

# HISTORIC CONSERVATION BOARD AGENDA

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

Monday, November 7, 2016 at 3:00 pm

## CALL TO ORDER

## DISCUSSION ITEMS:

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**Item 1.** 1611 & 1613 Pleasant St      The applicant requests a Certificate of Appropriateness for the construction of a new infill, single family home with a rear detached garage in the Over the Rhine Historic District. Additionally, the applicant requests zoning relief related to variances from site development standards concerning primary structure setbacks; accessory residential structure height and setbacks; and, maximum wall height and opacity. At the 10/10/16 Board hearing, the applicant requested the Board to postpone a final determination on its application to allow revisions to its proposal.

**Applicant:** Platte Architecture and Design

**Owner:** Karen Wittenberg

**Staff Report:** Beth Johnson

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**Item 2.** 217 Magnolia St      The applicant requests a Certificate of Appropriateness to construct a dormer addition to the rear roof of the property. Additionally, the applicant requests zoning relief to allow single-family occupancy on the ground-floor of the structure.

**Applicant:** Queen of the West, LLC

**Owner:** Danny Klingler

**Staff Report:** Beth Johnson

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**Item 3.** 1706 & 1708 Elm St      The applicant requests a Certificate of Appropriateness to modify and rehabilitate two adjoining structures in the Over-the-Rhine Historic District. Proposed modifications including raising and replacing the roof, installation of front and rear roof decks, and the construction of rear additions. Additionally, the applicant requests zoning relief related to rear-yard setback requirements.

**Applicant:** Sabo Design Associates

**Owner:** The Knights Watch LLC

**Staff Report:** Beth Johnson

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**Item 4.** 2007 Dunlap St

The applicant requests a Certificate of Appropriateness to replace existing windows with aluminum, single-hung and fixed windows in the Over-the-Rhine Historic District.

**Applicant:** Casler Design Group

**Owner:** The Emmert F L CO

**Staff Report:** Beth Johnson

**OTHER BUSINESS**

**ADJOURN**

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

APPLICATION #:  
APPLICANT: Platte Architects  
OWNER: City of Cincinnati  
ADDRESS: **1611-1613 Pleasant Street**  
PARCELS: 094-0008-0023 and 094-0008-0025  
ZONING: Residential Multi-Family (RM 1.2)  
OVERLAYS: Over the Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: October 4, 2016  
HEARING DATE: Prehearing September 14, 2016  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness for a new infill three story residential building and a detached two story garage. The applicant is also seeking a Dimensional Variance from Section 1405-07 of the zoning code for a zero lot line front setback, a Dimensional Variance from Section 1421-33 of the zoning code for an 8 foot high fence with 100% opacity along the north property line and a 50% opacity along the east property line, and Dimensional Variances from 1421-01 for the accessory structure/garage to have zero lot line set backs on the sides and rear, increased height to 23'8" feet and increased size to 853.33sf.

UPDATED DESIGN: At the October 10, 2016 meeting the application was tabled to allow the applicants to address design concerns expressed by the Historic Conservation Board. To address the issues the applicant has done the following:

- 1) The 8 foot fence along the East Elevation is 50% opaque which meets the requirements for zoning.
- 2) The primary street façade will be faced in brick veneer rather than fiber-cement panels.
- 3) The windows and spaces between the windows on the primary façade are the same width which made the spaces between the windows wider.
- 4) The vase of the primary façade is a burnished concrete block rather than just a plain concrete.
- 5) On the secondary façade the vertical divisions between the windows are thicker.

### **Existing Conditions:**

1611 and 1613 Pleasant Street are currently vacant parcels of land. The site is mid-block between Liberty Street and Green Street on the west side of the block. The site is abutted on the north and south by 3-story contributing brick Italianate residential

buildings. Across the street from the property are 2- and 3-story brick Italianate residential buildings.



Figure 1: Street view of 1600 Block Pleasant looking north. Project site is on the left. Image obtained from Google Street Views.

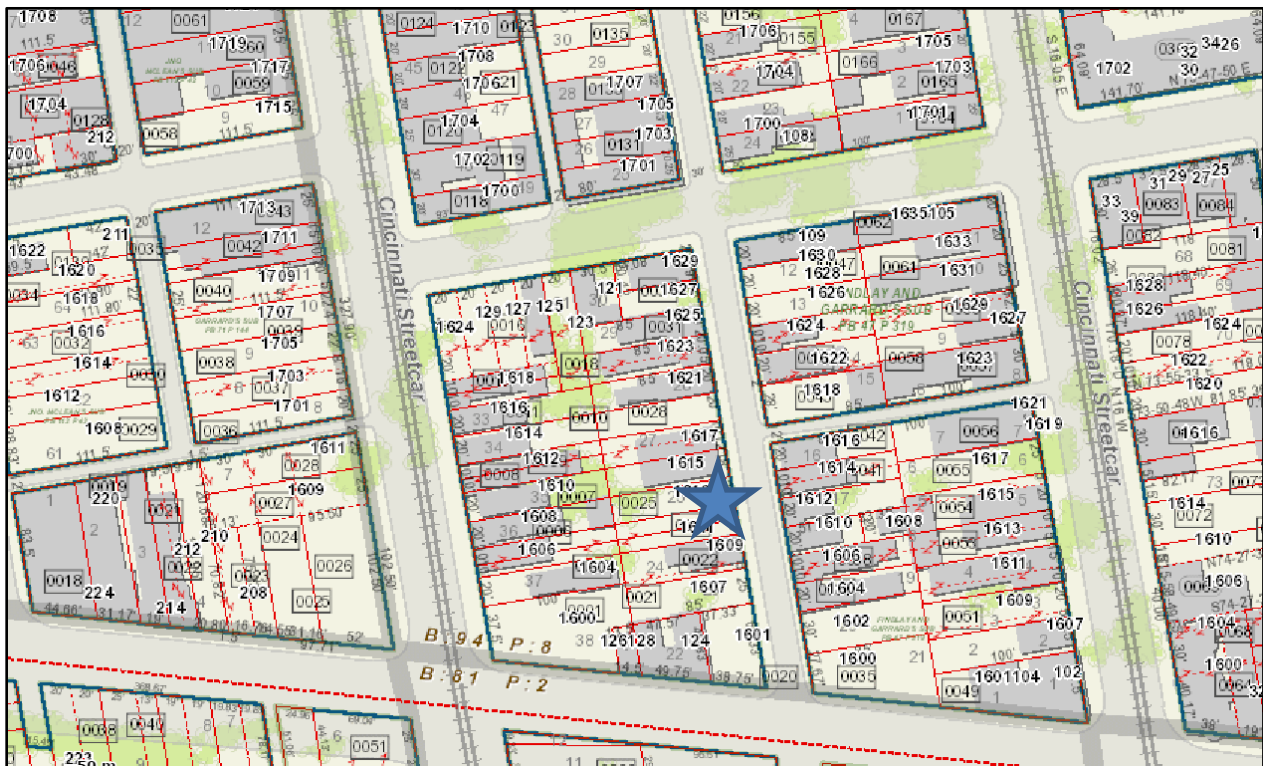


Figure 2: Map of 1611-1613 Pleasant Street. Map provided by Cagis Maps

**Proposed Conditions:**

The proposal is to construct a new single family house and garage on the currently empty parcels.

The new construction will feature the following:

1. A new three story structure clad in brick veneer, metal and glass on the front.

While one building there is a distinct separation in massing between the brick front and the glass and metal front.

2. On the fiber cement portion of the front facade, the first floor will have a curb cut and drive way through the building and a front entrance. The driveway will have a metal gate with vertical pickets and a full light front door with a transom. The second and third floor will have three evenly spaced aluminum clad windows.
3. The second massing will be a metal and glass façade that is set back slightly from the brick façade.
4. An 8 foot tall vertical wood fence will be along the rest of the front property line.
5. The side and rear are sided in fiber cement panels, horizontal oriented windows and a picture window and glass door system.
6. The rear façade is sided in fiber cement panels, has a third floor rear deck, horizontal oriented windows on the first and second floor and a glass wall on the third floor.
7. There is a covered pergola to connect the garage with the house.
8. The garage is two stories tall and has a two car and a one car rolling garage door. The garage is sided in fiber cement panels and has a glass door with a single light window.

**Applicable Zoning Code Sections:**

Zoning District:	Section 1405	Residential
Variance Requests:	Section 1405-087	Development Standards
	Section 1421-33	Fences and Walls
	Section 1421-01	Accessory Structures
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:	Section 1433	Hillside
	<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

**Details of Zoning Relief Required:**

The applicant and/or owner(s) are requesting a Dimensional Zoning Variance to allow the building to have a zero lot line front yard setback

- The project is in violation of the **Section 1405-07** of the Cincinnati Zoning Code.
- Per Section 1405-07, the front yard setback is 20 feet and the project is proposing a zero lot line setback on the front.
- The application will require a 20 foot variance.

The applicant and/or owner(s) are requesting a Dimensional Zoning Variances to allow a 100% opaque 8 foot fence.

- The project is in violation of the **Section 1421-33** of the Cincinnati Zoning Code.

- Per Section 1421-33, fences in the front yard can be no higher than 4 feet and is required to be 50% opaque. This will require a 50% opacity variance for the fence along the north property line and a 4 foot height variance for the fence along both the east and north property line .
- Per Section 1421-33 the fence in the side and rear yard cannot be taller than 6 feet and is permitted to be 100% opaque. This will require a 2 foot variance.

The applicant and/or owner(s) are requesting a Dimensional Zoning Variances to allow 2-story (24 ft. tall), zero lot line garage that 853.3 sq. ft.

- The project is in violation of the **Section 1421-01** of the Cincinnati Zoning Code.
- Per Section 1421-01, accessory structures can be no larger than 800 sq. ft., have a maximum height of 15 ft., and must have a 3 foot rear and side yard setbacks.
- Per Section 1421-01 garage will require dimension variances for an additional 53.3 sq. ft. in size, an addition 8'8" in height, and 3 feet for both side and rear yard setbacks.

### **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 regulations and is in harmony with the general intent of the Zoning Code. The proposal does not conform to the setback requirements.*
- 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 infill/addition structure. The project is providing 3 covered parking spaces in the garage, therefore the project is providing more parking than is required by the zoning code and is gaining a net of 2 spots as the driveway will remove a spot from street parking.*

- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

*The 8 foot fence creates a buffer on the north side of the property; there are zero lot lines at the rest of the property creating a barrier to other properties.*

- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

*This is not applicable.*

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

*This is not applicable.*

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

*The proposed work is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood.*

*The neighborhood has mostly zero lot line setbacks for both front and side. There are also many instances of garages on the rear with zero lot lines setbacks. The property directly behind the project property has a two story building at the rear with zero lot lines. Zero lot lines are not a liability as the building code will require proper fire separations.*

*The neighborhood also has many instances of privacy fences. While a portion of this fence is technically in the front yard, the setbacks required in the base zoning are not in context with the neighborhood. If the base zoning had zero lot lines setbacks permitted, the fence would be in the side yard and a 100% opaque fence would be permitted. While an 8ft fence is a taller than normal fence, for the district, the desire for security and providing continuity to the streetscape makes the request compatible with neighborhood.*

- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.

*There are no proposed amendments under consideration that would impact this proposed project.*

- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.

*There are no adverse impacts anticipated. The parcel is a vacant parcel on a fairly intact street. These parcels had residential buildings that were previously demolished.*

*The setback of the main building at 5 feet will not create an issue for the neighboring properties that has windows along its south face.*

- k. **Blight.** The elimination or avoidance of blight.  
*The proposed work will take a vacant and empty parcel and will construct a single family house on the parcel recreating continuity of a streetscape.*
- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The proposed work will increase the property value by providing a larger than average single family house in Over-the-Rhine.*
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
*The proposed project will create temporary jobs during construction.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.  
*Property taxes will due to the improved value of the property increasing.*
- 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 proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District. In fact, the front yard setback is more in keeping with the historical district.*
- (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).  
*While the denial of the requested variances would not deprive the property of all economically viable uses as a house could be built without the requested variances, however the house would not be in keeping with the neighborhood due to the required front yard setback and would therefore not meet the Historic Design Guidelines. It would also likely not be able to become self-sufficient with its parking demand, a negative impact to the general street.*

**Certificate of Appropriateness Review**

This project generally meets the guidelines for the Over-the-Rhine Historic District.

The composition is simple yet appropriate to the residential nature of Pleasant Street and other more utilitarian structures in Over the Rhine. There is appropriate rhythm and verticality expressed in the design with both a more traditional section and a more modern contemporary section fronting the street.

The one outstanding issue and recommendation from staff that was not incorporated was the material on the primary street façade. Staff expressed to the applicant that the most compatible material would be a brick, especially on this section of Pleasant where every building is a brick building. This is one major element that staff does not feel meets the design guidelines and a change to a brick cladding would ensure that the materiality of the streetscape state intact and the building is compatible with its context.

## **Staff comments on the Specific Guidelines for 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.

*This infill development is filling in a vacant parcel that has created a broken streetscape along Pleasant Street.*

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.

*This infill development is taking its cues on rhythm, massing, spacing and materials from the neighborhood, but it not replicating the Italianate style of the neighboring buildings.*

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.

*Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines.*

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.

*Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines*

## 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.

*The applicant has created a strong base by including a concrete water table at the bottom of the fiber cement panel section. The line of this water table matches a horizontal band on the metal and glass section as well as a line that is carried through on the gate. The base is further defined on the first floor with a wider rhythm for the front door and metal gate. Horizontal seams are carried across the building at the top of the gate and front door and the transom line to create a strong horizontal cap to the first floor.*

*A thicker horizontal band at the bottom of the secondary metal and glass façade correspond to the base of the primary façade and create a strong base.*

**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.

*The middle is defined by two stories of three evenly spaced windows over the façade. The window size and spacing are similar to other buildings on the block. There are simple details on these elements as the 1600 block of Pleasant Street has very simple detailing.*

*The horizontal bands on the secondary metal and glass façade correspond to the floors creating a middle section.*

**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 top is created with fiber cement horizontal cladding to create a series of horizontal bands in a modern take on a cornice. This helps to create a strong terminus at the top of the building.*

*A thicker horizontal band at the top of the secondary metal and glass façade correspond to the top of the primary façade and create a strong top.*

**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 roofs are flat/shed roofs. This is appropriate for the district as the building is three stories and the roof is not visible. The roof does not have an overhang.*

**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 windows on the primary street façade have a proportion of 2:1. While they are not double hung windows, they do have a horizontal member creating a division on the windows to break the mass.*
- *The windows are also spaced individually and evenly over the façade. There will be a small sill on each window.*
- *The windows on the secondary façade will be a combination of fixed, casement and awning windows. The window design and composition creates a vertical nature and are taller than they are wide. The applicants have updated the design to make the window divisions thicker more visible.*
- *Windows not visible from the street on the north and west facades and a portion of the garage façade do not comply with the guidelines as they are horizontal in nature. As these cannot be seen from Pleasant Street, Elm Street or Liberty Street, staff feels that there is room for flexibility of design on these facades.*

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

*This is a residential façade and storefronts are not incorporated or encouraged.*

**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 property, especially detached buildings, has shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

*The building creates a continuous line along the street and is proposing a zero lot line setback to match the neighboring buildings. As the north line of the building is set back*

5+ feet from the side lot line, a solid privacy fence is proposed that will help retain the edge of the property line.

**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 building achieves two types of rhythms. As the building is built on a double lot and most buildings along this section of Pleasant Street are 20-25 feet wide, the design breaks the building into two facades to maintain a 20 foot façade rhythm. Within those facades the design maintains a rhythm through the evenly spaced windows on the primary façade and a symmetrical vertical mullions on the secondary façade.*

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

*The building has a strong vertical emphasis that is expressed in the vertical alignment of the windows, the building facades that are taller than they are wide, windows that are taller than they are wide, strong vertical lines in the mullions on the secondary façade and even the vertical pickets on the fence and gate.*

**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 height of the building is 3 stories tall, which is the same height as the building on the abutting parcels.*

**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 1600 block of Pleasant Street is only comprised of brick buildings and the most appropriate choice of façade cladding would be brick. The applicants have updated their plans to include that the façade will be clad in a brick veneer and will have a corbelled detail at the parapet.*

### **Other Considerations:**

#### **Prehearing Results**

September 14, 2016, the applicant was present

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

### **Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

#### **I. ZONING RELIEF**

##### **A. DIMENSIONAL VARIANCE**

1. **APPROVE** a 20 foot **Dimensional Variance** to allow a 0 foot front yard setback.
2. **APPROVE** a 3 foot **Dimensional Variance** to allow for 0 foot side and rear yard setback for an accessory structure.
3. **APPROVE** a 53.3 square foot **Dimensional Variance** to allow an accessory structure to occupy 853.3 square feet in ground area with the following condition that the accessory building is approved only for garage and for storage use.
4. **APPROVE** a 9 foot **Dimensional Variance** to allow for a 24 foot high, two story accessory structure used for a garage and storage area only.
5. **APPROVE** a 4 foot **Dimensional Variance** to allow the fence in the front yard to be 8 feet high.
6. **APPROVE** a 2 foot **Dimensional Variance** to allow the fence in the side and rear yard to be 8 feet high.
7. **APPROVE** a 50% opacity **Dimensional Variance** to allow the fence along the north property line to be solid.

**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

1. **APPROVE** a Certificate of Appropriateness an new residential building at 1611-1613 Pleasant Street per drawings submitted by Platte Architecture dated 10-28-2016 including any revisions with the following conditions
  - a. The curb cut shall get Department of Transportation Engineering Approval.
  - b. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
  - c. The lots must be consolidated prior to submittal for building permits.
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines with the exception of the fiber-cement panels on the front of the building.
  - (b) Changing fiber-cement panels on the front of the building to a brick that matches the size and shape of the brick on other buildings on Pleasant Street will make the project conform to the applicable conservation guidelines.
  - (c) Fiber-cement panels are not listed as an appropriate material in the Conservation Guidelines, particularly as a primary material on a front facade and all the buildings along the 1600 block of Pleasant Street are brick.

# PROPOSED NEW RESIDENCE AT 1611-1613 PLEASANT STREET

CINCINNATI, OHIO 45202

CERTIFICATE OF APPROPRIATENESS DOCUMENTATION  
AND REQUEST FOR ZONING RELIEF

**PLATTE**  
architecture + design

1404 RACE STREET SUITE 300 CINCINNATI, OH 45202  
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1839

PROJECT SITE



PROJECT SITE



### DRAWING INDEX

- A0.0R COVER SHEET
- A0.1R RESPONSE TO GUIDELINES (1 OF 2)
- A0.2R RESPONSE TO GUIDELINES (2 OF 2)
- A1.0 SITE PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A1.3 THIRD FLOOR PLAN
- A1.4 ROOF PLAN
- A2.1 PRINCIPAL ELEVATION (FORMER)
- A2.1R PRINCIPAL ELEVATION (REVISED)
- A2.2 SECONDARY ELEVATIONS AND ACCESSORY ELEVATIONS
- A3.1R STREET VIEWS
- A3.2R DIAGRAMMING THE GUIDELINES
- A3.3 SITE CONTEXT
- A3.4 LOCAL PRECEDENT
- A3.5 LOCAL PRECEDENT
- A3.6R GATE AND FENCE EXAMPLES

R=REVISED FROM ORIGINAL SUBMISSION

PROPOSED PROJECT:  
**WITTENBERG RESIDENCE**  
**1611-1613 PLEASANT STREET**  
REVISED 10-28-2016

**A0-0R**

A. Intent and General Guidelines

1. Infill 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.

*i. This project will be infill construction on a vacant double-lot site.*

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.

*i. Platte Architecture + Design is an OTR-based architecture and interior design firm with numerous high quality projects throughout the neighborhood and city. In addition, the project is designed to achieve LEED for Homes Platinum Certification, which demonstrates an emphasis on durable, healthy homes.*

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.

*i. The 1600 block of Pleasant Street is predominantly residential, and this project responds to that character.*

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.

*i. See below:*

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 façade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal façade and 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 project is located on a double lot, which is 40'-0" wide. To create a vertical emphasis rather than a wide horizontal wall, we created a division on the principal façade between a dominant material and a subordinate material which is recessed. The width of the dominant volume is commensurate with typical buildings in the neighborhood. Further, the subordinate volume also emphasizes the vertical.*

*The bases of nearby buildings on Pleasant Street vary between non-existent and 3 feet high. Because this is a predominantly residential street, there are no storefronts on the block. We chose to meet the ground with a minimal base to relate to the block. A base less than 3'-0" high will be articulated with a horizontal band and change in material.*

*The main entry is on the right side of the dominant volume. The entry opening will be a standalone element. There is a gateway on the left side of the first level that leads to a driveway to the rear of the property. The gate will allow airflow and light though, as opposed to a solid garage door, and will be double swinging doors similar to openings of historic carriageways in the neighborhood. The gate will open inwards to the driveway. The gates will have a horizontal band at the base height to relate to the base.*

*The middle of this volume comprises the second and third stories with three window openings on each. The cladding will be brick veneer.*

*The top of the dominant volume will have a parapet and metal coping as the uppermost termination. The brick veneer near the parapet will be corbelled to add articulation and shadow lines for added emphasis and interest at the top of the façade.*

*The subordinate volume, which also has a vertical emphasis, will relate to the top, middle and base of the dominant volume with corresponding horizontal breaks and comparable proportions. This volume will be stepped back approximately 8" from the dominant material.*

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 façade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal façade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.

*i. The building is three stories tall and will have a low-slope roof that will not be visible above the principal façade.*

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 façade.

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.

*i. The windows on the dominant volume of the principal (east) façade will closely meet the size, placement and proportions of other primary windows in the area. The second and third stories will each have three single openings with a height-to-width ratio of ±2:1. The window openings are spaced equally and symmetrically and are aligned. The space between the windows is approximately equal to the width of the windows. Each window will have a sill. Each window will be one casement window over one awning window with clear glazing. This keeps a strong horizontal division within the window but allows for a preferred operation.*

*ii. The windows on the subordinate volume of the principal (east) façade will be a combination of fixed, casement, and awning windows with clear glass set within a metal frame.*

*iii. The windows on the secondary (north and west) facades will be a combination of fixed, awning and casement windows with clear glass set in punched openings.*

*iv. There will be a large sliding glass door from the third story to a rear (west-facing) deck.*

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 buildings 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.

*i. This project is a single-family residence. There is no commercial storefront on this building. Regardless, the heights of the elements on the first floor have been designed to relate to other buildings on the block.*

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 property, 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.

*i. The setbacks were carefully considered. The principal façade meets the property line. The secondary façade steps back approximately 8” to offset the change in material, but maintains the primary front edge of the property. Where there is a side setback along the north property line, a fence holds the primary edge at the ground level.*

*ii. Several setbacks exist on this block of Pleasant Street; the building to the north is set back 5'-0” from the sidewalk and 5'-0” from its south property line; many buildings on the east side of Pleasant are set back from the sidewalk in varying increments. The setbacks on this proposed project are compatible with the setbacks existing in the area.*

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 façade 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.

*i. The design maintains the rhythm of the street by breaking the principal façade into complementary volumes, rather than one long expanse. Because the property is a double lot, the material*

*expression on the principal (east) façade was broken into two volumes; one dominant brick volume with regular openings, and one subordinate (narrower) volume with glass and metal. Also the setback from the north property line reinforces the occasional break in blocks by small alleys, for example, Levi Alley across the street. (This will be increasingly evident if and when the empty lots on either side of Levi Alley are developed.)*

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.

*i. The breaking of the principal (east) façade into two volumes emphasizes the vertical by making this façade appear as two tall and narrow volumes rather than one wide volume. The proportions of the windows further emphasize the vertical.*

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.

