTIC BATTS, UNLESS NOTED OTHERWISE.</p> <p>ALL INTERIOR DOORS TO BE 2'-6" x 8'-0" SOLID WOOD, UNLESS NOTED OTHERWISE.</p> <p>WHERE FURRING IS SHOWN IN EXG. BUILDING, PROVIDE 1 3/8" MTL STUDS @ 24" O.C. HELD 1" OFF THE EXG. WALL. FILL CAVITY W/ BLOWN INSUL.</p> <p>ALL INTERIOR BASEBOARD TRIM TO BE FLUSH 1x8 w/ DRYWALL REVEAL, UNLESS NOTED OTHERWISE.</p> <p>TUCKPOINT &amp; REPAIR ALL EXG. MASONRY.</p>	<p><b>FLOOR/CEILING ASSEMBLIES:</b></p> <p>ALL NEW INTERIOR FLOORS TO BE POLISHED CONCRETE SLAB WITH RADIANT HEAT, UNLESS NOTED OTHERWISE.</p> <p>GARAGE FLOORS TO BE CONCRETE SLAB ON GRADE PER STRUCT DWGS. (NO RADIANT HEAT)</p> <p>ALL EXG. INTERIOR FLOORS TO BE REPAIRED &amp; REFINISHED EXISTING WOOD.</p> <p>ALL CEILINGS TO BE 5/8" TYPE-C GYP BD, PAINTED, UNLESS NOTED OTHERWISE.</p> <p>1-HR FIRE SEPARATION REQUIRED AT THIRD FLOOR FRAMING OF EXISTING BUILDING (TO SEPARATE DWELLING UNITS) TO BE (3) LAYERS 5/8" TYPE-C GYP BD w/ 7/8" RESILIENT CLIPS w/ EXG. FRAMING (PER STRUCT DWGS).</p>	<p><b>ROOF ASSEMBLIES:</b></p> <p>ALL EXTERIOR ROOF TERRACE CONSTRUCTION TO BE CONCRETE PAVERS w/ PEDESTALS w/ MIN 2" EPDM w/ TAPERED RIGID INSULATION w/ PLYWD SHEATHING w/ FRAMING PER STRUCT DWGS w/ FIBERGLASS BATTS. MIN R-VALUE = 48.</p> <p>ALL OTHER ROOFS TO BE EPDM w/ TAPERED RIGID INSULATION w/ 3/4" PLYWD SHEATHING w/ FRAMING PER STRUCT DWGS w/ FIBERGLASS BATTS. MIN R-VALUE = 48.</p>	<p><b>KEYED NOTES</b></p> <ol style="list-style-type: none"> <li>EXISTING BUILDING TO REMAIN</li> <li>GLASS GUARDRAIL</li> <li>CLOPAY MODERN GARAGE DOOR</li> <li>.0625 THK ALUM (70% KYNAR FINISH, COLOR TBD)</li> <li>EXPOSED STEEL STRUCTURE</li> <li>LA CANTINA MULTI-SLIDE DOORS</li> <li>STEEL STAIR (INTERIOR)</li> </ol>	<p><b>NEW EXTERIOR WALLS:</b></p> <p>A. CEDAR PLANKS w/ 7/8" GALV HAT CHANNELS @ 24" O.C. w/ BLACK VAPROSHIELD w/ 5/8" DENIGLAS SHEATHING w/ 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: CEDAR PLANKS w/ 5/8" GYP BD (PAINTED BLACK)</p> <p>B. BRICK MASONRY w/ 1" AIRSPACE w/ TYVEK HOME WRAP w/ 5/8" PLYWD SHEATHING w/ 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p>	<p>C. FIBER CEMENT PANELS CUT INTO 3.5" X 8'-0" PLANKS w/ 7/8" GALV HAT CHANNELS @ 24" O.C. w/ BLACK VAPROSHIELD w/ 5/8" DENIGLAS SHEATHING w/ 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p> <p>D. YKK CURTAIN WALL D1. FXED CLEAR GLASS D2. SPANDREL PANEL - OBSCURED GLASS D3. OPERABLE AWNING WINDOW</p> <p>E. PRODEMA PANELS w/ 7/8" GALV HAT CHANNELS @ 24" O.C. w/ BLACK VAPROSHIELD w/ 5/8" DENIGLAS SHEATHING w/ 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p>
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**1 ROOF TERRACE PLAN - PROPOSED**  
SCALE: 1/4" = 1'-0"

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EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:

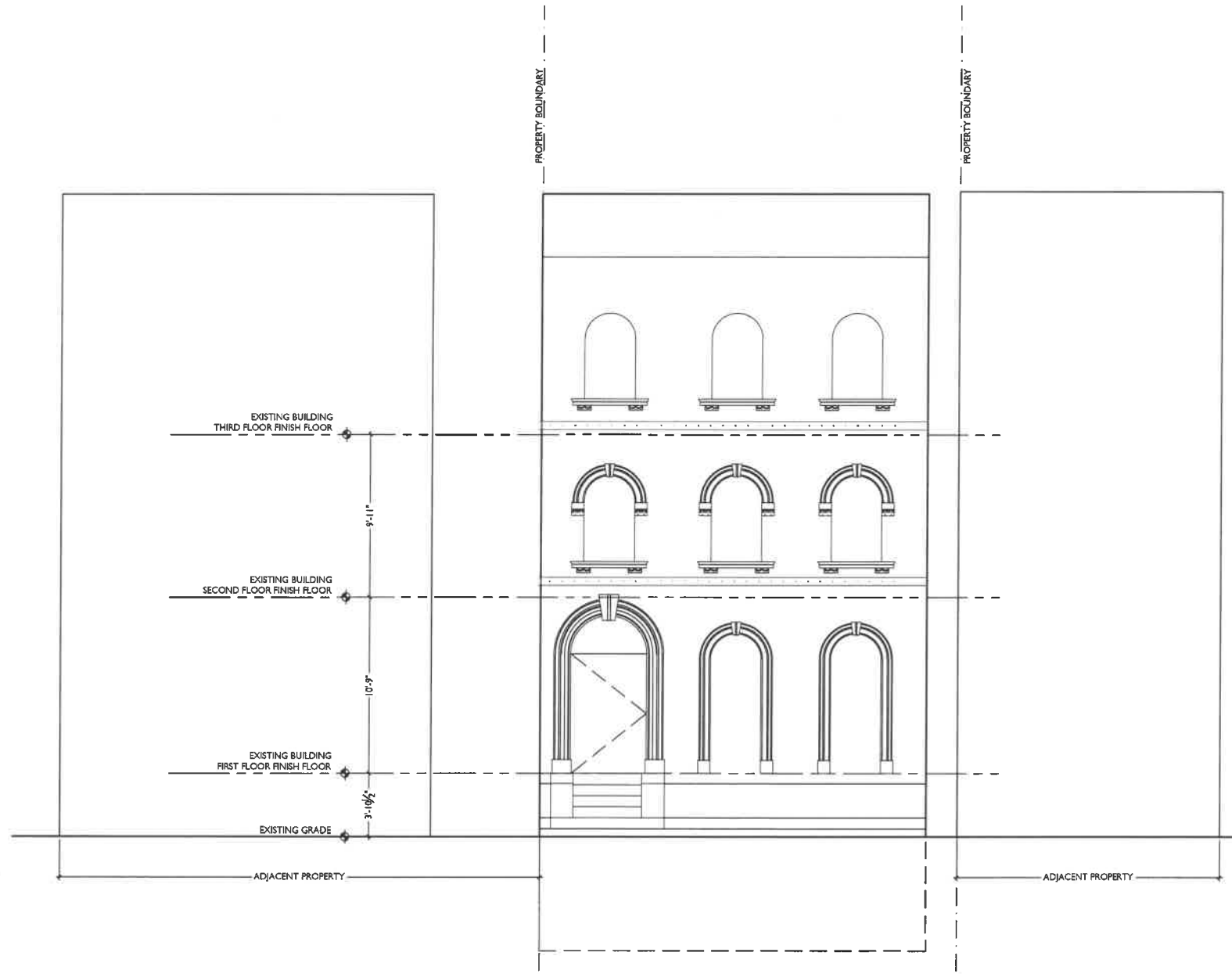
Drawn by:

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ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
CINCINNATI, OH 45202

11.09.2016

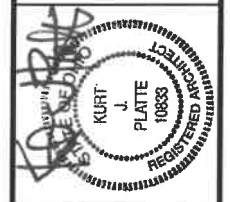
**A104**



1 WEST ELEVATION - EXISTING  
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

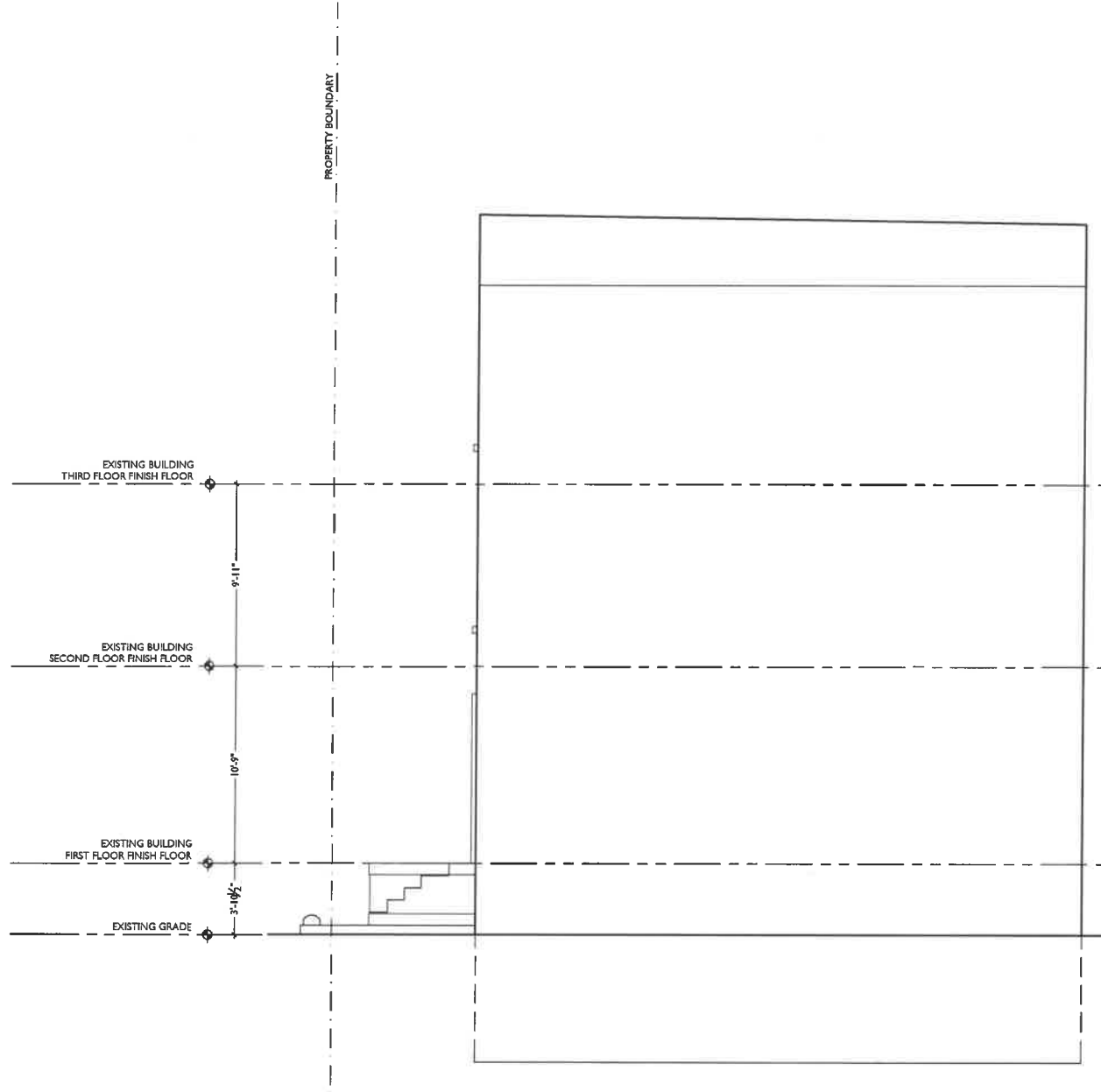
ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
CINCINNATI, OH 45202  
11.09.2016  
**X301**



