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

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APPLICATION #: COA2019015  
APPLICANT: 3CDC  
OWNER: Washington Park Restoration, LLC  
ADDRESS: **1230 Elm Street- Washington Park**  
PARCELS: 081-0003-0016  
ZONING: PD  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: March 26, 2019  
HEARING DATE: April 22, 2019  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of the Request:**

The applicant is requesting a COA for the addition of a roof structure over an existing patio referred to as “the porch.”

### **Existing Conditions**

The subject location is an existing patio on the west side of Washington Park, just south of the elevator lobby. There is an existing small roof over the bar area. Temporary tents have been installed over the rest of the patio for about 6-8 months each year for the last couple of years.

### **Proposed Conditions**

The applicant is proposing to erect a roof over the patio area to be in the same style as the roof structure over the stage area at the north end of the park. The existing roof over the bar area would be removed. The roof will be a flat roof with a trellis design at a couple of the edges and will be constructed out of metal. The roof will have 2 levels.



Figure 1. The “porch” in Washington park with and without the temporary tents. Google Images.

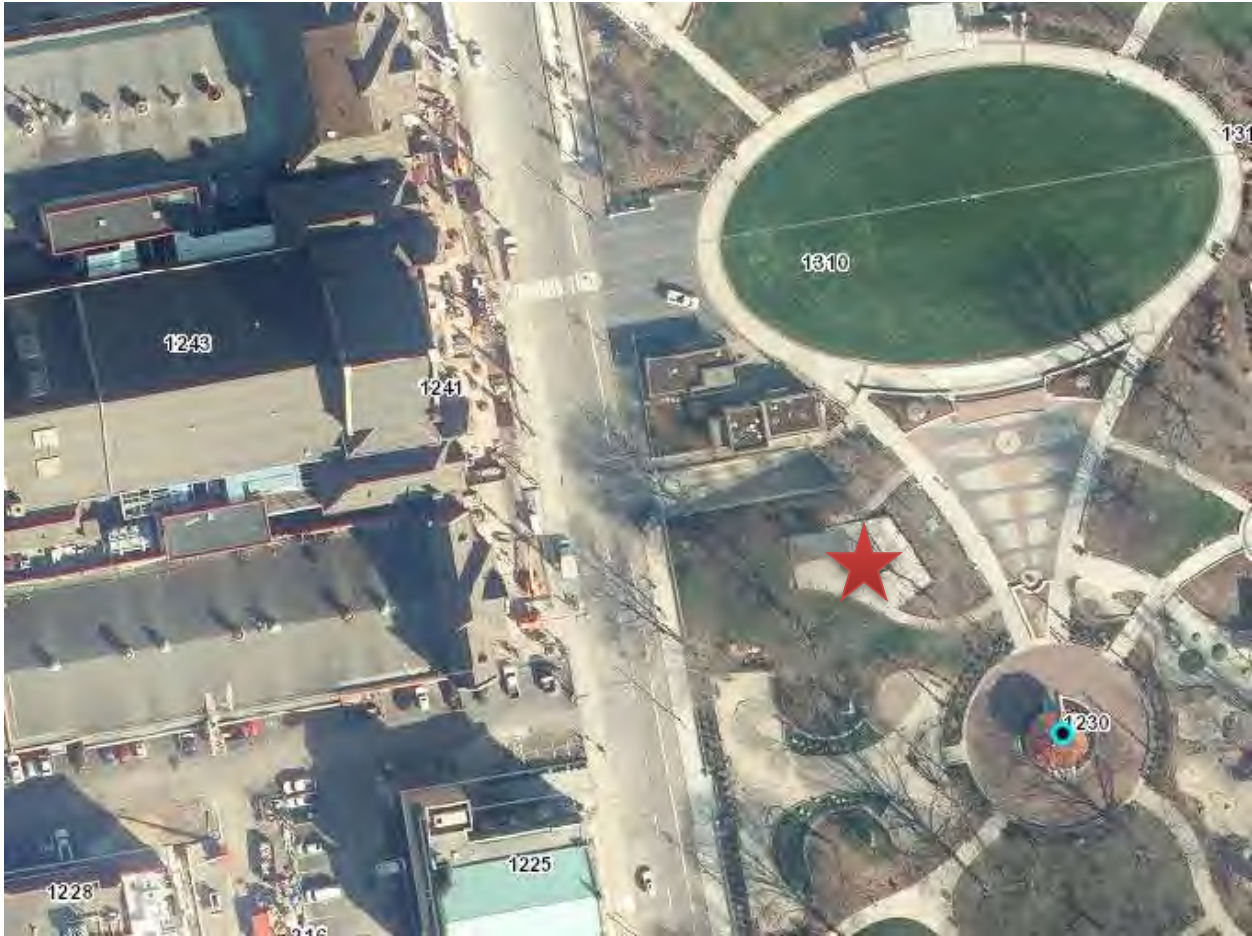


Figure 2. Location of subject location at 1230 Elm Street, Washington Park. Street. Image from CAGIS.

**Previous Reviews:**

The Washington Park design was approved as a Planned Development PD in 2010. The redesign was approved by the Historic Conservation Board.

**Zoning Review:**

The addition of the patio roof is a minor amendment to the PD and will be permitted through the minor PD amendment process with the Department of City Planning.

**Applicable Zoning Code Sections:**

Zoning District:	Section 1429	PD
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">Over the Rhine Historic District</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

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

A COA is required for the proposed roof addition.

### **Comments on Applicable Guidelines**

The roof addition requires a Historic Conservation Board approval as it is an addition.

As the Guidelines do not specifically cover parks or associated structures in parks, staff looked at both the additions and site improvement intent and general guidelines sections

The roof structure over the patio/ "porch" is in keeping with the style of the existing structures in the park and substantially meets the OTR Historic Conservation Design Guidelines.

### **Applicable Guidelines**

#### **Additions**

##### Intent and General Guidelines

- 1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.*
- 2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.*
- 3. Additions should not overpower the original building.*
- 4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.*

The roof structure does not overpower the overall design of the park and is designed in a style that matches the existing structures in the park. The design is simple and contemporary and will blend in with the existing design of the park.

#### **Site Improvements**

##### A. Intent and General Guidelines

- 1. Site improvements, such as parking lots, parking pads, paving, fences, decks and trees should be in character with the contributing buildings in the district and should respond to the colors, textures, materials and scale found in the area of the improvement.*

2. *The design of any site improvement should be compatible with district buildings and not detract from the character of the district.*
3. *The design of site improvements should capitalize on the unique character of the area and could incorporate elements from the district. Site improvements should enhance the experience of pedestrians in the district.*

The roof structure is simple and in scale with the rest of the park architecture. It is compatible with the park and is very simple in nature, which makes it fall to the background to the grander buildings surrounding the park as well as the nature and landscaping of the park in general.

The roof will also take the place of temporary tents that have been used over the structure for the last few years. The temporary tents do not fit into the architecture and style of the park and actually create a visual anomaly with makes the “porch” stand out rather than blend in to the rest of the park.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on April 3, 2019

**Comments Provided to Staff:** NA

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 1230 Elm Street for a roof addition, per plans submitted by PDA dated 03/08/2019 subject to the following conditions:

1. Building permits must be issued within 2 years of or the COA will 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.
2. The proposed roof structure is in keeping with the established architectural style or park buildings present in Washington Park.

**ADJUDICATION/DENIAL LETTER**

Date: March 7, 2019

Location: Washington Park- 1230 Elm Street

Request: Signage

Zoning District: PD-60; Over The Rhine Historic District

Applicant Name: 3CDC

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project of a new roof structure over an existing patio will be required to get a Certificate of Appropriateness from the Historic Conservation Board as it is within a Historic Conservation Overlay Zone.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3 copies** application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$615.44 fee is required with the submission as well.** The next deadline is March 8, 2019 for the April 22, 2018 Historic Conservation Board Meeting.

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

(e): [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)

# CINCINNATI'S HISTORIC CONSERVATION OFFICE

## Documents Required for

### Historic Conservation Board Review



*The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.*

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 615.44

#### All Drawings and Plans must include the following

- A graphic scale required on all drawings
- North arrows on all site, context and floor plans
- Elevations labeled with North, South, East West, front, side and rear labels
- Street names labeled
- Date and/or revision dates

#### Architectural Drawings and Plans

- An index of drawings located on the first sheet
- Context Map showing the building within at least a block of context
- Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- ~~Existing~~ and proposed elevation drawings
  - Total Height from grade to top of the building
  - ~~Total height-ASL (Above Sea Level)~~
  - Materials labeled
- Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Location of trash storage and Utilities
- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- Site line drawings for any roof additions.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials or color samples. \_\_\_\_\_
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Demolition (full or partial) for Historic Conservation Districts and Landmarks**

- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

**Hillside Overlay Zone (CZC § 1433)**

- A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- A preliminary geotechnical evaluation;
- A determination of the maximum building envelope;
- Average slope/grade of the property; and
- Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)

*Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.*



II Centennial Plaza  
 805 Central Avenue, Suite 500  
 Cincinnati, Ohio 45202  
 Monday- Friday 7:30 am—4 pm  
 (513) 352-4848  
[Urban.Conservator@Cincinnati-OH.gov](mailto:Urban.Conservator@Cincinnati-OH.gov)

Office Use Only	
Application #:	_____
Date Accepted:	_____
<input type="checkbox"/> Staff Review	<input type="checkbox"/> Board Review
<input type="checkbox"/> Paid:	_____
Date Perfected:	_____
Hearing Date:	_____

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 1230 Elm Street Cincinnati, OH 45202  
 Hamilton Co. Parcel ID No.: 008100030016 Zoning District: PD (Planned Development)  
 Historic District: Over-the-Rhine Historic District Overlay District: \_\_\_\_\_

### PRIMARY CONTACT INFO PROPERTY OWNER OTHER \_\_\_\_\_ (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: 3CDC  
 Contact Person (if legal entity): Brandy Del Favero  
 Address: 1203 Walnut Street 4th Floor  
 City: Cincinnati State: OH Zip Code: 45202  
 Phone: (513) 977-8033 E-mail: bdelfavero@3cdc.org

### PROPERTY OWNER INFO SAME AS ABOVE

Name: Washington Park Restoration LLC  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

### CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction       Alteration       Demolition

Provide a very brief summary of the project:

This project will involve replacing the current tent with a trellis / awning to cover the existing patio in Washington Park

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

N/A

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

Demolition requests must include all required demolition forms.  
 All applications that include requests for zoning relief must include a zoning hearing application.  
 All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_



1203 Walnut St, 4th Floor  
Cincinnati, OH 45202  
p: 513.621.4400  
f: 513.621.5900  
www.3cdc.org

March 8, 2019

City of Cincinnati  
Buildings & Inspections  
805 Central Avenue, Suite 500  
Cincinnati, OH 45202  
Attn: Ms. Beth Johnson, Urban Conservator

Re: Washington Park Trellis / Awning  
1230 Elm Street

Ms. Johnson,

Enclosed please find three (3) copies the following, as required for submittal to Cincinnati's Historic Conservation Office:

1. Adjudication letter from the Historic Conservation Office
2. Certificate of Appropriateness application (with required attachments)

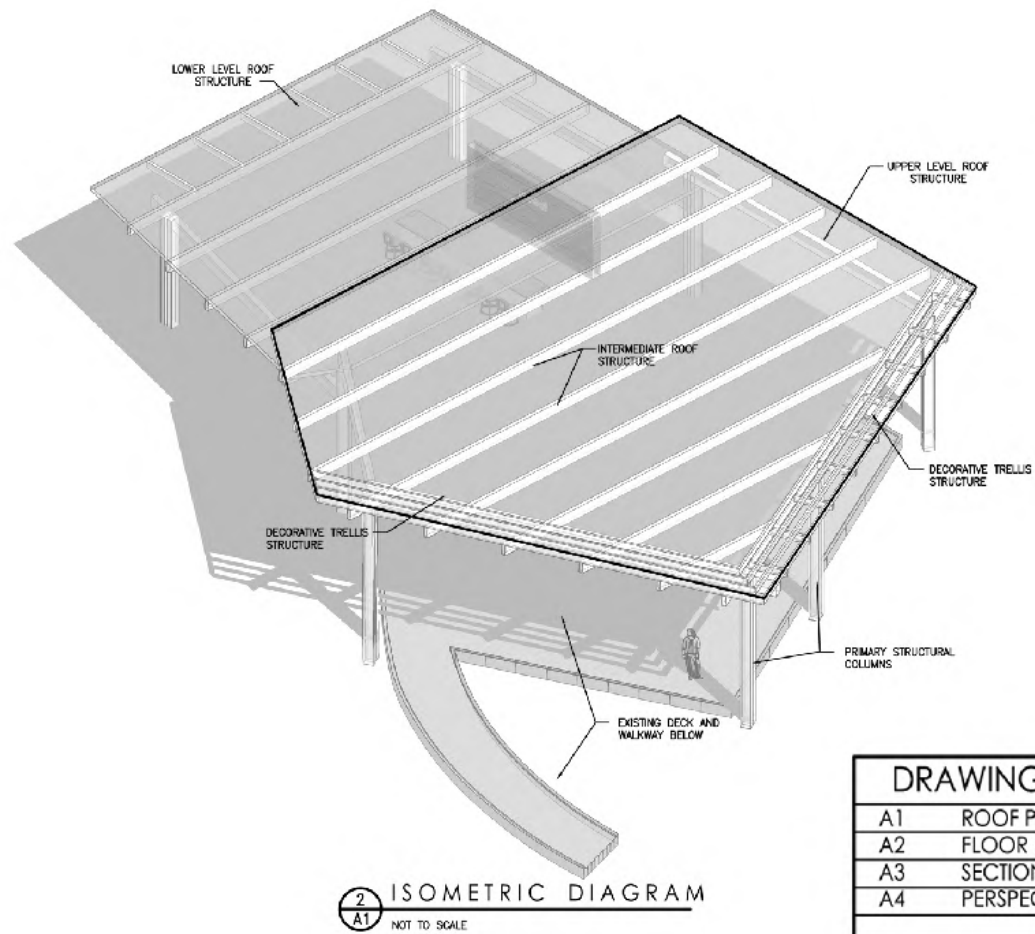
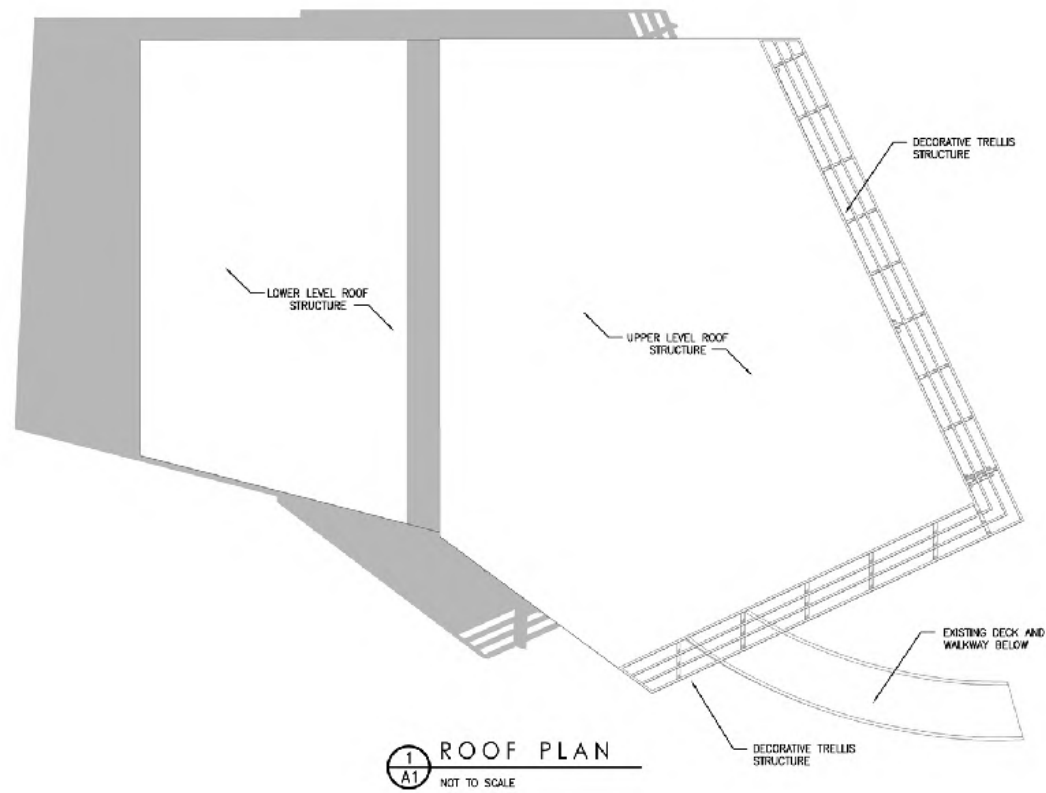
Please consider our application for April 22, 2019 hearing date. We will follow up with the additional ten (10) copies of the enclosed information if there are no comments on what has been provided. Let me know of any questions.

Sincerely,

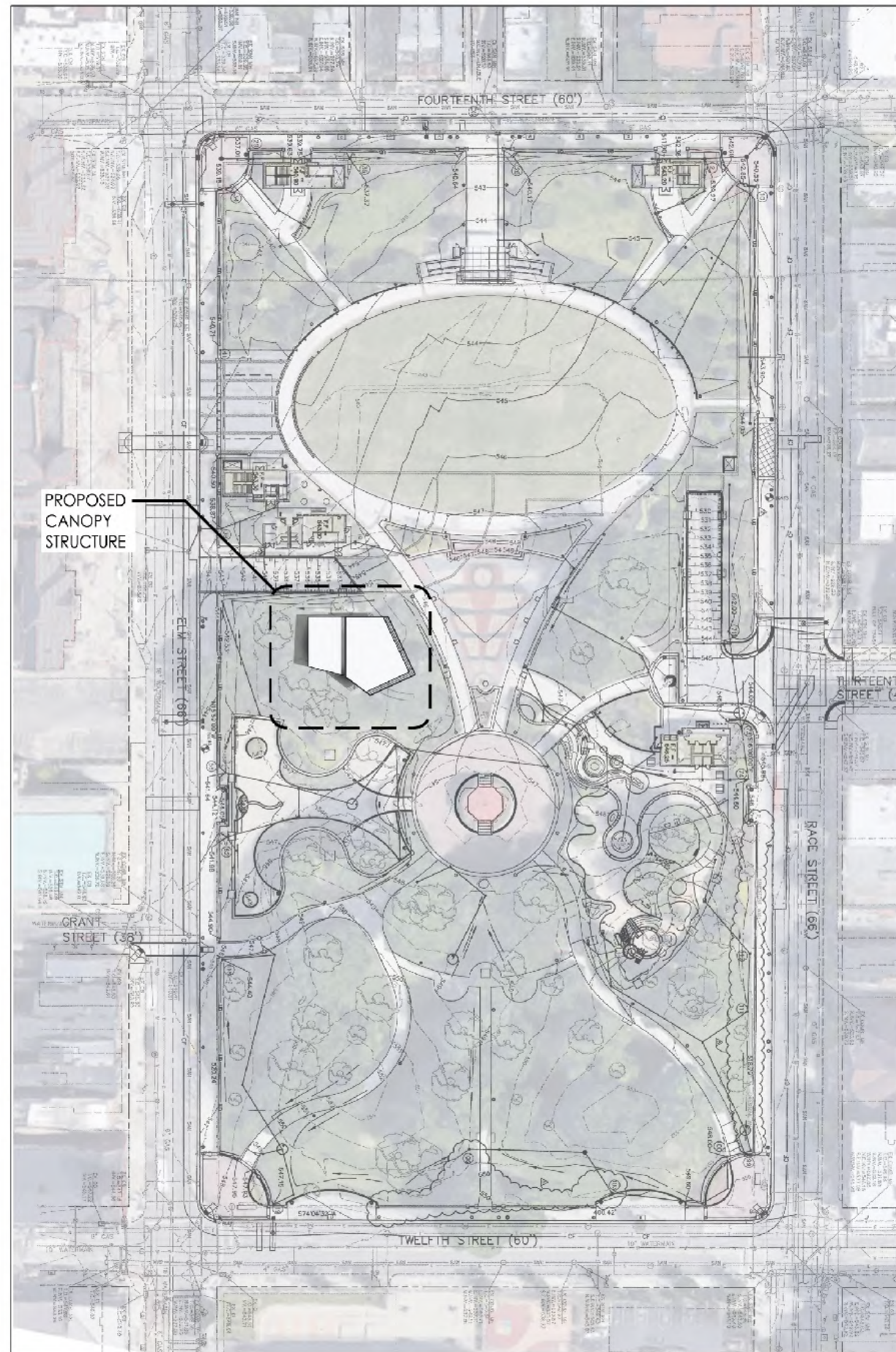
Brandy Del Favero  
3CDC

**Narrative Statement of Intent addressing how the project meets the applicable Historic Conservation Guidelines:**

When designing the proposed Trellis/Awning Structure the adjacent structures within Washington Park was used as the basis of design. The scale, materiality, design elements and overall composition was used from the existing structures in the park to influence the design of the proposed Trellis/Awning.

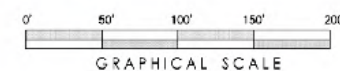


DRAWING INDEX	
A1	ROOF PLAN & SITE PLAN
A2	FLOOR & STRUCTURE PLAN
A3	SECTION & ELEVATION
A4	PERSPECTIVE VIEW



OVERALL SITE PLAN

NOT TO SCALE



project

WASHINGTON  
PARK CANOPY

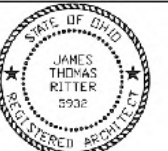
1230  
ELM STREET  
CINCINNATI, OH  
45202

client

NORTH POINT  
DEVELOPMENT

2060  
READING ROAD  
SUITE 250  
CINCINNATI, OH  
45202

seal



JAMES T. RITTER, LICENSE # 5932  
EXPIRATION DATE: 12/31/2019

revisions

drawn / approved

K.A.L. / J.T.R.

date

8 MARCH 2019

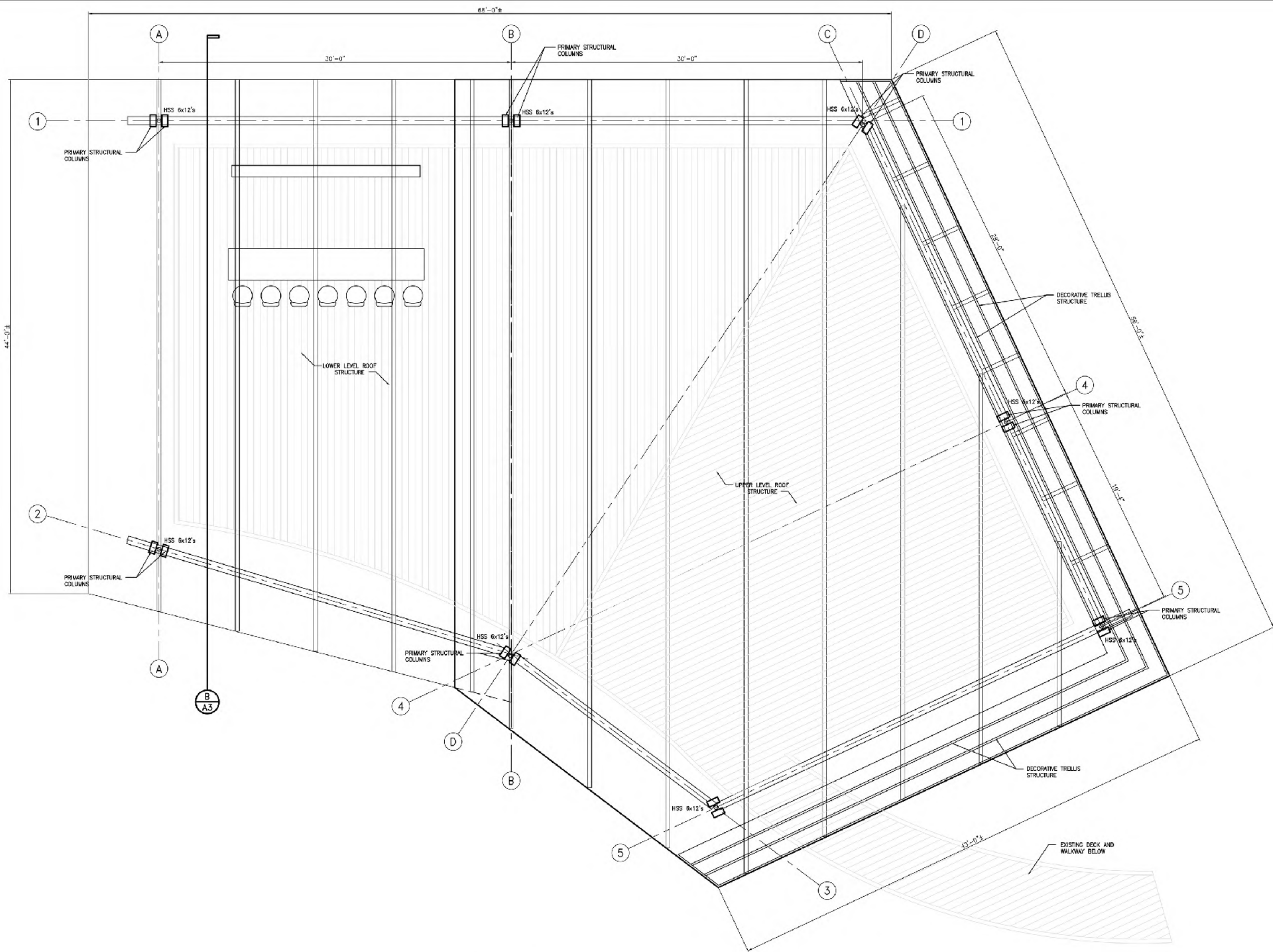
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19-136