*j. The residence is three stories. This block has several 2-3 story buildings.*

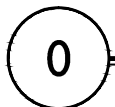
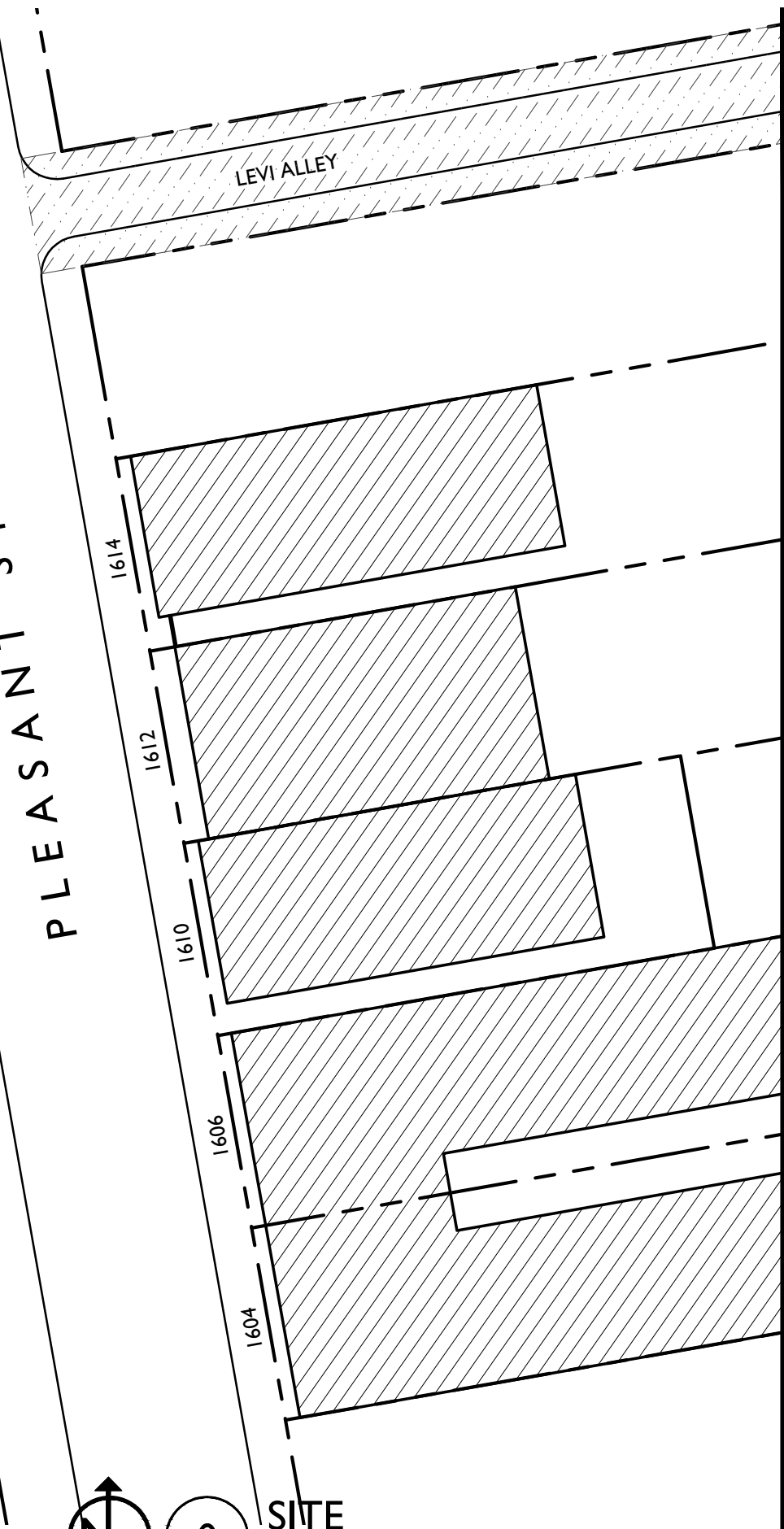
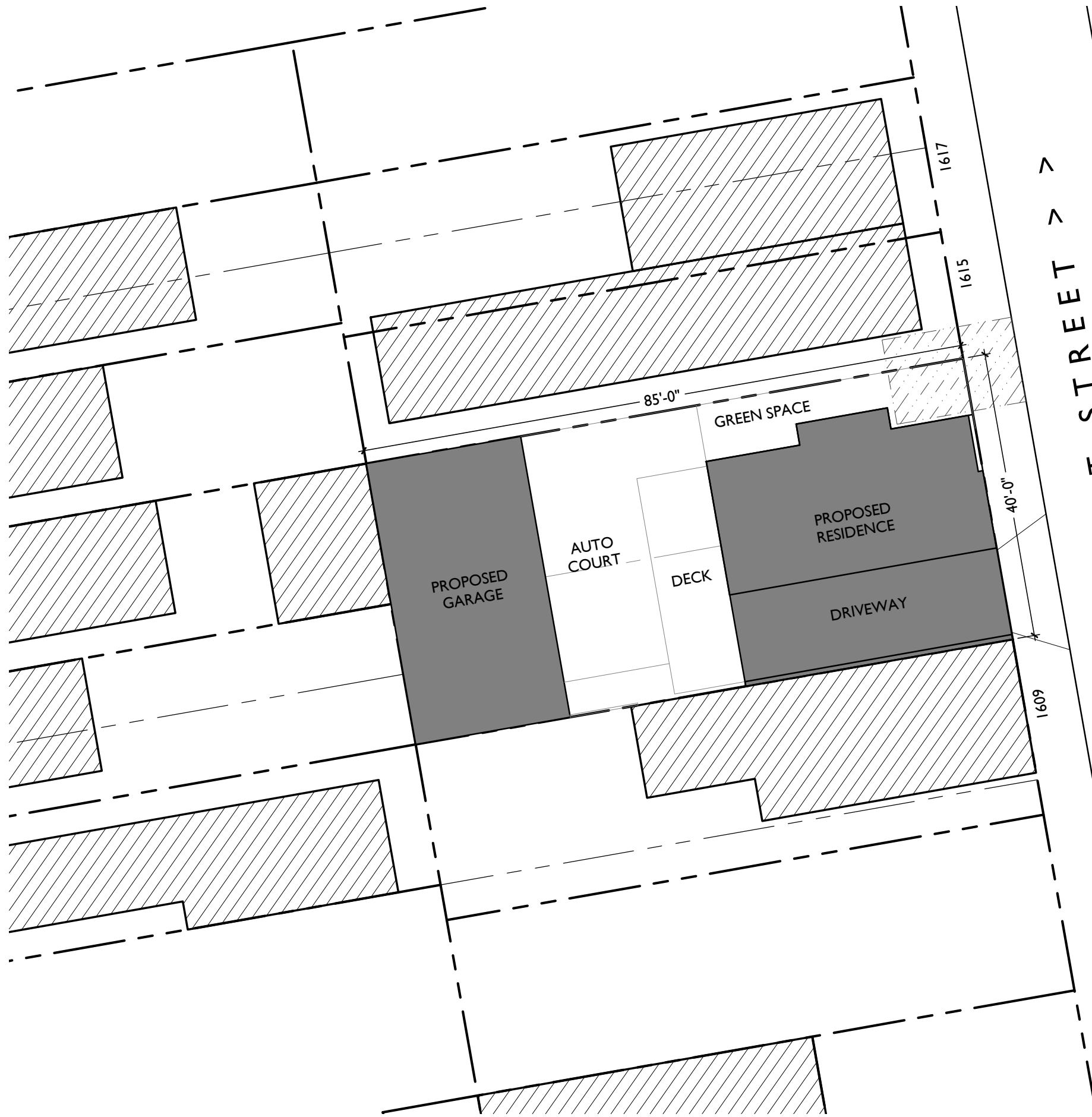
9. **Materials:** new construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such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

*i. The dominant volume of the principal (east) façade will be brick veneer. The brick will have a corbelled detail at the parapet to add articulation and shadow lines for added emphasis and interest at the top of the façade. Brick is the dominant material in Over-the-Rhine, and particularly appropriate on this street.*

*ii. The subordinate volume of the principal (east) façade will be metal and glass.*

*iii. Secondary (north and west) facades will have fiber cement panels.*

*iv. The accessory building will be exposed concrete block along the lot line and will have fiber cement panels on the inward facing elevation.*



SITE

1/16" = 1'-0"

PROPOSED PROJECT:

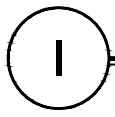
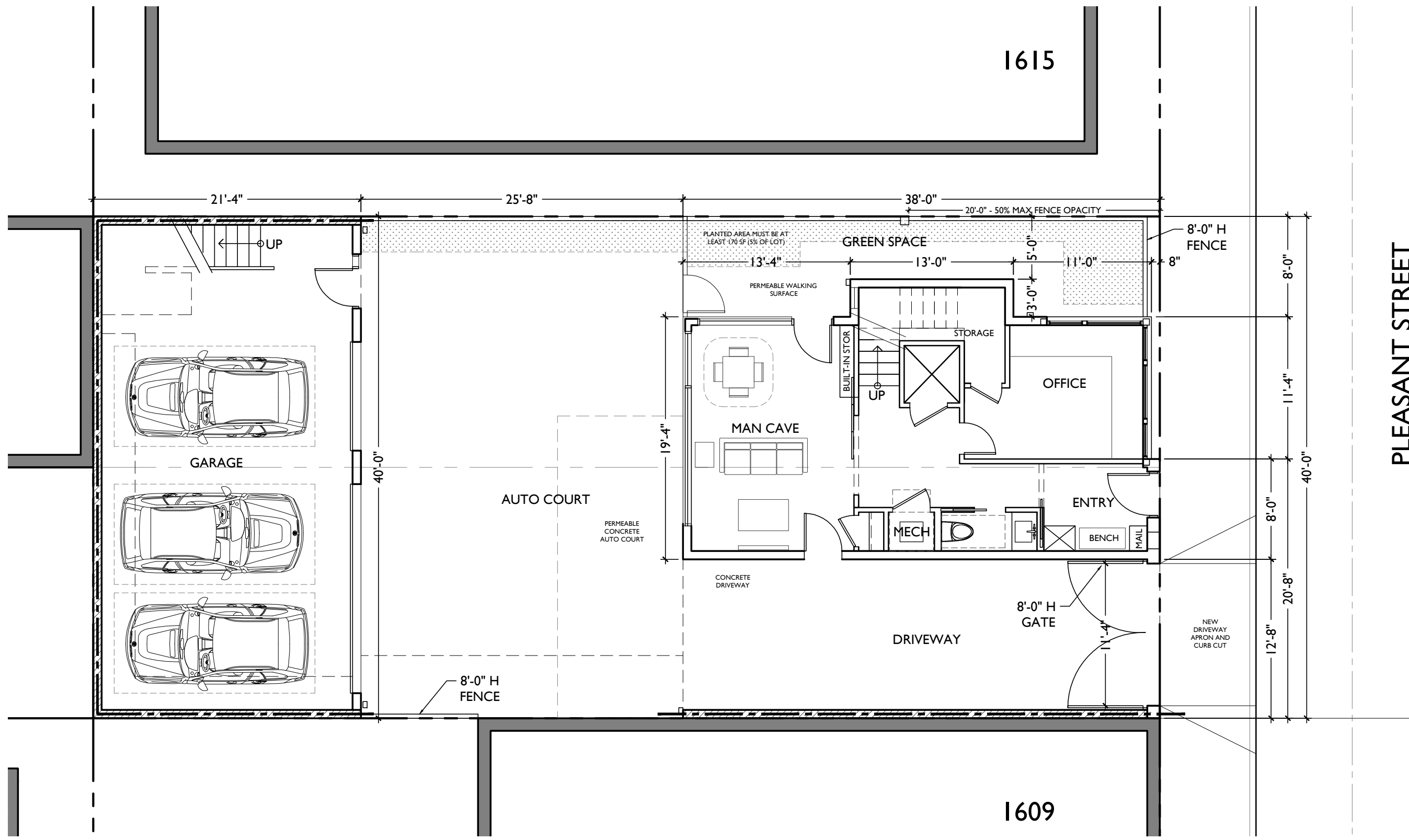
**WITTENBERG RESIDENCE**  
**1611-1613 PLEASANT STREET**

REVISED 10-28-2016

**PLATTE**  
 architecture + design

1404 RACE STREET SUITE 300 CINCINNATI, OH 45202  
 WWW.PLATTEDESIGN.COM T. 513.871.1850 | F. 513.871.1039

**A1-0**



FIRST FLOOR

1/8" = 1'-0"

PROPOSED PROJECT:

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1611-1613 PLEASANT STREET

REVISED 10-28-2016

AI-1

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PLEASANT STREET

1615

1609

PLANTED AREA MUST BE AT LEAST 170 SF (5% OF LOT)

20'-0" - 50% MAX FENCE OPACITY

PERMEABLE CONCRETE AUTO COURT

CONCRETE DRIVEWAY

NEW DRIVEWAY APRON AND CURB CUT

PERMEABLE WALKING SURFACE

GREEN SPACE

8'-0" H FENCE

8'-0" H FENCE

8'-0" H GATE

GARAGE

AUTO COURT

MAN CAVE

DRIVEWAY

OFFICE

ENTRY

MECH

BENCH

MAIL

STORAGE

BUILT-IN STOR

GREEN SPACE

21'-4"

25'-8"

38'-0"

40'-0"

19'-4"

13'-4"

13'-0"

11'-0"

8'-0"

11'-4"

40'-0"

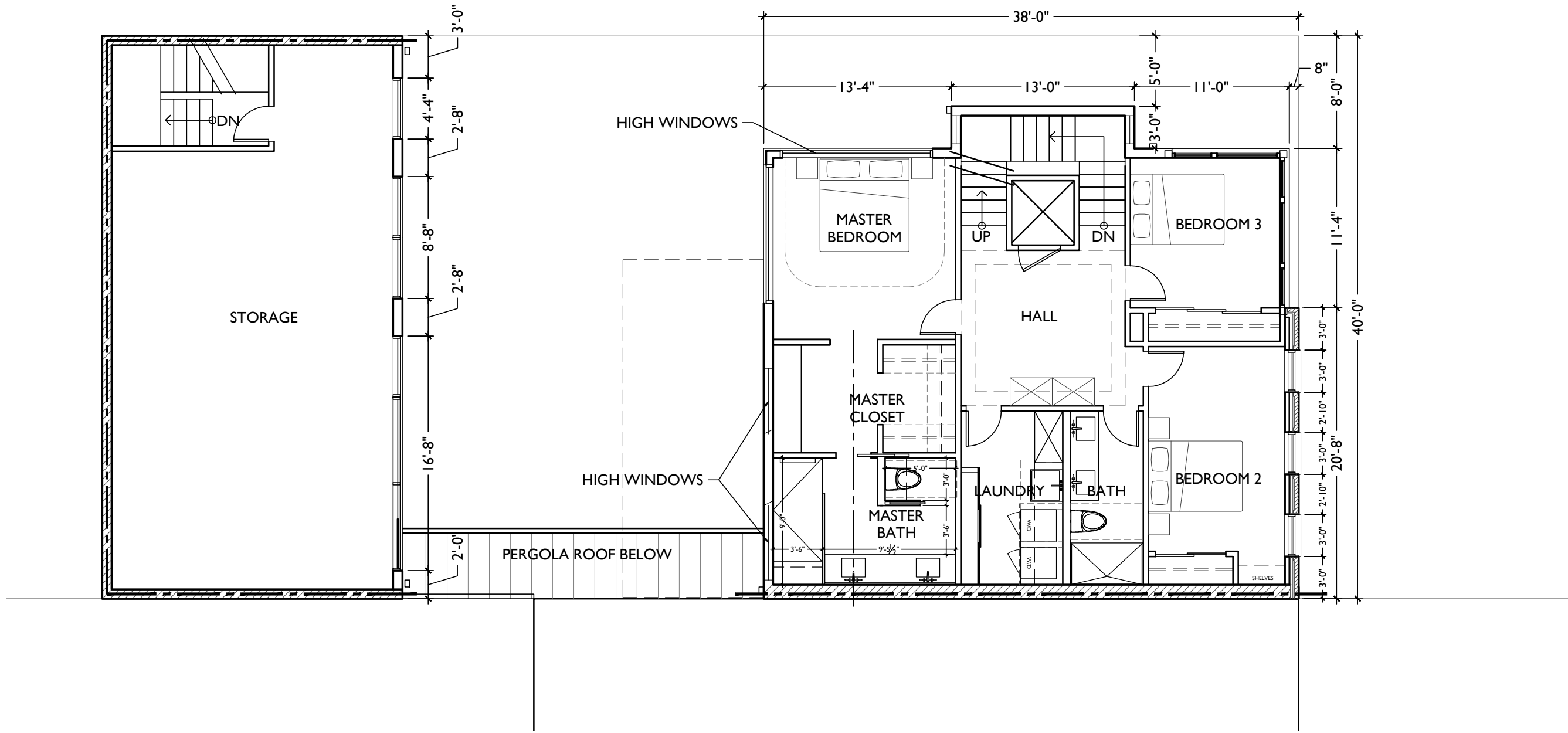
8'-0"

20'-8"

12'-8"

UP

UP



2

SECOND FLOOR

1/8" = 1'-0"

PROPOSED PROJECT:

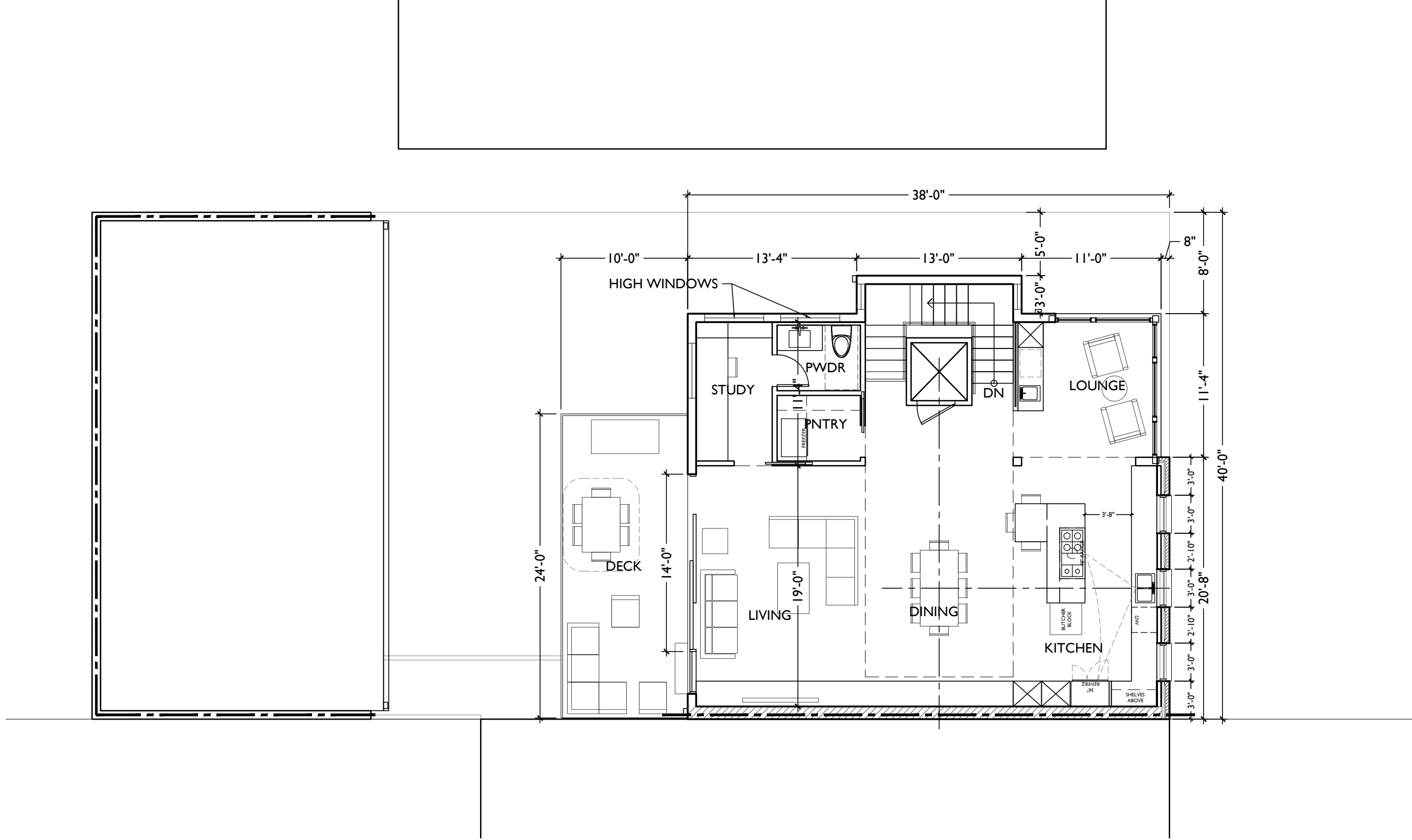
WITTENBERG RESIDENCE  
1611-1613 PLEASANT STREET

REVISED 10-28-2016

A1-2

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3

THIRD FLOOR

1/8" = 1'-0"

PROPOSED PROJECT:

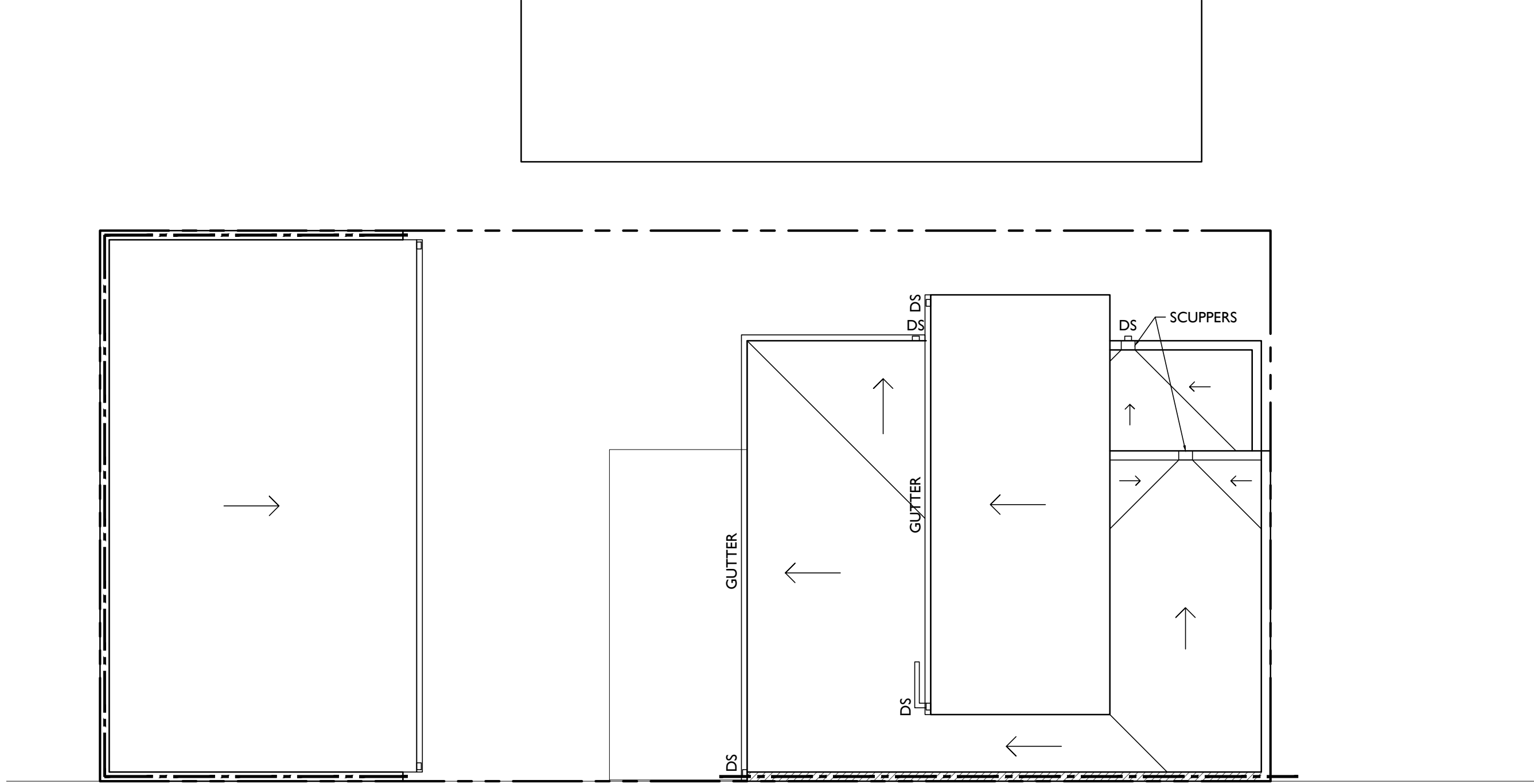
**WITTENBERG RESIDENCE**  
**1611-1613 PLEASANT STREET**

REVISED 10-28-2016

**A1-3**

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R

ROOF PLAN

1/8" = 1'-0"

PROPOSED PROJECT:

WITTENBERG RESIDENCE  
1611-1613 PLEASANT STREET

REVISED 10-28-2016

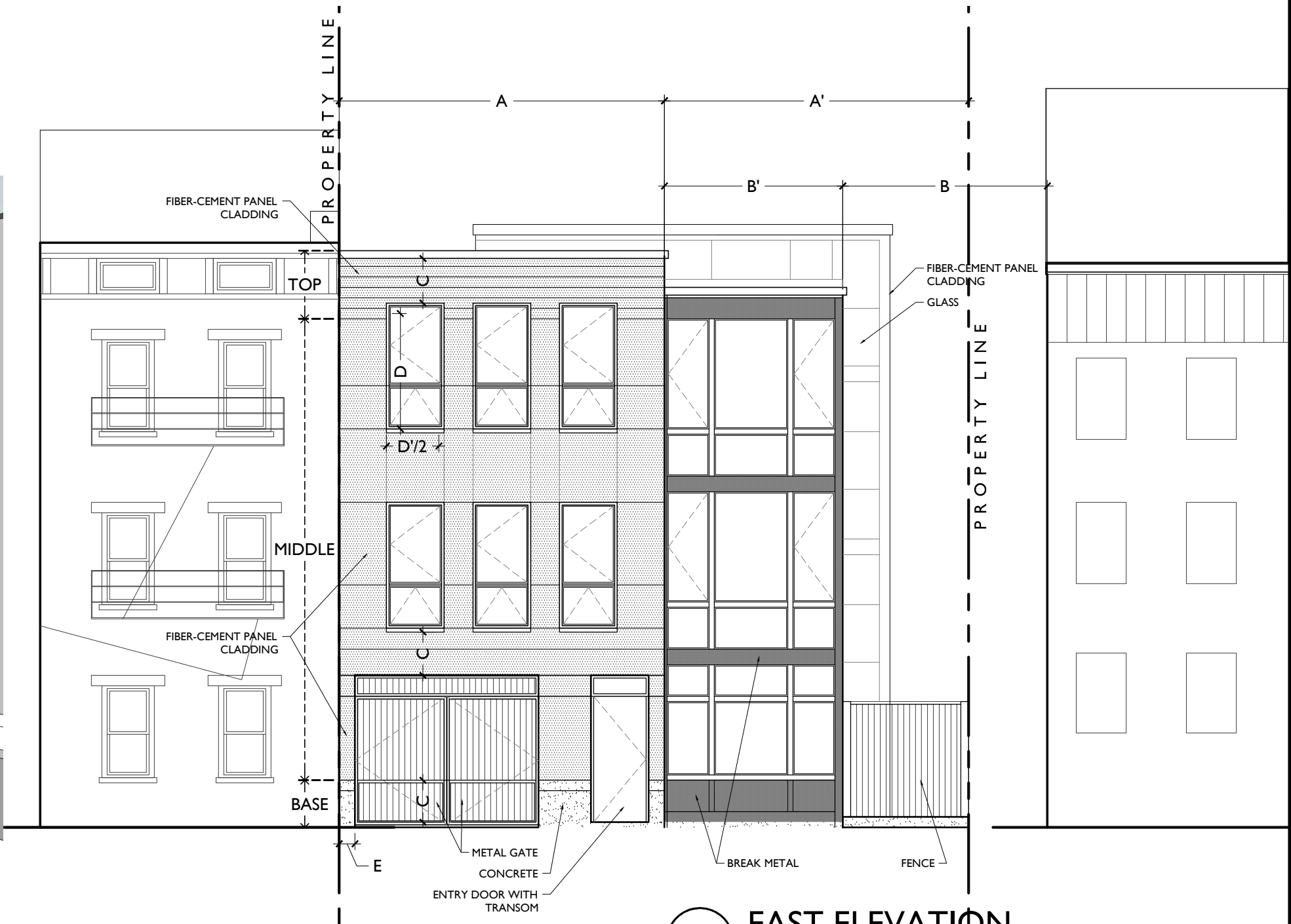
A1-4

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ORIGINAL ELEVATION PROPOSAL  
OCTOBER, 10 2016 HCB HEARING

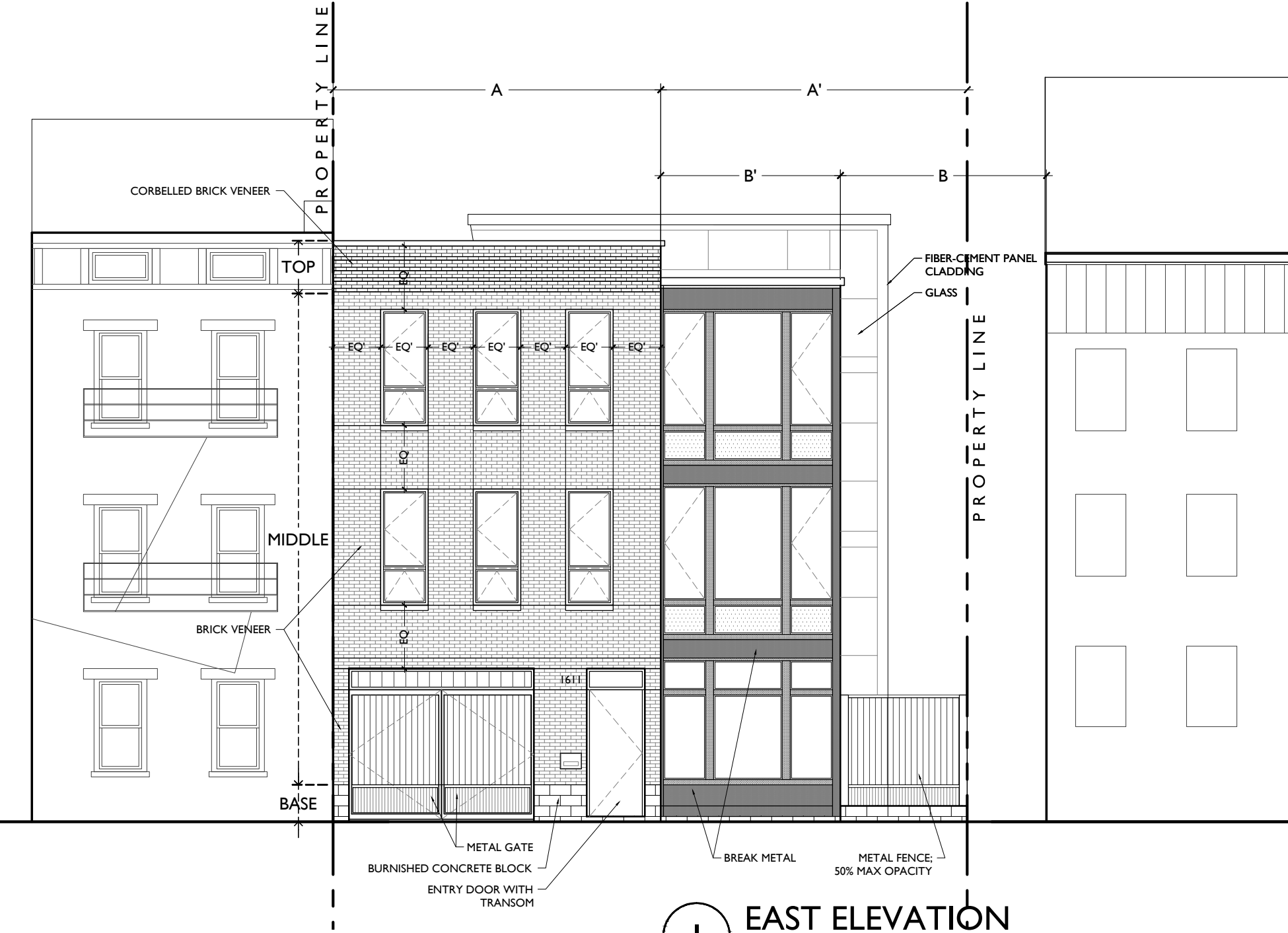
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**I EAST ELEVATION**  
PLEASANT STREET  
1/8" = 1'-0"

PROPOSED PROJECT:  
**WITTENBERG RESIDENCE**  
**1611-1613 PLEASANT STREET**  
REVISED 10-28-2016

REVISED ELEVATION PROPOSAL

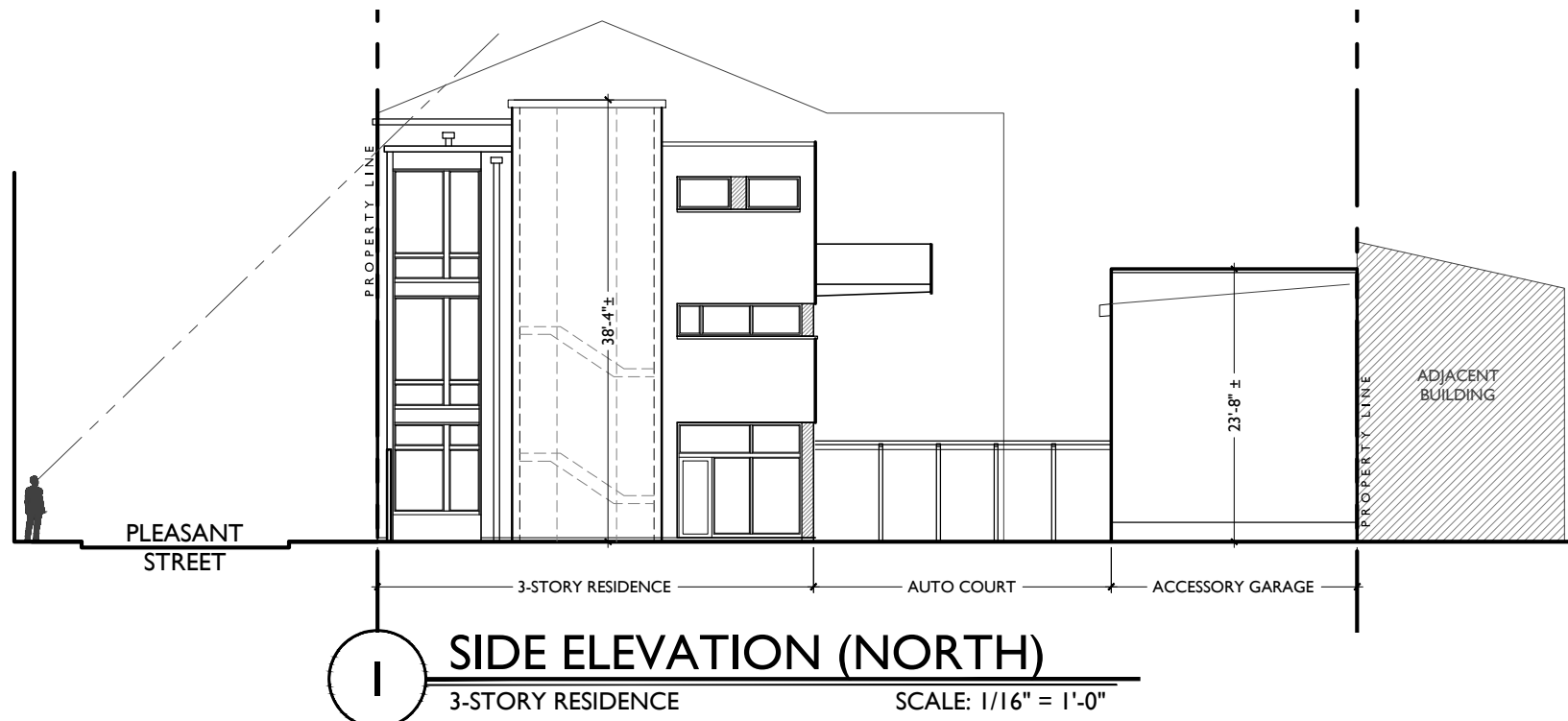
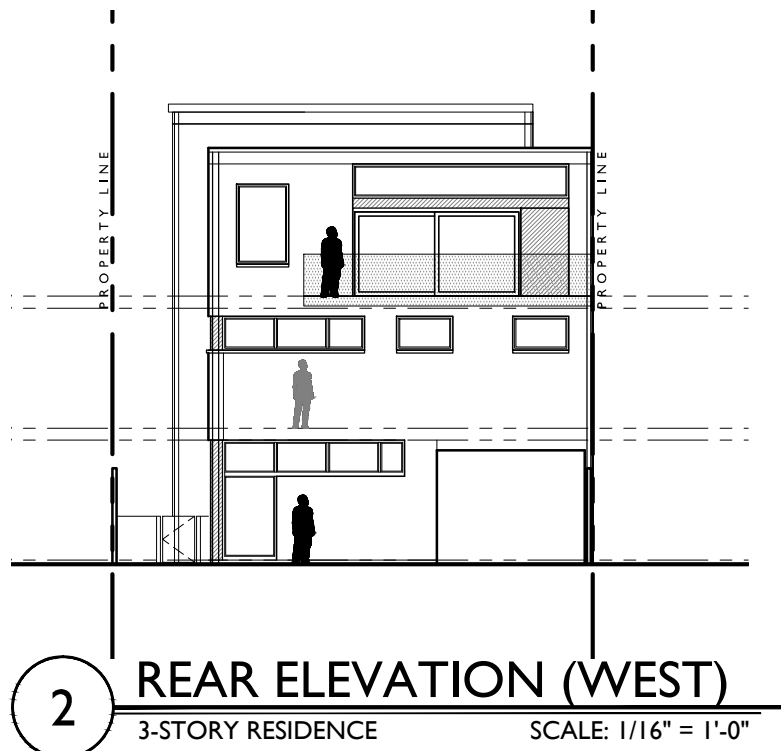
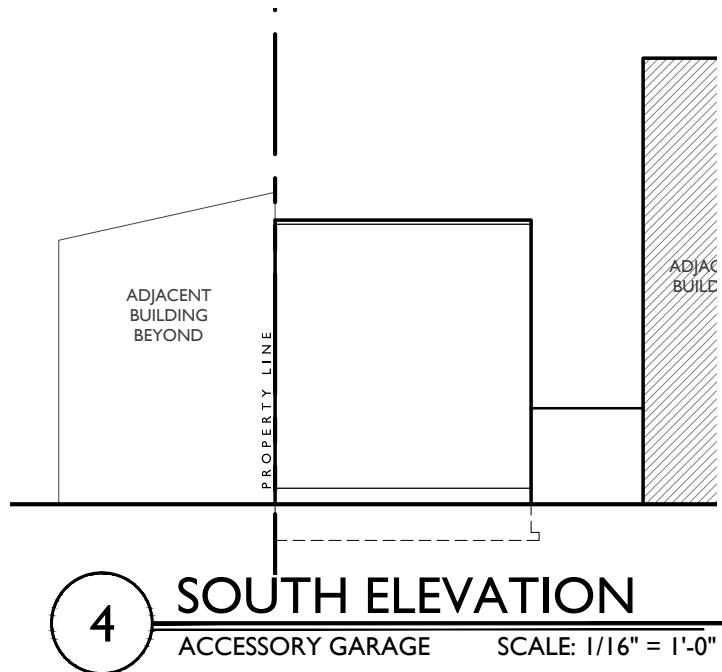
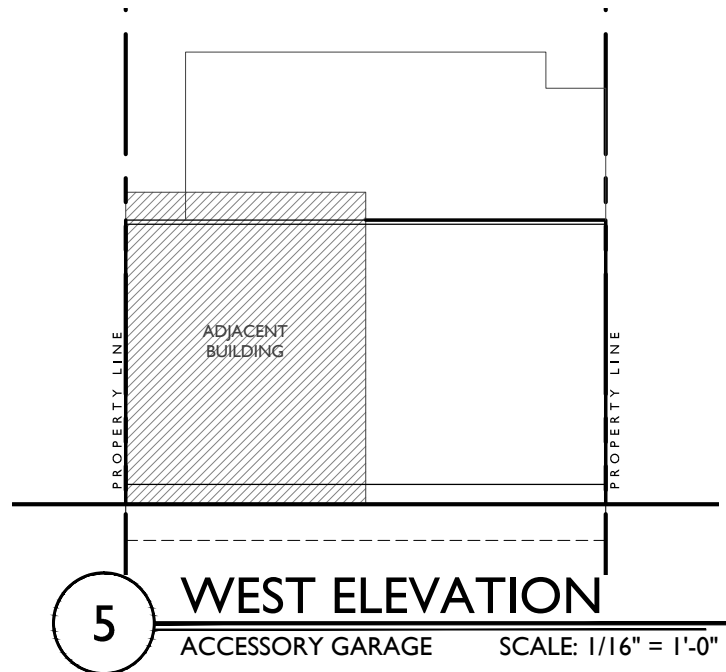


**I** EAST ELEVATION  
PLEASANT STREET  
1/8" = 1'-0"

**PLATTE**  
architecture + design  
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PROPOSED PROJECT:  
**WITTENBERG RESIDENCE**  
**1611-1613 PLEASANT STREET**  
REVISED 10-28-2016

**A2-1R**



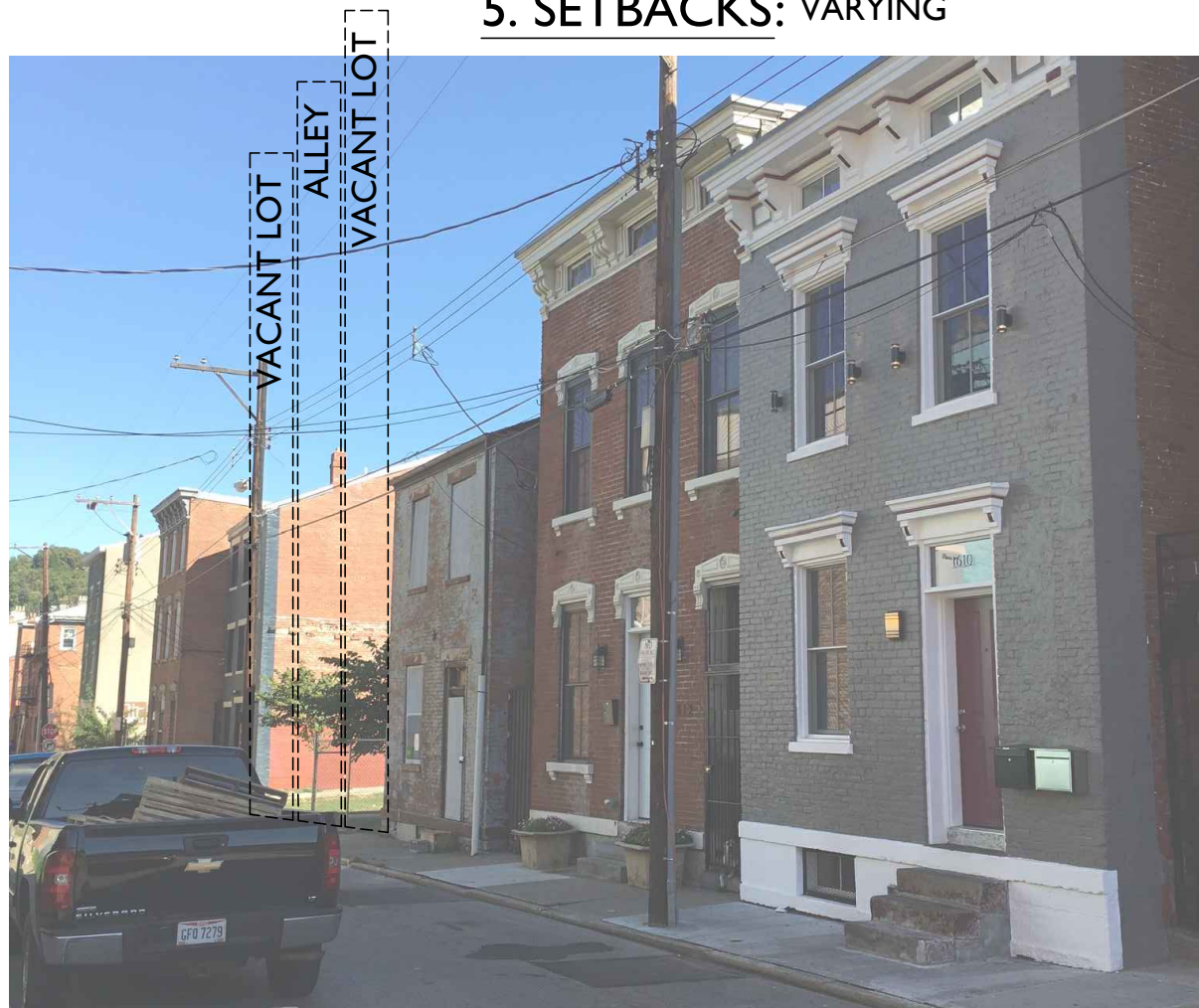


**2** STREET VIEW  
 PLEASANT STREET  
 LOOKING SOUTH FROM MID-BLOCK

**1** STREET VIEW  
 PLEASANT STREET  
 LOOKING NORTH FROM LIBERTY



5. SETBACKS: VARYING



6. RHYTHM: OPENINGS IN THE BLOCK

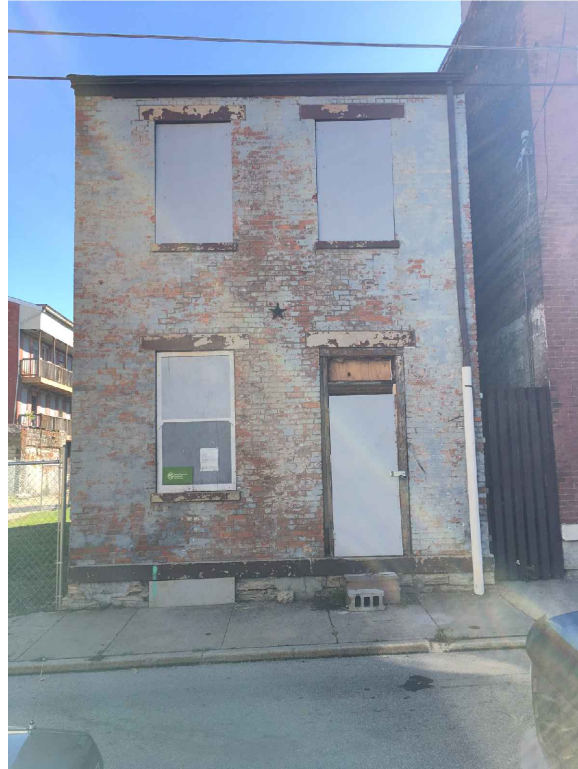


I. COMPOSITION: BASE, MIDDLE AND TOP



6. RHYTHM AND 7. EMPHASIS

DIAGRAMS  
BASED ON GUIDELINES



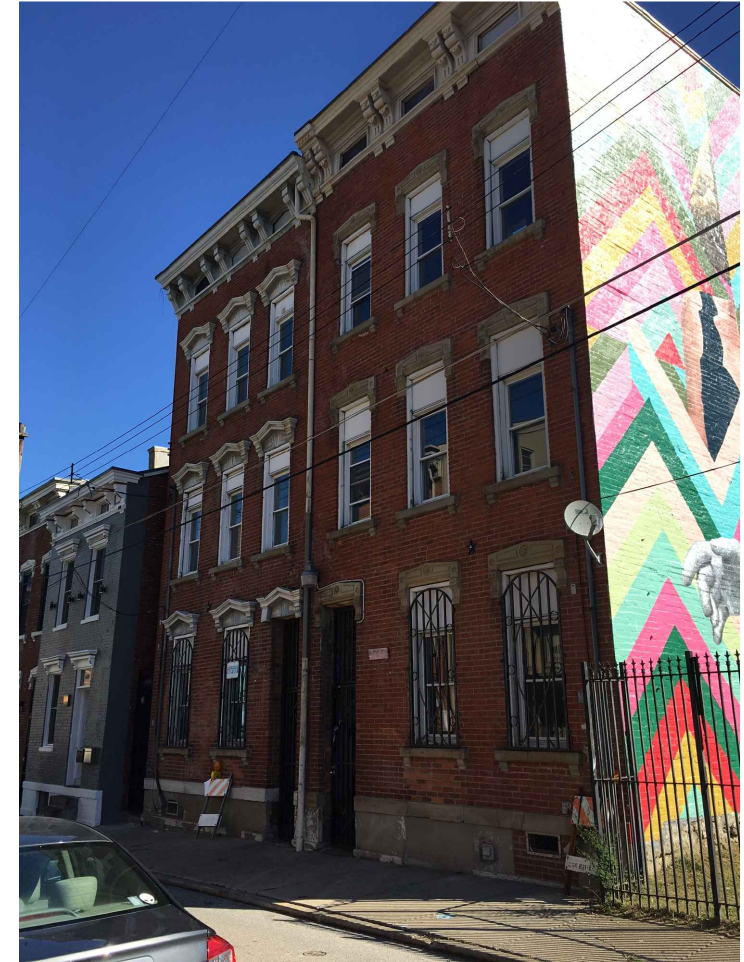
**1614** PLEASANT STREET  
2 STORIES  
LOW BASE



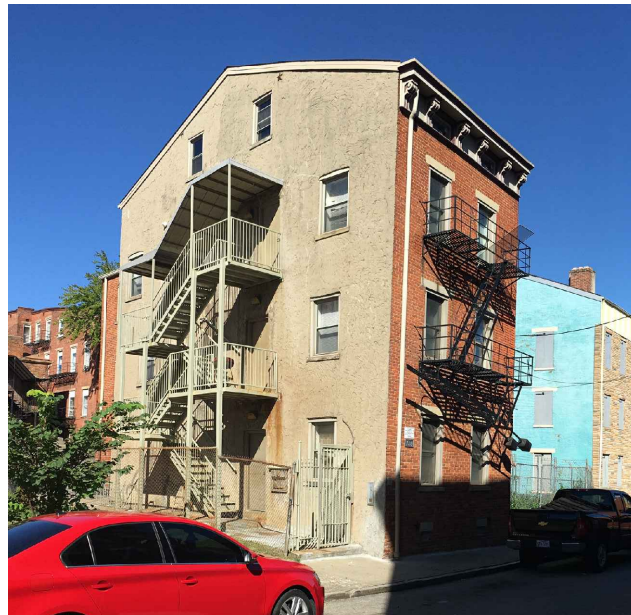
**1612** PLEASANT STREET  
2 STORIES + ATTIC  
LOW BASE



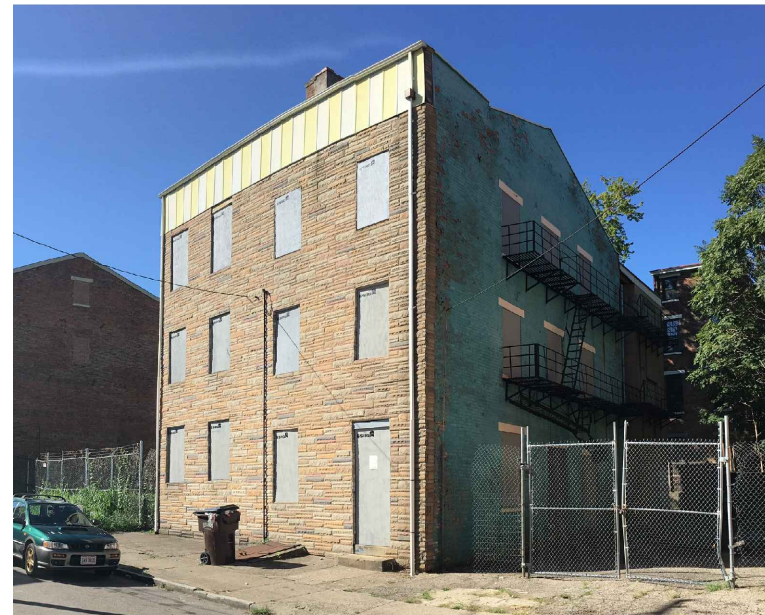
**1610** PLEASANT STREET  
2 STORIES + ATTIC  
LOW BASE