KURT PLATTE 10833  
EXP DATE 12/31/2017  
Progress Dates  
Revisions  
Design Team:  
Drawn by:

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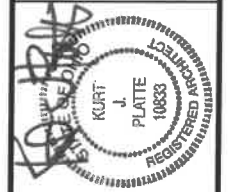
1 SOUTH ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
CINCINNATI, OH 45202

11.09.2016

**X302**



KURT PLATTE 10833  
EXP. DATE 12.31.2017

Progress Dates

Revisions

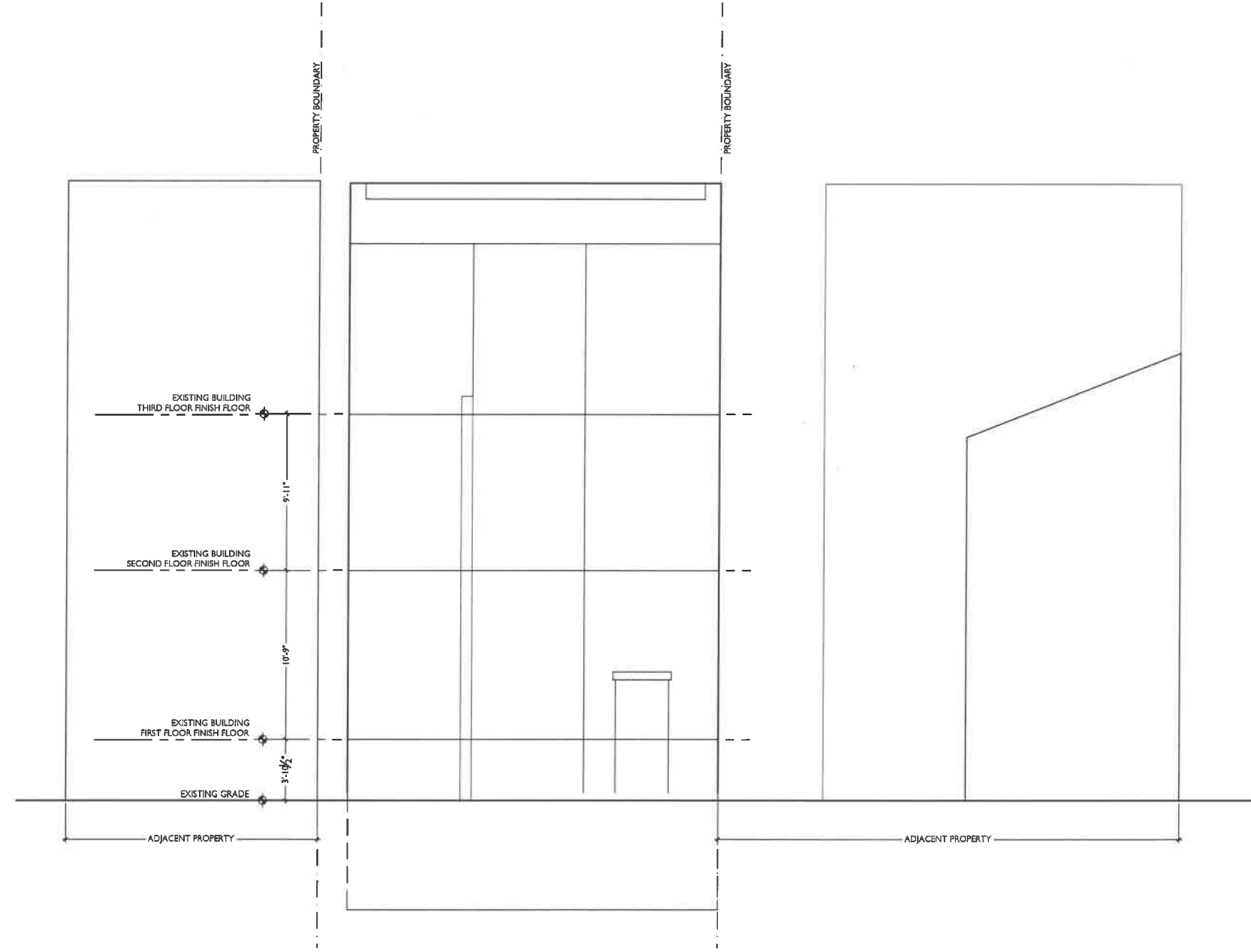


Design Team:

Drawn by:

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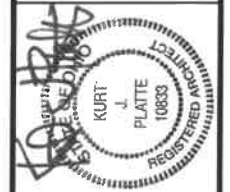
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1 EAST ELEVATION - EXISTING  
SCALE 1/4" = 1'-0"

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ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
CINCINNATI, OH 45202  
11.09.2016  
**X303**