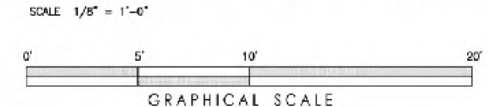
sheet

A-1

of 4



DECK & CANOPY PLAN



project  
**WASHINGTON  
 PARK CANOPY**

1230  
 ELM STREET  
 CINCINNATI, OH  
 45202

client  
**NORTH POINT  
 DEVELOPMENT**

2060  
 READING ROAD  
 SUITE 250  
 CINCINNATI, OH  
 45202

seal

JAMES T. RITTER, LICENSE # 5932  
 EXPIRATION DATE: 12/31/2019

revisions


drawn / approved  
 K.A.L. / J.T.R.

date  
 8 MARCH 2019

file  
 19-136  
 sheet

**A-2**  
 of 4

project

**WASHINGTON  
 PARK CANOPY**

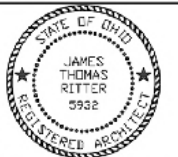
1230  
 ELM STREET  
 CINCINNATI, OH  
 45202

client

**NORTH POINT  
 DEVELOPMENT**

2060  
 READING ROAD  
 SUITE 250  
 CINCINNATI, OH  
 45202

seal



JAMES T. RITTER, LICENSE # 5932  
 EXPIRATION DATE: 12/31/2019

revisions


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K.A.L. / J.T.R.

date

8 MARCH 2019

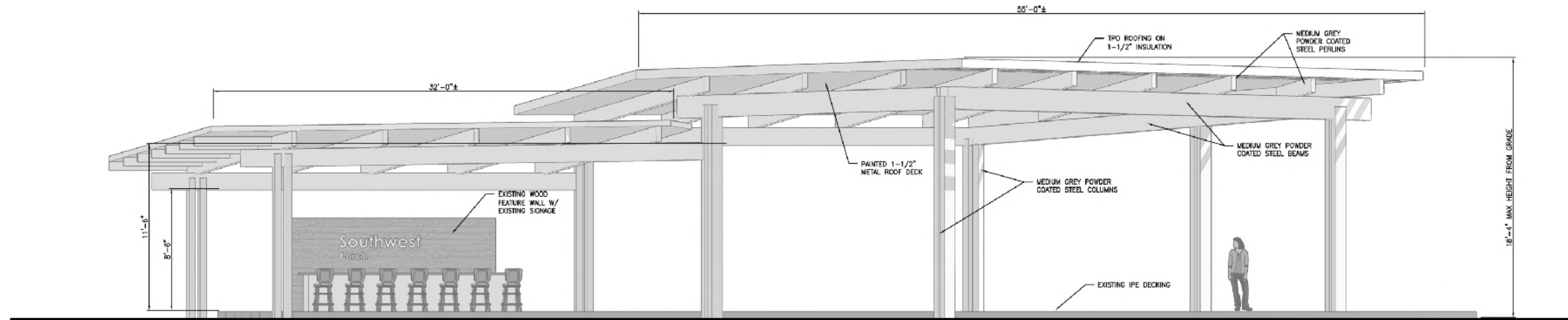
file

19-136

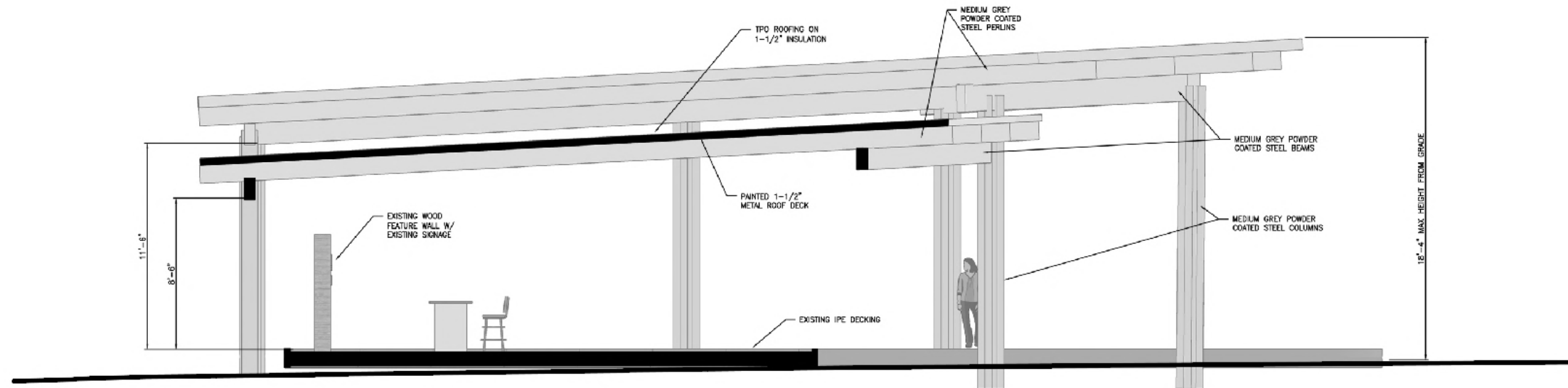
sheet

**A-3**

of 4



**A SOUTH ELEVATION**  
 SCALE 1/8" = 1'-0"  
 0' 5' 10' 20'  
 GRAPHICAL SCALE



**B CANOPY SECTION**  
 SCALE 1/8" = 1'-0"  
 0' 5' 10' 20'  
 GRAPHICAL SCALE



**A**  
A4 EAST PERSPECTIVE  
NOT TO SCALE



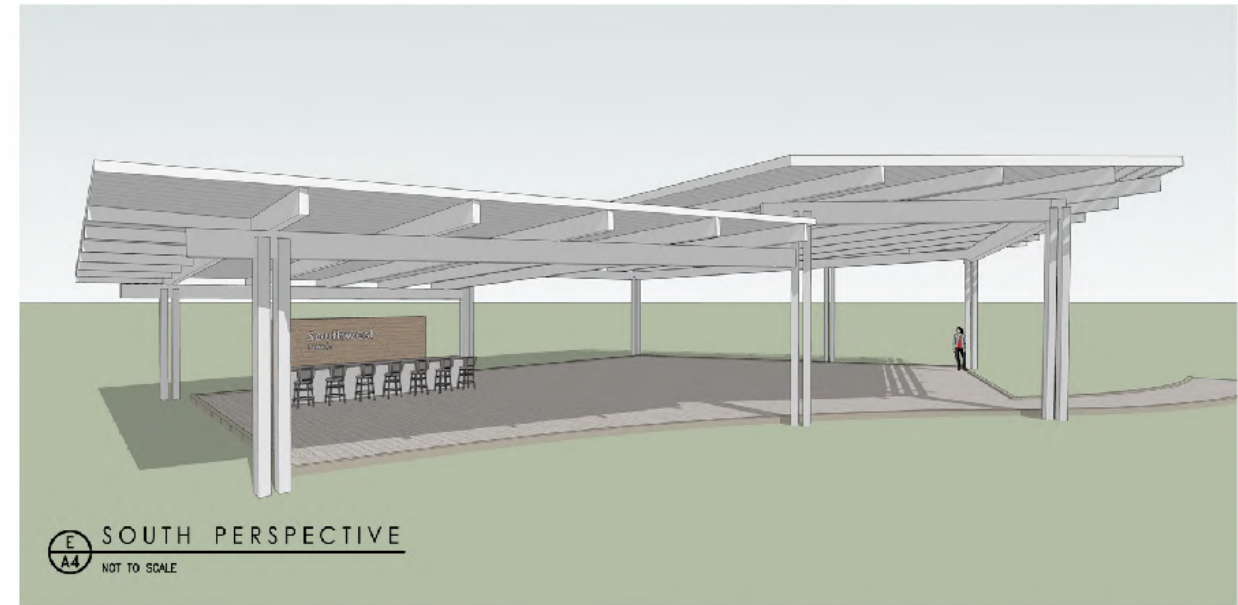
**B**  
A4 SOUTH PERSPECTIVE  
NOT TO SCALE



**C**  
A4 PERSPECTIVE  
NOT TO SCALE



**D**  
A4 PERSPECTIVE  
NOT TO SCALE



**E**  
A4 SOUTH PERSPECTIVE  
NOT TO SCALE



**F**  
A4 NORTH EAST PERSPECTIVE  
NOT TO SCALE

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

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APPLICATION #: ZH20190033/ COA2019017  
APPLICANT: Cincinnati Preservation Association  
OWNER: Cincinnati Preservation Association  
ADDRESS: **807, 811, 815 Horace Street (a.k.a. 813 Bank Street)**  
PARCELS: 132-0002-0019; 132-0002-0022; 132-0002-0193; 132-0002-0196;  
132-0002-0198; 132-0002-0199; 132-0002-0205; 132-0002-0206  
ZONING: RM-1.2  
OVERLAYS: Dayton Street Historic District  
COMMUNITY: West End  
REPORT DATE: April 8, 2019  
HEARING DATE: April 22, 2019  
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

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### **Details of Zoning Relief Required:**

The applicant requires the following Zoning Relief:

1. **Section 1409-07 – Conditional Use** approval is required for a parking facility in the RM-1.2 Zoning District.
2. **Section 1421-33 – Dimensional Variance** of 2' is required for a 6' fence in the front and corner side yards, in excess of the 4' limit.

### **Existing Conditions**

The subject property is situated on the north side of Horace Street between Baymiller Street on the west and the eastern terminus of Horace Street on the east in the West End neighborhood. The property is located on the northeast corner of the Dayton Street local Historic District. The property currently consists of eight (8) parcels, some of which have a tax consolidation. The parcels are currently vacant land with a small portion currently used as an illegal gravel parking lot. DOTE has assigned a new address of 813 Bank Street to the combined parcels.

### **Proposed Conditions**

The applicant is proposing to use the subject property for a surface parking lot serving the adjacent John Hauck House to the south. The parking lot will feature 16 parking spaces with a dedicated entrance drive off Bank Street to the north and pedestrian access to the south leading to the John Hauck House. The parking lot will be paved with interlocking paving blocks, will be surrounded by a 6' metal fence and will have extensive landscaping for screening from adjacent residential properties.



Figure 1. Location of subject property in red with related Hauck House in yellow. Image from CAGIS.



Figure 2. Image of subject property facing northwest ca. 2014. Image from Google.

**Previous Reviews:** N/A.

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1405</a>	RM-1.2
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">Dayton Street Historic District</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Review**

Stand-alone parking facilities in the RM-1.2 District require Conditional Use Approval. The current proposal will convert the existing vacant grassy and graveled land into a paved surface parking lot serving the John Hauck House Historic Site. The site, operated by the Cincinnati Preservation Association (CPA), serves as a house museum and hosts workshops and other programs for CPA. The site currently has no dedicated off-street parking and visitors must utilize street parking, which is very limited in this area. It should also be noted that the parking lot is located at the northwest corner of Bank Street and Linn Street, two wide and heavily traveled thoroughfares.

**Standards for Variance and Conditional Use 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 surface parking lot will serve the John Hauck House making parking for visitors easier while also freeing up existing limited on-street parking spaces for area residents. The parking facility will allow an increased use of the John Hauck House, thus making the historic site more economically viable. Furthermore, the existing use is legal nonconforming in its parking requirement as it was in existence prior to the current Code going into effect in 2004. Providing the proposed parking lot will reduce the existing nonconformity. The additional height of the proposed fencing is intended to achieve greater security. The applicant has worked with the adjacent property owner at 821 Bank Street to limit any potential impacts on the property.

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

While it may be possible to build single- or multi-family residential uses on the subject parcels, the proposed parking facility will strengthen the viability of the John Hauck House by providing dedicated off-street parking. This will also result in removing visitor cars from surrounding street spaces increasing the viability of nearby residential properties by preserving on-street parking for those residential uses. The parking lot features landscape screening that will limit any potential adverse effects that come from siting a parking lot in a residential area.

## **Certificate of Appropriateness Review:**

A COA is required for the proposed surface parking lot.

### **Applicable Guidelines**

#### **Site Improvement Design Guidelines**

- *Site improvements like parking lots, parking pads, paving, fences, decks and trees should be in character with the contributing buildings in the District and should respond to the colors, textures, materials and scale found in the area of the improvement.*
- *The design of any site improvement should be compatible with neighboring buildings in the district and not detract from the character of the District.*

#### **Design Elements**

*Parking Lots: Cars in parking lots should be screened from public view. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing and planting areas with landscaping and wrought iron fencing. Chain link fence along sidewalks is inappropriate. Parking lots with a capacity of 10 or more cars should contain trees within the lot as well as around the perimeter of the lot. Concrete curbs, not rolled asphalt bumpers, are appropriate edges for parking lots.*

*A lot used for surface parking of motor vehicles should be for the exclusive use of owners, occupants and customers of a building located within 300 feet of the lot, and shall be subject to a restrictive covenant to implement this provision.*

The proposed surface parking lot is generally compatible with the surrounding buildings and is designed in a way to minimize its impact on the surrounding neighborhood and not detract from the character of the district.

The parking lot will have its vehicular access off Bank Street on the north side of the lot. This configuration has the benefit of restricting vehicular traffic to the larger and less residential Bank Street to the north and keeping visiting traffic out of the residential neighborhood. A pedestrian walking path connects the parking lot to Horace Street and the rear entrance to the John Hauck House.

The proposed parking lot will be surfaced with permeable pavers by Keystone Hardscapes. This will avoid having an expansive concrete slab over a large area and will instead feature individual units giving the surface an appropriate scale. The lot will be surrounded by a 6' tall black metal fence on the north, south and east and a 6' privacy fence along the western boundary with the one remaining residential property on this block. The fence will end at the rear edge of the parking lot, leaving the remainder of the lot open with grass covering. Additional landscaping will be placed along the western and eastern boundaries. The north and south boundaries will remain open with only the 6' metal fencing to allow sightlines into the parking lot for crime deterrence and prevention.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on April 3, 2019.

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

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING RELIEF**

- A. Section 1409-07 – **APPROVE – Conditional Use** for a parking facility in the RM-1.2 Zoning District per plans by Muller Architects Inc. dated 3/15/19 with the following conditions:
  - 1. The site address shall be reassigned as 813 Bank Street per DOTE recommendation.
  - 2. Parcels 132-0002-0019; 132-0002-0022; 132-0002-0193; 132-0002-0196; 132-0002-0198; 132-0002-0199; 132-0002-0205; and 132-0002-0206 shall be merged by Consolidation Plat prior to issuance of building permits.
  - 3. A parking covenant shall be submitted reserving the parking facility for the owners, occupants and customers of the John Hauck House at 812 Dayton Street prior to the issuance of building permits.
- B. Section 1421-33 – **APPROVE – Dimensional Variance** of 2’ is required for a 6’ fence in the front and corner side yards, in excess of the 4’ limit.
- C. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  - 1. Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
  - 2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

**II. CERTIFICATE OF APPROPRIATENESS**

- A. **APPROVE** a Certificate of Appropriateness for 1411 Elm Street per plans submitted by RDA Group Architects dated 06/06/2018 including any revisions submitted for permit subject to staff review and approval with the following condition:
  - 1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - 1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.



II Centennial Plaza  
 805 Central Avenue, Suite 500  
 Cincinnati, Ohio 45202  
 Monday- Friday 7:30 am—4 pm  
 (513) 352-4848  
[Urban.Conservator@Cincinnati-OH.gov](mailto:Urban.Conservator@Cincinnati-OH.gov)

Office Use Only	
Application #:	_____
Date Accepted:	_____
<input type="checkbox"/> Staff Review	<input type="checkbox"/> Board Review
<input type="checkbox"/> Paid:	_____
Date Perfected:	_____
Hearing Date:	_____

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 807, 811 and 815 Horace Street  
 Hamilton Co. Parcel ID No.: 132-0002-0196-00 Zoning District: RM-1.2  
 Historic District: Dayton Street Overlay District: \_\_\_\_\_

**PRIMARY CONTACT INFO**  PROPERTY OWNER  OTHER \_\_\_\_\_ (AGENT, ATTORNEY, ARCHITECT, ETC.)  
 Name: Cincinnati Preservation Association

Contact Person (if legal entity): Paul Muller, AIA, Executive Director  
 Address: 430 Reading Road  
 City: Cincinnati State: OH Zip Code: 45202  
 Phone: 513 218-0899 E-mail: director@cincinnati-preservation.org

**PROPERTY OWNER INFO**  SAME AS ABOVE

Name: \_\_\_\_\_  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

### CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction  Alteration  Demolition

Provide a very brief summary of the project:

Construction of a new surface parking lot on vacant land to support the adjacent John Hauck House historic site. Horace Street is located between the proposed parking lot and the Hauck House.

**ZONING RELIEF**  Yes  No

Provide a very brief summary of the zoning relief requested:

A Certificate of Appropriateness is required because the site is within the Dayton Street Historic District.

The request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. 14205-05: Land Use Regulations: Parking Facilities are a conditional use in RM 1.2.

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

**Demolition requests must include all required demolition forms.**

**All applications that include requests for zoning relief must include a zoning hearing application.**

**All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.**

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Applicant Signature: PAUL MULLER

Date: March 5, 2019



II Centennial Plaza  
 805 Central Avenue, Suite 500  
 Cincinnati, Ohio 45202  
 Monday- Friday 7:30 am- 4 pm  
 513-352-1559  
[Boards@cincinnati-oh.gov](mailto:Boards@cincinnati-oh.gov)

# ZONING HEARING EXAMINER

## Application for Zoning Relief

Office Use Only

Case Number: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

### Section 1. SUBJECT PROPERTY

ADDRESS 815 Horace Street (also 811 and 807 Horace Street) COMMUNITY Dayton Street, West End  
 PARCEL ID(S) 132-0002-0019-00, 132-0002-0022-00 and 132-0002-0196-00  
 BASE ZONING CLASSIFICATION RM-1.2 ZONING OVERLAY (if applicable) Dayton St. Historic District  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

### Section 2. APPLICANT

NAME Cincinnati Preservation Assn. CONTACT PERSON (if legal entity) Paul Muller, AIA  
 ADDRESS 430 Reading Road CITY Cinti STATE OH ZIP 45202  
 EMAIL director@cincinnati-preservation.org RELATIONSHIP TO OWNER (if not owner) Executive Director  
 TELEPHONE 513 218-0899

### Section 3. OWNER

NAME Same as Applicant CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 EMAIL \_\_\_\_\_ RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_

### Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)

- Variance     Use Variance     Special Exception     Conditional Use  
 Expansion or Substitution of Non Conforming Use     Hillside Overlay District Permission  
 Urban Design Overlay District Permission     DD District Phased Development Approval

### Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)

The project includes the construction of a surface parking lot on a vacant lot to support the Historic John Hauck House located directly across Horace Street. The parking will allow small educational events meetings and social events to be held at the Hauck House without impacting parking on Dayton Street.

### Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.

You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

### Section 7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name Paul Muller, AIA Executive Director Signature \_\_\_\_\_ Date 03 / 05 / 2019

**Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.**

Submit three copies and one digital copy of the following documentation. If you fail to complete the application or provide all information requested, your application may be denied.

<input checked="" type="checkbox"/>	<b>Submit three (3) copies and one (1) digital copy of the documents listed below.</b> *A digital copy is a cd, thumb drive, etc... Do not email documents.
<input checked="" type="checkbox"/>	<b>Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.</b>
<input checked="" type="checkbox"/>	Written statement required in Section 6 of application.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
<input checked="" type="checkbox"/>	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
<input checked="" type="checkbox"/>	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information fully depicting the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input checked="" type="checkbox"/>	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: <b>Use Variances - \$900; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - \$300; Non-residential Projects (Non-RCO) - \$500.</b>

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

## **INSTRUCTIONS FOR APPLICATIONS REQUESTING CONDITIONAL USE APPROVAL**

Applicants requesting approval a conditional use approval must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-05 and 1445-21. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

As required by Section 6 of the Zoning Hearing Examiner Application, applicants must provide a written statement explaining how their proposed project meets the following standards for a conditional use approval:

1. To meet the standard outlined in Cincinnati Municipal Code 1445-13, an applicant must show that the proposed project “is in the public interest.” A list of factors considered by the Zoning Hearing Examiner to determine whether the proposed project “is in the public interest” is found in Cincinnati Municipal Code 1445-13.

**AND**

2. To meet the standard outlined in Cincinnati Municipal Code 1445-05 and 1445-21, an applicant must show:
  - a. the conditional use is specifically listed in the applicable zoning district use regulations;
  - b. the project meets any limitations specifically listed in the applicable zoning district use regulations; **and**
  - c. the project’s location, design, configuration and special impact on the area will prevent or limit potential adverse effects on the immediate neighborhood

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**AND**

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  - a. the conditional use is specifically listed in the applicable zoning district use regulations;
  - b. the project meets any limitations specifically listed in the applicable zoning district use regulations; **and**
  - c. the project’s location, design, configuration and special impact on the area will prevent or limit potential adverse effects on the immediate neighborhood

## CINCINNATI'S HISTORIC CONSERVATION OFFICE

### Documents Required for

### Historic Conservation Board Review



*The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.*

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$500.00

#### All Drawings and Plans must include the following

- A graphic scale required on all drawings
- North arrows on all site, context and floor plans
- Elevations labeled with North, South, East West, front, side and rear labels
- Street names labeled
- Date and/or revision dates

#### Architectural Drawings and Plans

- An index of drawings located on the first sheet
- Context Map showing the building within at least a block of context
- Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- Existing and proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Location of trash storage and Utilities
- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- Site line drawings for any roof additions.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials or color samples. \_\_\_\_\_
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Demolition (full or partial) for Historic Conservation Districts and Landmarks**

- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

**Hillside Overlay Zone (CZC § 1433)**

- A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- A preliminary geotechnical evaluation;
- A determination of the maximum building envelope;
- Average slope/grade of the property; and
- Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)

*Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.*



# COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes

138 East Court St, Cincinnati, Ohio 45202 - (513)946-4000 - dusty.rhodes@fuse.net

Online Property Access

Parcel ID  
132-0002-0019-00

Address  
815 HORACE ST

Index Order  
Parcel Number

Tax Year  
2018 Payable 2019

Property Information		Images/Sketches
Tax District 001 - CINTI CORP-CINTI CSD		
School District CINCINNATI CSD		
Appraisal Area 02300 - WEST END	Land Use 680 - CHARITIES,HOSPITALS,RETIR	
Owner Name and Address CINCINNATI PRESERVATION ASSOCIATION 430 READING RD SUITE 300 CINCINNATI OH 45202 (call 946-4015 if incorrect)	Mailing Name and Address CINCINNATI PRESERVATION ASSOCIATION 430 READING RD, SUITE 300 CINCINNATI OH 45202 (call 946-4800 if incorrect)	
Assessed Value 0	Effective Tax Rate 0.000000	Total Tax \$16.44

Property Description  
HORACE&BANK STS 0.308AC P T LOT 1-3-4-5 C S CLARKSO NS&E F AVERYS SUB PAR 19- 193 198-199 205-206

Appraisal/Sales Summary	
Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Sale Date	6/10/2011
Last Sale Amount	\$8,000
Conveyance Number	21966
Deed Type	WD - Warranty Deed (Conv)
Deed Number	236674
# of Parcels Sold	1
Acreage	0.307
Front Footage	76.00

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	7,700
CAUV Value	0
Market Improvement Value	0
Market Total Value	7,700
TIF Value	0
Abated Value	0
Exempt Value	7,700
Taxes Paid	\$16.44
Tax as % of Total Value	0.000%

Notes

## I Want To...

- [Start a New Search](#)
- [Email the Auditor](#)
- [View the Online Help](#)
- [Auditor's Home](#)

## View:

- Property Summary**
- Appraisal Information
- Levy Information
- Transfer
- Value History
- Board of Revision
- Payment Detail
- Tax Distributions
- Images
- Special Assessment/Payoff
- Tax Lien Certificates
- CAGIS Online Maps
- Aerial Imagery
- Owner Names

## Print:

- [Current Page](#)
- [Property Report](#)