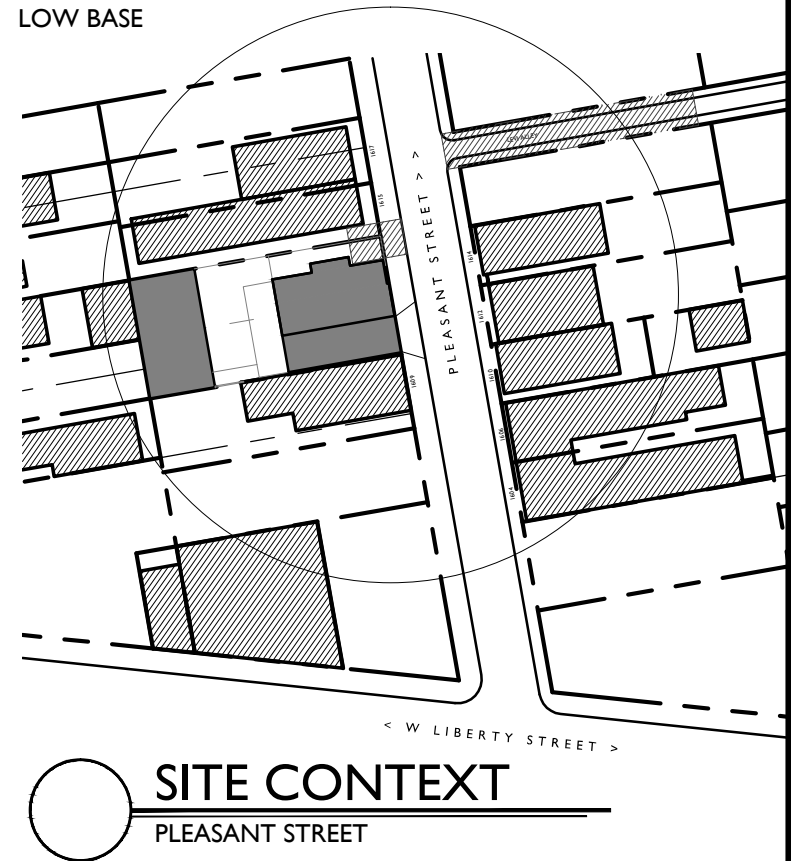
**1604 + 1606** PLEASANT STREET  
3 STORIES + ATTIC  
LOW BASE



**1609** PLEASANT STREET  
3 STORIES + ATTIC  
ZERO BASE



**1615-1617** PLEASANT STREET  
3 STORIES + ATTIC  
ZERO BASE



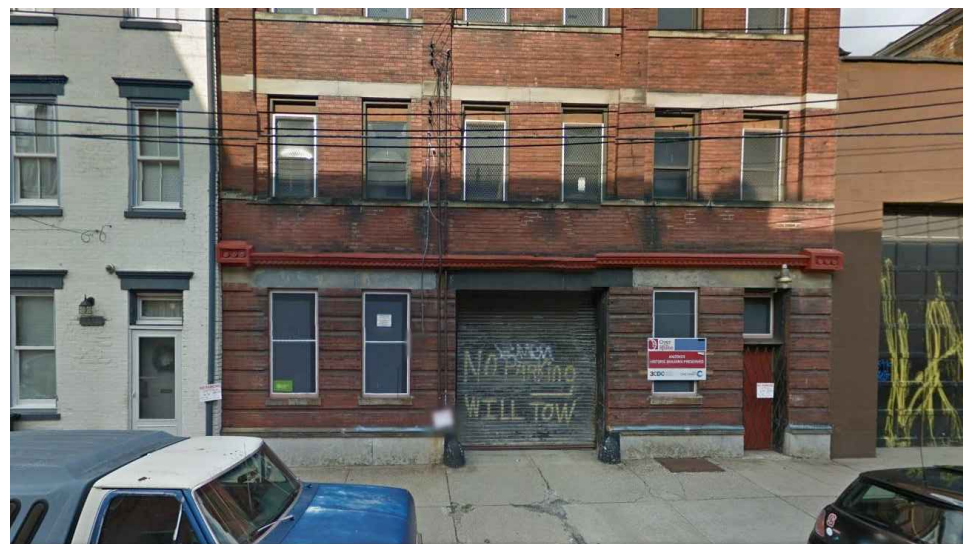
**SITE CONTEXT**  
PLEASANT STREET



**1209 JACKSON STREET**  
DOUBLE DOOR OPENING NOT IN STOREFRONT



**1514 ELM STREET**  
DOUBLE GATE AT RESIDENTIAL FIRST FLOOR



**1506 REPUBLIC STREET**  
WIDE DOOR OPENING NOT IN STOREFRONT



**1541 ELM STREET**  
DOUBLE DOOR OPENING NOT IN STOREFRONT

**LOCAL PRECEDENT**  
FOR GATEWAY OPENING  
AT DRIVEWAY



**11-15 E 14TH STREET**

GLASS AND METAL SUBORDINATE VOLUME  
(IMAGES FROM HCB FEB 22, 2016 HEARING)



**MAIN AND LIBERTY**

GLASS AND METAL ENTRY VOLUME  
(IMAGE FROM GOOGLE STREETVIEW)



**FENCE EXAMPLE B**  
VERTICAL SLATS



**FENCE EXAMPLE A**  
VERTICAL PICKETS



**GATE EXAMPLE A**  
LOUVERED SLATS FOR PRIVACY AT DRIVEWAY



**GATE EXAMPLE B**  
LOUVERED SLATS FOR PRIVACY AT DRIVEWAY

**NOTES:**

- GATE AND FENCE TO BE BLACK OR DARK ANODIZED METAL PICKETS OR SLATS WITH VERTICAL ORIENTATION.
- FENCE TO HAVE 50% MAXIMUM OPACITY FOR FRONT 20 FEET OF SITE.

THESE EXAMPLES REPRESENT DESIGN INTENT.



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

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APPLICATION #: COA2016078  
APPLICANT: Danny Klingler  
OWNER: Queen of the Jest LLC  
ADDRESS: **217 Magnolia Street**  
PARCELS: 081-0002-0246  
ZONING: CC-A  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: October 24, 2016  
HEARING DATE: November 7, 2016  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of Request:**

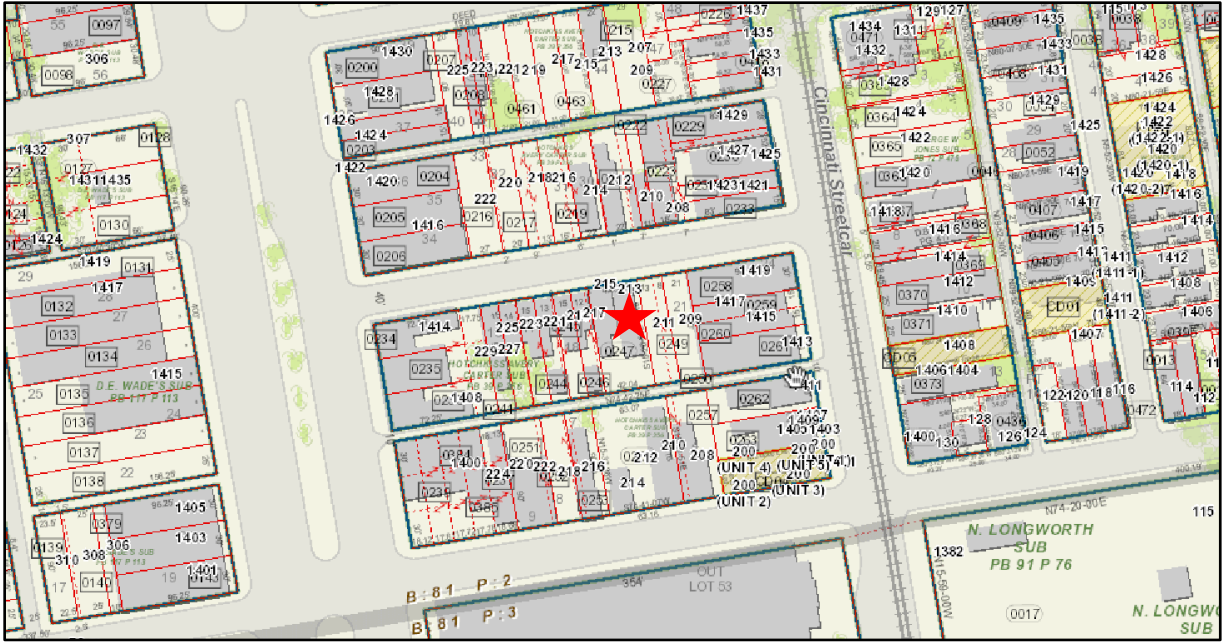
The applicant is requesting a Certificate of Appropriateness (COA) to construct a rear facing dormer and a Conditional Use to use the property as a residential use on the first floor.

### **Existing Conditions**

The existing building is two story brick townhouse that was built as a residence around 1900. It is a vernacular architecture with simple details at the windows and cornice line. It is in a row of 6 connected townhouses



Figure 1: 217 Magnolia (painted red brick). Image provided by applicant.



**Proposed Conditions**

The applicant is proposing to modify 217 Magnolia Street:

- Build a rear shed dormer to match the dormers on neighboring properties
- Use the entire building, including the first floor as a residential use.

Previous Reviews: N/A

**Applicable Zoning Code Sections:**

- Zoning District: [Section 1409](#) CC-A
- Variance Request: [Section 1409-07](#) Land-use Regulations
- Variance Authority: [Section 1445-07](#)
- HCB authority: [Section 1435-05-4](#)
- Variance Standard: [Section 1445-13](#) General Standards: Public Interest
- [Section 1445-21](#) Standards for Conditional Use
- 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-A. Single family dwellings are permitted only above the ground floor in a mixed use building. Modification requires conditional use approval.

- The project is in violation of the **Section 1409-07** of the Cincinnati Zoning Code.
- Per Section 1409-07, single-family residential units are permitted only above the ground floor in a mixed use building in the CC-A district. Modification requires Conditional Use Approval.
- A **Conditional Use Approval** is sought to allow ground floor residential unit.

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

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

*The underlying zoning is CC-A. The proposed use of the subject property conforms to the underlying zone district regulations, with the exception of proposed residential units on the ground floor. The building was built as a single family residential use and the applicant is proposing to continue to use the house as a single family residential use. The use is in harmony with the intent of the Zoning Code, though Staff would have been concerned if the applicant had proposed Eating and Drinking Establishments within the building.*

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

*The proposed work substantially conforms to the guidelines for the district.*

- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

*This project conforms to the Over the Rhine Comprehensive Plan.*

- d. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.

*It is not anticipated that a single family house will impact the traffic on the surrounding streets.*

- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

*This is not applicable.*

- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

*This is not applicable.*

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

*This is not applicable.*

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

*The work is compatible with the surrounding uses as the majority of the uses on Magnolia Street are residential in nature.*

- 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 as the building will be used as it historically was intended.*
- k. **Blight.** The elimination or avoidance of blight.  
*The proposed work will eliminate blight by returning a vacant building to productive use.*
- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The proposed project will benefit the Cincinnati economy by providing a habitable residence and increasing the property value.*
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
*The proposed project will create temporary construction jobs.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.  
*Property taxes are likely to increase as a result of the improved condition 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 improved conditions of the property.*
- 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.*

**Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the rear dormer.

**Comments on Applicable Guidelines**

**Rehabilitation**

**B. SPECIFIC GUIDELINES**

- 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 addition is similar to other dormers that have been added to neighboring buildings. 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.*

**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. ZONING RELIEF**

**1. CONDITIONAL USE**

1. **APPROVE** the **Conditional Use** per §1409-07 to allow single family dwelling units on the ground floor.

2.

- 2. FINDING:** The Board makes this determination that per Section 1435-05-4:
- (a) Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
  - (b) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.
  - (c) The unique variation of the floor grade to the street grade along Central Parkway and to be in keeping with the historical architecture of the building precludes the practical use of the Central Parkway ground floor as a Commercial use.

**I. CERTIFICATE OF APPROPRIATENESS**

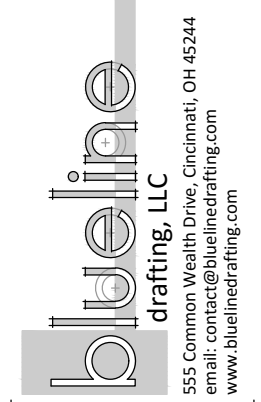
A. **APPROVE** a Certificate of Appropriateness for 217 Magnolia Street for rear dormer per plans submitted by Blue Line Drafting and dated 9-23-2016.

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.

# Klingler Renovation Project

217 Magnolia Street, Cincinnati, Ohio 45202



Klingler  
Renovation Project  
217 Magnolia Street  
Cincinnati, OH 45202

## LEGEND

### WALL CONSTRUCTION

 EXISTING WALL

 NEW WOOD STUD WALL

### DRAWING NOTATION

 EXISTING DOOR

 PROPOSED DOOR

### SHEET INDEX

A0.0	COVER SHEET AND ELEVATIONS
A1.0	EXTERIOR ELEVATIONS
A1.1	PROPOSED FLOOR PLANS
A1.2	PROPOSED FRAMING PLANS
A3.0	BUILDING SECTION

### DRAWINGS

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

### MEASUREMENTS

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

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

## BUILDING INFORMATION

	EXISTING	PROPOSED
ZONING:	CC-A	SAME
BUILDING USAGE:	SINGLE FAMILY	SAME
CONSTRUCTION TYPE:	3-B BRICK BEARING WALLS & WOOD JOISTS	SAME
NUMBER OF FLOORS:	2 + ATTIC	SAME
BUILDING HEIGHT:	30'	SAME
SQUARE FEET EXISTING:	1017 SQFT	SAME
# OF UNITS:	1	SAME
YEAR BUILT:	1900	

GOVERNING CODE: 2013 RESIDENTIAL CODE OF OHIO & CINCINNATI MUNICIPAL BUILDING CODE.

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

PLAN NO:  
TBD

DATE:  
23 SEPT 2016

OWNER:  
**KLINGLER**  
217 MAGNOLIA STREET  
CINCINNATI, OH 45202  
  
email: dannyklingler@gmail.com  
tel: 513-237-4449

DOORS:  
ALL DOORS & HARDWARE TO REMAIN UNLESS NOTED IN PLAN.

FRONT DOOR: REPLACE EXISTING NON-HISTORIC APPROPRIATE DOOR WITH WOOD DOOR w/ GLASS LIGHT MATCHING NEIGHBORING.

### WINDOWS:

LIGHT AND VENTILATION & EMERGENCY EGRESS REMAIN UNCHANGED & FUFILL REQUIRMENTS OF BUILDING CODE.

EXISTING WINDOW DESCRIPTION:  
1-OVER-1 DOUBLE-HUNG WINDOWS WITHIN WOOD FRAMES FULLY FITTING ORIGINAL MASONRY OPENINGS.

PROPOSED WINDOW DESCRIPTION:  
1-OVER-1 DOUBLE-PANE TILT-IN WOOD WINDOWS w/ ALUMINUM CLADDING WITHIN EXISTING WOOD FRAMES FULLY FITTING ORIGINAL MASONRY OPENINGS.

COVER SHEET

rev	date	description

drawn by: KJN  
date: 23-Sept-2016  
scale: as noted  
project no.: 20160909

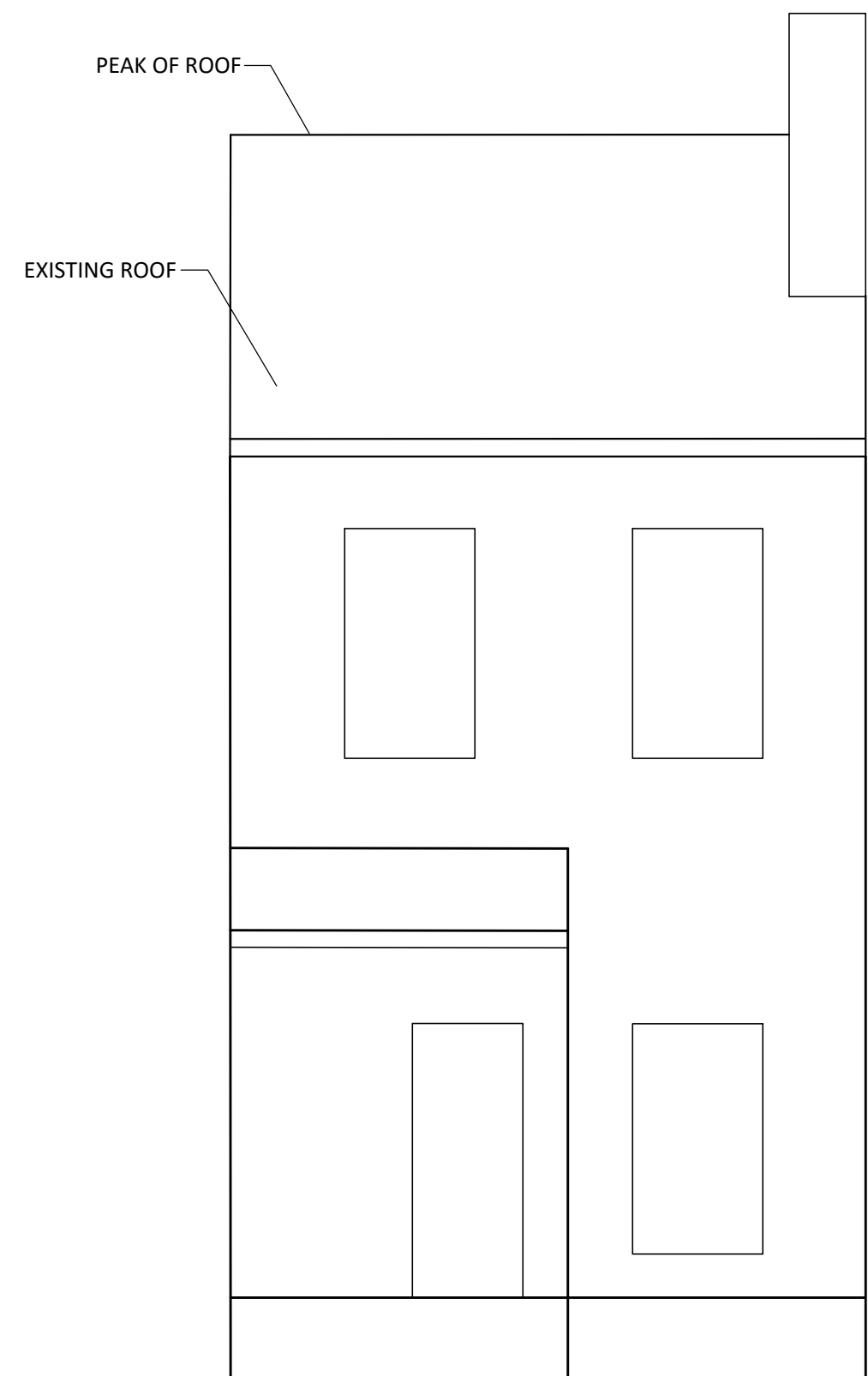
A0.0

**EXTERIOR ELEVATIONS**

rev	date	description

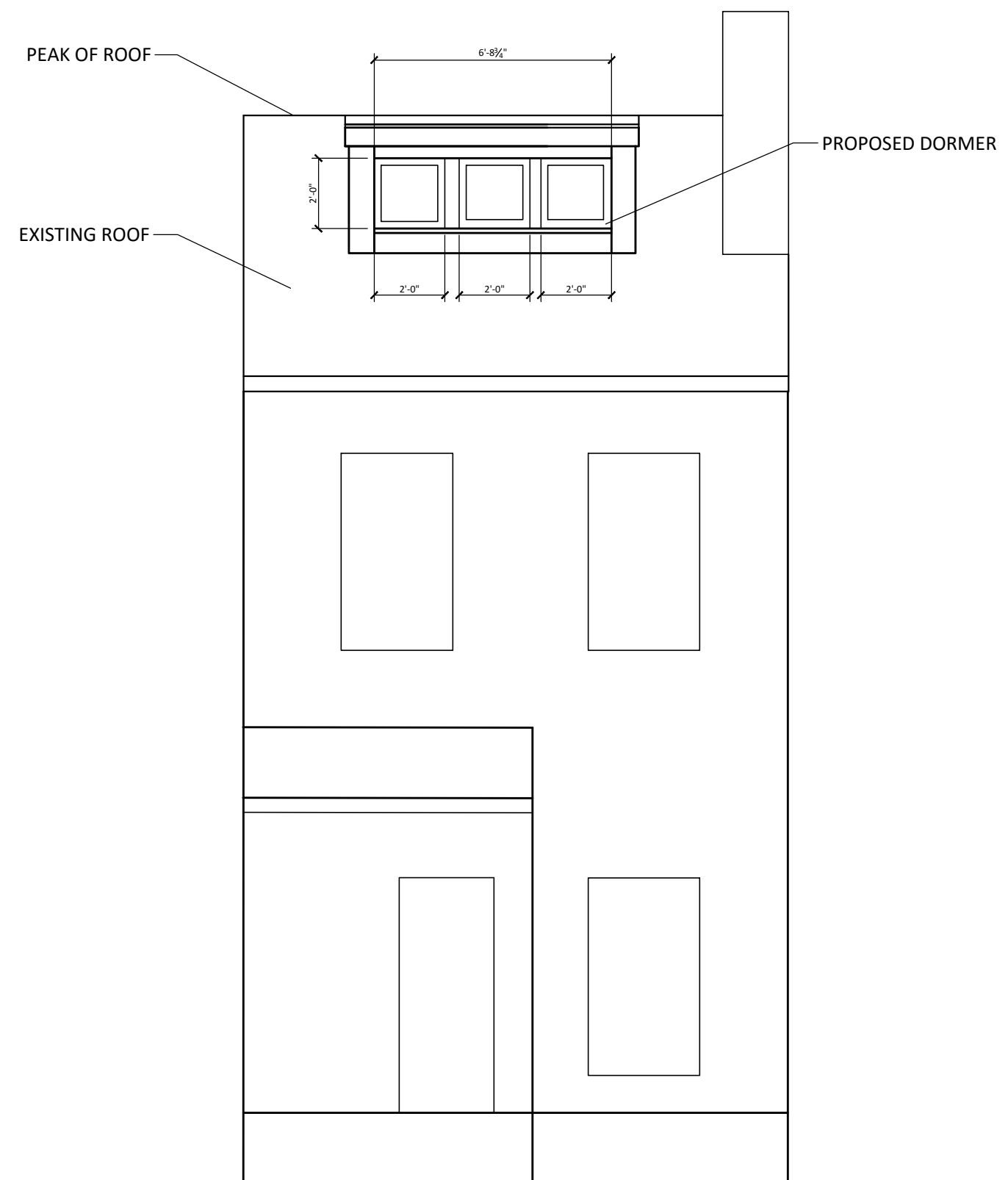
drawn by: KJN  
 date: 23-Sept-2016  
 scale: as noted  
 project no.: 20160909

**A1.0**



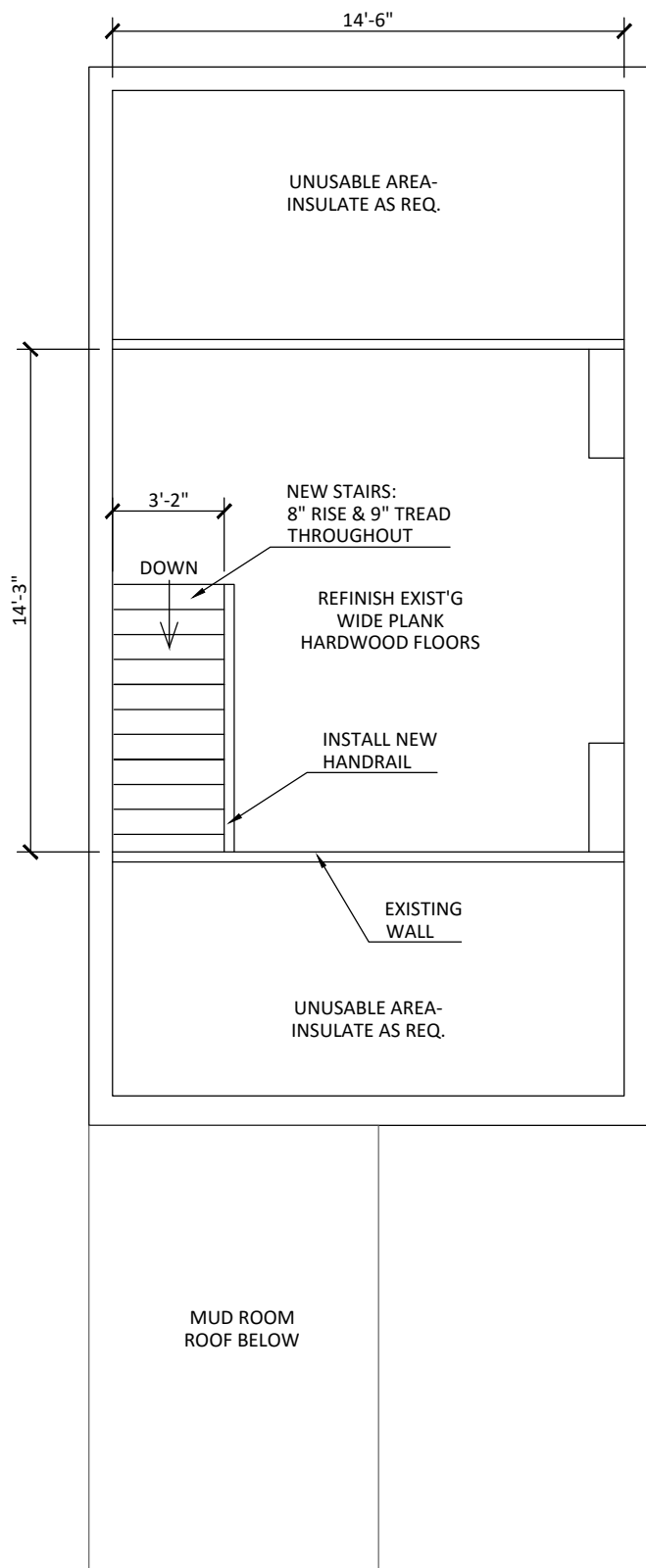
**1 | EXISTING REAR ELEVATION**

A1.0 | Scale: 1/4" = 1'-0" | 0 1' 2' 4' 8'