KURT PLATTE 10833  
EXP DATE 12.31.2017

Progress Dates

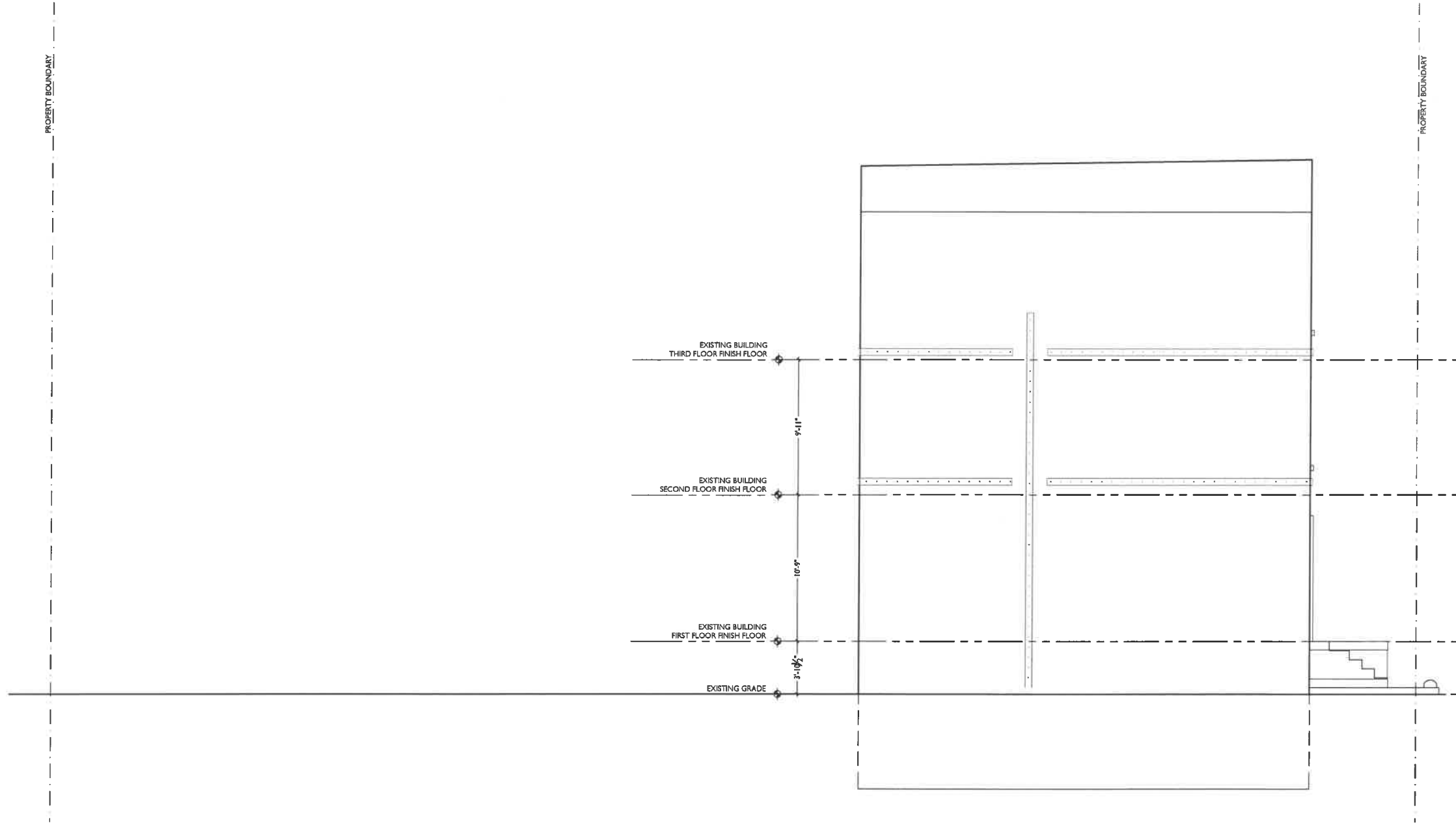
Revisions  
△

Design Team:

Drawn by:

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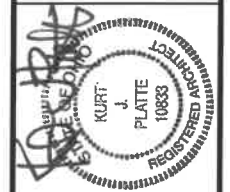
1 NORTH ELEVATION - EXISTING  
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
CINCINNATI, OH 45202

11.09.2016

**X304**



KURT PLATTE 10833  
EXP DATE 12.31.2017

Progress Dates

Revisions

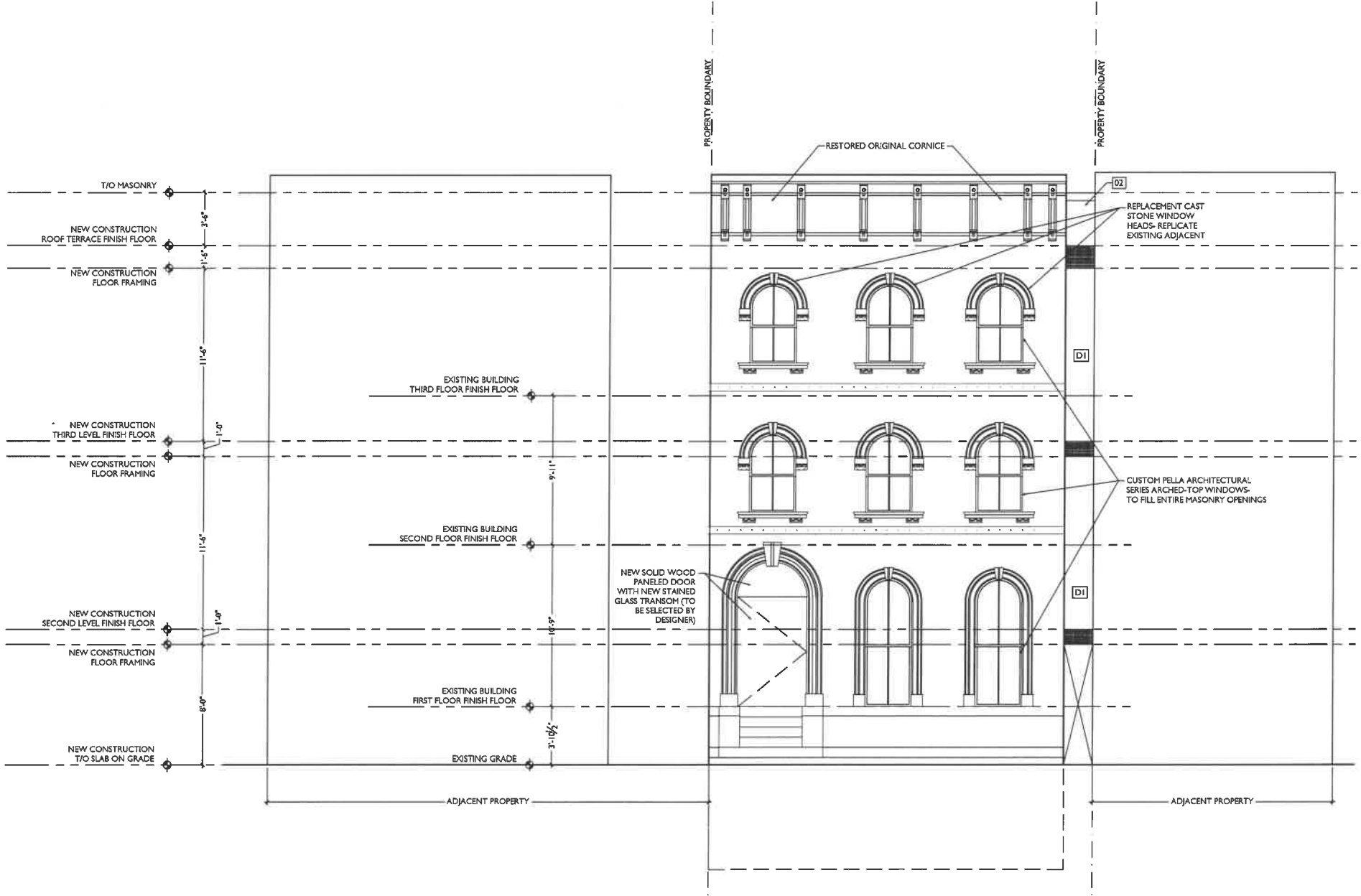
Design Team:

Drawn by:

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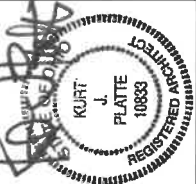
<p><b>GENERAL NOTES:</b></p> <p>ALL INTERIOR WALLS TO BE 2X4s @ 24" O.C. w/ ACOUSTIC BATTS, UNLESS NOTED OTHERWISE.</p> <p>ALL INTERIOR DOORS TO BE 2'-6" x 8'-0" SOLID WOOD, UNLESS NOTED OTHERWISE.</p> <p>WHERE FURRING IS SHOWN IN EXG BUILDING, PROVIDE 1 5/8" MTL STUDS @ 24" O.C. HELD 1" OFF THE EXG. WALL. FILL CAVITY W/ BLOWN INSUL.</p> <p>ALL INTERIOR BASEBOARD TRIM TO BE FLUSH 1x8 w/ DRYWALL REVEAL UNLESS NOTED OTHERWISE.</p> <p>TUCKPOINT &amp; REPAIR ALL EXG. MASONRY.</p>	<p><b>FLOOR/CEILING ASSEMBLIES:</b></p> <p>ALL NEW INTERIOR FLOORS TO BE POLISHED CONCRETE SLAB WITH RADIANT HEAT, UNLESS NOTED OTHERWISE.</p> <p>GARAGE FLOORS TO BE CONCRETE SLAB ON GRADE PER STRUCT DWGS. (NO RADIANT HEAT)</p> <p>ALL EXG. INTERIOR FLOORS TO BE REPAIRED &amp; REFINISHED EXISTING WOOD.</p> <p>ALL CEILINGS TO BE 5/8" TYPE-C GYP BD, PAINTED, UNLESS NOTED OTHERWISE.</p> <p>1-HR FIRE SEPARATION REQUIRED AT THIRD FLOOR FRAMING OF EXISTING BUILDING (TO SEPARATE DWELING UNITS) TO BE (3) LAYERS 5/8" TYPE-C GYP BD or 7/8" RESILIENT CLIPS of EXG. FRAMING (PER STRUCT DWGS).</p>	<p><b>ROOF ASSEMBLIES:</b></p> <p>ALL EXTERIOR ROOF TERRACE CONSTRUCTION TO BE CONCRETE PAVERS or PEDESTALS of MIN 2" EPDM or TAPERED RIGID INSULATION of PLYWD SHEATHING of FRAMING PER STRUCT DWGS w/ FIBERGLASS BATTS. MIN R-VALUE = 48.</p> <p>ALL OTHER ROOFS TO BE EPDM or TAPERED RIGID INSULATION of 3/4" PLYWD SHEATHING of FRAMING PER STRUCT DWGS w/ FIBERGLASS BATTS. MIN R-VALUE = 48.</p>	<p><b>KEYED NOTES</b></p> <ol style="list-style-type: none"> <li>EXISTING BUILDING TO REMAIN</li> <li>GLASS GUARDRAIL</li> <li>CLOPAY MODERN GARAGE DOOR</li> <li>.0625 THK ALUM (70% KYNAR FINISH, COLOR TBD)</li> <li>EXPOSED STEEL STRUCTURE</li> <li>LA CANTINA MULTI-SIDE DOORS</li> <li>STEEL STAIR (INTERIOR)</li> </ol>	<p><b>NEW EXTERIOR WALLS:</b></p> <p>A. CEDAR PLANKS of 7/8" GALV HAT CHANNELS @ 24" O.C. of BLACK VAPROSHIELD of 5/8" DENGLAS SHEATHING of 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: CEDAR PLANKS of 5/8" GYP BD (PAINTED BLACK)</p> <p>B. BRICK MASONRY of 1" AIRSPACE of TYEKE HOME WRAP of 5/8" PLYWD SHEATHING of 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p>	<p>C. FIBER CEMENT PANELS CUT INTO 3.5" X 8'-0" PLANKS of 7/8" GALV HAT CHANNELS @ 24" O.C. of BLACK VAPROSHIELD of 5/8" DENGLAS SHEATHING of 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p> <p>D. YKK CURTAIN WALL D1. FIXED CLEAR GLASS D2. SPANDREL PANEL - OBSCURED GLASS D3. OPERABLE AWNING WINDOW</p> <p>E. PRODEMA PANELS of 7/8" GALV HAT CHANNELS @ 24" O.C. of BLACK VAPROSHIELD of 5/8" DENGLAS SHEATHING of 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p>
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**1 WEST ELEVATION - PROPOSED**  
SCALE: 1/4" = 1'-0"