Proposed Parking Lot for the John Hauck House at 812 Dayton Street

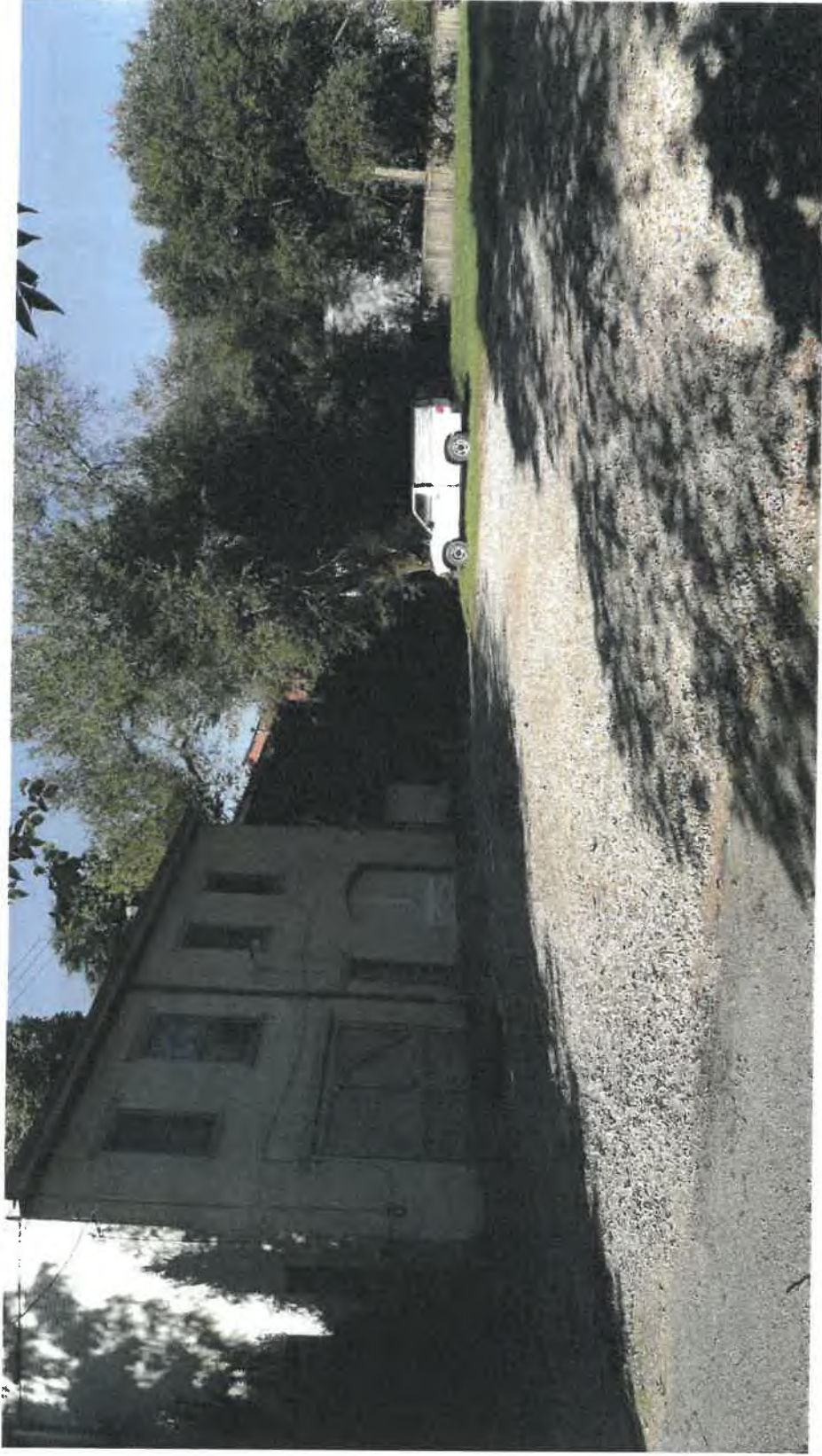








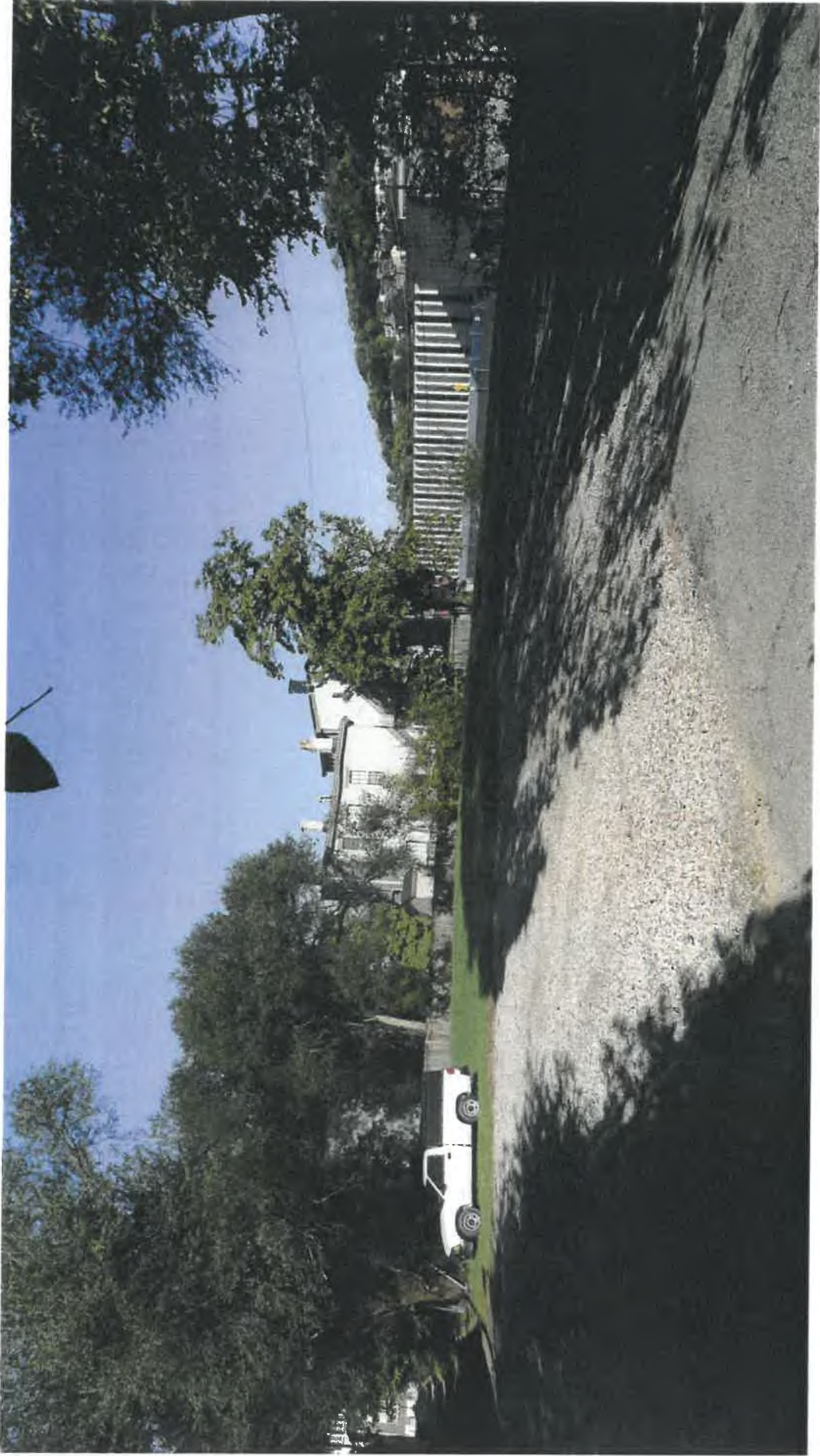
View of the area of the proposed parking lot looking southeast.



View of the area of the proposed parking lot looking southwest. Hauck House carriage house is shown on the left.



View of area of proposed parking lot, looking south. Pedestrian gate to access to the Hauck House is shown on the left.



View of proposed parking lot area looking northwest.



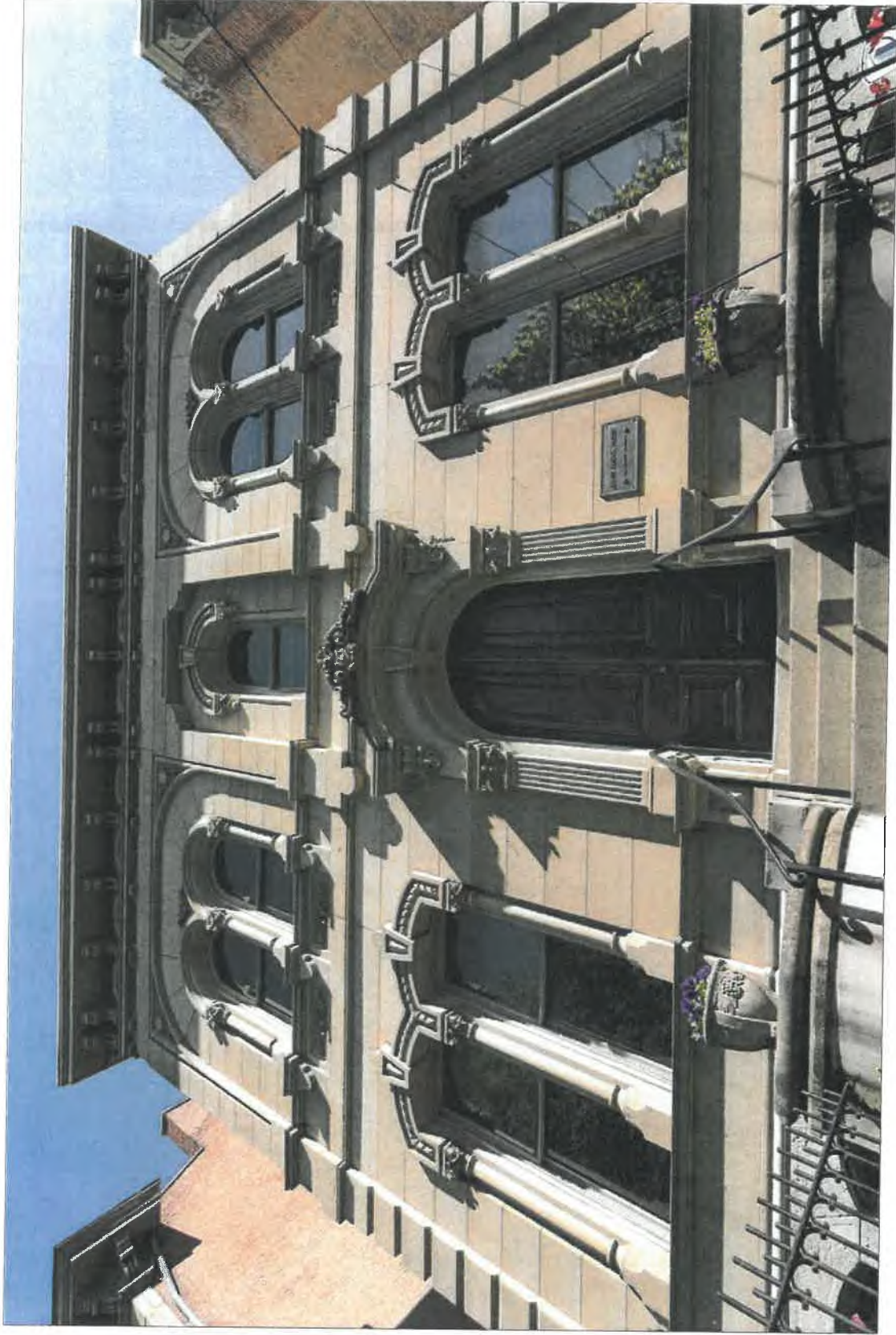
Garden at the Hauck House (route from proposed parking lot passes through this space).



View of site looking southeast



View of site from Bank Street looking south



John Hauck House at 812 Dayton Street



Interior of the John House Hauck

**ADJUDICATION/DENIAL LETTER**

Date: February 26, 2019  
Location: 815 Horace Street  
Request: Parking Facility  
Zoning District: RM 1.2; Dayton Street Historic District

Applicant Name: Paul Muller, Cincinnati Preservation Association

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get Zoning Variance and Certificate of Appropriateness from the Historic Conservation Board as it is within a Historic Conservation Overlay Zone.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only** 3 copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$615.44 fee is required with the submission as well.** The next deadline is March 8, 2019 for the April 22, 2019 Historic Conservation Board Meeting.

Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. 1405-05: Land Use Regulations: Parking Facilities are a conditional use in RM 1.2.

**The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.**

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

Sincerely,



Beth Johnson  
Urban Conservator  
(p): 513-352-4848  
(e): beth.johnson@cincinnati-oh.gov

**Cincinnati Preservation Association**  
430 Reading Road - Cincinnati, OH 45202

April 3, 2019

Zoning Hearing Examiner  
City of Cincinnati  
805 Central Avenue  
Cincinnati OH 45202

**RE: Conditional Use Application for 815 Horace Avenue, Statement of Public Interest**

Dear Hearing Examiner:

The project is in the public interest for the following reasons:

(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.

*Commentary: A parking lot is a permitted conditional use in the underlying zoning.*

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

*Commentary: The proposed parking lot will increase the use of a historic resource, The John Hauck House. This conforms to Cincinnati Zoning Code (CZC) § 1435-07-2-C. - Adoption of Conservation Guidelines. "Conservation guidelines shall promote the conservation, development and use of the Historic Landmark, Historic District or Historic Site and its special historic, architectural, community or aesthetic interest or value".*

(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.

*Commentary: Consistency with Plan Cincinnati (2012): This designation is consistent with the Plan Cincinnati goal embodied in the Sustain Initiative, specifically goal #2, preserving our built*

*history as outlined in pages 197-198 of the 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.*

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

*Commentary: Low spread fixtures are used to limit light intrusion onto adjacent properties.*

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

*Commentary: Landscaping is provided to buffer the parking.*

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

*Commentary: The parking lot will be used in support of events that occur in normal business hours and occasionally in the evenings. No events will extend past 10:00 PM.*

(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.

*Commentary: Dayton Street is redeveloping because of its historic character. The John House is an important landmark within the district. Additional use and activation of the house is a longstanding goal of the residents. The parking lot on Horace will enable more use of the house without impacting the limited parking on Dayton Street. The project will thus have a net cumulative positive impact on the neighborhood.*

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

*Commentary: We are not aware of proposed amendment under consideration.*

(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.

*Commentary: The proposed parking lot will not have adverse effect on access to the property, access to light and air from adjoining properties. Traffic conditions will be improved by reducing demand on limited on street parking on Dayton Street. It does not appear that the development, usefulness or value of neighboring land and buildings would be harmed by the project.*

(k) *Blight.* The elimination or avoidance of blight.

*Commentary: Dayton Street has experienced reinvestment in recent years, driven in part by the historic character of the buildings. Many previously vacant buildings have been renovated and re-occupied. Increased use of the John Hauck House will support the historic identity of the neighborhood and thus promote investment and the elimination of blight. The empty lot at 815 Horace Street will become a landscaped parking lot thereby improving the appearance of the neighborhood.*

(l) *Economic Benefits.* The promotion of the Cincinnati economy.

*Commentary: The project supports the economy of Cincinnati by promoting the Dayton Street revitalization. Residents have asked that the John Hauck House be utilized to a greater degree. The parking lot will enable that and thus support ongoing redevelopment efforts.*

(m) *Job Creation.* The creation of jobs both permanently and during construction.

*Commentary: Jobs will be created during construction. The increase in events at the Hauck house will have only a minor impact on job creation. Current staff at the Cincinnati Preservation Association will be able to support the events within normal job duties.*

(n) *Tax Valuation.* Any increase in the real property tax duplicate.

*Commentary: It is anticipated that the improvements to the site will increase the property tax duplicate.*

(o) *Private Benefits.* The economic and other private benefits to the owner or applicant.

*Commentary: The owner will benefit because we will be able to increase educational use of the John Hauck House. This is consistent with our mission and promotes use and preservation of Cincinnati's historic resources.*

(p) *Public Benefits.* The public peace, health, safety or general welfare.

*Commentary: The public will benefit because parking demand on Dayton Street will not be impacted by use of John Hauck House. In addition, increased use of the Hauck House will support the neighborhood's identity as a historic setting. This strategy has driven reinvestment and will be supported by greater use of the Hauck House.*

Regards,

A handwritten signature in blue ink, appearing to read "Paul Muller". The signature is fluid and cursive, with the first name "Paul" being more prominent than the last name "Muller".

Paul Muller, AIA  
Executive Director  
Cincinnati Preservation Association

**Compliance with Standards Outlined in Cincinnati Municipal Code 1445-05 and 1445-21**

Cincinnati Municipal Code 1445-05 and 1445-21, an applicant must show:

- a. the conditional use is specifically listed in the applicable zoning district use regulations;

*Commentary: Parking Facility is a Conditional Permitted use in RM-1.2. See attached page from zoning code.*

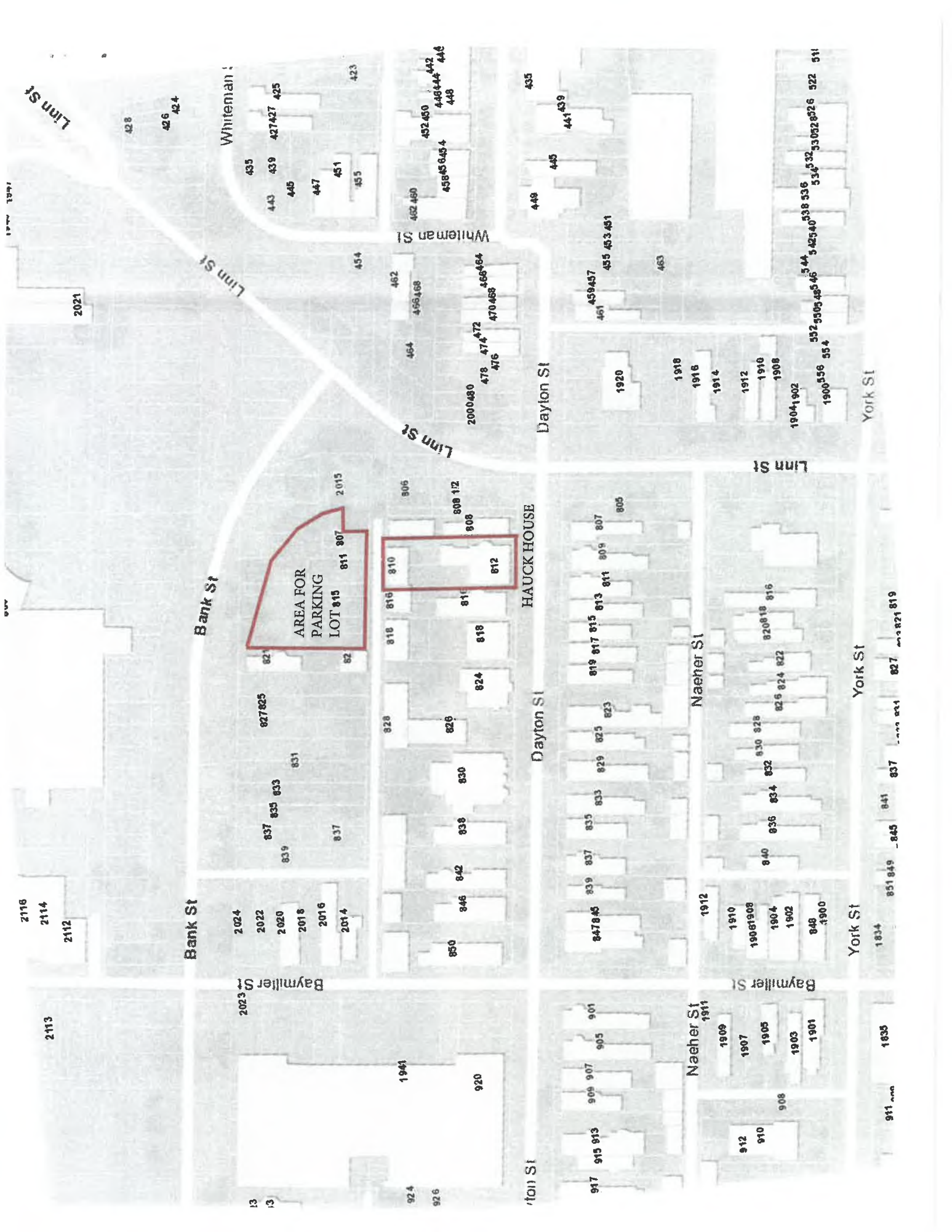
- b. the project meets any limitations specifically listed in the applicable zoning district use regulations; and

*Commentary: The project will have met the applicable zoning district use regulations when the Certificate of Appropriateness is granted by the Historic Conservation Board.*

- c. the project's location, design, configuration and special impact on the area will prevent or limit potential adverse effects on the immediate neighborhood

*Commentary: The project will provide parking for events at the John Hauck House. This will diminish the impact on street parking on Dayton Street. The design of the parking lot has been created to reduce the impact by locating the parking at the south edge of the site, thus removed from the only residence abutting the property. Automobile access to the lot will be exclusively from Bank Street.*

<b>Transportation, Communications, Infrastructure</b>							
	New	Cur	New	Cur	New	Cur	Cur
<b>Parking/ Transportation</b>	<b>RM-L</b>	<b>RMX</b>	<b>RM-M</b>	<b>RM-2.0</b>	<b>RM-H</b>	<b>RM-1.2</b>	<b>RM-0.7</b>
<b>Parking facility</b>	--	--	C	C	C	C	C
<b>Railroad right-of-way</b>	P	P	P	P	P	P	P
<b>Communications</b>	<b>RM-L</b>	<b>RMX</b>	<b>RM-M</b>	<b>RM-2.0</b>	<b>RM-H</b>	<b>RM-1.2</b>	<b>RM-0.7</b>
<b>Wireless communication tower &gt; 20 ft tall</b>	C3	C	C3	C	C3	C	C
<b>Wireless communication tower &lt; or = to 20 ft tall</b>	P	C	P	C	P	C	C
<b>Wireless communications antenna &gt; 20 ft tall</b>	C	C	C	C	C	C	C
<b>Wireless communications antenna &lt; or = to 20 ft tall</b>	P	P	P	P	P	P	P
<b>Utilities</b>	<b>RM-L</b>	<b>RMX</b>	<b>RM-M</b>	<b>RM-2.0</b>	<b>RM-H</b>	<b>RM-1.2</b>	<b>RM-0.7</b>
<b>Public utility distribution system</b>	C	C	C	C	C	C	C
<b>Limitations Index</b>							
<b>Limitation Number</b>	<b>Use</b>	<b>New</b>			<b>Current</b>		
C3	<b>Wireless Communication tower</b>	Conditional approval required that considers the public interest, minimum site area, wireless communication network plan, permitted attachments, required setbacks, design compatibility, screening requirements, landscaping, obsolete facility, outdoor storage, lighting, certification, tower height, limitations on authority to deny.			Must follow additional regulations in 1419-33 "Wireless Communications Facilities."		



Linn St

Linn St

Linn St

Linn St

Bank St

Bank St

Baymiller St

2023

2024

2022

2020

2018

2016

2014

923

923

924

926

1941

920

York St

917

915

913

909

907

905

901

Naehler St

1911

1909

1907

1905

1903

1901

Baymiller St

912

910

908

York St

1834

1835

911

York St

851

849

845

841

837

833

829

827

York St

827

821

819

HAUCK HOUSE

Dayton St

Dayton St

AREA FOR PARKING LOT

LOT 815

811

807

810

812

818

816

814

818

824

826

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914

918

922

926

Whiteman St

Whiteman St

Whiteman St

York St

428

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435

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1934

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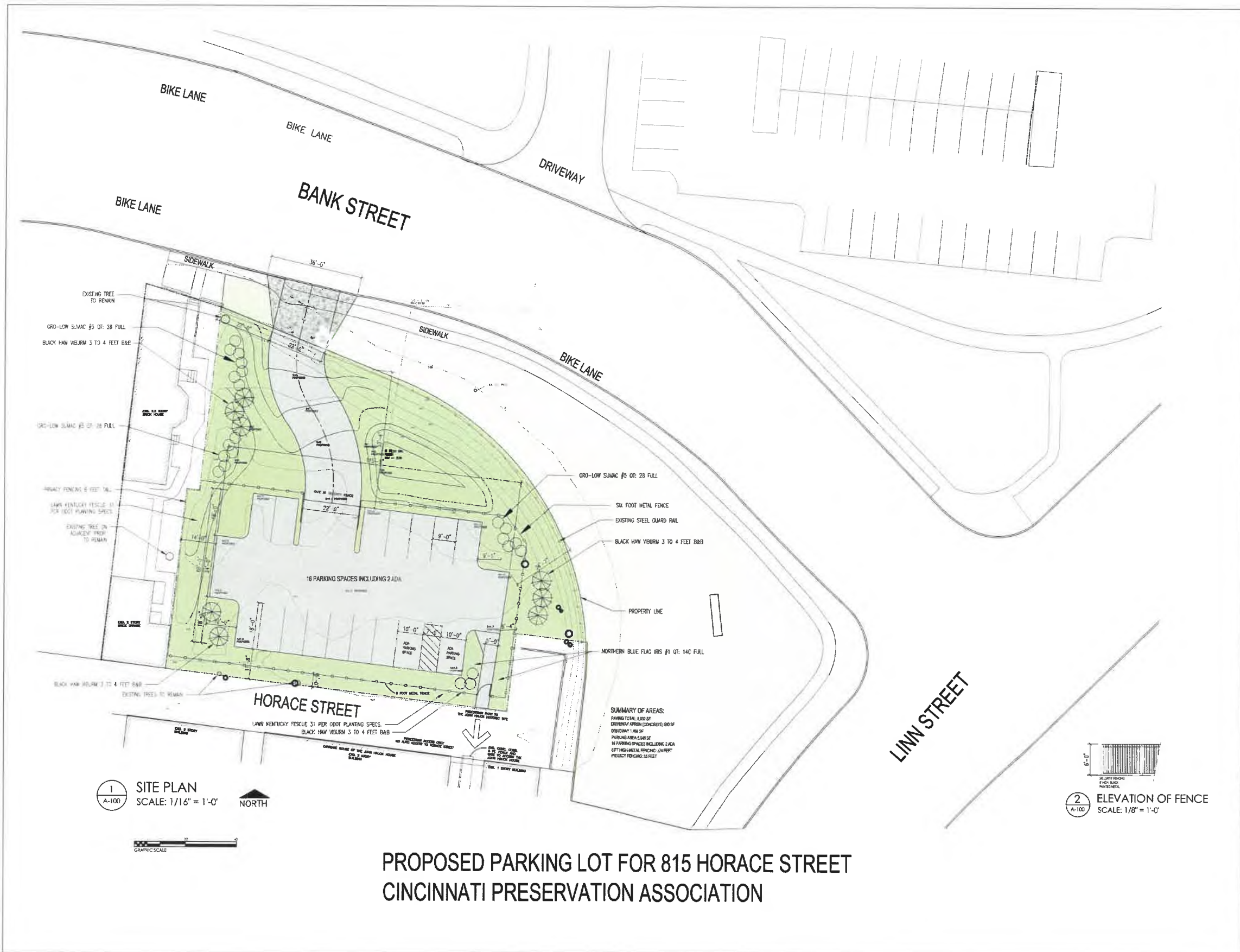
1930

1928

1926

1927





1 SITE PLAN  
A-100  
SCALE: 1/16" = 1'-0"  
NORTH  
GRAPHIC SCALE

2 ELEVATION OF FENCE  
A-100  
SCALE: 1/8" = 1'-0"

PROPOSED PARKING LOT FOR 815 HORACE STREET  
CINCINNATI PRESERVATION ASSOCIATION

MULLER ARCHITECTS INC.