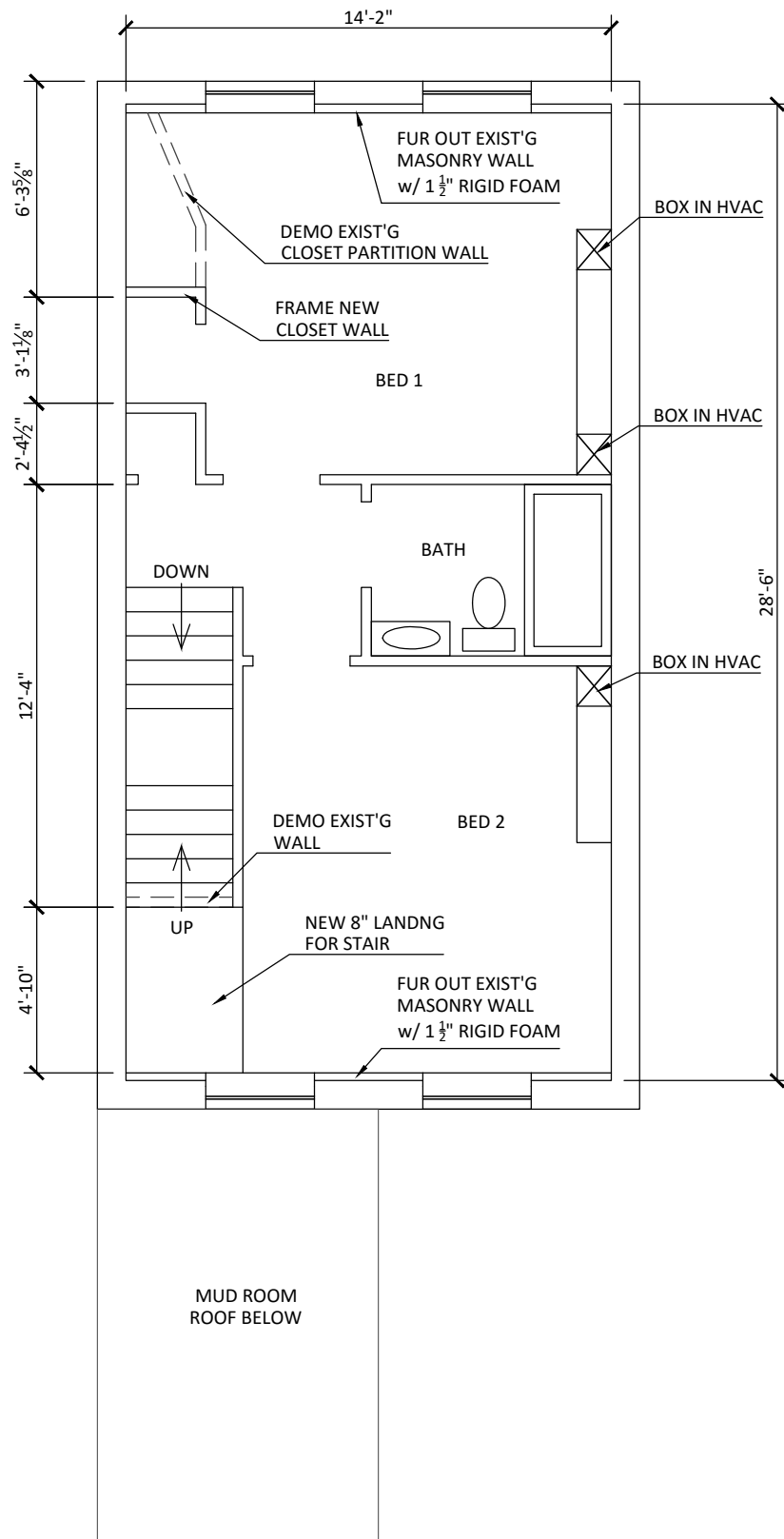
**2 | PROPOSED REAR ELEVATION**

A1.0 | Scale: 1/4" = 1'-0" | 0 1' 2' 4' 8'



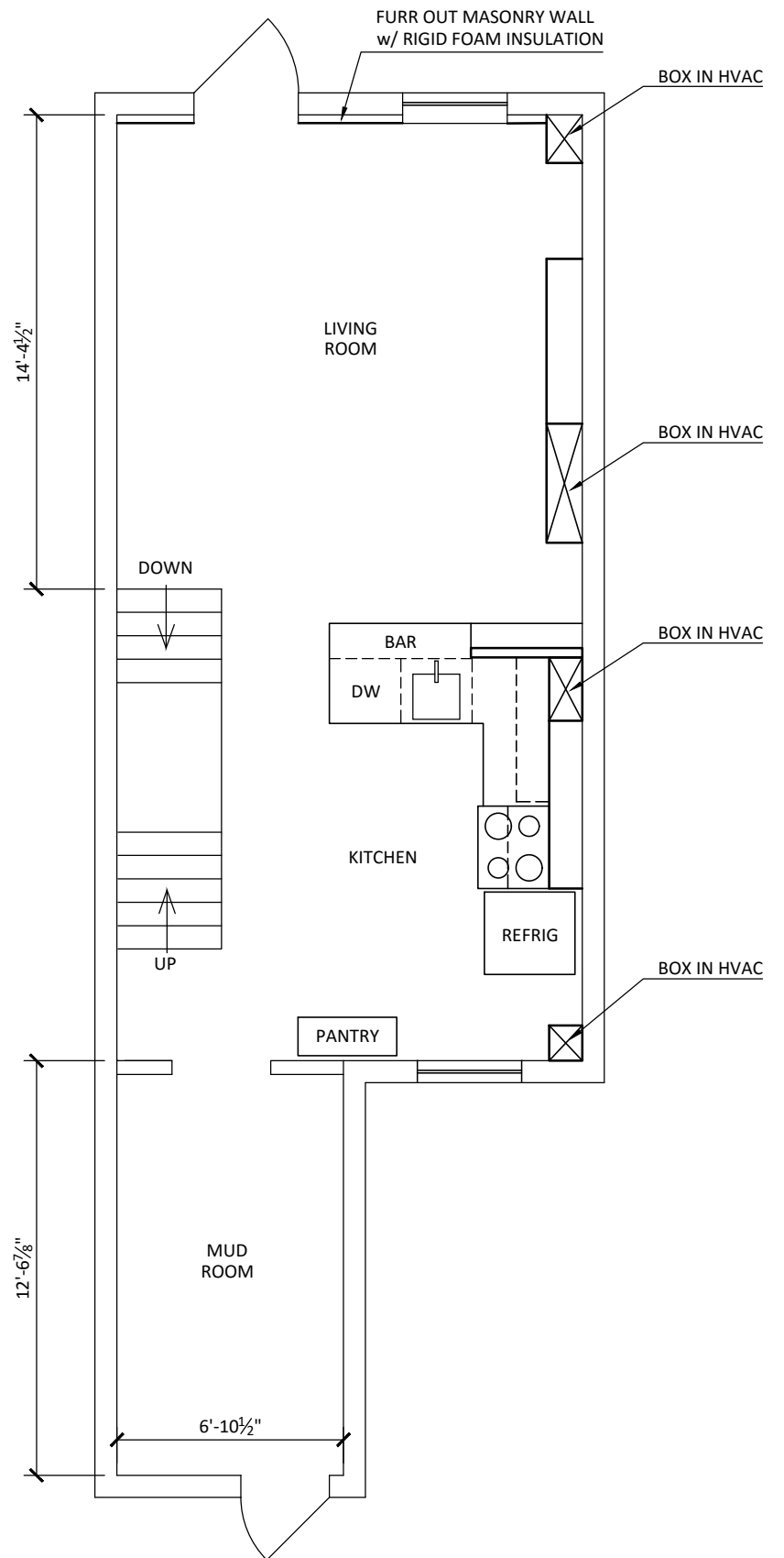
**3 | PROPOSED ATTIC UPDATES**

A1.1 Scale: 3/16" = 1'-0"



**2 | PROPOSED 2ND FLOOR UPDATES**

A1.1 Scale: 3/16" = 1'-0"



**1 | PROPOSED 1ST FLOOR UPDATES**

A1.1 Scale: 3/16" = 1'-0"

**Klingler**  
Renovation Project  
217 Magnolia Street  
Cincinnati, OH 45202

**PROPOSED  
FLOOR PLANS**

rev	date	description

drawn by: KJN  
date: 23-Sept-2016  
scale: as noted  
project no.: 20160909

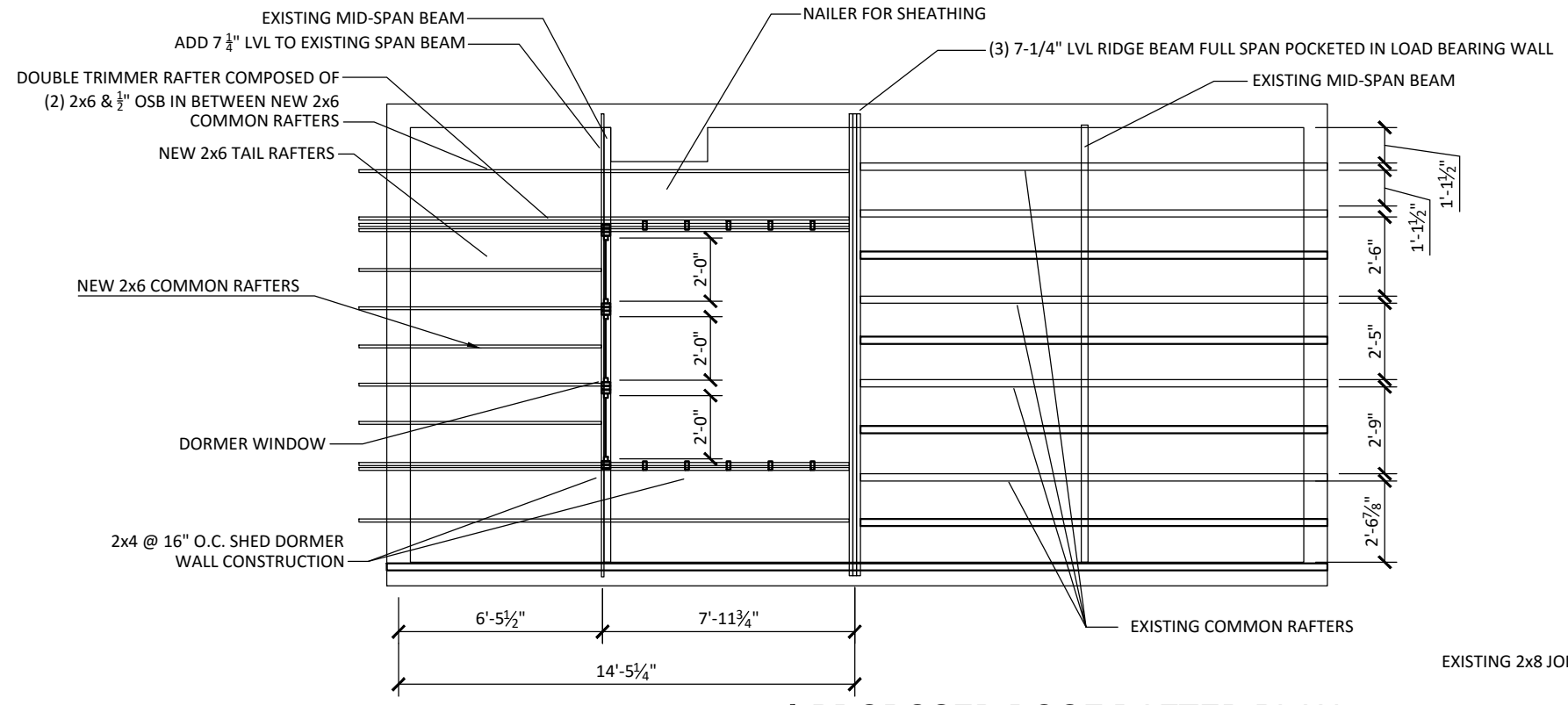
**A1.1**

**PROPOSED  
FRAMING PLANS**

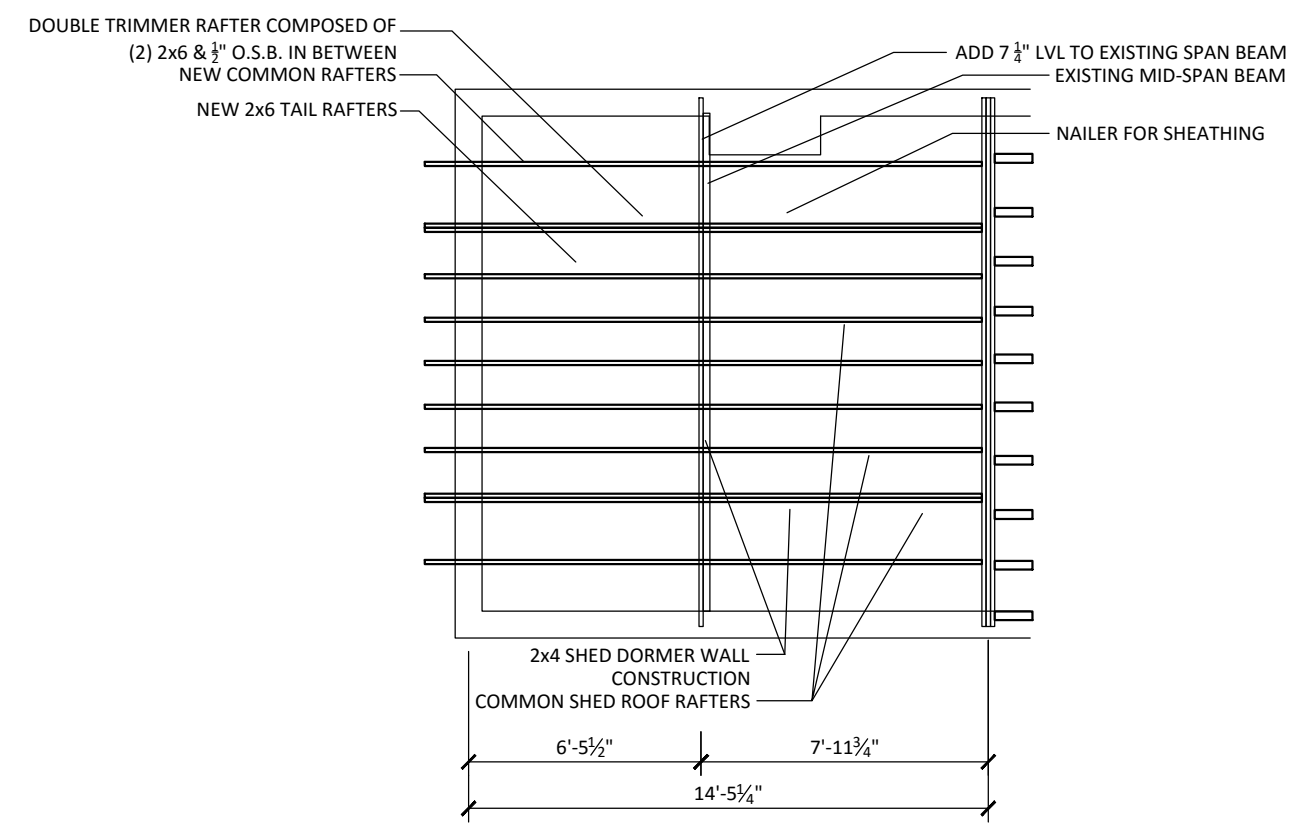
rev	date	description

drawn by: KJN  
date: 23-Sept-2016  
scale: as noted  
project no.: 20160909

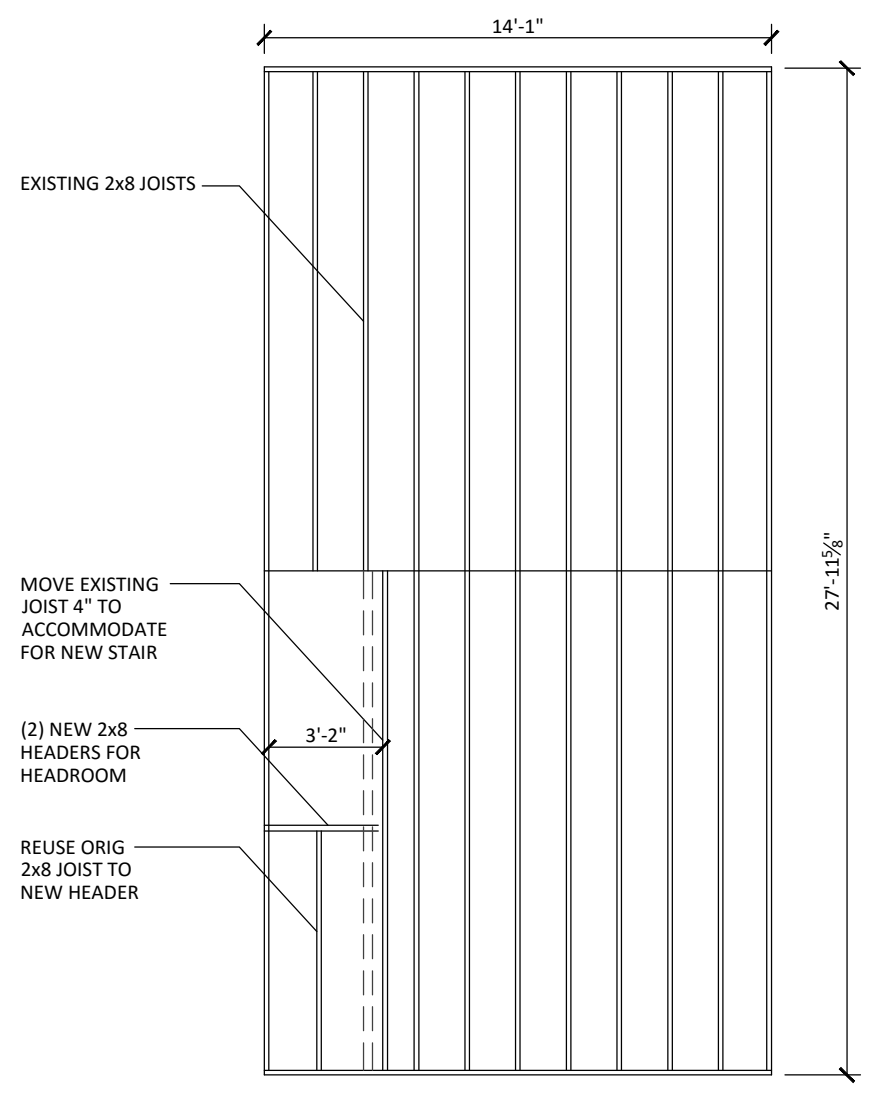
**A1.2**



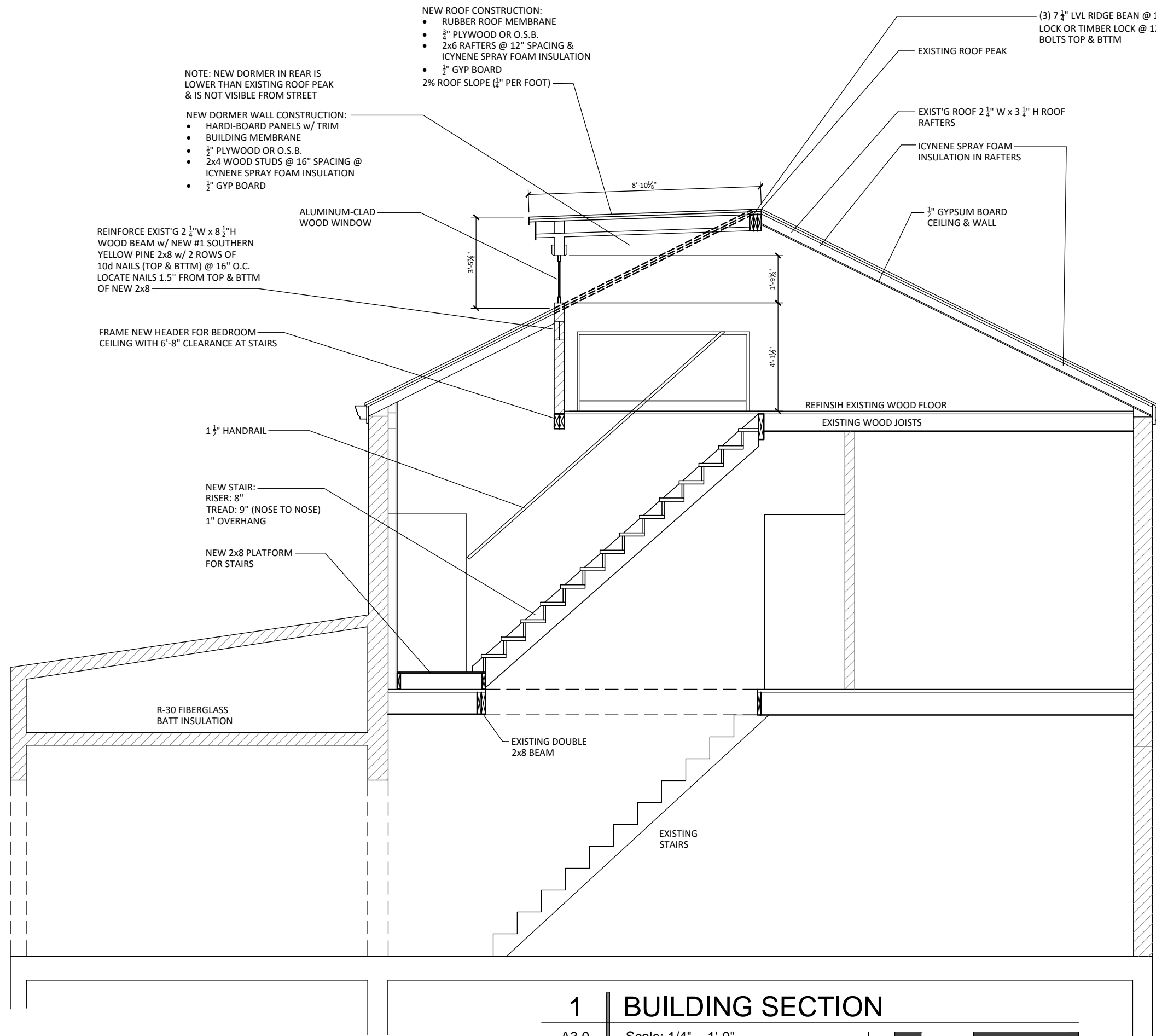
**3 | PROPOSED ROOF RAFTER PLAN**  
A1.2 | Scale: 3/16" = 1'-0"  
0 2' 4' 8'



**2 | PROPOSED SHED DORMER RAFTER PLAN**  
A1.2 | Scale: 3/16" = 1'-0"  
0 2' 4' 8'



**1 | PROPOSED ATTIC FRAMING PLAN**  
A1.2 | Scale: 3/16" = 1'-0"  
0 2' 4' 8'



**1 BUILDING SECTION**

A3.0 Scale: 1/4" = 1'-0"



FULL SIZE DRAWING TO BE PLOTTED AT 11"x17" FOR INDICATED DRAWING SCALE TO BE ACCURATE.

**BUILDING SECTION**

REV	DATE	DESCRIPTION

drawn by: KJN  
 date: 23-Sept-2016  
 scale: as noted  
 project no.: 20160909

**A3.0**

**Klingler  
 Renovation Project  
 217 Magnolia Street  
 Cincinnati, OH 45202**







Street sign (partially obscured)

EAN 8709



1886

221

AVENGER G/T



**NO  
TRESPASSING**







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

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APPLICATION #: COA2016079  
APPLICANT: Sabo Design Associates  
OWNER: The Knights Watch  
ADDRESS: **1706-1708 Elm Street**  
PARCELS: 094-0008-0121, 094-0008-0122  
ZONING: CC-P  
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 a façade redesign and a rooftop and rear addition. The applicant is also seeking a Zoning Variance for a 3 foot rear yard zoning variance.

### **Existing Conditions**

The existing building is a two story contributing frame building. The building was built in 1870 however there have been extensive changes to the building including the storefront, siding, and windows. There currently is little original fabric on the front façade of the building.