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KURT PLATTE 10833  
EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team:

Drawn by:

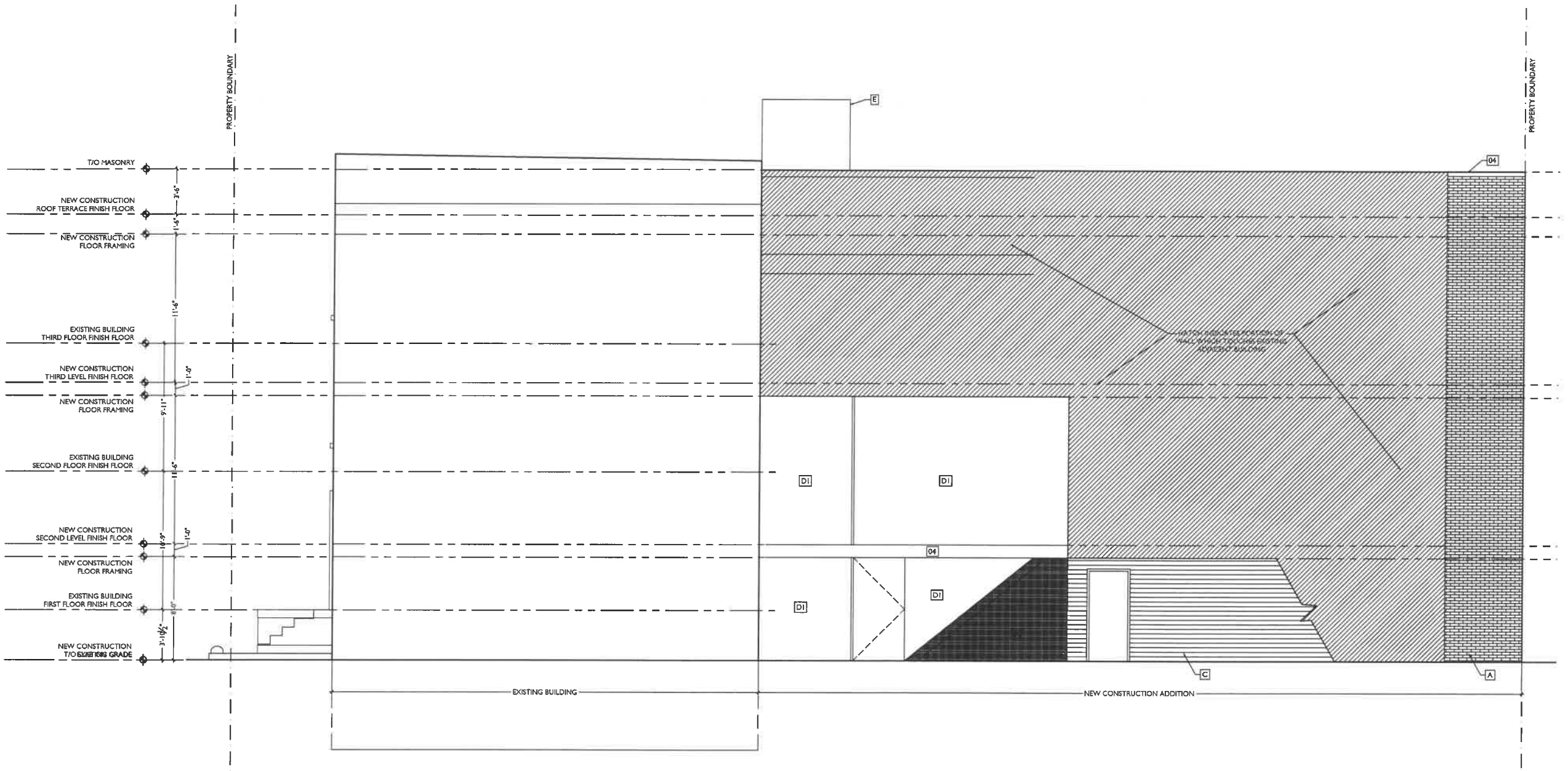
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ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
CINCINNATI, OH 45202