2400 Gilbert Avenue  
Cincinnati, Ohio 45206  
513.961.1616 T  
513.961.2905 F

www.mullerarchitects.com

ARCHITECTURE, PLANNING, INTERIORS

Consultants:

STRUCTURAL ENGINEER:  
-  
-

MEP ENGINEER:  
-  
-

CIVIL ENGINEER:  
-  
-

Owner:

CINCINNATI PRESERVATION ASSOCIATION

430 READING RD  
CINCINNATI, OH 45202

Project Name:

HAUCK HOUSE

PARKING LOT

815 HORACE STREET

CINCINNATI, OH 45202

REVIEW	DATE
REVIEW	03/15/19
REVIEW	03/12/18
REVIEW	06/17/18
ISSUE	DATE

Issue and Revisions

Seal



Project No.	Scale	Drawn	Checked	Code Dep. File
2018.22	AS NOTED	-	-	HAUCK PARKING LOT BRANS

Code Dep. File: HAUCK PARKING LOT BRANS

DATE: 12/13/19

12/13/19

Project No. 2018.22

Scale AS NOTED

Drawn -

Checked -

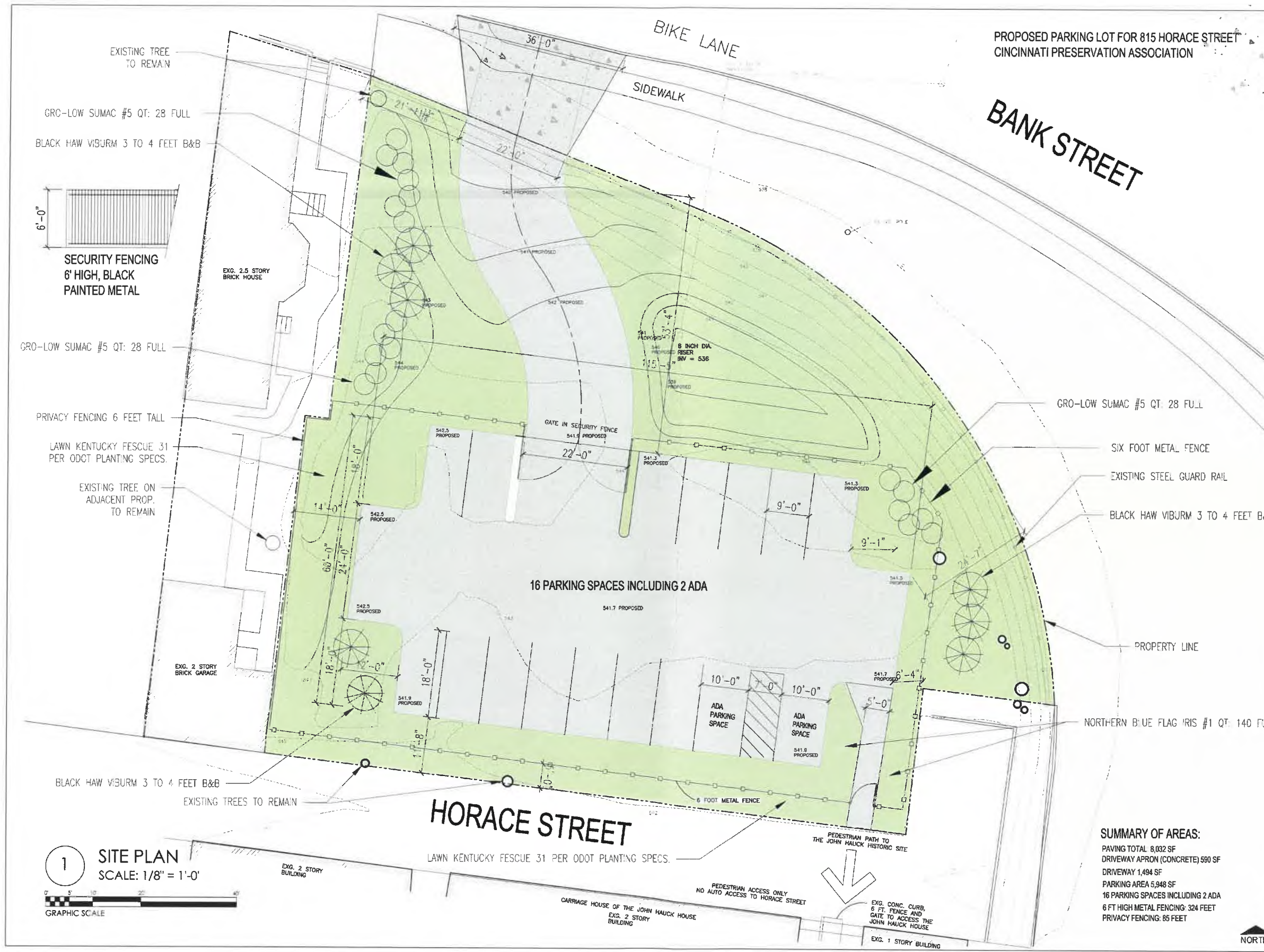
Code Dep. File: HAUCK PARKING LOT BRANS

DATE: 12/13/19

SITE PLAN

A-100

Sheet - of -



**MULLER ARCHITECTS INC.**

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ARCHITECTURE, PLANNING, INTERIORS

Consultants:

STRUCTURAL ENGINEER:  
-  
-

MEP ENGINEER:  
-  
-

CIVIL ENGINEER:  
-  
-

Owner:

**CINCINNATI PRESERVATION ASSOCIATION**

430 READING RD  
CINCINNATI, OH 45202

Project Name:  
**HAUCK HOUSE PARKING LOT**  
815 HORACE STREET  
CINCINNATI, OH 45202

REVISION	DATE
REVIEW	03/15/19
REVIEW	03/12/18
REVIEW	06/17/18
ISSUE	DATE

Issues and Revisions

Seal



Project No. 2018.22

Scale AS NOTED

Drawn -

Checked -

Conf. Desig. File HAUCK PARKING LOT BANKS ACCESS WEST SIDE ACAD 13

**SITE PLAN**

**A-101**

Sheet - of -

**SUMMARY OF AREAS:**  
PAVING TOTAL 8,032 SF  
DRIVEWAY APRON (CONCRETE) 590 SF  
DRIVEWAY 1,494 SF  
PARKING AREA 5,948 SF  
16 PARKING SPACES INCLUDING 2 ADA  
6 FT HIGH METAL FENCING: 324 FEET  
PRIVACY FENCING: 85 FEET



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

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APPLICATION #: COA2019016  
APPLICANT: Lytle Park inn, LLC  
OWNER: Lytle Park Inn, LLC  
ADDRESS: **311 Pike Street**  
PARCELS: 084-0003-0129; 084-0003-0120-90  
ZONING: DD  
OVERLAYS: Lytle Park Historic District  
COMMUNITY: Downtown  
REPORT DATE: April 1, 2019  
HEARING DATE: April 22, 2019  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of the Request:**

The applicant is requesting a COA for changes to previously approved changes to the building. The HCB approved the original changes in 2015. The changes the HCB is reviewing today include the following

- 1) Height of the rooftop penthouse
- 2) Penthouse ornamentation including cornice and brick work
- 3) Change from a brick parapet to a glass parapet/railing on the western half of the building
- 4) Cornice Placement for the primary facade
- 5) Rooftop Atrium pitch and design

These changes have already been constructed without the proper permissions including Historic Conservation Board Review and Building Permits.

### **Existing Conditions**

The subject location was formally known as the Anna Louise Inn and is undergoing an Adaptive Reuse for a hotel project. The building was built as a 5 story building in 1909 with an expansion in 1920. In 2015 the Historic Conservation Board approved the construction of a 6<sup>th</sup> floor, a rooftop addition including an atrium, an entrance atrium addition and other changes to convert the property into a hotel.

### **Proposed Conditions**

The applicant is proposing that the following changes to both the Historic Conservation Board and staff approved plans be approved.

- 1) Allow the rooftop penthouse to be multi-height with a maximum height of 74 ft. 4 in. at the elevator penthouse to accommodate the mechanicals and an elevator overrun from the original maximum height of 70 ft.
- 2) Change the brick parapet around the roof deck to a glass railing on the western side of the building.

- 3) Change the placement of the cornice around the roof deck area to be lower than the rest of the cornice.
- 4) Add a cornice and brick ornamentation to the penthouse which was previously approved without ornamentation.
- 5) Change the pitch of the roof top atrium to 2:12 from the original 1:12 shed pitch.



Figure 1. The original building prior to construction beginning. Google Images.



**Figure 2. The building as it exists today. Image from Applicant.**



**Figure 3. Location of subject location at 311 Pike Street. Image from CAGIS.**

## Previous Reviews:

July 13, 2015	Original HCB Approval
May 25, 2016	2016P04454 permit filed - Partial Structural Frame, Installation of columns, walls, footings, foundation grade beams, reinforcing for existing walls to stabilize the existing structure
August 29, 2016	2016P04454 Permit Issued
May 19, 2017	2017P04463 permit filed. Structural permit only
June 22, 2017	2017P04463 permit issued.
November 29, 2017	2017P10554 permit filed. Underground utilities and site work.
December 17, 2017	2017P10554 permit issued.
December 14, 2017	2017P10963 permit filed. Alterations to existing building, interior and exterior. Plans did not match HCB, but were substantially the same. Changes in the height at roof deck but within the HCB approved 70 feet height limit. (page 4 of HCB Decision dated July 13, 2015)
June 11, 2018	2017P10963 permit issued
August 3, 2018	Engineering Change 1 submitted and approved
August 7, 2018	Engineering Change 2 submitted and approved
August 28, 2018	Engineering Change 3 submitted and approved
September 13, 2018	Engineering Change 4 submitted
September 17, 2018	Engineering Change s 4 approved
October 16, 2018	Engineering Change 5 submitted
November 7, 2018	Engineering Change 5 approved
December 14, 2018	Orders issued on project doing construction without approved building permits.
December 28, 2018	Engineering Change 6 submitted and denied
January 8, 2019	Adjudication letter sent to applicants detailing requirements to resubmit to HCB.

**Zoning Review:**

There are no zoning issues to review with this application.

**Applicable Zoning Code Sections:**

Zoning District:	Section 1410	DD
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">Over the Rhine Historic District</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Certificate of Appropriateness Review:**

Staff will review each of the requested changes by the individual item request rather than the project as a whole. The applicants have discussed the issues in the same manner within their letter dated March 8, 2019.

In the applicant’s arguments for their changes, they often reference the cost of the changes. Staff contends that these costs cannot be considered as part of an Economic Hardship argument and should not be considered in an analysis of if the proposal should be adopted as submitted as the applicant, due to conducting work without the proper approvals created these costs. This is a self created hardship.

**Comments on Applicable Guidelines**

*Applicable Guidelines:*

**REHABILITATION**

*Roofs: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character shall be preserved. Most of the buildings in the District have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities shall 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 the District.*

**ADDITIONS**

- Additions should follow the new construction guidelines. They should be compatible in character with the original building. They should be sympathetic but not imitative in design.*
- Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.*
- Additions should not overpower the original building.*
- The appropriateness of design solutions will be based on balancing the program needs of the applicant with: (i) how well the proposed design relates to the original building and neighboring buildings; and (ii) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.*

## 1) Height of the rooftop penthouse

2015 Approved Plans: The 2015 Plans had a height of 65'4" with a maximum height allowed by the HCB Decision of 70 feet.

Staff Approved Changes: In permit 2017P10963, the height of the roof penthouse was granted as higher than the HCB approved plans, but was at 70 ft. \*\* in. in height. There was also a difference in height for the elevator overrun at 74'4". At this time, elevator overruns, and other penthouse constructions, were interpreted by the Zoning Administrator as not to be counted as part of the maximum height of the building. Since this permit approval, the Zoning Board of Appeals has, in Case Z-4037-2018, decided October 18, 2018, ruled that the Zoning Administrator was in error for such interpretation and that there are not allowed any exceptions for such accessories on a rooftop. This decision preceded the December 28, 2018 Engineering Change denial.

Proposed Plan: The new proposed plan has a multi-level height at the penthouse with a portion of the penthouse at 74 ft. 4 in. and the rest of the penthouse at 67 ft. 3 in.

While the added height does make the roof top penthouse much more visible, this height is required for the elevator. The applicant has provided staff with documentation from multiple elevator manufacturers as well as Department of Commerce Standards that detail that the new height proposed is required for the elevator to operate. While this detail should have been more thoroughly researched during the design phase and included in the original discussion to Historic Conservation Board, this is a programmatic element that is needed for the building and the roof top deck to function. This is where the balance of programmatic needs of the adaptive reuse is required to balance with design and adherence to the guidelines.

The added height is acceptable in order to balance the needs for an elevator to serve the roof deck. However, there are opportunities to simplify the design through reduction of ornamentation on the roof deck. This will be discussed in point 2 below.

## 2) Penthouse ornamentation including cornice and brick work

2015 Approved Plans: The 2015 Plans had a simple trim work at the top.

Proposed Plan: The new proposed plan has a larger cornice band and ornamental brick work on the north and south brick walls of the penthouse. The architect is using the guideline in New Construction that states

*"Top: New construction shall employ a strong element that terminates the uppermost part of the building. Distinctive elements in the District are elaborate projecting cornices, decorative parapets, or expressive use of materials."*

While the Additions section of the guidelines state that additions should follow the New Construction Guidelines, the guidelines also state that additions should not overpower the original building. The original penthouse as designed in the 2015 approved plans, while visible, was understated and a background element to the historic building. As this penthouse grew, the applicant decided to add extra ornamentation. It is staff' analysis that this extra ornamentation draws more attention to the roof top penthouse. The defining cornice line should be the cornice line below the parapet wall at the top of the full 5<sup>th</sup> floor, not a cornice on what is supposed accessory utility structures on the roof.

Staff does not recommend approval of the additional larger cornice at the penthouse and believes a small cornice is more appropriate.

Staff does conclude that the “herringbone” brickwork is acceptable. While this was not approved with the original design, it is minimal and is not an overwhelming ornamentation.

Staff does feel that the extra cornice on the west end at the top of the center parapet is an appropriate addition as on this end the center parapet has been design to be an architectural focal point and cap on this façade.



### **3) Change from a brick parapet to a glass parapet/railing**

2015 Approved Plans: The 2015 Plans had a continuous brick parapet around the roof.

Proposed Plan: The new proposed plan has a brick parapet around the majority of the roof, but changes the brick to a glass railing at the west end around the location of the roof deck.

This is another case of balancing the programmatic needs with meeting the intent of the design guidelines. An obvious desire of a roof deck is to be able to view the surrounding area from the roof. Once the roof deck was built, the brick parapet created a barrier to viewing the surrounding area.

This is a change that staff will find acceptable only if the cornice that is below the glass railing is returned to the originally designed height. The addition of moving the cornice height at these locations makes this change in material of the parapet more obvious and overpowers the building. Only the railing should be approved.

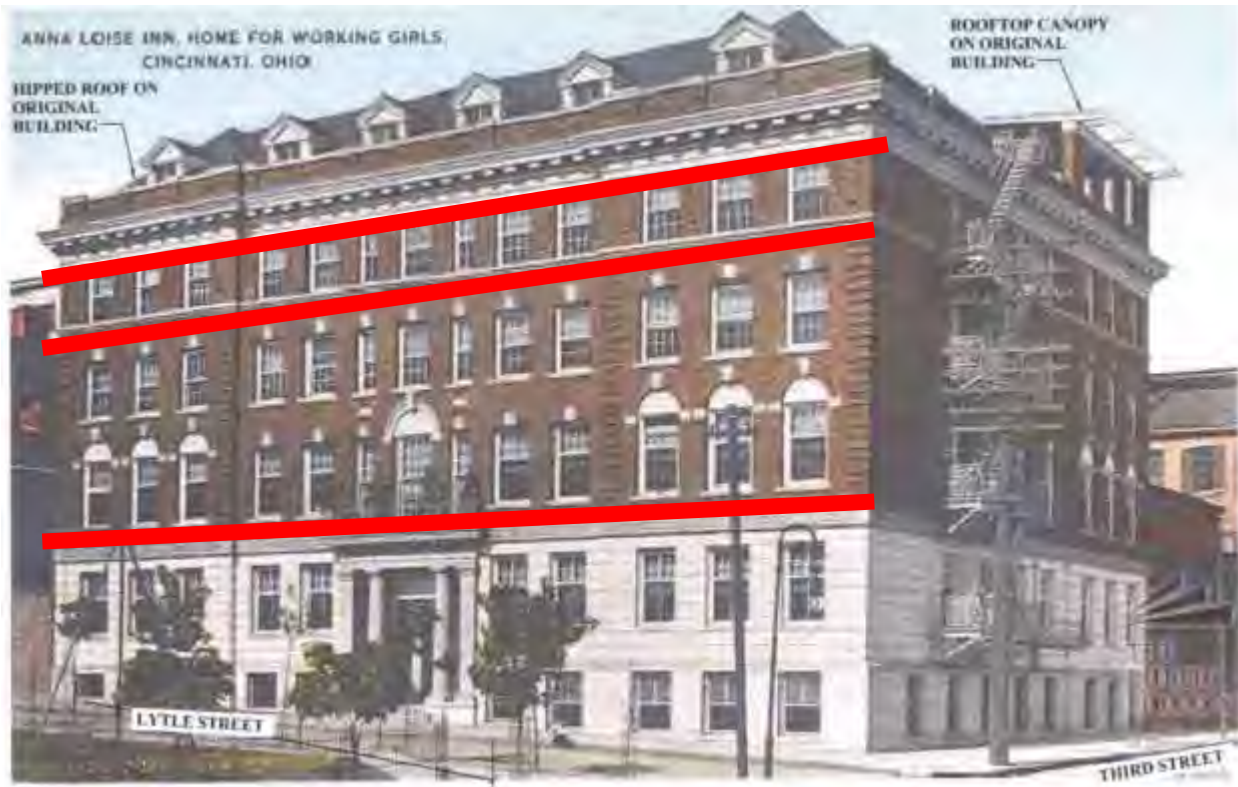
### **4) Cornice Placement**

2015 Approved Plans: The 2015 Plans had a continuous cornice around the top of the building.

Proposed Plan: The new proposed plan has a portion of the cornice break from the continuous cornice band and it is placed at a lower height. The architect argues that the change in height of the cornice is to distinguish between the 1909 original building and the 1920 addition.

Staff rejects this argument as if the original architect's intent was to make it distinguishable the original architect would have made a change in cornice height in the 1920's addition. Additionally, the current architect also believed it was appropriate to maintain the 1920's cornice line in their original submission in 2015.

While additions should not be imitative, they should also not overpower the building and should be sympathetic to the original design intent and style. Part of the distinguishing style of the building is a continuous cornice around the building. The original building had a strong horizontal lines and bands around the building. Any new design should respect this defining element, the lowering of the cornice is contrary to the design foundations of the Classical Revival Style.



## 5) Rooftop Atrium pitch and design

2015 Approved Plans: The 2015 Plans had shallow pitch of the atrium roof. This roof was also at one straight pitch.

Staff Approved Changes: In permit 2017P10963, as the penthouse has to be higher to include the elevator penthouse, the top of the atrium was raised to continue to meet the top of the roof top addition.

Proposed Plan: The new proposed has a multi-level pitched roof top atrium that is at a pitch of 2:12.

Similar to the elevator tower, research and conversations with a potential manufacturer should have been conducted prior to the initial Historic Conservation Board Review in 2015 to determine if the concept they were designing the roof top terrace around was even feasible. However, this critical research was not performed and therefore the roof atrium as it was presented and originally designed proved to be infeasible to get the open air experience the applicant desired.

The applicant has provided communication from their manufacturer that states the original design was infeasible to meet the goals they wanted, however was not infeasible to create.

While the applicant has not offered any definitive proof that this is the only system that will get them an open air experience the applicant has provided one slight alternative that would simplify the design. They have brought an alternative that would make the upper portion of the atrium to a flat roof rather than a second pitch. Staff is supportive of this change as any effort to simplify the roof top addition and atrium helps to make this addition less obtrusive to the rest of the building.

Staff believes the new atrium design is busy and complex, compared to the original simple design however as a programmatic element of the hotel a roof top atrium is considering the feasibility of a mechanical system is necessary.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on April 3, 2019

**Comments Provided to Staff:** NA

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

- A. **APPROVE** a Certificate of Appropriateness for 311 Pike Street for a roof addition, and changes to the Historic Conservation Board Approved Plans from July 13, 2018 that includes the following.
1. An elevator penthouse and a portion of the atrium that can be no taller than 74'4" and the rest of the roof top additions can be no taller than 70'.
  2. A flat roof on the atrium that is fixed.
  3. A glass railing along the west end around the roof top terrace.
  4. A continuous cornice along the north and South Elevation.
  5. A simple trim at the roof top additions on the center of the building with larger cornices allowed at the West and East Ends.
  6. Decorative panels brick work.
  7. A moveable atrium at a 2:12 pitch with 8 moveable sections.

**PER HISTORIC CONSERVATOR'S RECOMMENDATION:**

1. EXISTING UPPER CORNICE TO BE REMOVED. 4" WALL CAP TO BE INSTALLED ON KITCHEN AND ELEVATOR ROOF PARAPET WALLS.
2. UPPER CORNICE TO REMAIN ON STAIRWELL PARAPET WALLS.
3. EXISTING PARAPET WALL TO BE REMOVED; NEW CONTINUOUS CORNICE WITH NEW GLASS RAILING ABOVE TO BE INSTALLED DIRECTLY ABOVE THE CORNICE. THE SIGNIFICANT MASONRY ARTICULATION OF THE PARAPET WALL TO BE ELIMINATED. THIS WILL PROVIDE A CONTINUOUS CORNICE.
4. EXISTING MASONRY WALL TO REMAIN WITH WALL PANELS.
5. REMOVE EXISTING SLOPED ROOF STRUCTURE. INSTALL A FLAT ROOF IN LIEU OF THE SLOPED ROOF OVER THE FIXED PORTION (EASTERN MOST SECTION) OF THE BANQUET ENCLOSURE. THIS CHANGE REDUCES THE MASS OF THE ENCLOSURE AND LOWERS THE OVERALL ELEVATION OF THIS SECTION BY 1'-3".



This is the proposed scheme that that staff is recommending with the allowance for brick ornamentation panels on the walls and extra cornice on the west and east ends.

**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.
2. The roof top addition should be as simple and unobtrusive as possible.
3. The West and East ends have a central focal point design that would allow for a more elaborate cornice.
4. The building is a Classical Revival Building that is defined by strong horizontal unbroken bands along the facades.