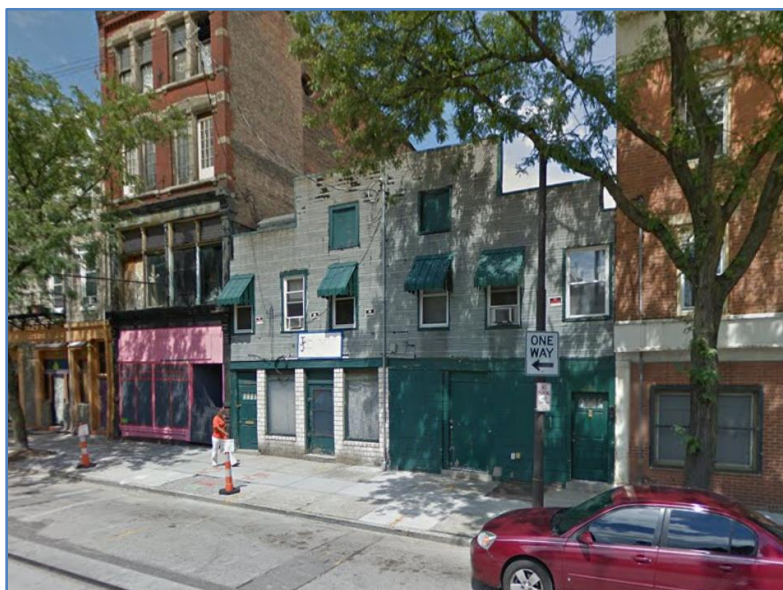


Figure 1: 1706-1708 Elm Street. Image from Google Street Views.



Figure 2: Map of 1706-1708 Elm Street. Map from CAGIS Maps.

### **Proposed Conditions**

The applicant is proposing to modify 1706-1708 Elm Street with the following

- New façade on the front to include one of two designs
  - o Option 1: fiber cement siding on the second floor with a new storefront system that would mimic the current window spacing and door spacing with four doors and four windows.
  - o Option 2: Brick cladding on the second floor with a new storefront design that would have centered doors and large storefront windows with bulkhead and transom.
- New aluminum clad windows, five cast arches heads and cornices, composite trim.
- Third floor/roof addition set back 11'4" from front façade line. This will be sided in 8" fiber cement siding and will have aluminum clad wood window in the same two over two configuration as the second floor. The roof line will have a dental molding and the window surrounds will be simple
- 3 story rear frame addition with a second floor deck and garage entrance off the alley. This addition will require a 3 foot rear yard variance for a 22 foot rear yard rather than the required 25 foot rear yard.

**Previous Reviews:** N/A

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

Zoning District:	<a href="#">Section 1409</a>	CC-P
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: [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. Single family dwellings are a permitted use in the district. As the property is being converted to a single family use and is adding an addition it will be required to have a 25 foot rear yard setback.

- The project is in violation of the **Section 1409-07** of the Cincinnati Zoning Code.
- Per Section 1409-07, new residential uses are required to have a 25 foot setback.
- A **3 foot Dimensional Zoning Variance** is sought to have a **22 foot rear yard setback rather than the required 25 foot rear yard setback.**

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 CC-P. The proposed use of the subject property conforms to the underlying zone district regulations.*
- Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.  
*The proposed work substantially conforms to the guidelines for the district.*
- 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.  
*It is not anticipated that a single family house will impact the traffic on the surrounding streets.*
- 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.*

- 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 work is compatible with the surrounding as most of the properties have zero lot line developments and both properties on either side of the project have a smaller rear setback that then proposed addition.*
- 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 as the building will be used as it historically was intended.*
- k. **Blight.** The elimination or avoidance of blight.  
*The proposed work will eliminate blight by returning a vacant building to productive use.*
- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The proposed project will benefit the Cincinnati economy by providing a habitable residence and increasing the property value.*
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
*The proposed project will create temporary construction jobs.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.  
*Property taxes are likely to increase as a result of the improved condition 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 improved conditions of the property.*
- 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.*

**Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the façade changes and the third floor and rear additions.

## **Comments on Applicable Guidelines**

The rear addition and third floor additions will be designed in a sympathetic way with design elements and dimensions influenced by the architecture of Over-the-Rhine. As the building has been extensively altered on the façade, not much historic fabric remains or is intact. The architect has designed two options, both of which are designed sympathetically and taking cues from both the building and neighboring historic designs as no photographic representation of the building.

### **Applicable Guidelines**

#### **Rehabilitation**

12. Storefronts: Retain and repair the design and materials of storefronts in historic buildings. First-floor storefronts are common in Over-the-Rhine and are found in all types of architectural styles. Detailing and materials vary considerably. Each design should be considered individually and original materials should be retained. If the storefront has been altered or if none of the original materials remain, old photographs may indicate the original design. Original masonry storefront materials should be cleaned with the gentlest method possible (see section on cleaning). Cast-iron storefronts may be cleaned by abrasive methods including sandblasting. Adjacent materials must be protected and the pressure should be less than 100 p.s.i.

*The building has been significantly altered as evidenced by the shingled second floor, replacement windows, modern brick/tile storefronts and non-historic doors. Other than the shape of the façade, which is most likely not original to the 1870's build date, the façade retains little historic fabric.*

*The building currently contains stairwells that each outside enters into and leads to the second floor. Upon entering these stairwells the original exterior lap siding of the building is exposed. This shows that even the current design of the storefront is not original to the building. Staff feels that either storefront option would be appropriate or the applicant prefers the storefront design of Option 2.*

#### **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.  
*The addition takes its cues and architectural language from the surrounding buildings. The differences are subtle and sympathetic but do not imitate the original building.*
2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.  
*The design of the additions relate architecturally to adjacent buildings and the*

*primary building as it uses a simple cornice line, lap siding, and two over two windows.*

3. Additions should not overpower the original building.  
*The addition will not be visible from the street. It is set back in a way that does not make it overpowering of 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.  
*See New Construction discussion*

### 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 as this is an addition and is not the primary street elevation, this is appropriate. The roof top addition does provide a cornice line in a simple dental molding, which is appropriate for the history of the building that was originally built as a gable front Greek Revival.*

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 and rear addition of the main structure is a side gabled roof which is an appropriate roof form for Over-the-Rhine. It has little to 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 windows proposed for the upper floors of the west elevation are traditional double hung aluminum clad wood 2 over 2, of a 2:1 ratio and are taller than they are wide. The windows on the rear will be one over one double hung aluminum clad wood windows, taller than they are wide and in individual punched openings. All the glass will be clear glass.*

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 will be used as a residence but did traditionally have a storefront. Both designs provide an appropriate storefront design with bulkheads large plate glass storefront glass and a transom. Either option would be an appropriate design.*

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 property, 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 not alter the front or side setbacks of the property. The rear setback will be 22 feet, if granted a variance, and it will be a larger set back than neighboring properties.*

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 and will still appear to be a two storefront building with the same six punched windows on the second floor. The rear addition will not be visible from the 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 continue to provide a strong vertical emphasis. The addition itself is taller than it is wide, as are the windows. The rooftop addition is not highly visible from the street but it will also have a vertical emphasis as articulated with its windows.*

- 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 two-and-one-half stories high and the proposed addition will be three-stories high. This is compatible with the adjacent property to the north, as well as many other properties in the vicinity.*

- 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 on the storefront are wood, composite, and large plate glass and transom glass windows. These materials are all appropriate and contextual to the neighborhood storefront design.*

*Materials for both the rooftop and rear addition are fiber-cement board siding, aluminum clad wood windows, and fiber cast details. On the rear is a garage, which is an appropriate location for a garage door. The addition's roof also has fiberglass shingles.*

*The second floor façade has two options for siding. One option 1 has a fiber cement lap board in 8” exposure and option 2 has brick veneer and limestone sills. While both options are appropriate options for the neighborhood, staff feels that option 1 is most appropriate for this particular building given that the original building and subsequent alterations were frame and lap-siding.*

**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. ZONING RELIEF**

**1. VARIANCE**

1. **APPROVE** the **VARIANCE** per §1409-07 to allow for a 3 foot rear yard setback variance to allow for a 22 foot rear yard.

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

(a) Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and

(b) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

(c) The unique variation of the floor grade to the street grade along Central Parkway and to be in keeping with the historical architecture of the building precludes the practical use of the Central Parkway ground floor as a Commercial use.

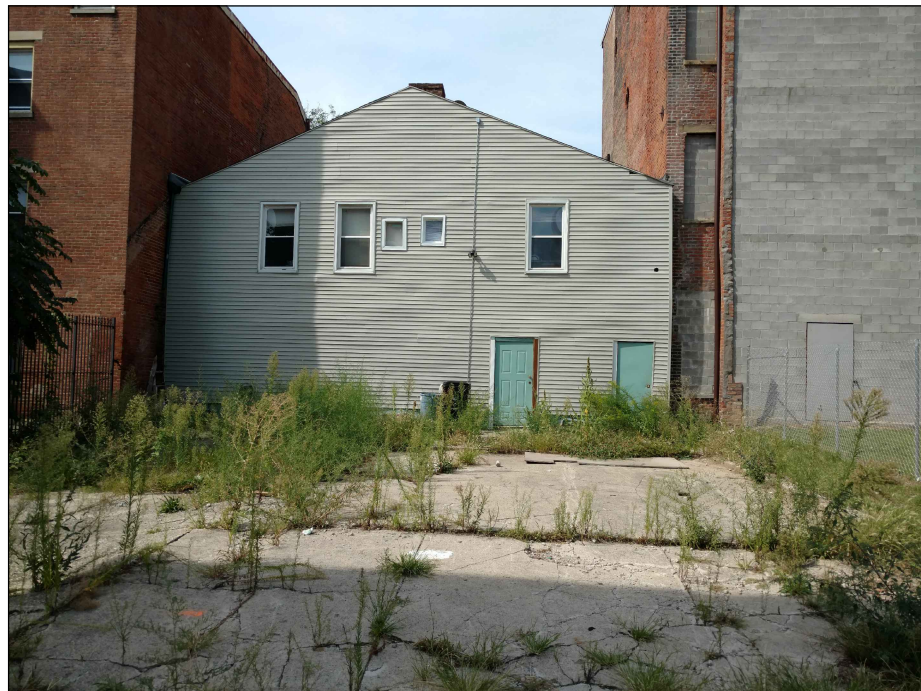
**I. CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 1706-1708 Elm Street for a rooftop and rear addition and façade changes plans submitted by Sabo Design Associates and dated 9-23-2016 with the following conditions.

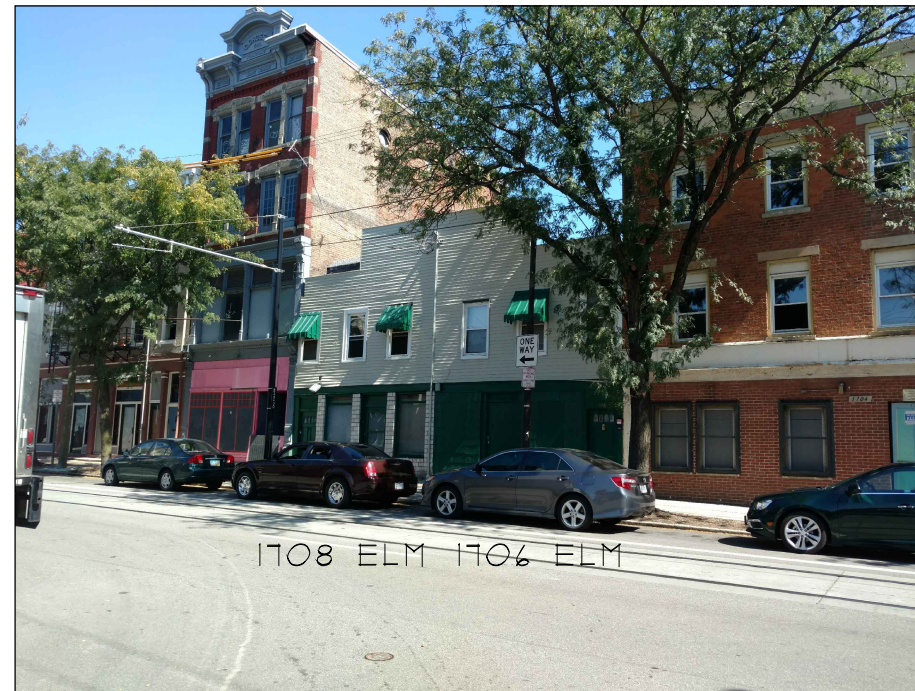
1. The second floor of the front façade shall be fiber cement siding with an 8” exposure.
2. The Storefront elevation can be either option proposed in the submitted plans.
3. All wood decking material shall be stained or painted.
4. The curb cut on the alley shall get Department of Transportation Engineering Approval.
5. 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:

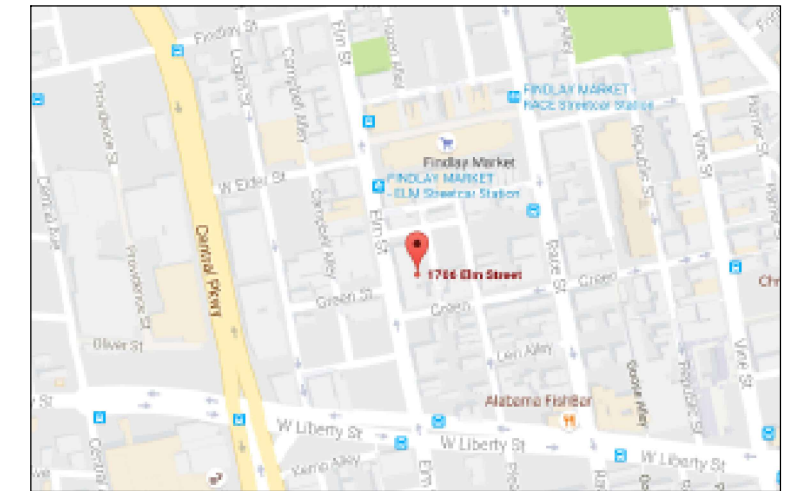
1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.



REAR FACADE



FRONT FACADE



VICINITY PLAN  
SCALE: 1" = 50'-0"



AERIAL PHOTO



PROPERTY MAP

BUILDING INFO	
<b>OWNERS:</b>	1704 ELM STREET THE KNIGHTS WATCH LLC MITCH AND MATT PAINTER 3402 MICHIGAN AVENUE CINCINNATI, OHIO 45208
	1708 ELM STREET THE KNIGHTS WATCH LLC MITCH AND MATT PAINTER 3402 MICHIGAN AVENUE CINCINNATI, OHIO 45208
<b>ZONING</b>	CC-P COMMERCIAL COMMUNITY
<b>HISTORIC OVERLAY</b>	OVER-THE-RHINE
<b>EXISTING USE:</b>	MIXED USE RETAIL / RESIDENTIAL
<b>PROPOSED USE:</b>	SINGLE FAMILY RESIDENTIAL

DRAWING INDEX	
TITLE	
EXISTING/PROPOSED PLANS	
PROPOSED FLOOR PLANS	
PROPOSED ELEVATIONS	
PROPOSED SECTION & REAR ELEVATION	
EXISTING CONDITIONS	

TITLE SHEET

PROPOSED  
**1706 AND 1708 ELM STREET**  
HAMILTON COUNTY  
CINCINNATI, OHIO

**SDA**  
SABO DESIGN ASSOCIATES  
550 Wards Corner Road  
Suite 201  
Loveland, Ohio 45140  
(513) 683-1236  
sabodesignassociates.com

ISSUE DATES
09-23-2016

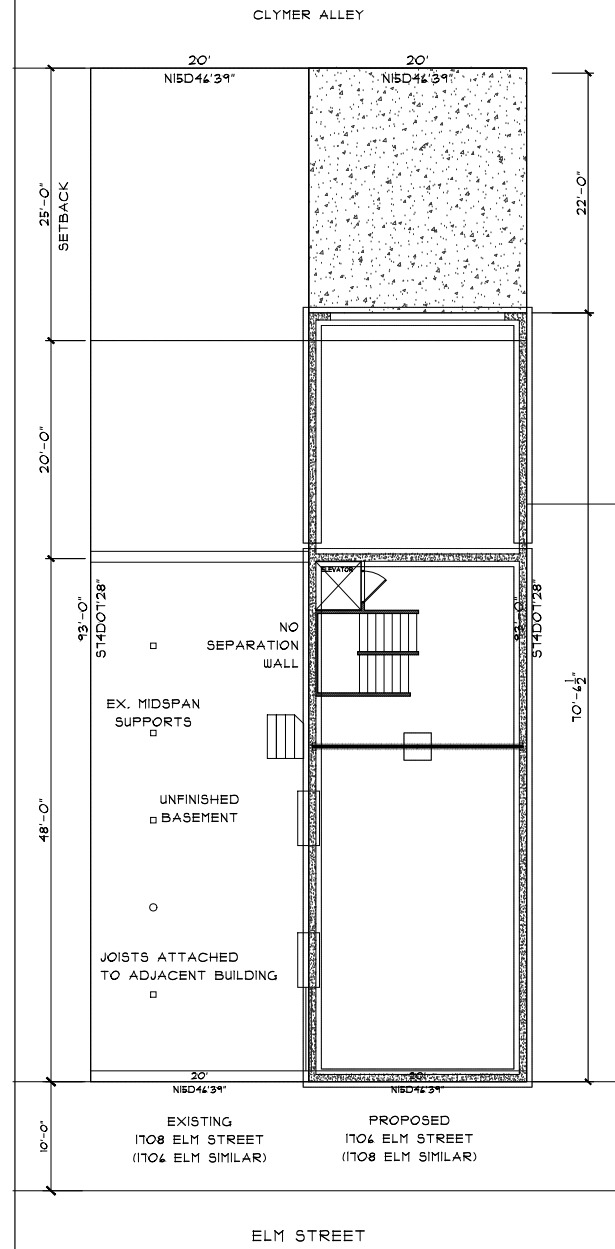
PROPOSED  
FLOOR PLANS

PROPOSED  
1706 AND 1708 ELM STREET  
CINCINNATI, OHIO  
HAMILTON COUNTY



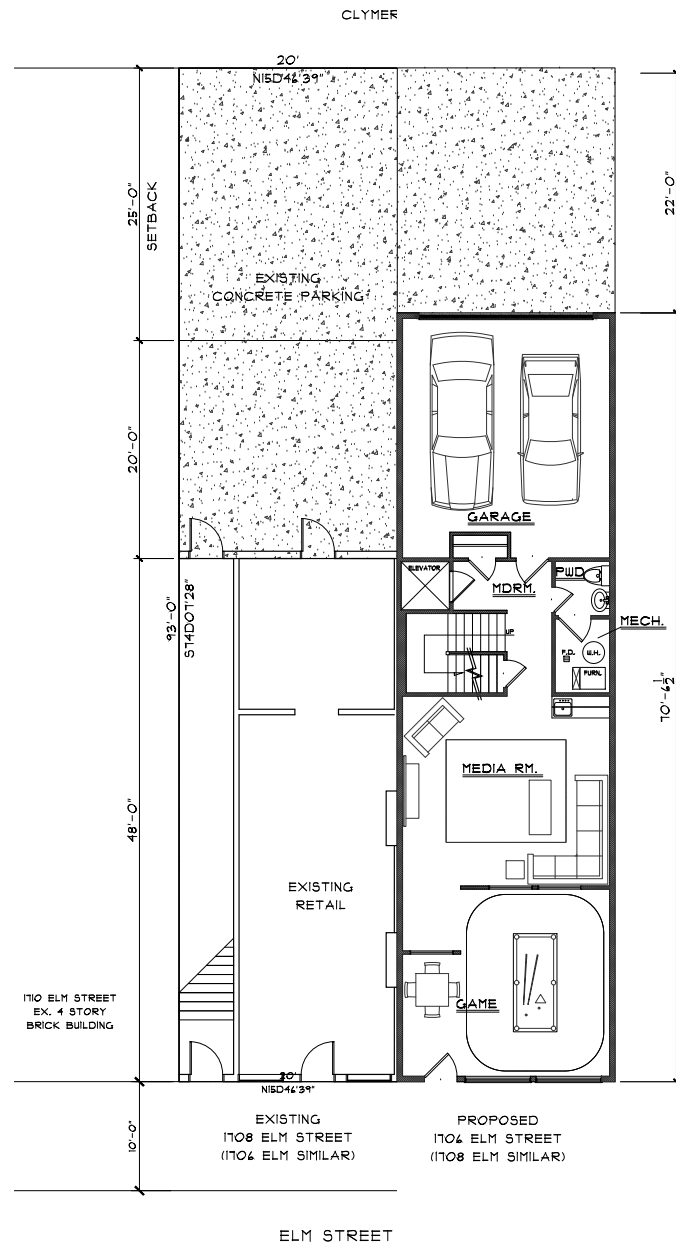
**SDA**  
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09-23-2016



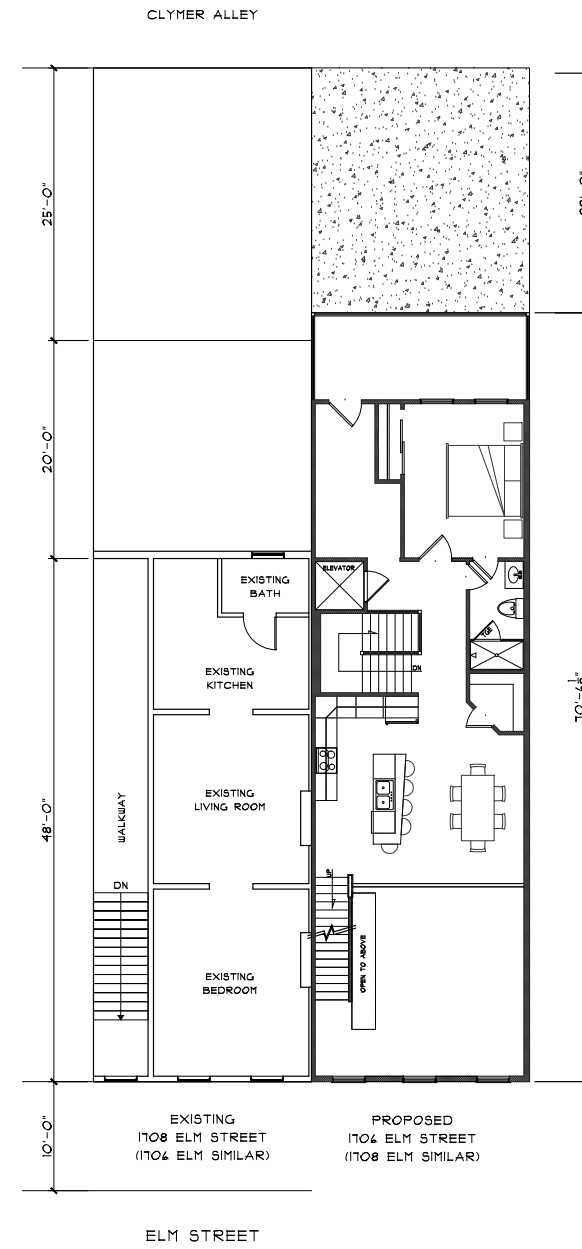
BASEMENT PLANS

SCALE: 1/16" = 1'-0"



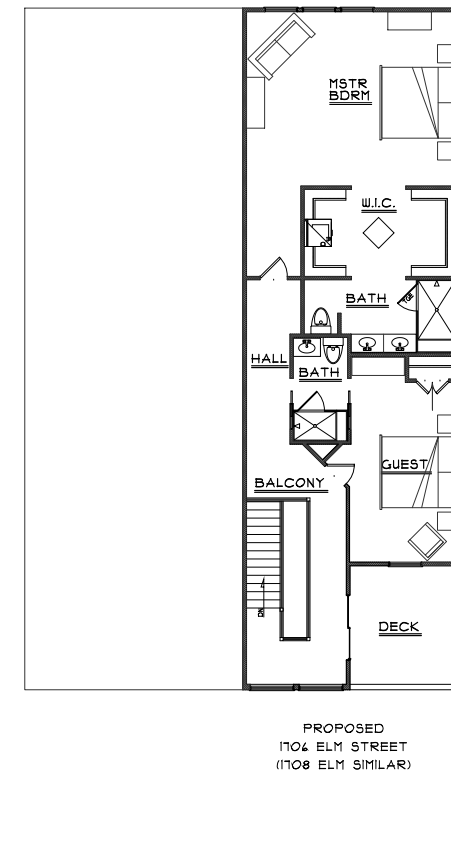
1ST FLOOR PLANS

SCALE: 1/16" = 1'-0"