11.09.2016

**A301**

<p><b>GENERAL NOTES:</b></p> <p>ALL INTERIOR WALLS TO BE 2x4s @ 24" O.C. w/ ACOUSTIC BATTS, UNLESS NOTED OTHERWISE.</p> <p>ALL INTERIOR DOORS TO BE 2'-6" x 8'-0" SOLID WOOD, UNLESS NOTED OTHERWISE.</p> <p>WHERE FURRING IS SHOWN IN EXG. BUILDING, PROVIDE 1 5/8" MTL STUDS @ 24" O.C. HELD 1" OFF THE EXG. WALL. FILL CAVITY W/ BLOWN INSUL.</p> <p>ALL INTERIOR BASEBOARD TRIM TO BE FLUSH W/ DRYWALL REVEAL, UNLESS NOTED OTHERWISE.</p> <p>TUCKPOINT &amp; REPAIR ALL EXG. MASONRY.</p>	<p><b>FLOOR/CEILING ASSEMBLIES:</b></p> <p>ALL NEW INTERIOR FLOORS TO BE POLISHED CONCRETE SLAB WITH RADIANT HEAT, UNLESS NOTED OTHERWISE.</p> <p>GARAGE FLOORS TO BE CONCRETE SLAB ON GRADE PER STRUCT DWGS. (NO RADIANT HEAT)</p> <p>ALL EXG. INTERIOR FLOORS TO BE REPAIRED &amp; REFINISHED EXISTING WOOD.</p> <p>ALL CEILINGS TO BE 5/8" TYPE-C GYP BD, PAINTED, UNLESS NOTED OTHERWISE.</p> <p>1-HR FIRE SEPARATION REQUIRED AT THIRD FLOOR FRAMING OF EXISTING BUILDING (TO SEPARATE DWELLING UNITS) TO BE (3) LAYERS 5/8" TYPE-C GYP BD w/ 7/8" RESILIENT CLIPS of EXG. FRAMING (PER STRUCT DWGS).</p>	<p><b>ROOF ASSEMBLIES:</b></p> <p>ALL EXTERIOR ROOF TERRACE CONSTRUCTION TO BE CONCRETE PAVERS or PEDESTALS of MIN 2" EPDM of TAPERED RIGID INSULATION or PLYWD SHEATHING of FRAMING PER STRUCT DWGS w/ FIBERGLASS BATTS. MIN R-VALUE = 48.</p> <p>ALL OTHER ROOFS TO BE EPDM of TAPERED RIGID INSULATION of 3/4" PLYWD SHEATHING of FRAMING PER STRUCT DWGS w/ FIBERGLASS BATTS. MIN R-VALUE = 48.</p>	<p><b>KEYED NOTES:</b></p> <ol style="list-style-type: none"> <li>EXISTING BUILDING TO REMAIN</li> <li>GLASS GUARDRAIL</li> <li>CLOPAY MODERN GARAGE DOOR</li> <li>.0625 THK ALUM (70% KYNAR FINISH, COLOR TBD)</li> <li>EXPOSED STEEL STRUCTURE</li> <li>LA CANTINA MULTI-SLIDE DOORS</li> <li>STEEL STAIR (INTERIOR)</li> </ol>	<p><b>NEW EXTERIOR WALLS:</b></p> <p>A. CEDAR PLANKS of 7/8" GALV HAT CHANNELS @ 24" O.C. of BLACK VAPROSHIELD of 5/8" DENSGLAS SHEATHING of 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: CEDAR PLANKS of 5/8" GYP BD (PAINTED BLACK)</p> <p>B. BRICK MASONRY of 1" AIRSPACE of TYVEK HOME WRAP of 5/8" PLYWD SHEATHING of 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p> <p>C. FIBER CEMENT PANELS CUT INTO 3.5" X 8'-0" PLANKS of 7/8" GALV HAT CHANNELS @ 24" O.C. of BLACK VAPROSHIELD of 5/8" DENSGLAS SHEATHING of 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p> <p>D. YKK CURTAIN WALL D1. FIXED CLEAR GLASS D2. SPANDREL PANEL - OBSCURED GLASS D3. OPERABLE AWNING WINDOW</p> <p>E. PRODEMA PANELS of 7/8" GALV HAT CHANNELS @ 24" O.C. of BLACK VAPROSHIELD of 5/8" DENSGLAS SHEATHING of 2x6 WOOD STUDS w/ R-19 FIBERGLASS BATTS with INTERIOR FINISH: 5/8" GYP BD (PAINTED, COLOR TBD)</p>
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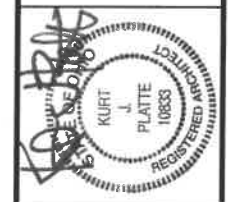
**1 SOUTH ELEVATION - PROPOSED**  
SCALE: 1/4" = 1'-0"

**NOT FOR CONSTRUCTION**

ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
CINCINNATI, OH 45202

11.09.2016

**A302**



KURT PLATTE 10833  
EXP. DATE 12.31.2017

Progress Dates

Revisions

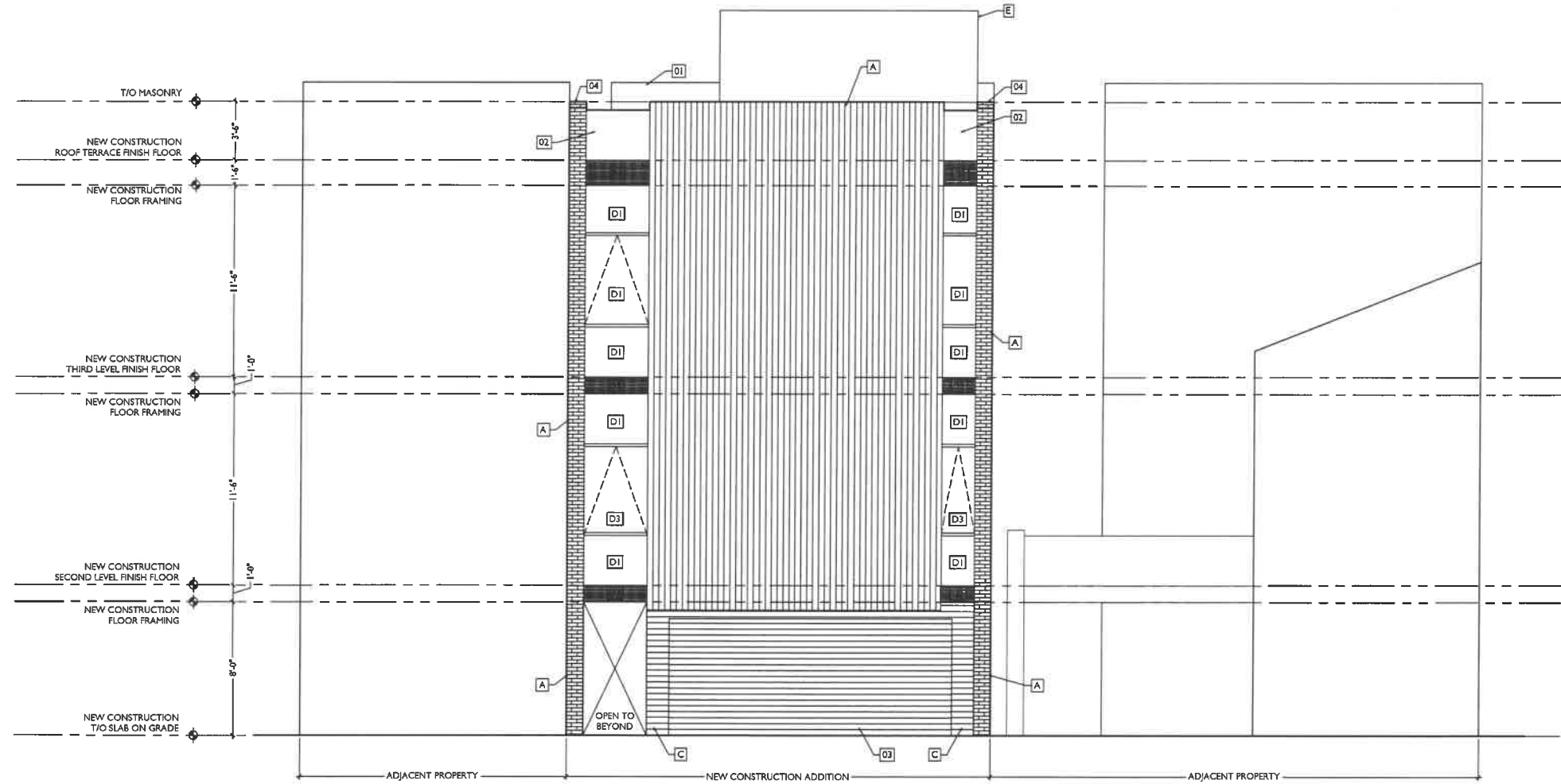
Design Team:

Drawn by:

**PLATTE**  
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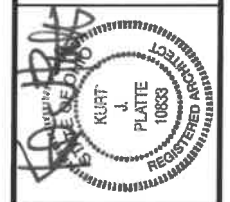


1 EAST ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"

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ADDITION & RENOVATIONS FOR  
**1416 ELM STREET**  
CINCINNATI, OH 45202

11.09.2016  
**A303**



KURT PLATTE 10833  
EXP DATE 12.31.2017

Progress Dates

Revisions

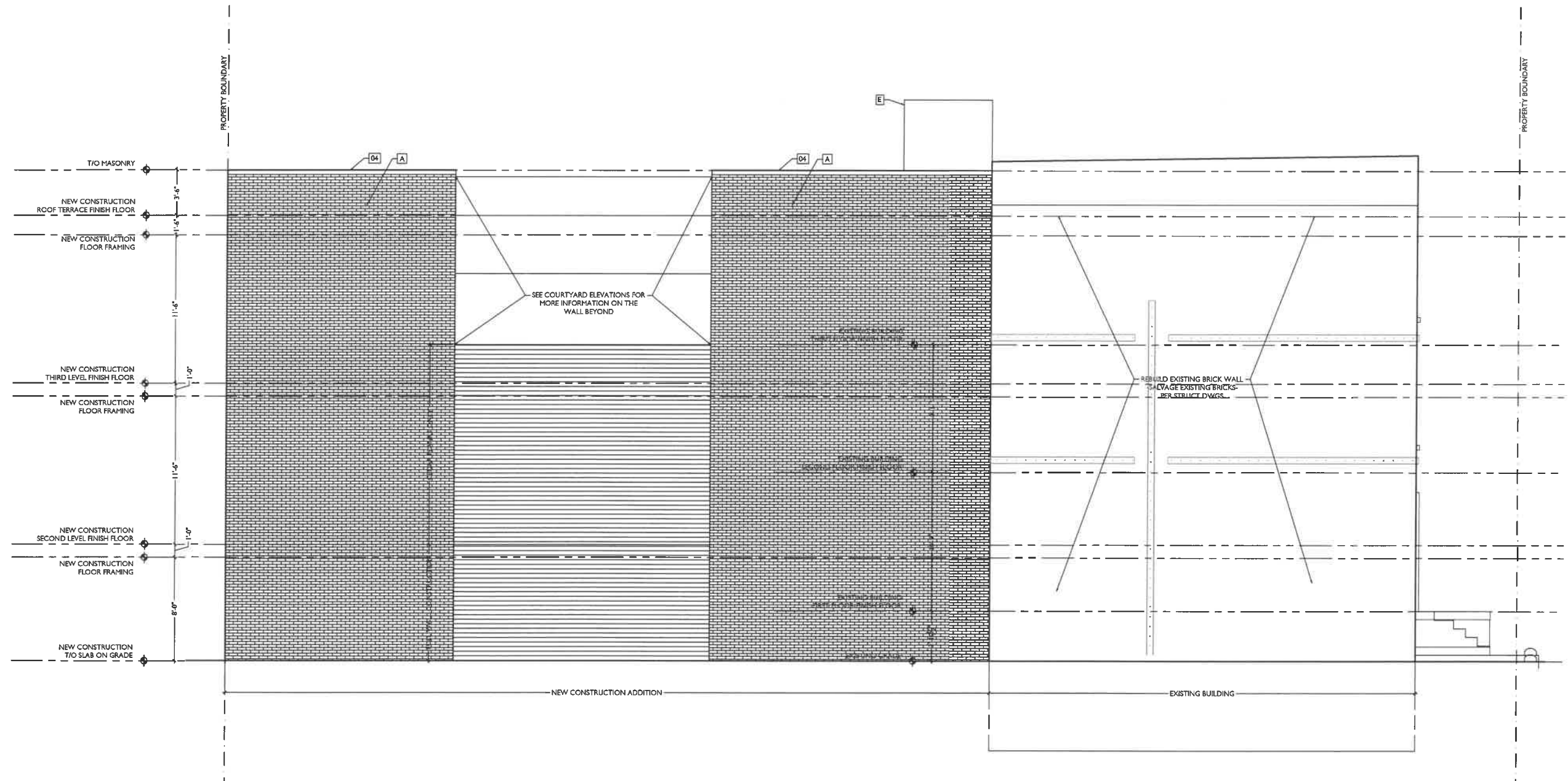
Design Team:

Drawn by:

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

**NOT FOR CONSTRUCTION**

ADDITION & RENOVATIONS FOR  
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KURT PLATTE 10833  
EXP DATE 12.31.2017

Progress Dates

Revisions

Design Team

Drawn by:

11.09.2016

**A304**