Dusty Rhodes, Hamilton County Auditor

Property Report

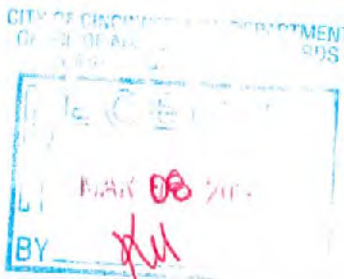
Parcel ID: 084-0003-0120-90 Address: 300 LYTLE ST Index Order: Parcel Number Tax Year: 2018 Payable 2019

Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Land Use</b> 499 - OTHER COMM STRUCTURE	<b>Images/Sketches</b> 
<b>Appraisal Area</b> 01700 - CENTRAL BUSINESS DISTRICT	<b>Owner Name and Address</b> LYTLE PARK INN LLC 421 E FOURTH ST C/O EAGLE REALTY INVESTMENTS CINCINNATI OH 45202 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b> LYTLE PARK INN LLC 421 E FOURTH ST C/O EAGLE REALTY INVESTMENTS CINCINNATI OH 45202 (call 946-4800 if incorrect)	
<b>Assessed Value</b> 1,173,190	<b>Effective Tax Rate</b> 96.515579	<b>Total Tax</b> \$113,326.30	
<b>Property Description</b> THIRD ST 0.574 AC PT LT THRU 4 -52-53 SYMMES& H OLMSTEAD NEC3RD -LYTLE STS PRS 120T128 CONS			

Additional Data Summary

Year Built	1909
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	7/2/2015
Last Sale Amount	\$4,000,000
Conveyance Number	88244
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	349182
# of Parcels Sold	1
Acreage	0.574
Front Footage	440.00



Tax Credits and Exemptions Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	1,000,000
CAUV Value	0
Market Improvement Value	2,351,970
Market Total Value	3,351,970
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$56,710.74</b>
Tax as % of Total Value	0.000%

1) 10/24/13 An omitted tax in the amount of \$123,836.58 for tax year 2012 will be added to the January 2014 tax billing, 1) 10-17-2012 CORRECT PLAT FOR 2012

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	499 OTHER COMM STRUCTURE	79,110	1909

Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	344 Office Building	15,390	12	1
Section 2	321 Dormitory	63,720	12	4

No Proposed Levies Found

Levies Passed - 2018 May 2019 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County-Zoological Park Services & Facilities	Renewal	0.46	\$511.39	\$511.39	A
Public Library of Cincinnati & Hamilton County	Additional	1.00	\$0.00	\$1,173.19	A
Hamilton County - Children Services	Additional	1.98	\$0.00	\$2,322.92	B

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

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

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

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

Transfer History

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2015	88244	4,000,000	7/2/2015	CINCINNATI UNION BETHEL	LYTLE PARK INN LLC
2014		0	1/2/2014	ANNA LOUISE INN LIMITED PARTNERSHIP	CINCINNATI UNION BETHEL
2011	29325	1,000,000	12/19/2011	CINCINNATI UNION BETHEL	ANNA LOUISE INN LIMITED PARTNERSHIP

Transfer History

1900	0	0	1/1/1900	SEE OWNERSHIP CARD	CINCINNATI UNION BETHEL
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Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	1,000,000	2,351,970	3,351,970	0	120 Reappraisal, Update or Annual Equalization
2017	3/30/2017	857,500	3,158,560	4,016,060	0	50 Changes to/from Exempt Property
2014	3/13/2015	857,500	3,158,560	4,016,060	0	50 Changes to/from Exempt Property
2014	9/20/2014	857,500	0	857,500	0	120 Reappraisal, Update or Annual Equalization
2013	10/18/2016	875,000	3,223,020	4,098,020	0	50 Changes to/from Exempt Property
2013	4/8/2013	875,000	3,223,020	4,098,020	0	50 Changes to/from Exempt Property
2011	9/5/2011	875,000	3,223,020	4,098,020	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	1,250,000	3,462,500	4,712,500	0	120 Reappraisal, Update or Annual Equalization
2005	9/19/2005	1,250,000	3,462,500	4,712,500	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	750,000	2,795,400	3,545,400	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	1,500,000	1,907,000	3,407,000	0	110 Miscellaneous

Board of Revision Case History

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

Payment Information

ROBERT A. GORING, TREASURER

Tax Services

<b>Mail Payments to:</b>	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
<b>Tax District:</b>	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
<b>Current Owner(s)</b>	LYTLE PARK INN LLC	Full Rate	113.200000
<b>Tax Bill Mail Address</b>	LYTLE PARK INN LLC 421 E FOURTH ST C/O EAGLE REALTY INVESTMENTS CINCINNATI OH 45202	Effective Rate	96.515579
		Non Business Credit	0.087683
		Owner Occupancy Credit	0.021920
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		<b>Note: May represent multiple parcels</b>	

Taxable Value

<b>Land</b>	350,000
<b>Improvements</b>	823,190
<b>Total</b>	1,173,190

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Real Estate			\$56,402.55		\$56,402.55	
Credit			\$9,786.99		\$9,786.99	
<b>Subtotal</b>			<b>\$56,615.56</b>		<b>\$56,615.56</b>	
Non Business Credit			\$0.00		\$0.00	
Owner Occupancy Credit			\$0.00		\$0.00	
Homestead			\$0.00		\$0.00	
Sales CR			\$0.00		\$0.00	
<b>Subtotal</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$56,615.56</b>	<b>\$0.00</b>	<b>\$56,615.56</b>	<b>\$0.00</b>
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Paid	\$0.00		\$56,615.56		\$0.00	
Real Estate Owed	\$0.00		\$0.00		\$56,615.56	
Special Assess Paid	\$0.00		\$95.18		\$0.00	
Special Assess Owed	\$0.00		\$0.00		\$0.00	
<b>Total Due</b>	<b>\$0.00</b>		<b>\$56,710.74</b>		<b>\$56,615.56</b>	
<b>Total Paid</b>	<b>\$0.00</b>		<b>\$56,710.74</b>		<b>\$0.00</b>	
Unpaid Delq Contract	\$0.00		\$0.00		\$0.00	
<b>Total Owed</b>	<b>\$0.00</b>		<b>\$0.00</b>		<b>\$56,615.56</b>	

Subtotal Application Amount for 2018

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$95.18	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$95.18		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for 2018

Date	Half	Prior	1st Half	2nd Half	Surplus
1/29/2019	1 - 2018	\$0.00	\$56,710.74	\$0.00	\$0.00
6/20/2018	2 - 2017	\$0.00	\$0.00	\$54,835.36	\$0.00

Payments Entered/Assessed in Current and Prior Years

1/25/2018	1 - 2017	\$0.00	\$54,921.46	\$0.00	\$0.00
1/31/2017	1 - 2016	\$0.00	\$86.10	\$0.00	\$0.00

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

Tax Distribution Information

Market Value		Assessed Value (2%)		Tax Rate (mills)	
Land	1,000,000	Land	350,000	Full Tax Rate (mills)	113.200000
Building	2,351,970	Building	823,190	Reduction Factor	0.147389
<b>Total</b>	<b>3,351,970</b>	<b>Total</b>	<b>1,173,190</b>	Effective Tax Rate (mills)	96.515579
				Non Business Credit	0.087683
				Owner Occupancy Credit	0.021920

Tax Calculation

Gross Real Estate Tax	\$132,805.10
- Reduction Amount	\$19,573.98
- Non Business Credit	\$0.00
- Owner Occupancy Credit	\$0.00
- Homestead	\$0.00
Half Year Real Taxes	\$56,615.56
- Sales Tax Credit	\$0.00
+ Current Assessment	\$0.00
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$56,615.56

Net From Tax Distributors

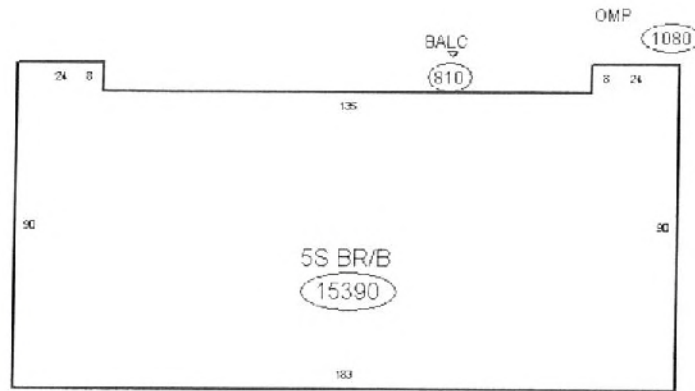
School District	\$36,779.45
Township	\$0.00
City/Village	\$7,285.51
Joint Vocational School	\$0.00
County General Fund	\$1,325.71
Public Library	\$1,158.38
Family Service/Treatment	\$194.40
HLTH/Hospital Care-Indigent	\$1,556.21
Mental Health Levy	\$1,331.75
Developmental Disabilities	\$2,361.45
Park District	\$589.38
Crime Information Center	\$173.11
Children Services	\$2,703.55
Senior Services	\$899.67
Zoological Park	\$256.99

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

Parcel Photo



Parcel Sketch



Special Assessments

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

Related Names


Name	Relationship	Status
LYTLE PARK INN LLC	Parcel Owner	Current

Dusty Rhodes, Hamilton County Auditor

Property Report

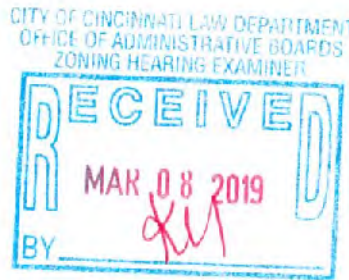
Parcel ID: 084-0003-0129-00      Address: 311 PIKE ST      Index Order: Parcel Number      Tax Year: 2018 Payable 2019

Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b>	
<b>Appraisal Area</b> 01700 - CENTRAL BUSINESS DISTRICT	<b>Land Use</b> 448 - OFFICE - WALKUP - 3+ STOR		
<b>Owner Name and Address</b> L YLLE PARK INN LLC C/O EALGE REALTY 421 E FOURTH ST CINCINNATI OH 45202 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> L YLLE PARK INN LLC C/O EALGE REALTY 421 E FOURTH ST CINCINNATI OH 45202 <i>(call 946-4800 if incorrect)</i>		
<b>Assessed Value</b> 285,240	<b>Effective Tax Rate</b> 96.515579	<b>Total Tax</b> \$28,295.99	
<b>Property Description</b> 311 PIKE ST 40x192.08 IR PT LOT 52-53 SYMMES SUB W S PIKE ST 125 FT N OF 3RD ST PRS 129-130 CONS			

Appraisal Data

Year Built	1920
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	12/29/2014
Last Sale Amount	\$0
Conveyance Number	
Deed Type	FE - Fiduciary Deed (EX)
Deed Number	334069
# of Parcels Sold	1
Acreage	0.067
Front Footage	40.00



Property Taxes & Credits

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	273,500
CAUV Value	0
Market Improvement Value	541,360
Market Total Value	814,960
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$14,152.33</b>
Tax as % of Total Value	0.000%

Notes

1) 7-12-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032. 1) 9/15/98 - REMOVED WDDK ADDED 2S/S - 100% FOR 1998

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	448 OFFICE - WALKUP - 3+ STOR	8,692	1920

Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	344 Office Building	2,826	12	1
Section 1	344 Office Building	797	12	1
Section 2	344 Office Building	5,058	10	2

Improvements

Improvement	Measurements	Year Built
Asphalt	1200	1980

No Proposed Levies Found

Levies Passed - 2018 Pay 2019 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County-Zoological Park Services & Facilities	Renewal	0.45	\$124.34	\$124.34	A
Public Library of Cincinnati & Hamilton County	Additional	1.00	\$0.00	\$285.24	A
Hamilton County - Children Services	Additional	1.93	\$0.00	\$564.73	B

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

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 60, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

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

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

Transfer History

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
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Transfer History

2014		0	12/29/2014	WESTERN & SOUTHERN LIFE INSURANCE CO	L YTLLE PARK INN LLC
1995	13463	770,000	10/26/1995	DEVER MICHAEL L	WESTERN & SOUTHERN LIFE INSURANCE CO
1992	859	1,500,000	1/24/1992	BLUE RIDGE REALTY CO	DEVER MICHAEL L
1900	0	0	1/1/1900	SEE OWNERSHIP CARD	BLUE RIDGE REALTY CO

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	273,600	541,360	814,960	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	234,610	438,240	672,850	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	239,400	447,180	686,580	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	273,600	551,900	825,500	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	273,600	551,900	825,500	0	50 Changes to/from Exempt Property
2008	10/23/2007	273,600	551,900	825,500	0	110 Miscellaneous
2005	9/19/2005	273,600	551,900	825,500	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	289,500	532,000	821,500	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	273,600	502,800	776,400	0	120 Reappraisal, Update or Annual Equalization
1998	10/8/1998	426,800	534,200	961,000	0	30 New Construction - Full Value
1996	1/1/1996	426,800	509,200	936,000	0	110 Miscellaneous

Board of Revision Case History

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

Payment Information

ROBERT W. GOERING, TREASURER

<b>Mail Payments to:</b>	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	<b>Tax Lien Pending</b>	No
<b>Tax District:</b>	001 - CINTI CORP-CINTI CSD	<b>Tax Lien Sold</b>	No
<b>Current Owner(s)</b>	L YTLLE PARK INN LLC C/O EALGE REALTY	<b>Full Rate</b>	113.200000
<b>Tax Bill Mail Address</b>	L YTLLE PARK INN LLC C/O EALGE REALTY 421 E FOURTH ST CINCINNATI OH 45202	<b>Effective Rate</b>	96.515579
		<b>Non Business Credit</b>	0.087683
		<b>Owner Occupancy Credit</b>	0.021920
		<b>Certified Delinquent Year</b>	
		<b>Delinquent Payment Plan</b>	No
		<b>TOP (Treasurer Optional Payment)</b>	\$0.00
		<b>Note: May represent multiple parcels</b>	
<b>Taxable Value</b>			
<b>Land</b>	95,760		
<b>Improvements</b>	189,480		
<b>Total</b>	285,240		

Current Tax Bill Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Real Estate</b>			\$16,144.58		\$16,144.58	
<b>Credit</b>			\$2,379.53		\$2,379.53	
<b>Subtotal</b>			\$13,765.05		\$13,765.05	
<b>Non Business Credit</b>			\$0.00		\$0.00	
<b>Owner Occupancy Credit</b>			\$0.00		\$0.00	
<b>Homestead</b>			\$0.00		\$0.00	
<b>Sales CR</b>			\$0.00		\$0.00	
<b>Subtotal</b>	\$0.00	\$0.00	\$13,765.05	\$0.00	\$13,765.05	\$0.00
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Real Estate Paid</b>	\$0.00		\$13,765.05		\$0.00	
<b>Real Estate Owed</b>	\$0.00		\$0.00		\$13,765.05	
<b>Special Assess Paid</b>	\$0.00		\$387.28		\$0.00	
<b>Special Assess Owed</b>	\$0.00		\$0.00		\$378.61	
<b>Total Due</b>	\$0.00		\$14,152.33		\$14,143.66	
<b>Total Paid</b>	\$0.00		\$14,152.33		\$0.00	
<b>Unpaid Delq Contract</b>	\$0.00		\$0.00		\$0.00	
<b>Total Owed</b>	\$0.00		\$0.00		\$14,143.66	

Special Assessment Detail For 14-499 - 14-349 LEBLAN FORESTRY CITY

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Charge</b>	\$0.00	\$0.00	\$8.66	\$0.00	\$0.00	\$0.00
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00		\$8.66		\$0.00	
<b>Owed</b>	\$0.00		\$0.00		\$0.00	

Special Assessment Detail For 14-499 - 14-349 LEBLAN FORESTRY CITY

Special Assessment Detail for 51445 CINCINNATI - Special Ind. Dist

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$378.61	(\$378.61)	\$378.62	\$0.00	\$378.61	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$378.62		\$0.00	
Owed	\$0.00		\$0.00		\$378.61	

Payment Information for Current and Prior Yrs

Date	Half	Prior	1st Half	2nd Half	Surplus
1/28/2019	1 - 2018	\$0.00	\$14,152.33	\$0.00	\$0.00
6/20/2018	2 - 2017	\$0.00	\$0.00	\$13,710.84	\$0.00
1/25/2018	1 - 2017	\$0.00	\$13,718.67	\$0.00	\$0.00
6/19/2017	2 - 2016	\$0.00	\$0.00	\$11,588.06	\$0.00
1/31/2017	1 - 2016	\$0.00	\$11,595.89	\$0.00	\$0.00

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

Tax Districts and the Calculator

Market value	Assessed Value	Full Taxable Value	Full Tax Rate (mills)
Land 273,600	Land 95,760		113.200000
Building 541,360	Building 189,480		0.147389
<b>Total 814,960</b>	<b>Total 285,240</b>		<b>Effective Tax Rate (mills) 96.515579</b>
			Non Business Credit 0.087683
			Owner Occupancy Credit 0.021920

Tax Calculations

Gross Real Estate Tax	\$32,289.16
- Reduction Amount	\$4,759.06
- Non Business Credit	\$0.00
- Owner Occupancy Credit	\$0.00
- Homestead	\$0.00
Half Year Real Taxes	\$13,765.05
- Sales Tax Credit	\$0.00
+ Current Assessment	\$0.00
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$13,765.05

Half Year Tax Distributions

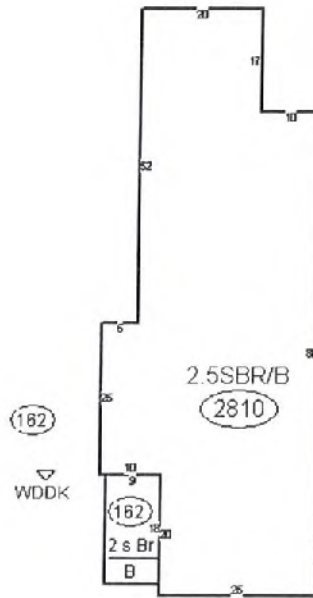
School District	\$8,942.27
Township	\$0.00
City/Village	\$1,771.34
Joint Vocational School	\$0.00
County General Fund	\$322.31
Public Library	\$281.64
Family Service/Treatment	\$47.27
HLTH/Hospital Care-Indigent	\$378.37
Mental Health Levy	\$323.79
Developmental Disabilities	\$574.14
Park District	\$143.30
Crime Information Center	\$42.09
Children Services	\$657.32
Senior Services	\$218.73
Zoological Park	\$62.48

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

Partial Month



Parcel Sketch



Special Assessments

Project	Ord/Res	Description	End Year	Payoff Amount
34-999		#34-999 URBAN FORESTRY CITY	Indefinite	\$0.00
54-645		CINCINNATI - Special Imp. Dist.	2020	\$1,953.97

Related Names

Name	Relationship	Status
L YLLE PARK INN LLC C/O EALGE REALTY	Parcel Owner	Current

Witness list for Applicant Lytle Park Inn, LLC  
March 8, 2019 submission to Historic Conservation Board

Architect – Jeffrey W. Veigl, AIA  
Director of Architecture & Design,  
Winegardner & Hammons Hotel Group

Owner/Applicant - Thomas M. Stapleton  
President, Eagle Realty Investments, Inc., Managing Member

Other persons available as necessary:

Jeff Garr  
Sr. Project Manager, Eagle Realty

Terry Dammeyer  
President and Chief Development and Construction Officer,  
Winegardner & Hammons Hotel Group

Jeff Eagle  
Vice President, Construction  
Winegardner & Hammons Hotel Group



## Exhibit B

### Architect's Notes Regarding Changes at 6<sup>th</sup> Floor/Rooftop

#### **Item #21**

#### **A continuous upper cornice around the top of the 6<sup>th</sup> floor of the building**

The 1909 original building and the 1920 addition both have elaborate cornice details at the top of the building. Historically, the original architect designed the expansion as if it were built at the same time as the original building. He ornamented it in a similar manner, including the top wall of the addition. Most of the surrounding contributing structures have significant detailing at the top of the building. On Page 9. of The Lytle Park Historic District Guidelines in the New Construction Design Guidelines section, regarding the top of the building, it states the following;

*“Top: New Construction shall employ a strong element that terminates the upper most part of the building. Distinctive elements in the District are elaborate projecting cornices, decorative parapets, or expressive use of materials.”*

The upper cornice should be retained because it follows the district's design guidelines. The cornice at the top of the new construction responds to the traditional composition found in the district, it relates architecturally to the existing building and is minimal in scale so that it does not overpower the primary cornices that occur below.

#### **Item #21**

#### **Compatibility on the North, South, and East façades of the 6<sup>TH</sup> floor detailed masonry panels;**

The 1909 original building and the 1920 addition both have masonry panel detailing on the exterior wall of upper most floor. The panels were recessed and contained 4 x 4 stone corners, stacked bond header brick on the sides and a row lock coursing at the top and bottom. The infill of the panel is a running bond. This detailing established a distinctive rhythm at the top floor of the façade. Nowhere on the existing building is there an expansive blank masonry wall. On Page 10. of The Lytle Park Historic District Guidelines in the New Construction Design Guidelines section, regarding the rhythm of the building, it states the following;

*“Rhythm: New Construction shall 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 exist in the district. New construction shall avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found in the district. Building façade typically display vertical subdivisions that establish a visual rhythm. In dense areas such as 4<sup>th</sup> 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 wall panels on each of the elevations should be retained because the detailing follows the district's design guidelines. The panels do not replicate the original building. They are not recessed. They contained 8 x 8 stone corners, stacked bond stretcher brick on the sides and a soldier coursing at the top and bottom. The infill of the panel is a herringbone bond. The wall panels compliment and do not overpower the primary structure.

### **Item #23**

#### **Glass railing and Stepped Cornice**

A glass railing has been added to the top of the cornice of the building around the entire Rooftop Lounge occupied exterior space. This occurs from Column Line 9 to the western edge of the Rooftop. The views of the historic Lytle Park from the Rooftop Lounge were blocked by the previously proposed solid parapet. The glass railing provides views of the park for the occupants of the building. It is important to see the historic park from the rooftop.

As a design consideration, it is essential to note that the original Anna Louise Inn that opened in May of 1909 is defined beneath this glass railing. The addition to the original Anna Louise Inn opened in May of 1920. The glass railing will not be installed above the addition. By accentuating the phases of construction with the addition of this glass railing only above the original building, the evolution of the structure is recognized with the design.

The architectural firm of Garber & Woodward designed both the 1909 original building and the 1920 addition. Each phase of the building's history included in the design of the top of the building's wall, the same pilaster as a sculptural element of the wall. Walls were capped with a limestone cornice. Incorporating this significant feature in the detailing of the new parapet wall contributes to maintaining the original appearance of each of the buildings. The established rhythms of the past design are present in the design of the top of the new wall. This significant architectural feature has been preserved and aligns with the intent of the guidelines. This distinctive masonry feature helps identify the buildings in the District with respect to style, shape and material.

The addition of the glass rail coupled with incorporating the top of the wall's masonry detailing requires the cornice to be stepped. The broken cornice/frieze solution was implemented in the previously approved Certificate of Appropriateness of 07/13/2015 on the West Facade. As stated above, the step occurs at a location that accentuates the evolution of the building while maintaining the original features of the building.

Exhibit A

**Conceptual Rendering Approved**  
**by the Historic Conservation Board ("HCB")**  
**and an Updated Rendering**

RENDERING: AERIAL OF THE NEW HOTEL ENTRY LOOKING SOUTHEAST  
HISTORIC CONSERVATION BOARD APPROVED 07/13/2015

EXHIBIT A

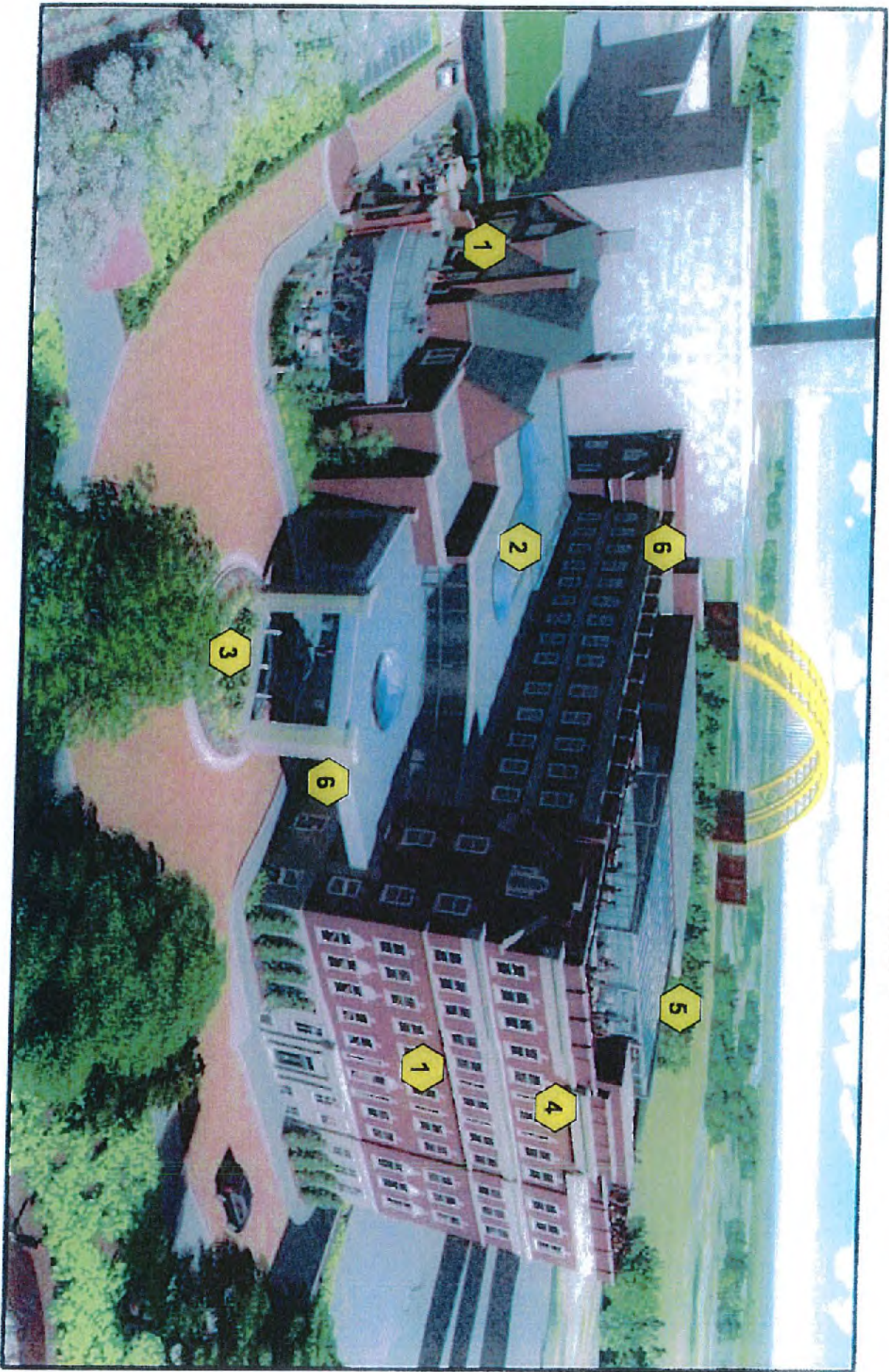


EXHIBIT A (cont'd)

RENDERING: AERIAL OF THE NEW HOTEL ENTRY LOOKING SOUTHEAST  
CURRENT PROPOSAL 3-8-19



BARRETT & WEBER  
A LEGAL PROFESSIONAL ASSOCIATION

C. FRANCIS BARRETT  
H. PATRICK WEBER  
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120 EAST FOURTH STREET  
SUITE 1201  
CINCINNATI, OHIO 45202-4070

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March 8, 2019

Historic Conservation Board  
City of Cincinnati  
805 Central Avenue, Suite 500  
Cincinnati, OH 45202

Attention: Ms. Beth Johnson, Urban Conservator

Re: Lytle Park Inn, LLC / Lytle Park Historic District

Dear Ms. Johnson,

Pursuant to your January 8, 2019 Adjudication/Denial letter, Lytle Park Inn, LLC is seeking a new Certificate of Appropriateness from the Historic Conservation Board for the Lytle Park Inn project. Attached to this letter are two Exhibits that provide supplemental information. Exhibit A shows the conceptual rendering approved by the Historic Conservation Board ("HCB") as well as an updated rendering, both of which include numbering that correlates to the numbered paragraphs below. Exhibit B provides an architectural narrative to support the revised design features at the rooftop terrace and the use of a split cornice at the western end of the building.

Background

The Western and Southern Life Insurance Company entered into a contract to purchase the former Anna Louise Inn ("ALI") in May of 2013, and acquired the property on June 30, 2015. During that time period, a plan was developed to convert the building, together with the adjacent Earls building (which Western & Southern already owned) into a boutique hotel. The vision is to create a unique guest experience, with exquisite rooms, fine dining and best-in-class amenities within an historic atmosphere that creates a charming setting.