2ND FLOOR PLANS

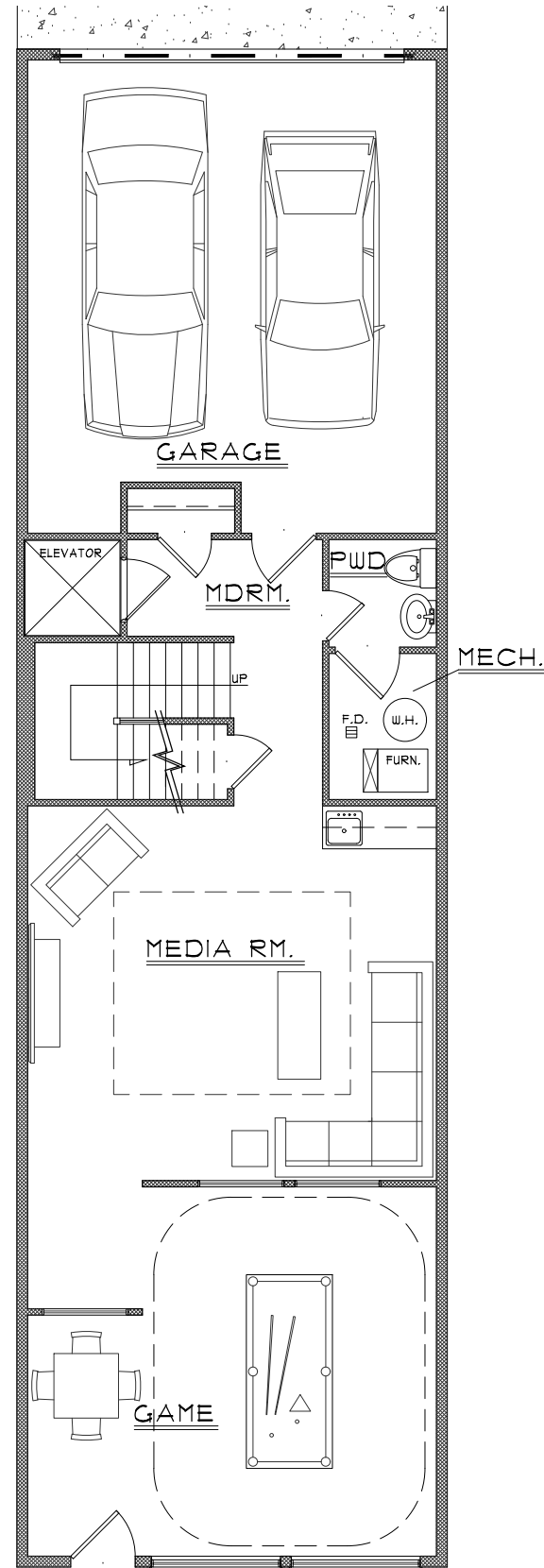
SCALE: 1/16" = 1'-0"



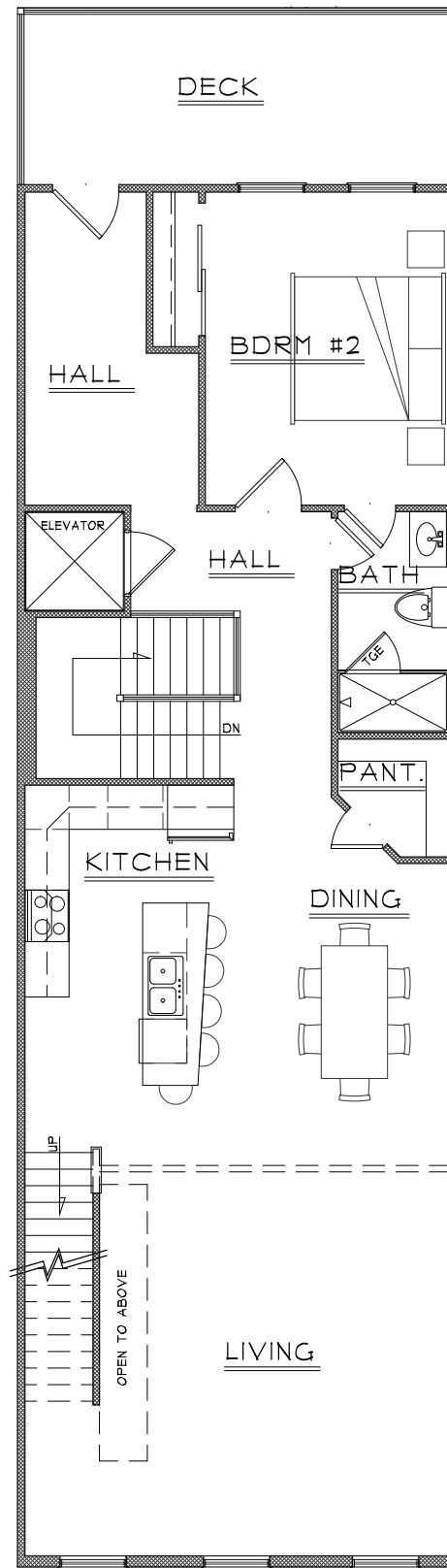
3RD FLOOR PLANS

SCALE: 1/16" = 1'-0"

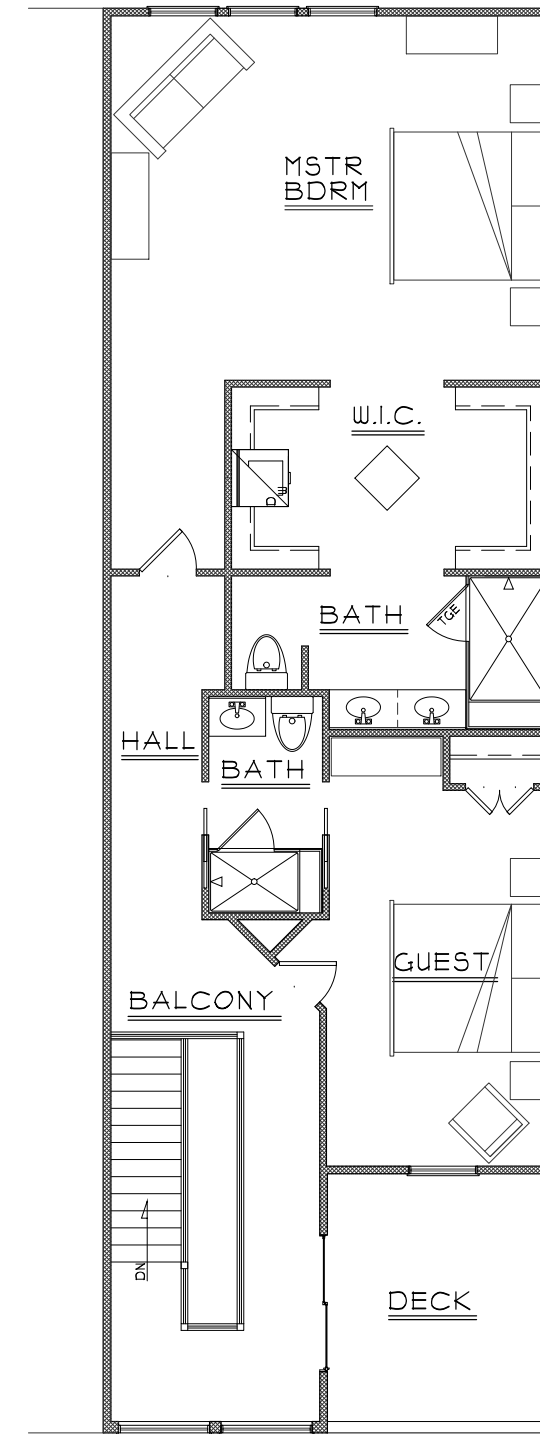




PROPOSED BASEMENT PLAN  
SCALE: 1/8" = 1'-0"



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



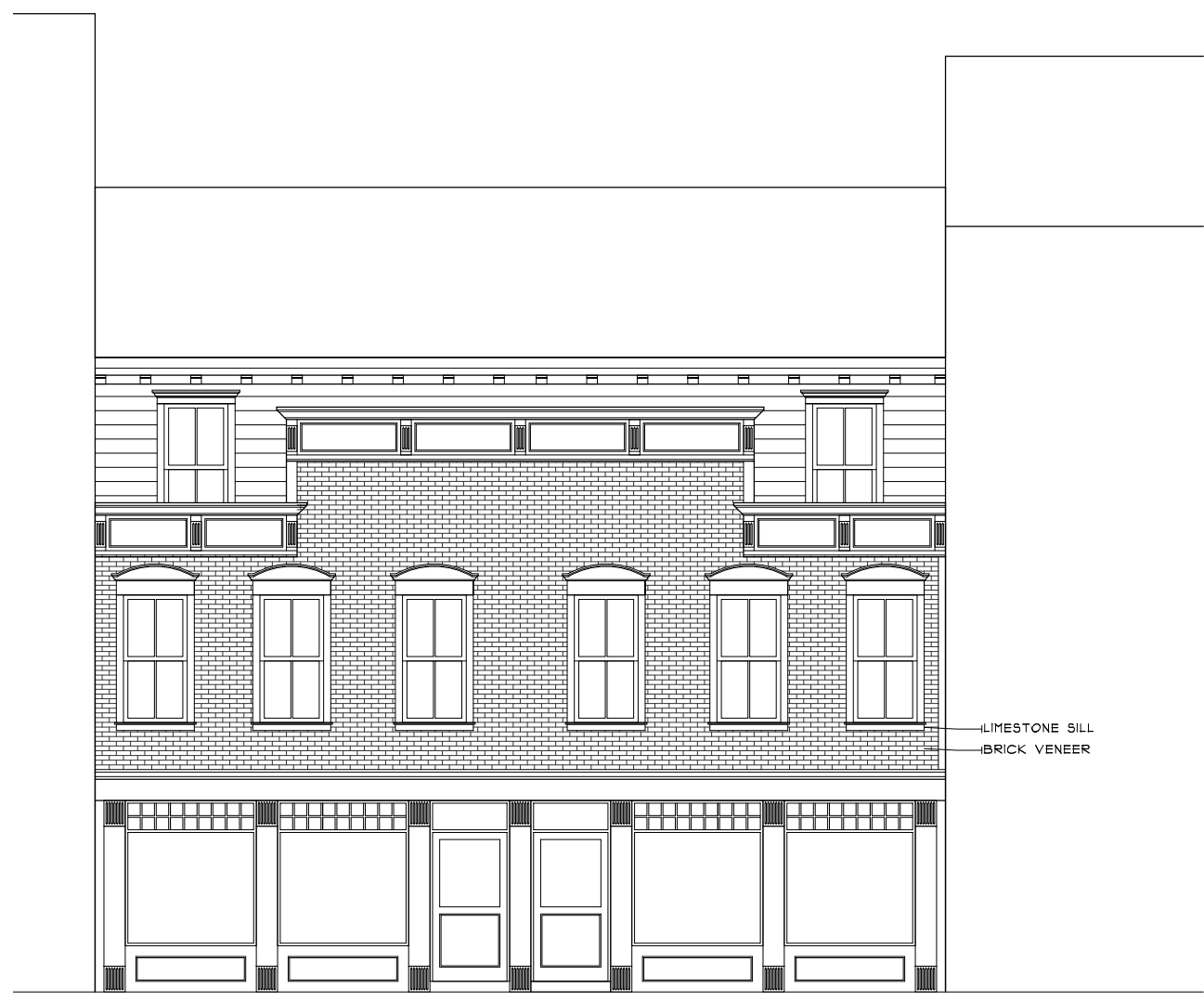
PROPOSED 2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

PROPOSED  
FLOOR PLANS

PROPOSED  
1706 AND 1708 ELM STREET  
CINCINNATI, OHIO  
HAMILTON COUNTY

**SDA**  
SABO DESIGN ASSOCIATES  
550 Wards Corner Road  
Suite 201  
Loveland, Ohio 45140  
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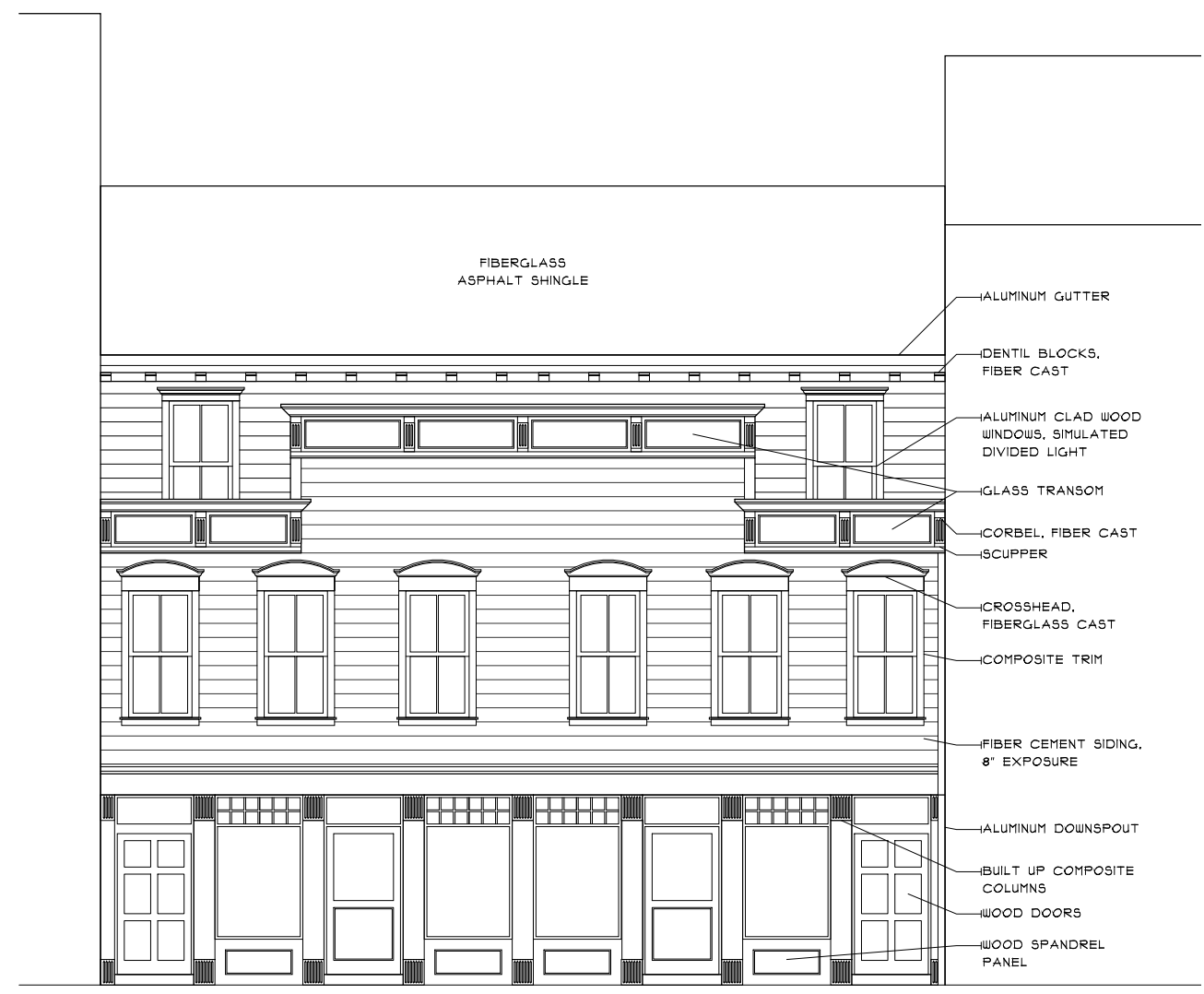
ISSUE DATES
09-23-2016



-LIMESTONE SILL  
-BRICK VENEER

PROPOSED FRONT ELEVATION OPTION 2

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

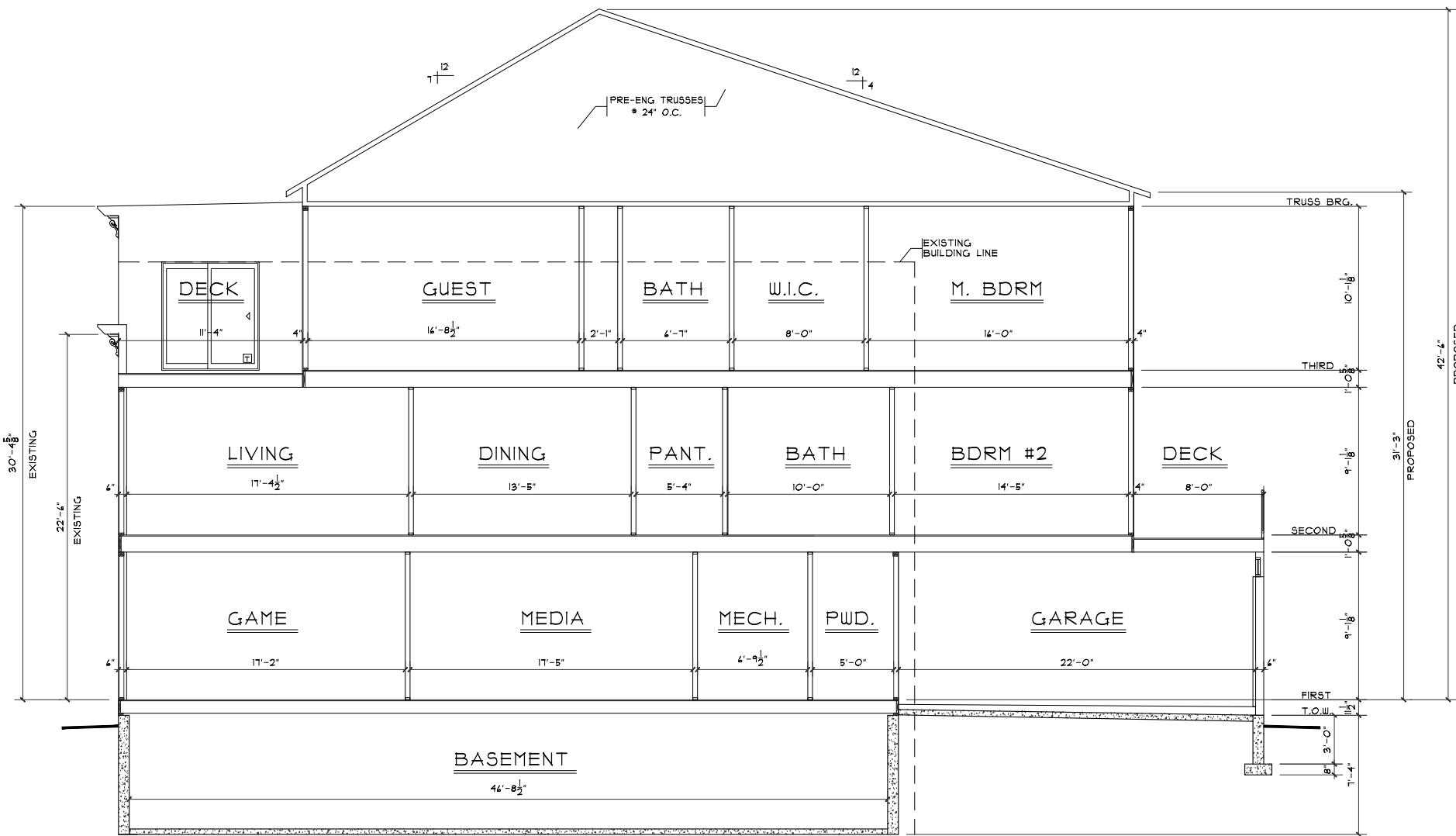


FIBERGLASS  
ASPHALT SHINGLE

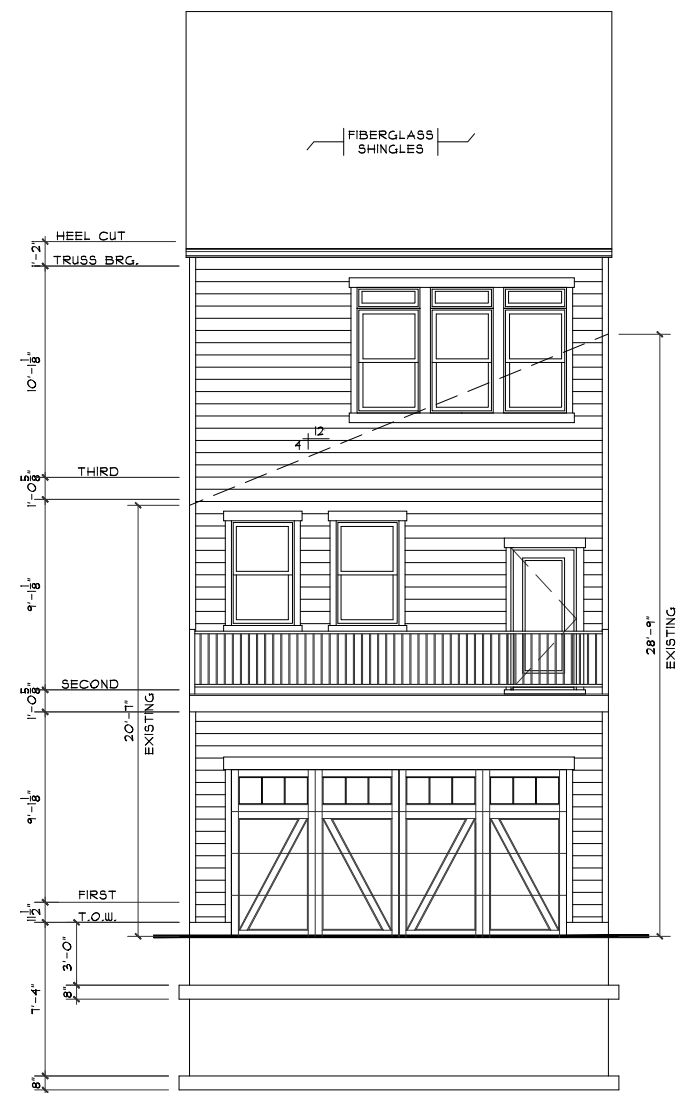
- ALUMINUM GUTTER
- DENTIL BLOCKS, FIBER CAST
- ALUMINUM CLAD WOOD WINDOWS, SIMULATED DIVIDED LIGHT
- GLASS TRANSOM
- CORBEL, FIBER CAST
- SCUPPER
- CROSSHEAD, FIBERGLASS CAST
- COMPOSITE TRIM
- FIBER CEMENT SIDING, 8" EXPOSURE
- ALUMINUM DOWNSPOUT
- BUILT UP COMPOSITE COLUMNS
- WOOD DOORS
- WOOD SPANDREL PANEL

PROPOSED FRONT ELEVATION OPTION 1

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



**PROPOSED BUILDING SECTION**  
SCALE: 1/8" = 1'-0"



**PROPOSED REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

PROP. SECTION &  
REAR ELEVATION

PROPOSED  
1706 AND 1708 ELM STREET  
CINCINNATI, OHIO  
HAMILTON COUNTY



**SDA**  
SABO DESIGN ASSOCIATES  
550 Wards Corner Road  
Suite 201  
Loveland, Ohio 45140  
(513) 683-1236  
sabodesignassociates.com

ISSUE DATES
09-23-16



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

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

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### Nature of Request:

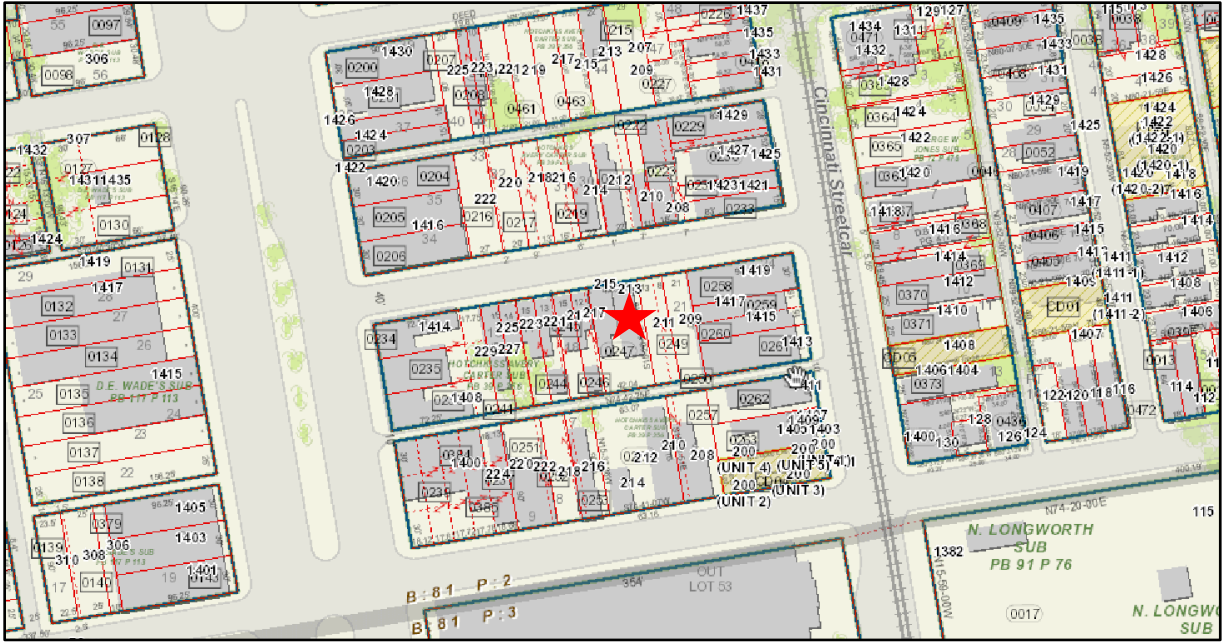
The applicant is requesting a Certificate of Appropriateness (COA) to install replacement aluminum windows with mullions that are between the windows.

### Existing Conditions

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



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



**Proposed Conditions**

The applicant is proposing to modify 2007 Dunlap Street:

- Install aluminum windows with integrated (between the glass) mutins in a six over six arrangement.
- The windows are Quaker H series windows

**Previous Reviews:** N/A

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1409</a>	CC-A
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
	<a href="#">Section 1445-21</a>	Standards for Conditional Use
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 use of the property is not changing and there is no zoning relief being sought.

**Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the work to install aluminum windows

with integrated (between the glass) mutins

## **Comments on Applicable Guidelines**

### **Rehabilitation**

#### **B. SPECIFIC GUIDELINES**

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

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

*The Quaker H (Historic) series are generally an accepted replacement as their overall profile and dimensions compare appropriately to historic windows, however only windows that replicate the composition including the type of joint and number of lights is acceptable. This would include providing true-divided or simulated divided lights. Integrated, or between the glass, mutins are not acceptable and do not match the historic windows.*

### **New Construction**

#### **B. SPECIFIC GUIDELINES**

3. Window Openings: If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

*While the above is in the New Construction section of the design guidelines, the guidance is also appropriate when new windows are being proposed. The guidelines very clearly prefer windows with divided lights and not within an internal grid. Since these guidelines were written, simulated divided lights have improved in technology and design so that their appearance is much more similar to true divided lights and the HCB and the Historic Conservation Staff has accepted simulated divided lights on numerous occasions, however internal grids are not an appropriate treatment within a historic district.*

**Other Considerations:**

N/A

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

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

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

- A. **Deny** a Certificate of Appropriateness for 2007 Dunlap Street for windows with internal/integrated mullions as specified on plans submitted by Casler Design Group and dated 8-29-2016.
  
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - 1. That the property owner has not demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
  - 2. Internal/Integrated mullions do not match the original composition of the windows including the joint, number of lights, or profile of the original windows.

NOT FOR  
CONSTRUCTION

ISSUED FOR:  
REVIEW SET: 08/29/2016



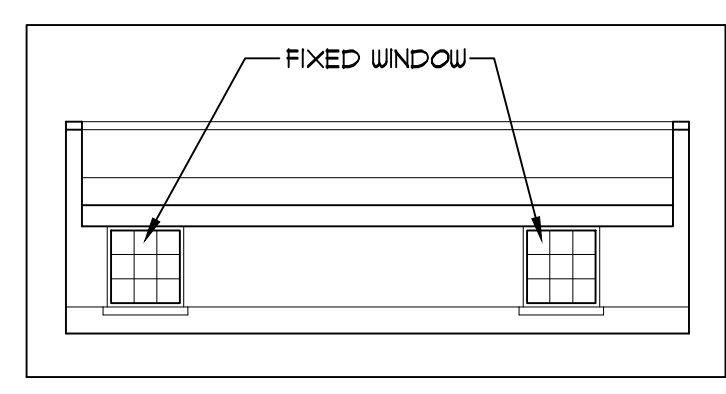
1 ELEVATION EAST/FRONT  
A1.01 SCALE: 1/8" = 1'-0"



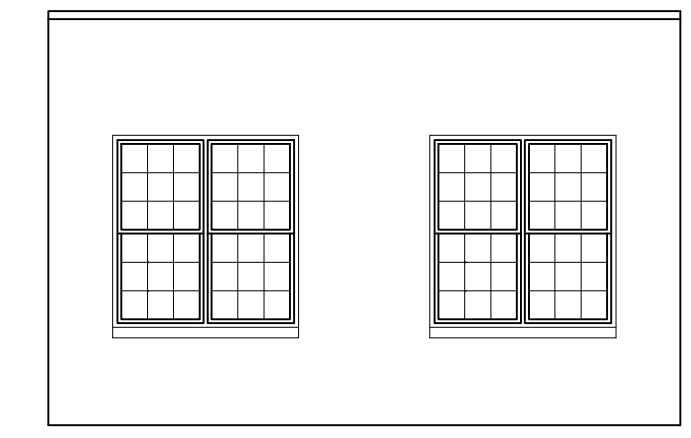
2 ELEVATION WEST/REAR  
A1.01 SCALE: 1/8" = 1'-0"

WINDOW GENERAL NOTES

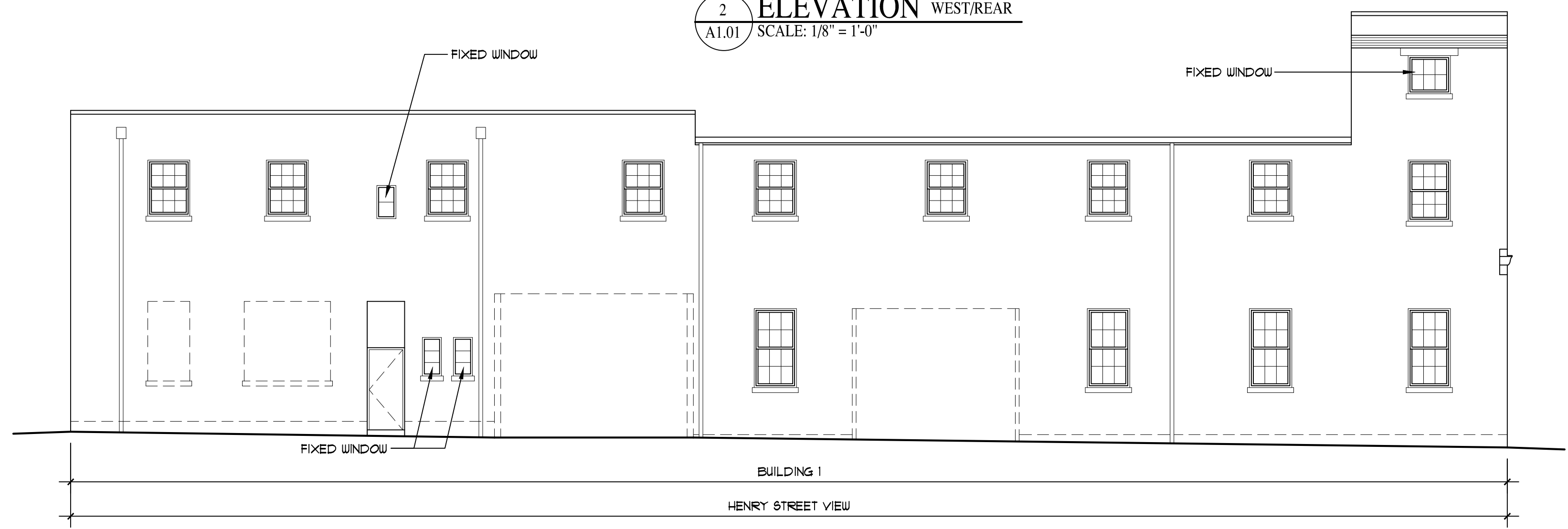
1. 2 COATS STANDARD DARK BRONZE PAINTED FINISH.
2. CLEAR / 6B 60 INSULATED GLASS OR APPROVED EQUAL.
3. ALL WINDOWS ARE SINGLE HUNG OPERABLE WINDOWS WITH INTEGRAL MUNTINS UNLESS NOTED OTHERWISE.
4. ZIPPY GRID TO BE ADDED TO EXISTING WINDOWS TO MATCH NEW WINDOW MUNTINS.
5. WINDOWS TO BE HISTORIC PROFILES.



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



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



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

EXTERIOR & INTERIOR  
IMPROVEMENTS FOR:

F.L. EMMERT, CO.

2007 DUNLAP STREET  
CINCINNATI, OHIO 45214

ARCHITECT:

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

CONSULTANTS:

JOB NUMBER 0000.000

DRAWN BY MRH

CHECKED BY WPC

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ELEVATIONS  
AND  
NOTES

A1.01

- OF -



**H300-SH(HC-40)**  
SINGLE HUNG  
3 1/4" FRAME DEPTH  
(SIDE LOAD)

## FEATURES

### 1.) Available Configurations

- Single hung
- Oriel style (optional)

### 2.) Main frame / Sash

- Drop-in marine glazing
- Double fin-type weatherstripping
- Full width lift handles
- Thermal break in frame and sash
- Header expander and sill angle (optional)

### 3.) Commercial Framing System

- 3 1/4" main-frame
- 0.062" wall thickness of metal (frame / sash)

### 4.) Type of hardware

- Block and tackle balancers
- Gravity latch
- Limit travel latch (optional)

### 5.) Performance

- Structural & Thermal (Test reports available upon request)

### 6.) Glazing

- 5/8" drop-in glazed insulated
- Capillary tubes (optional)
- Argon gas (optional)
- Wide variety of glazing, tinting and thickness options

### 7.) Muntin choices

- Internal or simulated divided lites available

### 8.) Finish

- Baked on powder coat finish meets ANSA/AAMA 2604 specs and is available in 10 standard colors
- 2605 (equal to 70% Kynar) powder coat finish
- Custom painted finish
- Clear and color Anodic finishes available (AAMA 611-98)

### 9.) Screen choices

- Aluminum, stainless steel, fiberglass, or solar screen mesh

### 10.) Panning & Trim choices

- Wide variety of panning, receptor and trim available

### 11.) Specialty

- Attached exterior or interior storm window
- Extension jambs
- Security screens
- Bays, bows and multiple units
- Screen track cut-out
- Ogee lugs



**H300-SH(HC40)**  
**SINGLE HUNG**  
**3 1/4" FRAME DEPTH**  
**(SIDE LOAD)**

<b>MODEL</b>	Single Hung		
<b>SERIES</b>	H300-SH Series		
<b>CLASS</b>	H-HC40		
<b>OPERATION</b>	<table border="1" style="margin-left: 20px;"> <tr> <td style="width: 20px; height: 20px;"></td> </tr> <tr> <td style="text-align: center;">↑</td> </tr> </table>		↑
↑			
<b>MAXIMUM SIZE</b>	AAMA structural test size is 5'x8'-3" minimum. For minimum and maximum contact Quaker Window Products.		
<b>GLAZING THICKNESS</b>	5/8" insulated glass		
<b>MULLING</b>	Mulling available to 3 1/4" frame depth		
<b>FINISHES</b>	Baked-on powder coat finish meets ANSA/AAMA 2604 specs and is available in 10 standard colors 2605 (equal to 70% Kynar) powder coat finish. Clear and color Anodized finishes.		
<b>MUNTINS</b>	Between-the-glass muntins on insulated units or simulated divided lites.		
<b>SCREENS</b>	Half screen with aluminum frame and wire mesh cloth		
<b>OPERATING FORCE (LBS)</b>	39# to maintain motion		
<b>CURVED SHAPES</b>	Radius and Circle tops available		

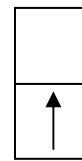
**PERFORMANCE**

The performance numbers listed below represent independent laboratory test on Quaker Windows at the time of publication. Please contact Quaker Window for the most recent performance data.

Model	Performance Class	Structural Load P.S.F.	Air At 50 MPH(cfm/ft <sup>2</sup> )	Water (No Penetration) PSF	CRF Condensation Resistance Factor	U-value
Single Hung	H-HC40	60.15	0.20	6.00	53	.47

NOTE: Numbers listed are subject to change without notice

NA- Not available.



QUAKER WINDOW PRODUCTS CO, INC.  
**H300-SH SERIES - SINGLE HUNG (H-HC40)**  
**(Side load) (3 1/4" Frame Depth)**

Quaker Window Products reserves the right to change any and all designs without notice. Due to periodic re-certification requirements, results shown may vary slightly.

**PART 1 - GENERAL**

**1.01 TESTING AND PERFORMANCE REQUIREMENTS**

**A. Specific Performance Requirements:**

Windows shall conform to specified AAMA/WDMA/CSA 101/I.S.2/A440-05 **H-HC40** requirements at a minimum test size of **5'-0" x 8'-3"** (5/8" I.G.-3/16" panes) and following, whichever are the more stringent:

1. **Air Infiltration Test:** With the sash in a closed and locked position, the window shall be subjected to an air infiltration test in accordance with ASTM E 283. Air infiltration shall not exceed **(0.20 cfm/ft<sup>2</sup>)**.

2. **Water Resistance Test:** The glazed unit shall be mounted in its vertical position continuously supported around perimeter and the sash placed in the fully closed and locked position. The window unit shall be subjected to a water resistance test in accordance with ASTM E 331 and ASTM E 547, using a static pressure of **6.00 psf** with no uncontrolled water leakage.

Testing shall be performed on windows both with and without an available insect screen.

3. **Uniform Load Structural Test:** Per ASTM E 330. At the conclusion of tests, there shall be no glass breakage, permanent damage of fasteners, hardware parts or any other damage causing the window to be inoperable at **60.15 psf**.

4. **Operating Force:** Per ASTM E 2068. Each movable panel shall operate in either direction with a force of **39 lbf** to maintain motion.

**1.02 QUALITY ASSURANCE**

**A. Standards:** Except as otherwise indicated, requirements for aluminum windows, terminology and standards of performance and fabrication workmanship are those specified and recommended in AAMA/WDMA/CSA 101/I.S.2/A440-05.

**PART 2 - PRODUCTS**

**2.01 MATERIALS**

**A. Aluminum Extrusions:** All extruded sections shall be of 6063-T6 aluminum. Alloy and temper recommended by window manufacturer for strength, corrosion resistance, and application of required finish, but no less than 22,000 psi ultimate tensile strength, a yield of 16,000 psi. Comply with ASTM B 221.

**B. Hardware:** Hardware having component parts which are exposed shall be of aluminum, stainless steel, or other non-corrosive materials compatible with aluminum. Cadmium or zinc-plated steel where used must be in accordance with ASTM Specification A 165 or A 164.

1. Primary sash locks: All primary locking devices shall be anodized aluminum gravity latch. No plastic or zinc die cast will be permitted.

**C. Balances:** Block & Tackle conforming to AAMA 902 and of appropriate size and capacity to hold operable sash stationary in any open position shall be used. Sash balances shall be easily accessible and replaceable in the field without the use of special tools.

**D. Weatherstripping:** Provide double weatherstripping using silicone-coated woven pile with polypropylene fin center where specified with AAMA 701.

**E. Glass:**

1. All glazing shall be glazed at the factory as follows:

a) All units shall be constructed to an overall minimum thickness of 5/8" with two lites of DSB (1/8") or 3/16" (as size and loading requires)

2. Glazing Options: Optional glazing such as tinted, laminated, tempered, reflective, low-E, argon-filled and others are available upon request.

**F. Thermal Break:** The thermal barrier shall provide a continuous uninterrupted thermal break around the entire perimeter of the frame and all panels and shall not be bridged by any metal conductors.

## 2.02 FABRICATION

**A. Window Members:** All window members, including grille bars, shall be of aluminum. (Unless Indicated Otherwise).

1. All aluminum main frame extrusions shall have a minimum wall thickness of 0.062.
2. Depth of frame and sash shall not be less than 3 1/4".

**B. Assembly:** The windows shall be assembled in a secure and workmanlike manner to perform as hereinafter specified. All joints of the main frame and the sash shall be butt type, coped and joined neatly and secured by means of screws anchored in integral ports. The main frame at the sill and head shall be sealed on the underside with a narrow joint sealant meeting AAMA 803.3 specification for Narrow Joint Sealants.

**C. Sash Construction:** The sash shall be of butt construction mechanically joined so that they may be easily repaired. The meeting rails of the top and bottom sash shall interlock in the closed position. The meeting rail interlock shall consist of two separate and distinct metal interlocks containing fin seal weatherstripping as an integral part of both metal interlocks.

### **D. Finishes**

Organic Coating: Baked-on powder coat finish that meets ANSA/AAMA 2604.

1. Other finishes available upon request

### **E. Glazing**

1. Units shall be "drop glazed" with a snap-in aluminum extruded glazing bead and a rubber wedge on the interior glass. The exterior is set in glazing tape.

### **F. Screens**

1. Screens frames shall be extruded aluminum
2. Screen mesh shall be (aluminum or fiberglass)

## PART 3 - EXECUTION:

### 3.01 INSTALLATION:

**A.** Comply with manufacturer's specifications and recommendations for installation of window units, hardware, operators and other components of work. In no case shall attachment to existing structure or to components of the window system be through or debridge the thermal barriers of the replacement windows.

**B.** Set units plumb, level and true to line, without warp or rack of frames or sash. Anchor securely in place. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic

action. Windows must be securely blocked and fastened.

**C.** Wedge insulation between frames of new windows and construction to remain, or between frames and new blocking as applicable. Compress fiberglass to not less than 50 percent of original thickness.

**D.** Set sill members and other members in bed of compound as shown, or with joint filler or gaskets as shown, to provide weathertight construction. Seal units following installation and as required to provide a weathertight system.

**E. Fasteners:** Aluminum, stainless steel, or other materials warranted by manufacturer to be non-corrosive and compatible with aluminum window members, hardware and other components of the windows.

### 3.02 OPERATION AND MAINTENANCE:

**A.** Adjust operating sash and hardware to provide tight fit at contact points and at weatherstripping. Adjust also for smooth operation and a weathertight closure.

**B.** Clean aluminum surfaces promptly after installation of windows, exercising care to avoid damage to the finish. Remove excess glazing and sealant compound, dirt and other substances.

1. Lubricate hardware and moving parts

2. For frame and sash cleaning, use a common window cleaner or mild detergent solution with a regular cloth. After cleaning, be sure to thoroughly rinse all surfaces with clean water to remove any detergent residue.

**C.** Clean glass promptly after installation of windows. Remove glazing and sealant compound, dirt and other substances.

1. Use a common window cleaner with a lint-free cloth or chamois.

2. Do Not Use:

a) Caustic or abrasive cleaner or any silicon-based solvents on the frame or sash surfaces, as they may damage or discolor the finish

b) Petroleum-based lubricants as they may discolor the finish

c) Insecticides (bug spray) on or near window surface. Contact of insecticides with the finish could damage or discolor the window surface.

**D.** Initiate all protection and other precautions required to ensure that window units will be without damage or deterioration at time of acceptance.

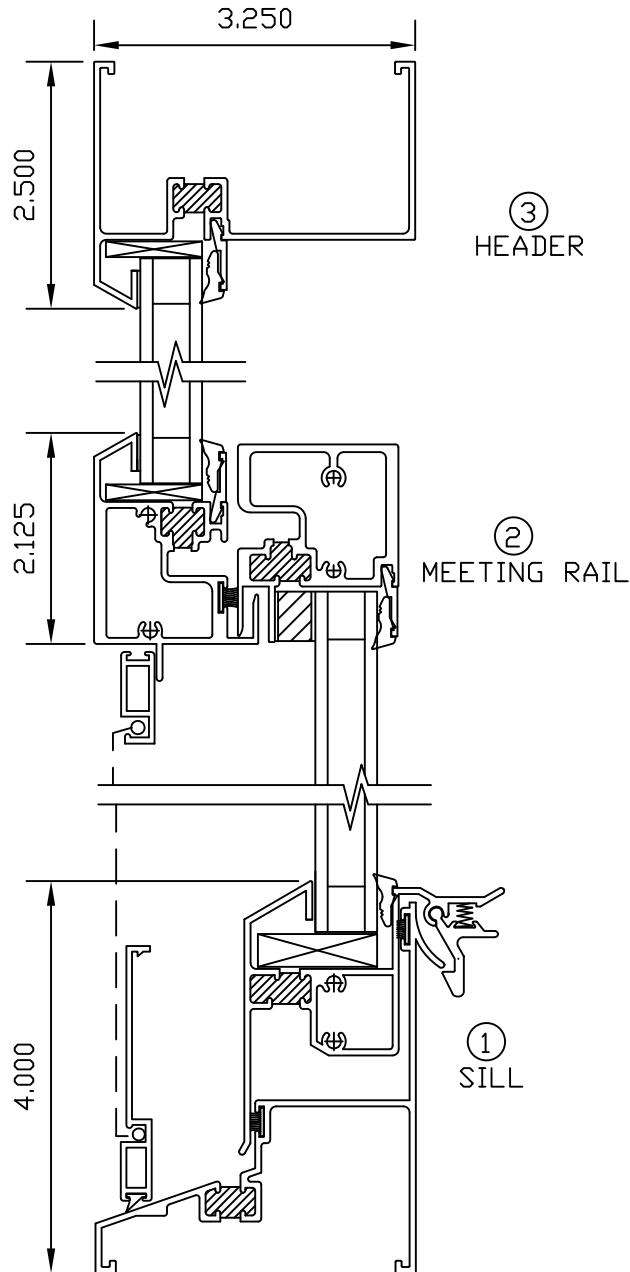
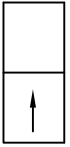
Revised 7/09



# H300-SH SERIES SINGLE HUNG HISTORICAL (H-HC40)

(telephone) 573-744-5211  
(fax) 573-744-5586 or 5822  
www.quakerwindows.com

Quaker Window Products reserves the right to change any/and all designs without notice.  
Due to periodic re-certification requirements, results shown may vary slightly.

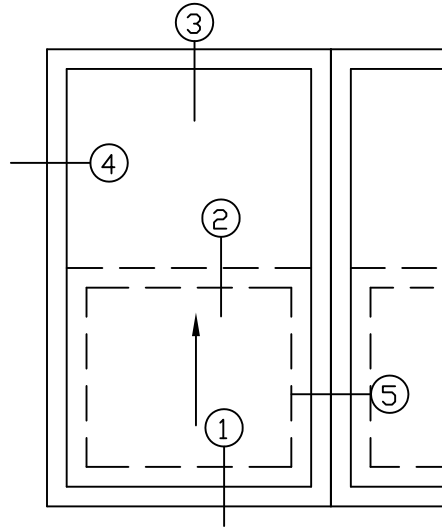
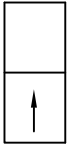




# H300-SH SERIES SINGLE HUNG HISTORICAL (H-HC40)

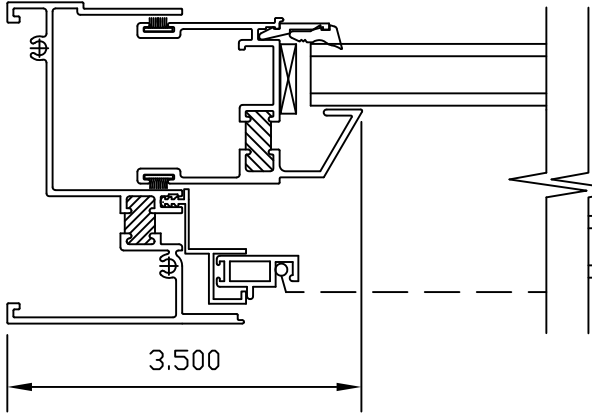
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④

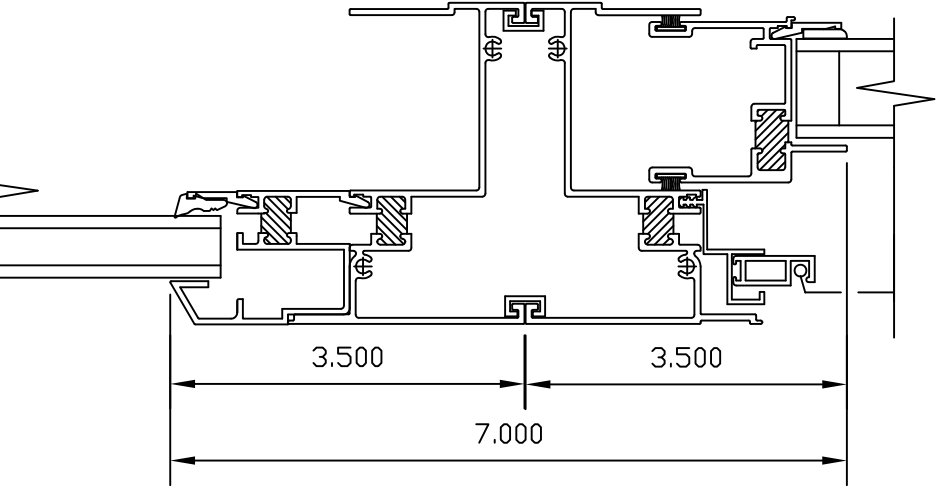
LEFT JAMB-BOTTOM SASH



3.500

⑤

MULLION C-MULL

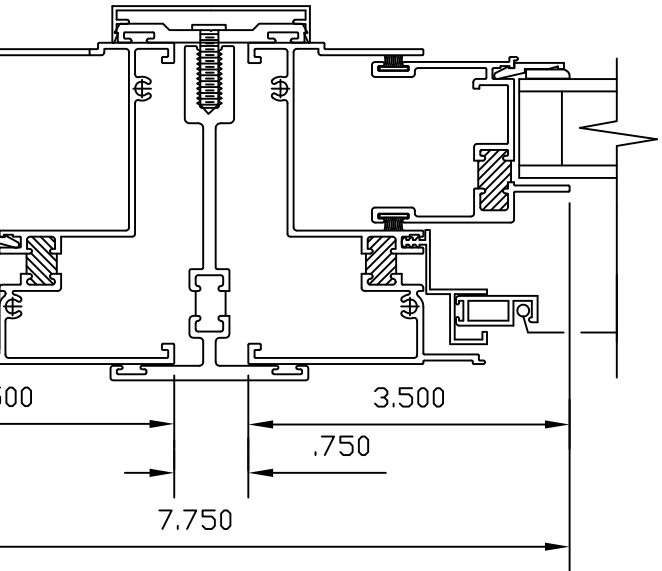


3.500

3.500

7.000

⑤



3.500

3.500

.750

7.750

MULLION T-MULL

1/2 SCALE



**QUAKER**  
COMMERCIAL WINDOWS AND DOORS

# H300 Series

*Thermally-broken Aluminum Single Hung Window - HC-40\**

01-28-2016

## STANDARD FEAT.

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

## OPTIONS

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

## DETAILS

### Test Results

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



*Hard Rock Hotel  
(formerly Carlton & Corliss Building)  
Chicago, IL*



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





ENGINEER  
OFFICE

NO PARKING