Initial conceptual plans were reviewed by the HCB on June 22, 2015 and feedback about the design direction was provided. Based on the input, the plans were modified and revised plans were presented to and approved by the HCB on July 13, 2015. As with the initial plans, the approved plans were conceptual in nature, due partly to the fact that full access to the property was not available until closing occurred in the month before the July 13, 2015 HCB hearing. As such, many technical aspects of the design, including most of the engineering work, had not yet commenced. However, at the HCB presentation, the following design parameters were established:



1. The two existing historic buildings are to be preserved, despite significant cost premiums, rather than constructing a new building;
2. The two buildings would be joined with a newly constructed central connector, with guest rooms located in the former ALI building, restaurant and banquet space in the former Earls building, and front desk, kitchen and bar located in the new connector building;
3. The entrance to the hotel would be oriented toward the renovated Lytle Park, rather than Pike Street, and the former Lytle Street on the west and a portion of 3<sup>rd</sup> Street on the south would become a private drive connecting the hotel's entrance to Pike Street;
4. The former ALI building would be expanded by replacing the partial 5<sup>th</sup> floor with a full 5<sup>th</sup> floor, and adding a partial 6<sup>th</sup> floor, rooftop banquet space and outdoor patio oriented to overlook Lytle Park;
5. The rooftop banquet space would have a glazed, retractable roof that would allow this feature to be used as an outdoor venue in good weather and an indoor venue year-round; and
6. In keeping with typical historic conservation principles, the connector building would have an exterior that clearly distinguishes it from the two historic buildings. However, the additions to the former ALI would be designed to complement the existing architecture, similar to previous expansions of the building. For that reason, the 5<sup>th</sup> floor expansion includes matching brickwork, windows, a second cornice and articulated brickwork at the parapet walls above the cornice.

The consistent objective for the project was to fulfill the intent of the historic district guidelines while accommodating a change in use and the requirements of modern equipment needs. The initial approval noted that while the addition to the ALI building modified the building, it did so "in a manner that emphasizes uniformity in placement, texture, and color."

#### Finalization of Plans and Permit

Following the HCB's approval of the conceptual plans, work commenced on interior demolition and significant shoring and reinforcement of the existing structures, while final planning proceeded for the expansion and renovations. Significant delays occurred as a result of necessary building stabilization efforts, the cost of which has exceeded the initial estimates by more than \$4 million. Final plans were submitted for a building permit in December, 2017. The permit plans include several deviations from the conceptual plans previously approved by the HCB, including:

11. Increase in building heights to accommodate HVAC requirements, elevator overruns and extended parapets to conceal rooftop equipment;

Historic Conservation Board

March 8, 2019

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12. Increase the 6<sup>th</sup> floor support space to accommodate occupancy loads for the rooftop banquet space and patio;
13. Bricked-in window openings at old stairwell locations, at guestroom bathrooms, and to conceal interior mechanical equipment;
14. Receiving area, access ramps, dumpster enclosure and emergency generator to service the buildings;
15. Increase in the slope of the glazed roofing system to provide for better drainage.

The project architect was prepared to address these changes with the appropriate officials in the City Building Department, Historic Conservation staff, and the HCB, if necessary. However, the reviewing City administrative staff determined that the plans substantially matched the HCB approved Plans, and that the changes made are in keeping with the original design. Accordingly, the building permit was issued on June 8, 2018, approximately 6 months after their original submission.

#### Further changes

During the course of construction and buy-out of the project, it was discovered that several design features were inconsistent with the conceptual plan established at the time of the July, 2015 HCB decision. For pending Engineering Change #6, City officials advised that a new submittal to the HCB would be required. Among the issues identified are the following:

21. The increased height of several of the 6<sup>th</sup> floor walls added visual mass at the roof of the building that was out of character with the rest of the building. These walls were specified in the permit drawings to be flat, blank brick walls with a simple coping cap. All of the other exterior walls of the building (and of all other historic buildings in the District) are broken up with windows and/or brick detailing and have more elaborate caps or cornices. In order to address this issue in a manner consistent with the design guidelines of the Historic District and the design intent of the original HCB approval, some brick detailing and a small cornice were added to these walls. At the time, it was believed that these changes were minor and could be made without HC staff approval. We have recently been informed otherwise by HC staff. The architect's rationale for these changes is outlined on the attached Exhibit B.
22. In finalizing the implementation of the retractable roofing system, it was discovered that the original design intent was not feasible. The original intent was that the roof would be constructed in three equal sections – a western section, a middle section and an eastern section. The western and middle sections would retract over the eastern section, leaving two-thirds of the banquet space open to the sky. This concept proved infeasible due to the large size of the retractable roof sections. The best alternative identified consists of a fixed roof for the eastern one-third of the space, and ten equal roof sections extending from north to

south over the western two-thirds, with the eight sections in the middle retracting to the north and south, leaving slightly over one-half of the banquet space open to the sky.

The increased number of retractable roof sections, coupled with a minimum 2:12 slope required by the manufacturer (an increase from what was understood when the permit plans were submitted), necessitated a slight increase in the highest points of the roof, consisting of four inches at the elevator overruns and thirteen inches at the top of the sloped roof ridge. This change was included in Engineering Change #6, but for reasons discussed below, it was not submitted until after the work was nearly completed. In response to the HC staff review, an alternate design has been identified for the fixed portion of the roof, which will eliminate the added height at the sloped roof. This design change can be implemented at a cost of approximately \$200,000.

23. After completion of the parapet framing at the perimeter of the rooftop patio, it was observed that the parapet significantly blocked the views of Lytle Park. Accordingly, the design was revised to lower the parapet wall and use a glass railing in lieu of the top two feet of the parapet wall. In addition, the top cornice just below the lowered parapet wall was also lowered to retain visibility of a portion of the parapet wall consistent with remainder of the upper cornice. The project architect has explained his rationale for the revised design in attached Exhibit B. The revised design is believed to be an appropriate architectural response and consistent with both the design guidelines for the Lytle Park Historic District, as well as the Certificate of Appropriateness, which notes approval of a split cornice on the west face of the building to "emphasize the top of the new addition". These changes were included in the Engineering Change #6 plans submitted for approval but not before the parapet and cornice work were nearly completed. The HC staff has verbally supported the inclusion of a glass railing, but has taken exception to the architect's redesign of the parapet wall and cornice below the glass railing. It is believed, however, that the split cornice design is both architecturally appropriate and consistent with the spirit of the approved plans.
24. Roof scuppers and downspouts were added to the upper cornice that interrupted the cornice lines. However, at the request of HC staff, it has been agreed to remove those scuppers and downspouts and revert to an uninterrupted cornice, at a cost of approximately \$50,000.
25. The existing chimney on the north side was partially removed due to structural instability.
26. Louvers were added at the basement level to accommodate mechanical equipment.
27. A small new chimney has been proposed, but not yet built, on the south side, to accommodate the boiler flue.

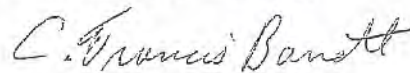
IV. Delayed Submission

An obvious question asked by staff is “why were these changes made before obtaining approval”? As indicated above, it was sincerely believed that the changes were consistent with the historic guidelines and the approved plans, and that not all of the changes required approval. For those that did, submission of the approval request was delayed by the extended time required to process the building permit (over 6 months) and a series of critical Engineering Changes that extended over an additional five months. The belief at the time was that submitting Engineering Change #6 while other approvals were pending would further delay the pending approvals. The expectation was that those other approvals would take only a few weeks, and thus that there would be adequate time to submit the current request. Furthermore, given the previously approved changes, it was assumed that the current changes would not be controversial. It was never intended to make changes without obtaining approval – it was just that the construction process moved faster than the approval process.

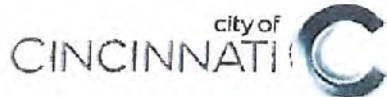
The changes already agreed to be made to address some of HC staff’s concerns – i.e. changes to the banquet space fixed roof, replacement of the roof scuppers and downspouts with interior drains, etc. – can be made without delay, and will increase costs by approximately \$250,000. As to the other items requested by HC staff – removing and replacing the patterned brickwork and cornice cap at the 6<sup>th</sup> floor, and raising the cornice at the rooftop patio – the cost is expected to be an additional \$300,000 to \$400,000. It is sincerely believed that these additional changes represent trading one architectural solution for another, and that the project architect’s proposed solution is more consistent with the requirements of the Historic District and with the design parameters inherent in the HCB’s prior approval. For these reasons, it is respectfully requested that the Board consider favorably the project architect’s design narrative (attached Exhibit B) and approve the plans as submitted.

Sincerely,

BARRETT & WEBER



C. Francis Barrett  
Attorney for Lytle Park Inn, LLC



II Centennial Plaza  
 805 Central Avenue, Suite 500  
 Cincinnati, Ohio 45202  
 Monday- Friday 7:30 am-4 pm  
 (513) 352-4848  
 Beth.Johnson@Cincinnati-OH.gov

Office Use Only	
Application #:	_____
Date Accepted:	_____
Staff Review	Board Review
Paid:	_____
Date Perfected:	_____
Hearing Date:	_____

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 311 Pike Street & 300 Lytle Street Cincinnati OH 45202  
 Hamilton Co. Parcel ID No.: 084-0003-0129-00/084-0003-0120-90 Zoning District: DD  
 Historic District: Lytle Park Overlay District: \_\_\_\_\_

**APPLICANT INFO**     **PROPERTY OWNER**     **OTHER** \_\_\_\_\_ (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: Lytle Park Inn, LLC  
 Contact Person (if legal entity): C. Francis Barrett  
 Address: 120 East Fourth Street  
 City: Cincinnati State: OH Zip Code: 45202  
 Phone: 513-721-2120 E-m ail: \_\_\_\_\_

**PROPERTY OWNER INFO**     **SAME AS ABOVE**

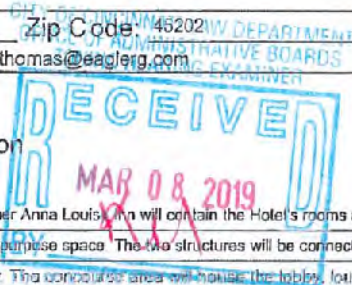
Name: Lytle Park Inn, LLC  
 Contact Person (if legal entity): Charles Thomas  
 Address: 421 East Fourth Street  
 City: Cincinnati State: OH Zip Code: 45202  
 Phone: 513-361-7831 E-m ail: charlie.thomas@eaglerg.com

### CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction     Alteration     Demolition

Provide a very brief summary of the project:

The Property consists of two discreet structures that will be combined into a single hotel facility. This former Anna Louis Inn will contain the Hotel's rooms and administrative offices. 311 Pike Street will accommodate the Hotel's indoor restaurant, outdoor dining area and serve as a multipurpose space. The two structures will be connected by the construction of a new main entrance, or concourse, which is proposed to consist of structural glazing and masonry. The concourse area will house the lobby, lounge and kitchen.



**ZONING RELIEF**     Yes     No

Provide a very brief summary of the zoning relief requested:

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

- Demolition requests must include all required demolition forms.
- All applications that include requests for zoning relief must include a zoning hearing application.
- All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Applicant Signature:

Date: 3/08/2019



## ADJUDICATION/DENIAL LETTER

Date: January 8, 2019

Location: 311 Pike Street

Request: Modifications to elevations and roof top deck

Zoning District: DD; Lytle Park Historic District

Applicant Name: Jeffery Veigl

The City of Cincinnati appreciates receiving your information regarding your proposed Engineering Change to permit number 2017P10963. The changes to the roof top deck including

- Glass railing
- Change of location of a cornice
- Increased height for the roof top lounge
- Change of slope of roof top lounge
- Change in height of interior spaces

Are not in keeping with the original plans approved by the Historic Conservation Board and are extensive enough that staff can not approve these changes at a staff level. The purpose of this letter is to inform you that your proposed project will be required to get a new Certificate of Appropriateness from the Historic Conservation Board.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only** 3 copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$615.44 fee is required with the submission as well.** The next deadline is January 11, 2019 for the February 25, 2019 Historic Conservation Board Meeting.

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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

Sincerely,

A handwritten signature in blue ink that reads "Beth Johnson".

Beth Johnson

Urban Conservator

(p): 513-352-4848

(e): beth.johnson@cincinnati-oh.gov

# CINCINNATI'S HISTORIC CONSERVATION OFFICE

## Documents Required for Historic Conservation Board Review



*The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.*

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 615.44

### All Drawings and Plans must include the following

- A graphic scale required on all drawings
- North arrows on all site, context and floor plans
- Elevations labeled with North, South, East West, front, side and rear labels
- Street names labeled
- Date and/or revision dates

### Architectural Drawings and Plans

- An index of drawings located on the first sheet
- Context Map showing the building within at least a block of context
- Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- Existing and proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Location of trash storage and Utilities
- Site section and/or Site elevations including any adjacent properties
- Driveways, sidewalks, walkways, terraces, and other paved surfaces
- Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- Existing and proposed landscape areas and materials, if proposed to be altered;
- Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- Site line drawings for any roof additions.
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials or color samples. \_\_\_\_\_
- Fence drawings of style, fence brochures or photo of a sample fence
- Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- Mature tree removal requires a letter from an arborist stating its poor health
- All written correspondence submitted by the applicant and other affected persons
- Tentative project schedule
- Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- Existing Approved HCB Plans \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Demolition (full or partial) for Historic Conservation Districts and Landmarks**

- Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- Statement of plans for the property after demolition.

**Hillside Overlay Zone (CZC § 1433)**

- A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- A preliminary geotechnical evaluation;
- A determination of the maximum building envelope;
- Average slope/grade of the property; and
- Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

**For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)**

*Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.*



II Centennial Plaza  
 805 Central Avenue, Suite 500  
 Cincinnati, Ohio 45202  
 Monday- Friday 7:30 am—4 pm  
 (513) 352-4848  
[Urban.Conservator@Cincinnati-OH.gov](mailto:Urban.Conservator@Cincinnati-OH.gov)

Office Use Only	
Application #:	_____
Date Accepted:	_____
<input type="checkbox"/> Staff Review	<input type="checkbox"/> Board Review
<input type="checkbox"/> Paid:	_____
Date Perfected:	_____
Hearing Date:	_____

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: \_\_\_\_\_  
 Hamilton Co. Parcel ID No.: \_\_\_\_\_ Zoning District: \_\_\_\_\_  
 Historic District: \_\_\_\_\_ Overlay District: \_\_\_\_\_

### PRIMARY CONTACT INFO PROPERTY OWNER OTHER \_\_\_\_\_ (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: \_\_\_\_\_  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

### PROPERTY OWNER INFO SAME AS ABOVE

Name: \_\_\_\_\_  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

### CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

- New Construction       Alteration       Demolition

Provide a very brief summary of the project:

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

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

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

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

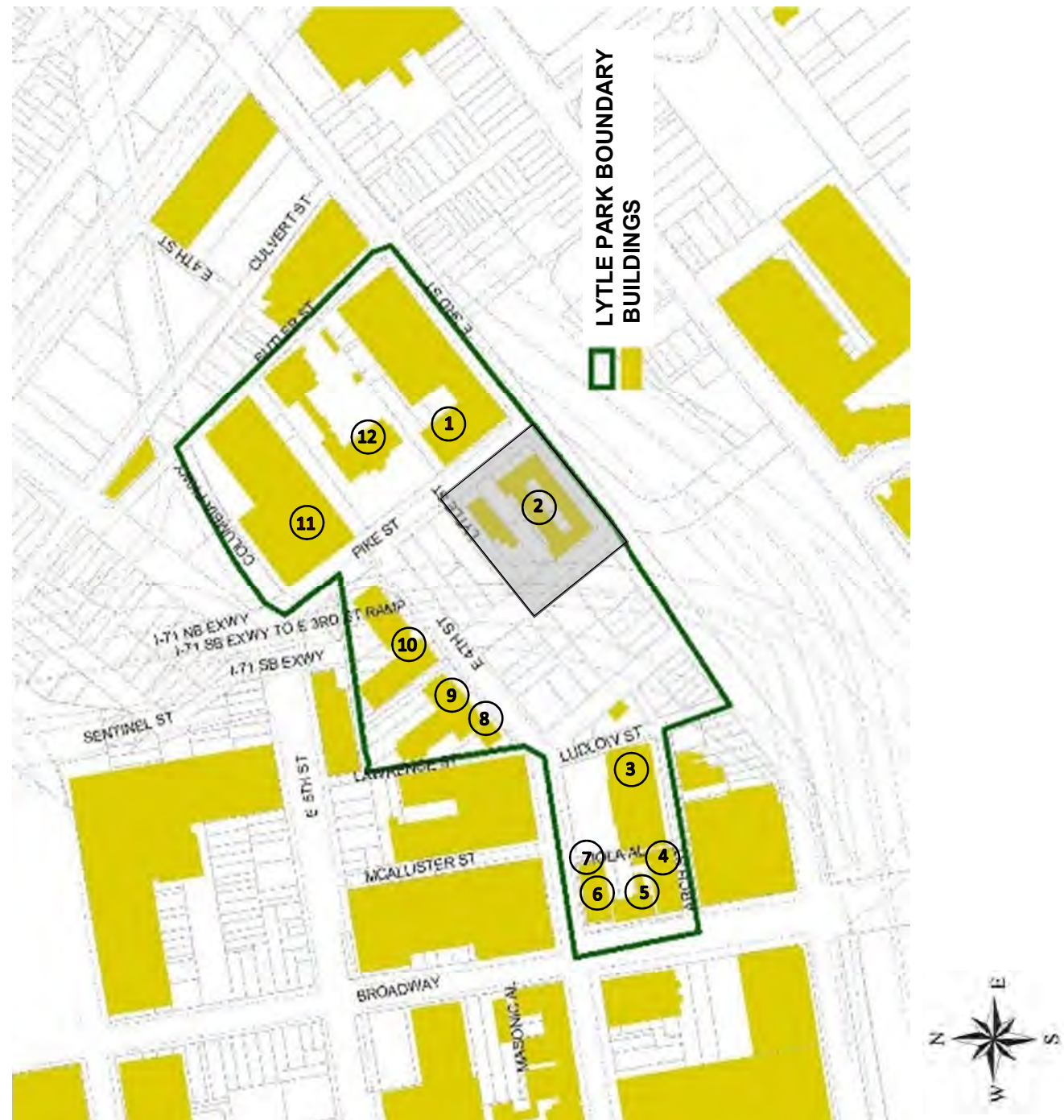
**Demolition requests must include all required demolition forms.**  
**All applications that include requests for zoning relief must include a zoning hearing application.**  
**All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.**

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

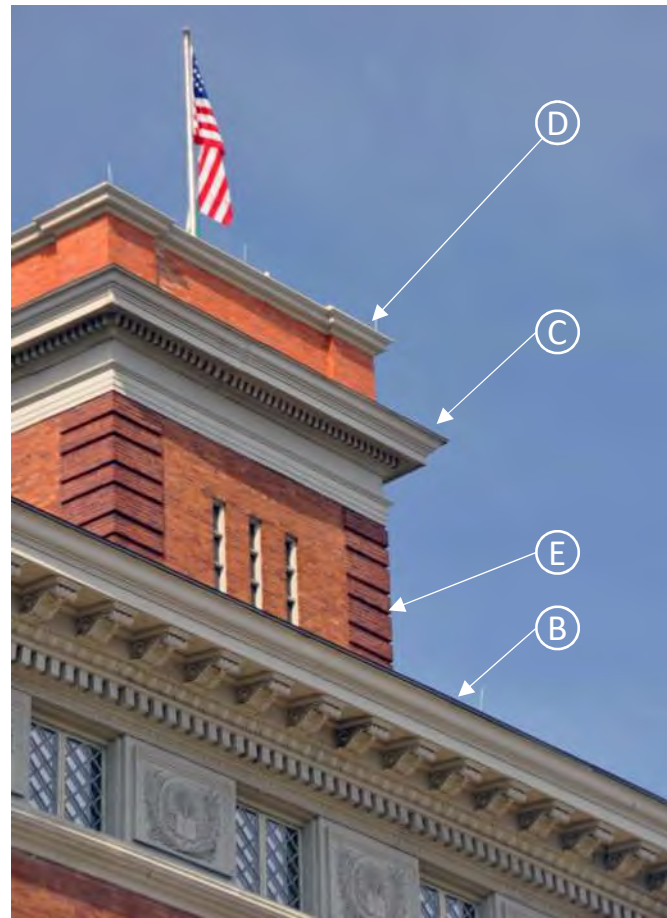
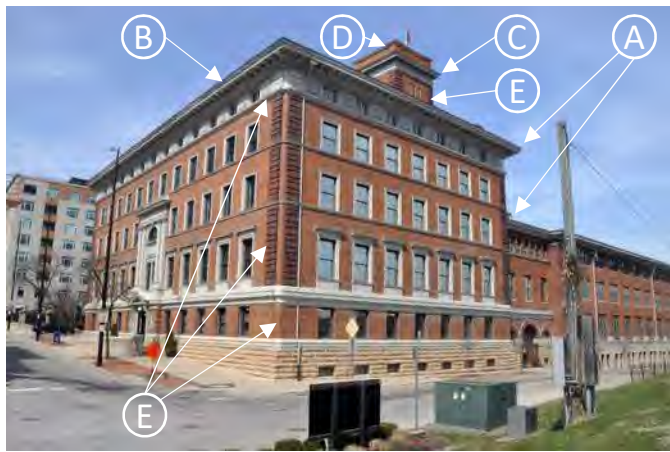
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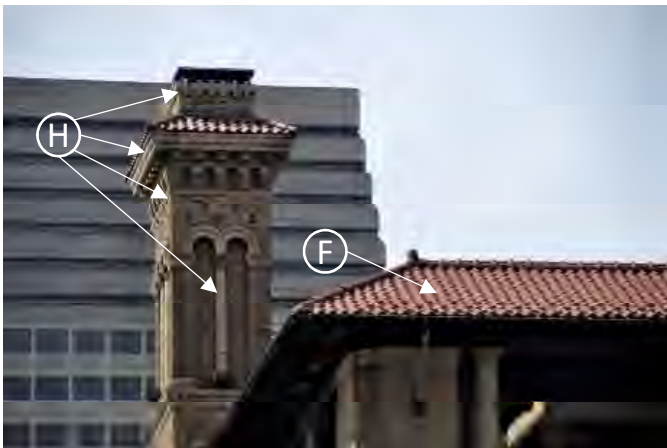
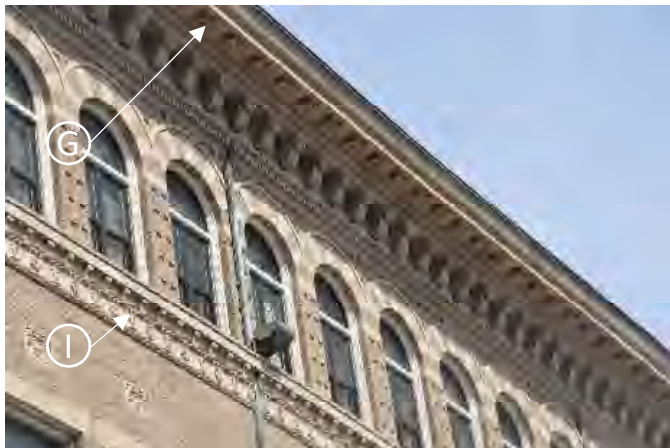
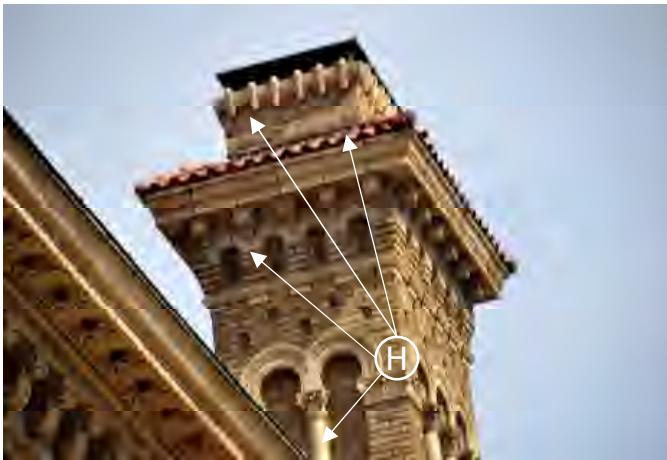


**LYTLE PARK HISTORIC DISTRICT BOUNDRY MAP**

PROPERTY IDENTIFICATION LEGEND			
MARK	PROPERTY	MARK	PROPERTY
①	AMERICAN BOOK BUILDING	⑧	LITERARY CLUB
②	LYTEL PARK HOTEL	⑨	RESIDENCE INN CINCINNATI DOWNTOWN
③	GUILFORD SCHOOL BUILDING	⑩	550 E 4 <sup>TH</sup> STREET
④	FORMER POLICE STATION	⑪	PARK PLACE AT LYTLE
⑤	318 BROADWAY	⑫	TAFT MUESUM
⑥	SHEAKLEY BUILDING		
⑦	UNIVERSITY CLUB		



1 AMERICAN BOOK BUILDING



2 GUILFORD SCHOOL BUILDING / EAGLE REALTY GROUP

**NOTES:**

**AMERICAN BOOK BUILDING**

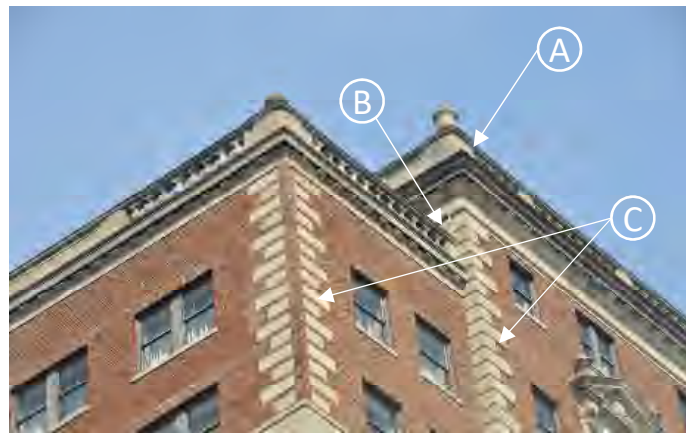
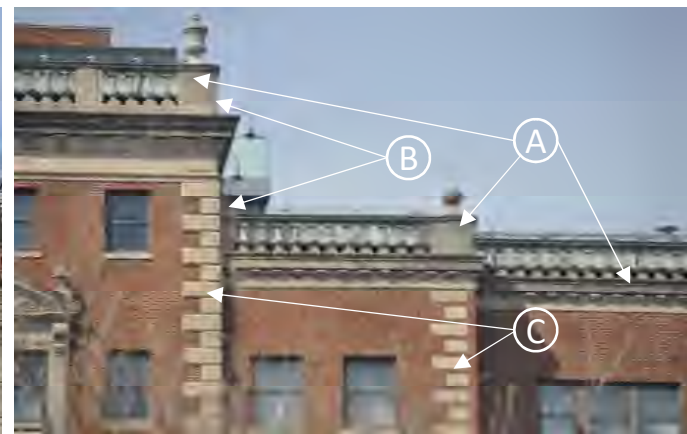
THESE DESIGN CONCEPTS WERE FOLLOWED WHEN DETAILING THE TOP OF THE HOTEL.

- A. THERE IS A STEP IN THE ROOFLINE OF THE NORTH AND SOUTH FAÇADE THAT IS VISIBLE FROM THE STREET LEVEL.
- B. THE TOP OF THE MAIN BUILDING HAS A STRONG ELABORATE PROJECTING CORNICE TYPICAL TO THE DISTRICT.
- C. THE UPPER MOST TOWER HAS AN INTERMEDIATE STRONG, HOWEVER LESS ELABORATE CORNICE.
- D. THE VERTICAL PROJECTION FROM THE SECONDARY CORNICE IS TERMINATED WITH A SIMPLE CORNICE DETAIL.
- E. ELABORATE MASONRY ORNAMENTATION, PATTERNS AND DETAILS ARE INSTALLED AT THE BASE, THE MIDDLE AND THE TOP OF THE BUILDING. THESE DESIGN ELEMENTS CREATE A VISUAL RHYTHM THAT IS FOUND CONSISTANTLY THROUGHOUT THE DISTRICT.

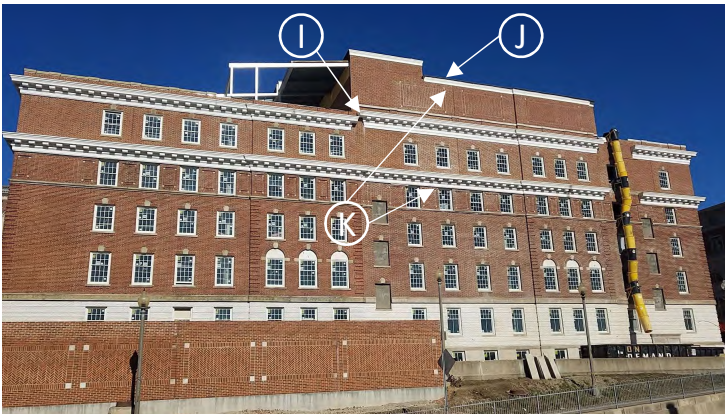
**GUILFORD SCHOOL / EAGLE REALTY GROUP**

THESE DESIGN CONCEPTS WERE FOLLOWED WHEN DETAILING THE TOP OF THE HOTEL.

- F. THERE IS DECORATIVE CLAY TILE MANSARD ROOF ENCAPSULATING THE PERIMETER OF A PORTION OF THE BUILDING ROOFLINE.
- G. AT PROMINENT LOCATIONS BUT NOT CONSTANTLY, THE TOP OF THE MAIN BUILDING HAS A STRONG ELABORATE PROJECTING CORNICE TYPICAL TO THE DISTRICT. THERE ARE HOWEVER, STEPS IN THE FAÇADE AT LOCATIONS WHERE THERE ARE CHANGES OF MATERIALS USED.
- H. THE UPPER MOST TOWER INCORPORATES ARCHED MASONRY DETAILING, CORINTHIAN CAPPED COLUMNS, BRACKETED ENTABLITURES AND A HIPPED PERIMETER CLAY TILE ROOF.
- I. ELABORATE MASONRY ORNAMENTATION, PATTERNS AND DETAILS ARE INSTALLED AT THE BASE, THE MIDDLE AND THE TOP OF THE BUILDING. THESE DESIGN ELEMENTS CREATE A VISUAL RHYTHM THAT IS FOUND CONSISTANTLY THROUGHOUT THE DISTRICT.



### 3 RESIDENCE INN CINCINNATI DOWNTOWN



### 4 LYTLE PARK HOTEL

#### NOTES:

#### RESIDENCE INN CINCINNATI DOWNTOWN

##### THESE DESIGN CONCEPTS WERE FOLLOWED WHEN DETAILING THE TOP OF THE HOTEL

- A. THE TOP OF THE BUILDING HAS A DECORATIVE BALLUSTRADE CORNICE AT THE PERIMETER OF THE ROOFLINE. ELABORATE CORNICES AND TOPS OF THE BUILDING ARE TYPICAL TO THE DISTRICT.
- B. THERE IS A STEP IN THE ROOFLINE OF THE FAÇADE THAT IS VISIBLE FROM THE STREET LEVEL.
- C. ELABORATE MASONRY ORNAMENTATION, QUOINS AND BANDING DETAILS ARE INSTALLED AT THE BASE, THE MIDDLE AND THE TOP OF THE BUILDING. THESE DESIGN ELEMENTS CREATE A VISUAL RHYTHM THAT IS FOUND CONSISTANTLY THROUGHOUT THE DISTRICT.

#### LYTLE PARK HOTEL

##### ARCHITECTURAL DETAILS CONSTRUCTED THAT WILL BE MODIFIED

THE FIXED PORTION OF THE AS-BUILT ROOF HAS A 2:12 SLOPE. THE APPROVED CERTIFICATE OF APPROPRIATENESS FROM 07/13/2015 STATES THAT THE STRUCTURE IS UNLIKELY TO EXCEED AN ELEVATION OF 170'-0". THE PERMITTED DRAWINGS OF 06/15/2018 SHOW THE HIGHEST ELEVATION TO BE 174'-0". THESE PERMITTED DRAWINGS WERE APPROVED BY THE HISTORIC CONSERVATOR (HC) ON 06/08/2018. AT THAT TIME THE HC INCLUDED A COMMENT STATING THAT THE "PLANS SUBSTANTIALLY MATCHED THE HCB APPROVED PLANS", AND THAT THEY WERE NOT "SUBSTANTIAL TO REQUIRE ANOTHER HCB HEARING". THE HIGHEST ELEVATION OF THE AS-BUILT ROOF HAS A RIDGE AT 175'-1".

- F. THE FIXED SLOPED ROOF OF THE ROOFTOP LOUNGE IS TO BE REMOVED. A FLAT ROOF THAT IS PITCHED TO INTERIOR DRAINS WILL BE INSTALLED OVER THIS AREA. THE HIGHEST ELEVATION OF THE PARAPET WALL FOR THE FIXED ROOF WILL BE AT 173'-1". THE NEW PARAPET WALL ELEVATION IS 2'-0" LOWER THAN THE EXISTING RIDGE CONSTRUCTED AT AN ELEVATION OF 175'-1". ADDITIONALLY, THE FLAT ROOF IS MORE IN KEEPING WITH THE ARCHITECTURAL STYLES OF THE DISTRICT. THE REVISIONS OF THE FIXED ROOF WILL LOWER THE ELEVATION TO BELOW THE PERMITTED HEIGHT APPROVED ON 06/15/2018. WHEN IMPLEMENTED, THIS INSTALLATION WILL ADD APPROXIMATELY \$200,000 TO THE COST OF THE PROJECT.
- G. DOWNSPOUTS AND OVERFLOW SCUPPER BOXES THAT BREAK THE CONTINUOUS CORNICE WILL BE REMOVED. AN INTERIOR DRAINAGE SYSTEM WILL BE INSTALLED. THE BREAKS IN THE CORNICE WILL BE INFILLED SO THAT THEY ARE CONTINUOUS.

##### ARCHITECTURAL DETAILS CONSTRUCTED THAT ARE RECOMMENDED TO REMAIN

- H. A GLASS RAILING HAS BEEN ADDED TO THE TOP OF THE CORNICE OF THE BUILDING AROUND THE ENTIRE ROOFTOP LOUNGE OCCUPIED EXTERIOR SPACE. THE GLASS RAILING PROVIDES VIEWS OF THE PARK FOR THE OCCUPANTS OF THE BUILDING.
- I. THE ORIGINAL ANNA LOUISE INN THAT OPENED IN MAY OF 1909 IS DEFINED BENEATH THIS GLASS RAILING. THE ADDITION TO THE ORIGINAL ANNA LOUISE INN OPENED IN MAY OF 1920. THE ARCHITECTURAL FIRM OF GARBER & WOODWARD DESIGNED BOTH THE 1909 ORIGINAL BUILDING AND THE 1920 ADDITION. EACH PHASE OF THE BUILDING'S HISTORY INCLUDED IN THE DESIGN OF THE TOP OF THE BUILDING'S WALL, A PILASTER AS A SCULPTURAL ELEMENT OF THE WALL. WALLS WERE CAPPED WITH A LIMESTONE CORNICE. INCORPORATING THIS SIGNIFICANT ARTICULATED FEATURE IN THE DETAILING OF THE NEW PARAPET WALL CONTRIBUTES TO MAINTAINING THE ORIGINAL APPEARANCE OF EACH OF THE TWO BUILDINGS. THE ESTABLISHED RHYTHMS OF THE PAST DESIGN ARE PRESENT IN THE DESIGN OF THE TOP OF THE NEW WALL. THIS SIGNIFICANT ARCHITECTURAL FEATURE HAS BEEN PRESERVED AND ALIGNS WITH THE INTENT OF THE DISTRICT'S GUIDELINES. THIS DISTINCTIVE MASONRY FEATURE HELPS IDENTIFY THIS BUILDING IN THE DISTRICT WITH RESPECT TO STYLE, SHAPE AND MATERIAL. THIS DESIGN APPROACH REQUIRES THE CORNICE TO BE STEPPED.
- J. THE 1909 ORIGINAL BUILDING AND THE 1920 ADDITION BOTH HAVE ELABORATE CORNICE DETAILS AT THE TOP OF THE BUILDING. HISTORICALLY, THE ORIGINAL ARCHITECT DESIGNED THE EXPANSION AS IF IT WERE BUILT AT THE SAME TIME AS THE ORIGINAL BUILDING. HE ORNAMENTED IT IN A SIMILAR MANNER, INCLUDING THE TOP WALL OF THE ADDITION. MOST OF THE SURROUNDING CONTRIBUTING STRUCTURES HAVE SIGNIFICANT DETAILING AT THE TOP OF THE BUILDING. ON PAGE 9. OF THE LYTLE PARK HISTORIC DISTRICT GUIDELINES IN THE NEW CONSTRUCTION SECTION, REGARDING THE TOP OF THE BUILDING, IT STATES THE FOLLOWING;

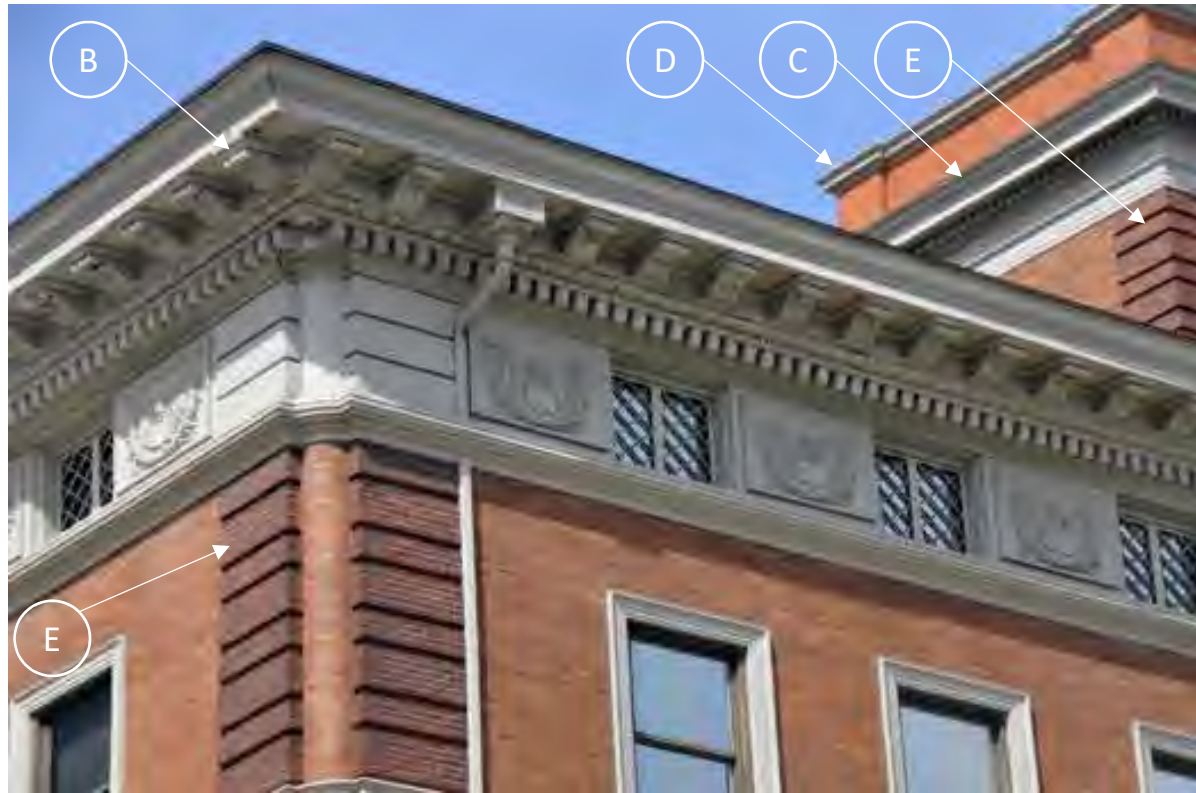
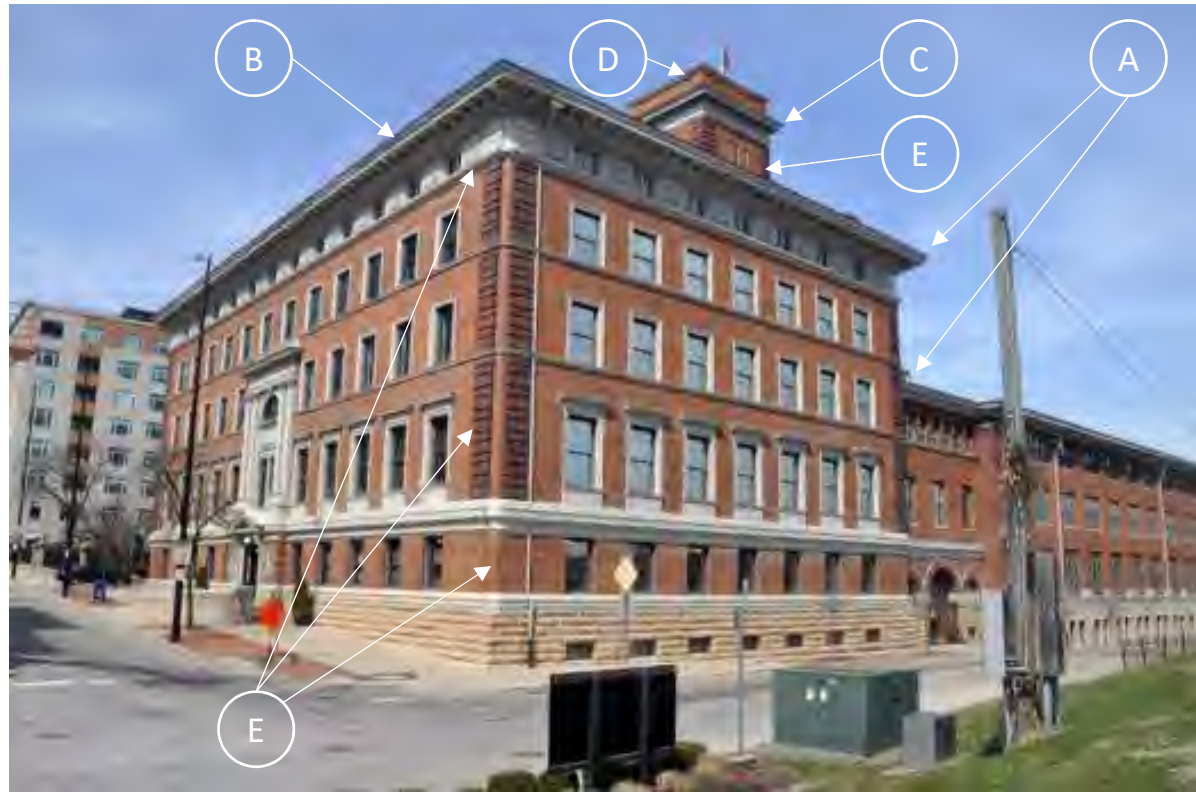
*"TOP: NEW CONSTRUCTION SHALL EMPLOY A STRONG ELEMENT THAT TERMINATES THE UPPER MOST PART OF THE BUILDING. DISTINCTIVE ELEMENTS IN THE DISTRICT ARE ELABORATE PROJECTING CORNICES, DECORATIVE PARAPETS, OR EXPRESSIVE USE OF MATERIALS."*

IT IS RECOMMENDED THAT THE UPPER CORNICE REMAINS BECAUSE IT FOLLOWS THE DISTRICT'S DESIGN GUIDELINES. THE CORNICE AT THE TOP OF THE NEW CONSTRUCTION RESPONDS TO THE TRADITIONAL COMPOSITION FOUND IN THE DISTRICT, IT RELATES ARCHITECTURALLY TO THE EXISTING BUILDING AND IS MINIMAL IN SCALE SO THAT IT DOES NOT OVERPOWER THE PRIMARY CORNICES THAT OCCUR BELOW.

- K. THE 1909 ORIGINAL BUILDING AND THE 1920 ADDITION BOTH HAVE MASONRY PANEL DETAILING ON THE EXTERIOR WALL OF UPPER MOST FLOOR. THE PANELS WERE RECESSED AND CONTAINED 4 X 4 STONE CORNERS, STACKED BOND HEADER BRICK ON THE SIDES AND A ROWLOCK COURSING AT THE TOP AND BOTTOM. THE INFILL IS A RUNNING BOND. THIS DETAILING ESTABLISHED A DISTINCTIVE RHYTHM AT THE TOP FLOOR OF THE FAÇADE. NOWHERE ON THE EXISTING BUILDING IS THERE AN EXPANSIVE BLANK MASONRY WALL. ON PAGE 10. OF THE LYTLE PARK HISTORIC DISTRICT GUIDELINES IN THE NEW CONSTRUCTION DESIGN GUIDELINES SECTION, REGARDING THE RHYTHM OF THE BUILDING, IT STATES THE FOLLOWING;

*"RHYTHM: NEW CONSTRUCTION SHALL 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 EXIST IN THE DISTRICT. NEW CONSTRUCTION SHALL AVOID CREATING LONG UNRELIEVED EXPANSES OF WALL ALONG THE STREET BY MAINTAINING THE RHYTHM OF BAYS FOUND IN THE DISTRICT. BUILDING FAÇADE TYPICALLY DISPLAY VERTICAL SUBDIVISIONS THAT ESTABLISH A VISUAL RHYTHM. IN DENSE AREAS SUCH AS 4<sup>TH</sup> 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."*

IT IS RECOMMENDED TO KEEP WALL PANELS ON EACH OF THE ELEVATIONS BECAUSE THE DETAILING FOLLOWS THE DISTRICT'S DESIGN GUIDELINES. THE PANELS DO NOT REPLICATE THE ORIGINAL BUILDING. THEY ARE NOT RECESSED. THEY CONTAINED 8 X 8 STONE CORNERS, STACKED BOND STRETCHER BRICK ON THE SIDES AND A SOLDIER COURSING AT THE TOP AND BOTTOM. THE INFILL IS A HERRINGBONE BOND. THE WALL PANELS COMPLIMENT AND THEY DO NOT OVERPOWER THE PRIMARY STRUCTURE.

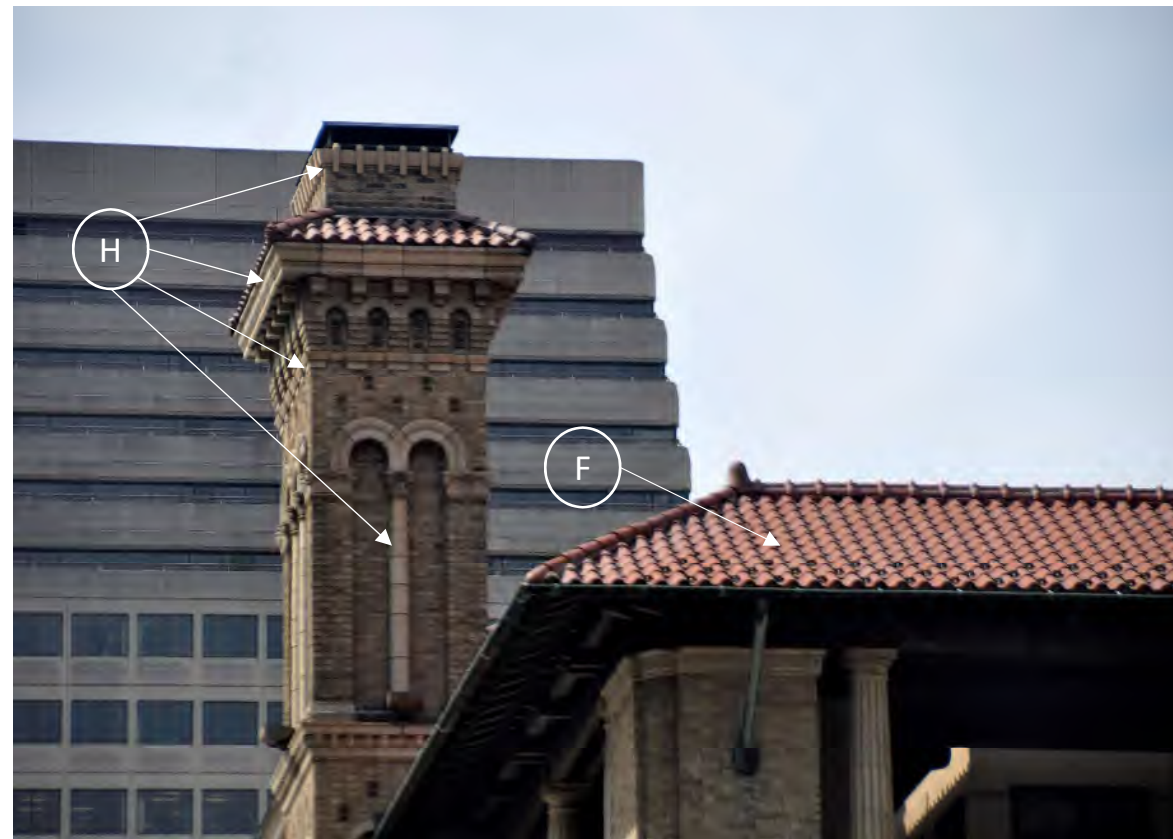
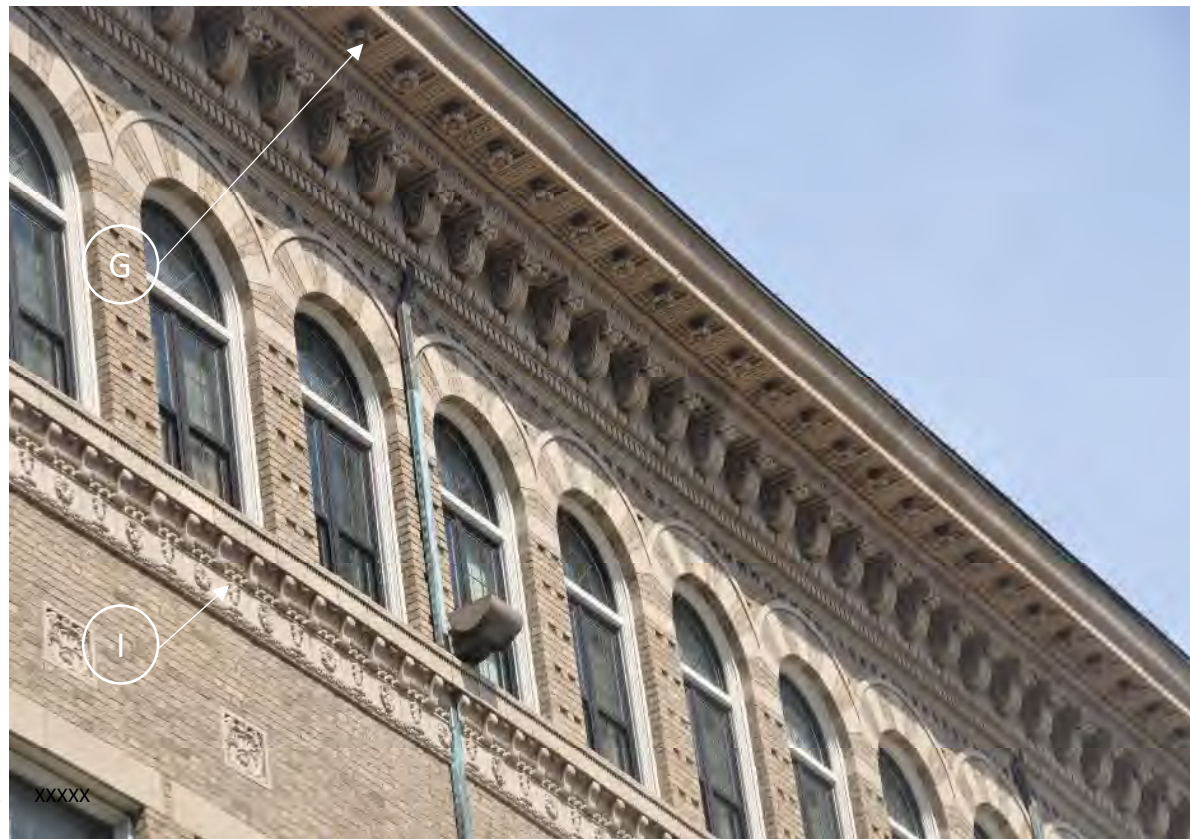
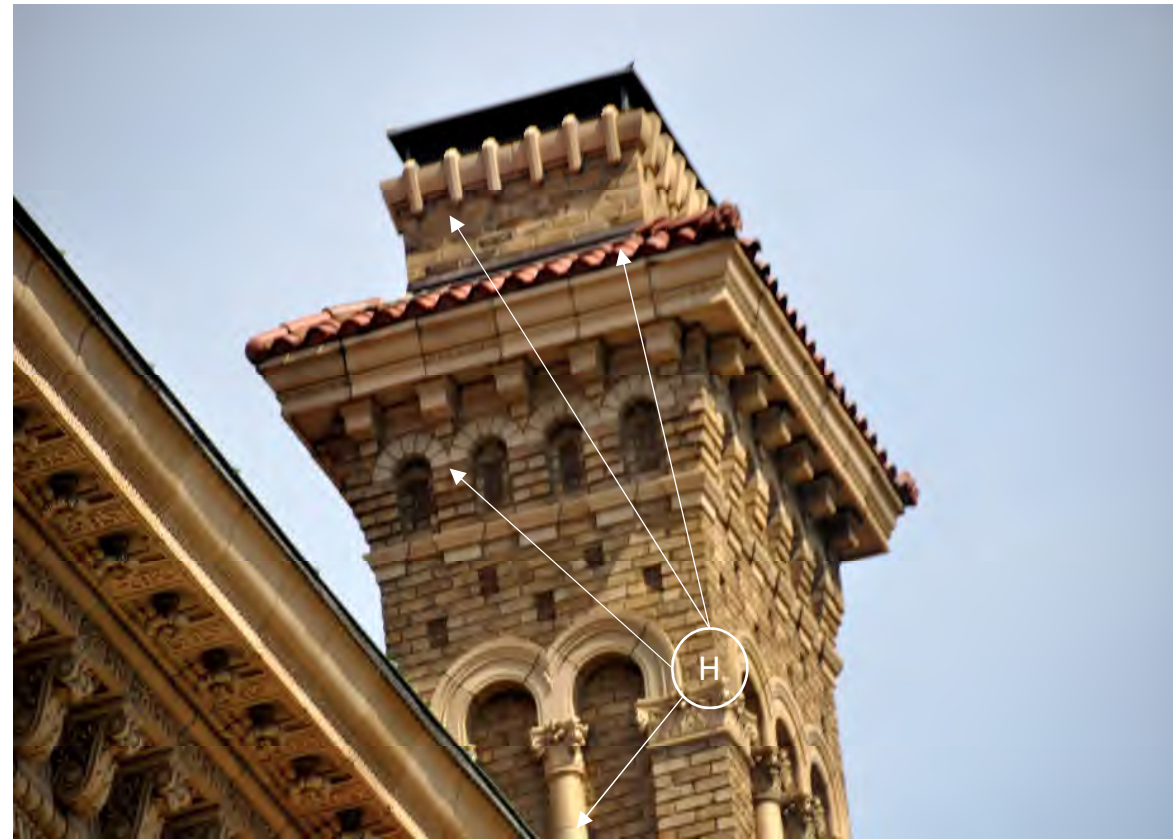


**BULLET POINTS:**

**AMERICAN BOOK BUILDING**  
 THESE DESIGN CONCEPTS  
 WERE FOLLOWED WHEN DETAILING  
 THE TOP OF THE HOTEL.

- A. STEP IN THE ROOFLINE
- B. STRONG ELABORATE PROJECTING CORNICE
- C. INTERMEDIATE LESS ELABORATE SECONDARY CORNICE
- D. SIMPLE CORNICE
- E. ELABORATE MASONRY ORNAMENTATION, PATTERNS AND DETAILS

① AMERICAN BOOK BUILDING



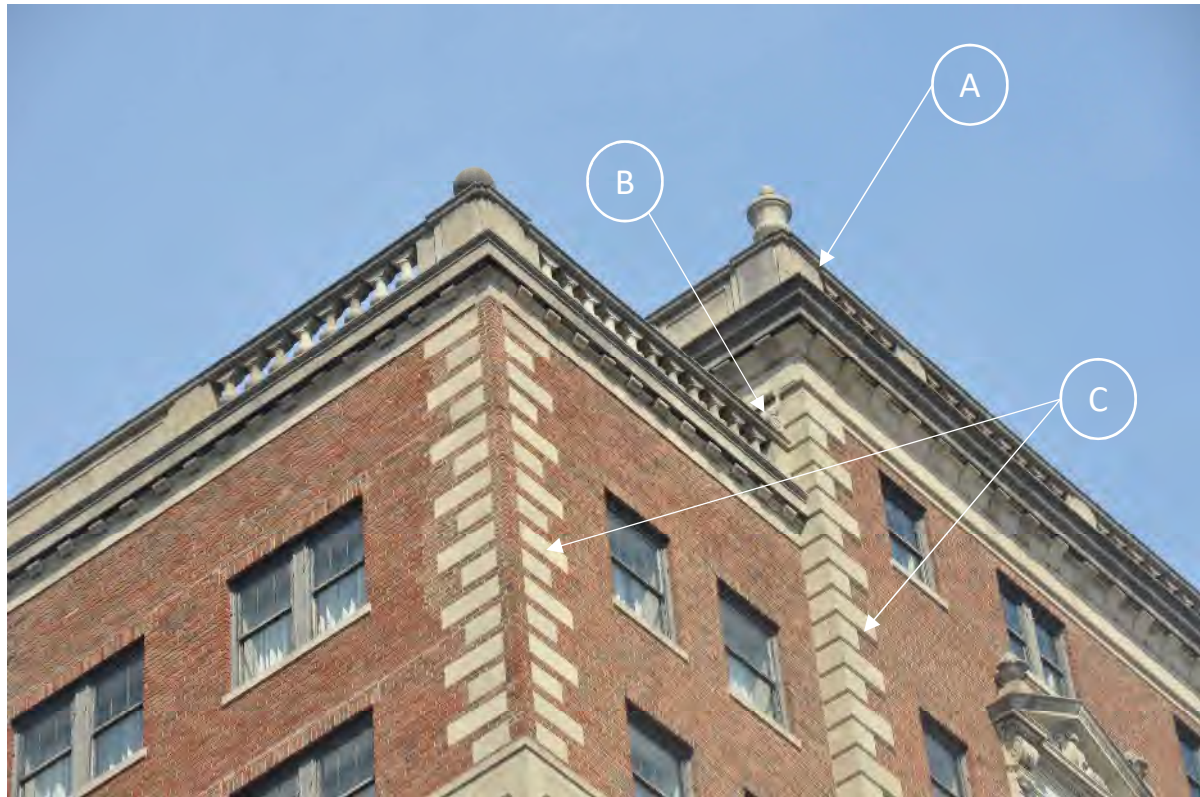
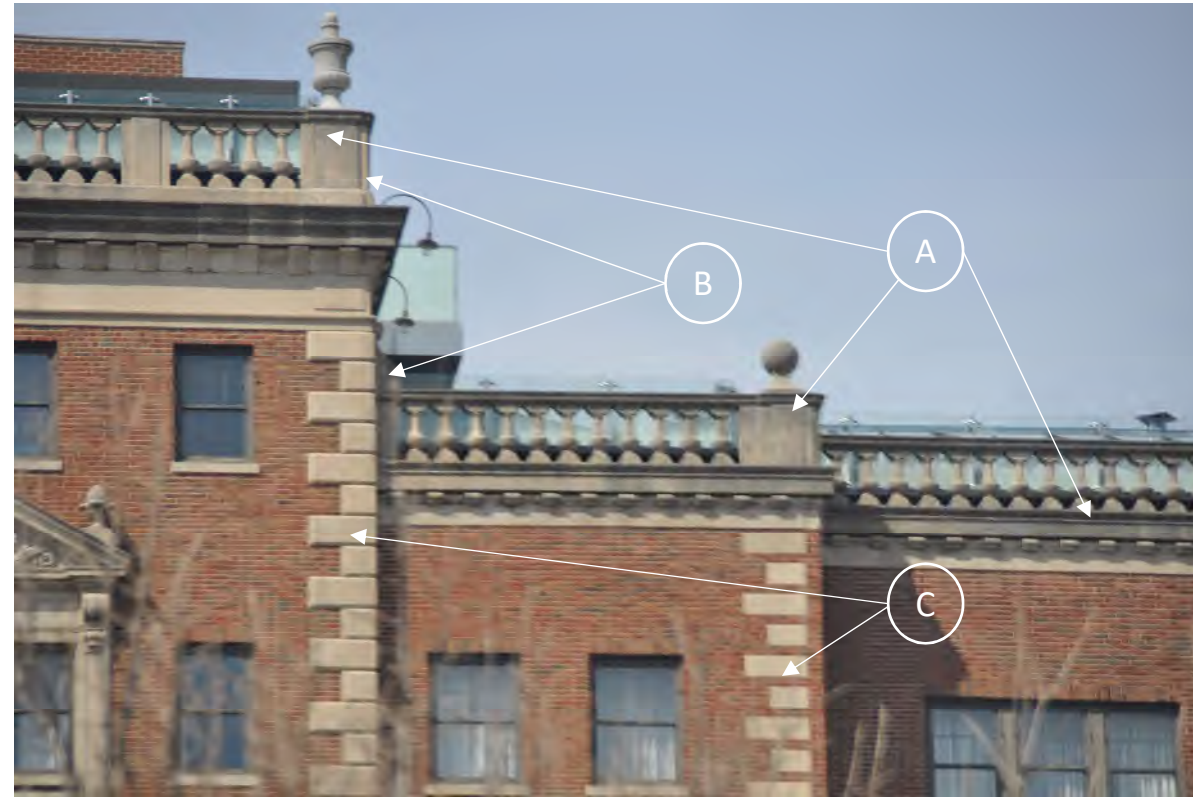
**BULLET POINTS;**

**GUILFORD SCHOOL /  
EAGLE REALTY GROUP**

THESE DESIGN CONCEPTS WERE  
FOLLOWED WHEN DETAILING THE  
TOP OF THE HOTEL

- F. THERE IS DECORATIVE CLAY TILE MANSARD ROOF ENCAPSULATING THE PERIMETER THE BUILDING ROOFLINE.
- G. STRONG ELABORATE PROJECTING CORNICE TYPICAL TO THE DISTRICT. THERE ARE HOWEVER, STEPS IN THE FAÇADE AT LOCATIONS WHERE THERE ARE CHANGES OF MATERIALS USED.
- H. THE UPPER MOST TOWER INCORPORATES ARCHED MASONRY DETAILING, CORINTHIAN CAPPED COLUMNS, BRACKETED ENTABLITURES AND A HIPPED PERIMETER CLAY TILE ROOF.
- I. ELABORATE MASONRY ORNAMENTATION, PATTERNS AND DETAILS ARE INSTALLED AT THE BASE, THE MIDDLE AND THE TOP OF THE BUILDING. THESE DESIGN ELEMENTS CREATE A VISUAL RHYTHM THAT IS FOUND CONSISTANTLY THROUGHOUT THE DISTRICT.

3 GUILFORD SCHOOL BUILDING / EAGLE REALTY GROUP

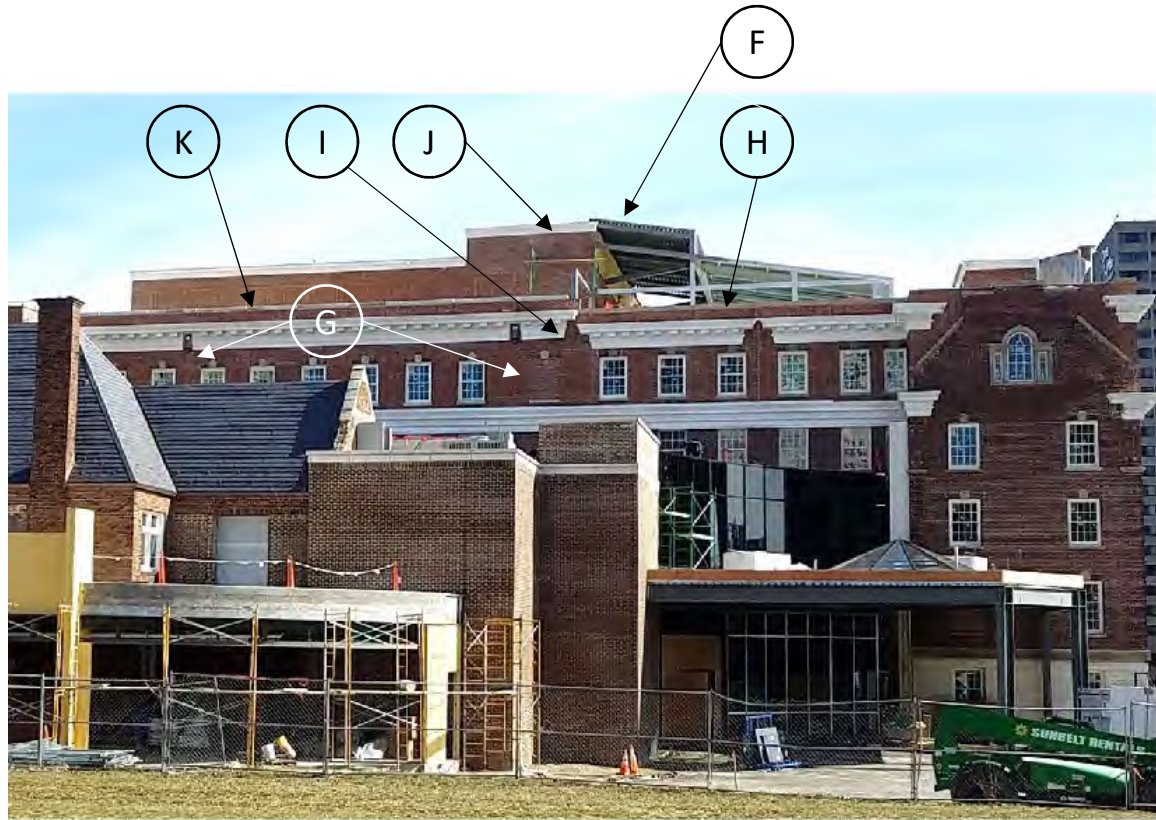
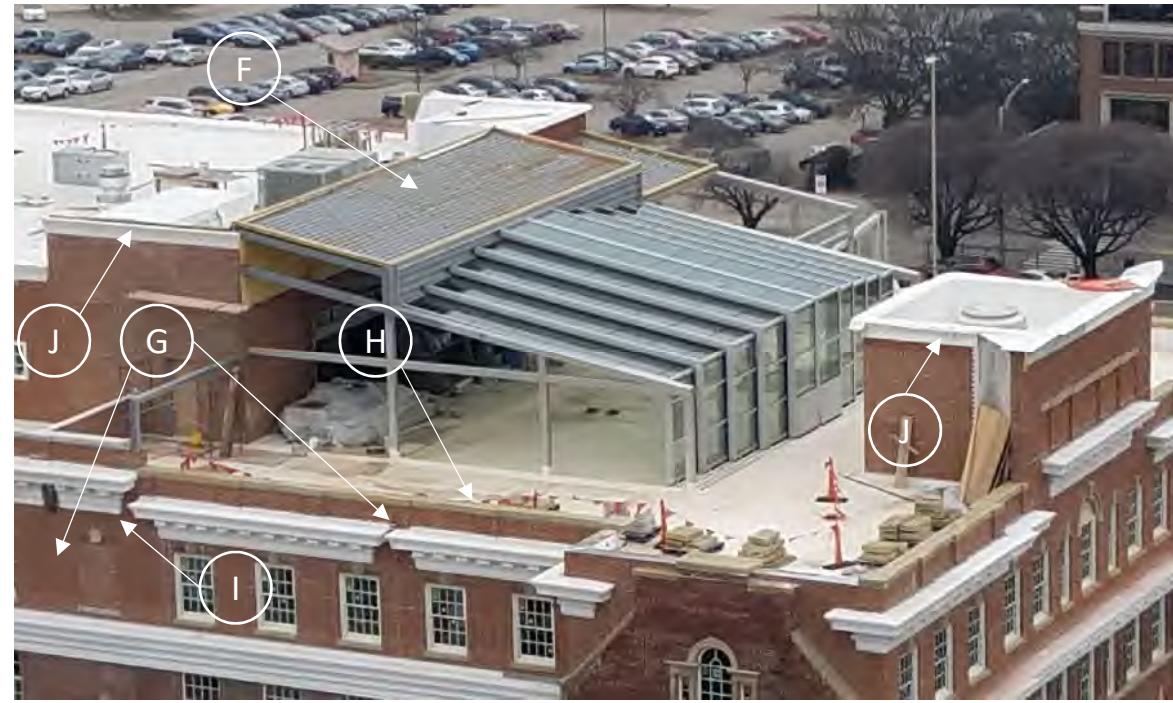
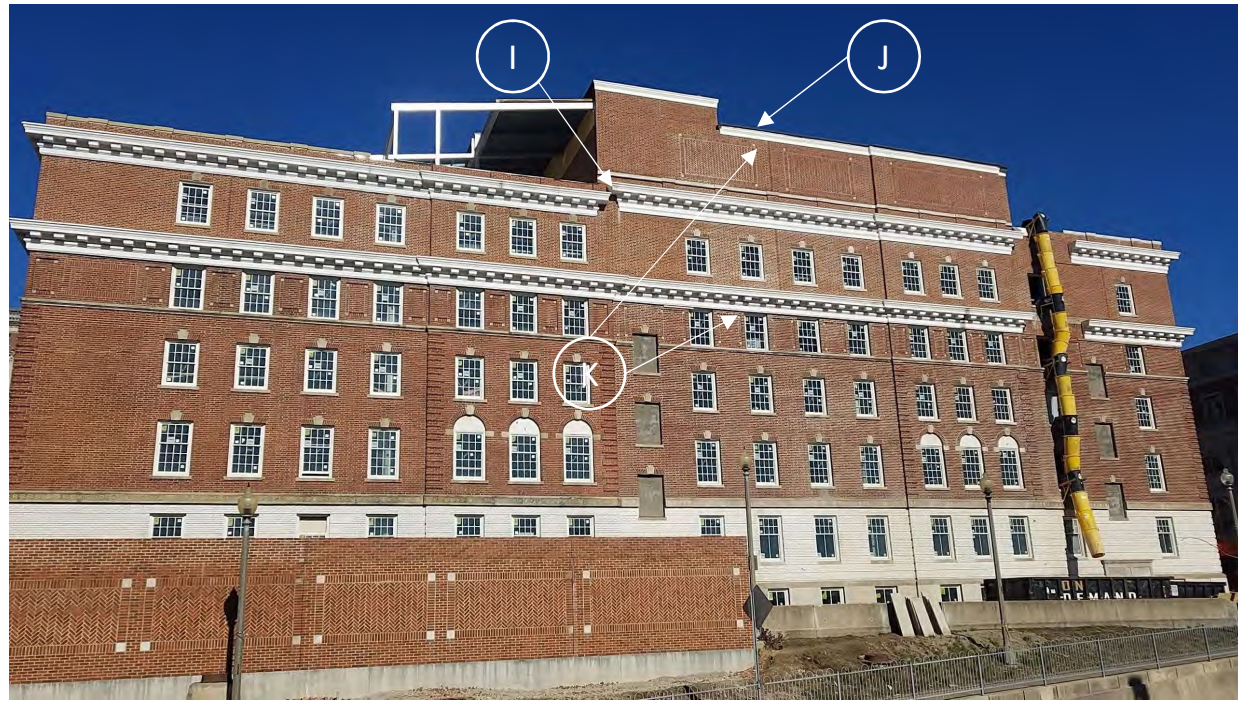


**BULLET POINTS;**

**RESIDENCE INN  
CINCINNATI DOWNTOWN**  
THESE DESIGN CONCEPTS WERE  
FOLLOWED WHEN DETAILING THE  
TOP OF THE HOTEL

- A. THERE IS DECORATIVE BALLUSTRADE CORNICE AT THE PERIMETER OF THE BUILDING ROOFLINE.
- B. STEPS IN THE CORNICE OF THE FAÇADE.
- C. MASONRY ORNAMENTATION, QUOINS AND BANDING DETAILS ARE INSTALLED AT THE BASE, THE MIDDLE AND THE TOP OF THE BUILDING. THESE DESIGN ELEMENTS CREATE A VISUAL RHYTHM THAT IS FOUND CONSISTANTLY THROUGHOUT THE DISTRICT.

3 RESIDENCE INN CINCINNATI DOWNTOWN



**BULLET POINTS:**

**LYTLE PARK HOTEL**

ARCHITECTURAL DETAILS CONSTRUCTED THAT WILL BE MODIFIED

- F. FIXED SLOPED ROOF TO BE REMOVED
- G. DOWNSPOUTS AND OVERFLOW SCUPPER BOXES WILL BE REMOVED. CORNICE WILL BE INFILLED SO THAT THEY ARE CONTINUOUS.

ARCHITECTURAL DETAILS CONSTRUCTED THAT ARE RECOMMENDED TO REMAIN

- H. GLASS RAILING INSTALLED AT THE TOP OF THE CORNICE AROUND THE ENTIRE ROOFTOP LOUNGE.
- I. THE TOP OF THE BUILDING'S WALL HAS A PILASTER AS A SCULPTURAL ELEMENT. WALLS WERE CAPPED WITH A LIMESTONE CORNICE. INCORPORATING THIS SIGNIFICANT FEATURE IN THE DETAILING OF THE NEW PARAPET WALL CONTRIBUTES TO MAINTAINING THE ORIGINAL APPEARANCE OF THE BUILDING. THE TOP OF THE WALL'S MASONRY DETAILING REQUIRES THE CORNICE TO BE STEPPED. THE STEP OCCURS AT THE LOCATION BETWEEN THE ORIGINAL BUILDING AND THE ADDITION.
- J. MOST OF THE SURROUNDING CONTRIBUTING STRUCTURES IN THE DISTRICT HAVE SIGNIFICANT DETAILING AT THE TOP OF THE BUILDING. IT IS RECOMMENDED THAT THE UPPER CORNICE REMAIN.
- K. ORIGINAL BUILDING AND THE ADDITION BOTH HAVE MASONRY PANEL DETAILING ON THE EXTERIOR WALL OF UPPER MOST FLOOR. THIS DETAILING ESTABLISHED A DISTINCTIVE RHYTHM AT THE TOP FLOOR OF THE FAÇADE. NOWHERE ON THE EXISTING BUILDING IS THERE AN EXPANSIVE BLANK MASONRY WALL. IT IS RECOMMENDED TO KEEP WALL PANELS ON EACH OF THE ELEVATIONS THE WALL PANELS COMPLIMENT THE PRIMARY STRUCTURE.

LYTLE PARK HISTORIC DISTRICT; THE NEIGHBORHOOD  
LYTLE PARK HOTEL

4 LYTLE PARK HOTEL



February 18th, 2019

Winegardner & Hammons  
Attn: Jeff Eagle  
4243 Hunt Rd.  
Cincinnati, OH 45242

Dear Jeff,

It was a pleasure working with you on your latest project in Cincinnati, the Autograph Hotel. Things are progressing nicely and we are all getting excited to enjoy your new rooftop venue this coming summer.

As we have discussed in the past, a roof pitch of 2/12 was required for proper operation and weather drainage on your Libart Retractable Enclosure system that we installed on your rooftop. This contributed to the slightly higher building elevation than previously expected. I hope that this was not too much of an inconvenience for you and your team.

If there is anything else I can do to help bring this project to a successful completion, just let me know.

Best Regards,

*Jeff Manger*

Jeff Manger  
Project Manager  
Libart North America, A Division of Stoett Industries  
600 Defiance Ave., Hicksville, OH 43526  
Toll Free (866) 542-2782  
E-Mail: jeff@libartusa.com  
Mobile: 614-787-8900



March 19th, 2019

Winegardner & Hammons  
Attn: Jeff Eagle  
4243 Hunt Rd.  
Cincinnati, OH 45242

Hi Jeff,

I wanted to follow up with a written account of what we discussed previously as it pertained to the change in rooftop enclosure concepts for your project at 811 Pike St in Cincinnati, OH.

Libart North America was initially approached by Winegardner & Hammons to have used our Libart system to enclose or a conceptual design for a retractable enclosure that would be installed on the rooftop. The initial conceptual design had three sections. Of the 3 sections, one was fixed and provided a place for storage of the other 2 sections which were operable. However, the design could not be self-supported system and would require a gridwork or structural members that are visually obtrusive and thus would not provide the desired open-air experience.

A new design was then created between Libart and the W&H design team to provide an effective solution for the rooftop previously encountered. The new design is self-supporting and has smaller pieces that are easier to move while still providing the desired open-air experience. The new design covers about the same square footage as the original design but includes a total of 13 smaller sections vs. the previous 3 larger sections. All the 13 sections in the new design, therefore, 2 fixed non-operable sections and 11 sections that are operable.

I hope this recap is helpful. If there is anything else I can do to help bring this project to a successful completion, please feel free to contact me directly.

Best Regards,

*Jeff Manger*

Jeff Manger  
Project Manager  
Libart North America, A Division of Stoett Industries  
600 Defiance Ave., Hicksville, OH 43526  
Toll Free (866) 542-2782  
E-Mail: jeff@libartusa.com  
Mobile: 614-787-8900



**INTERIOR  
LOOKING  
NORTH WEST**



**INTERIOR  
LOOKING  
SOUTH WEST**



**AERIAL  
LOOKING  
SOUTH EAST**



**ROOFTOP  
LOOKING  
NORTH EAST**



LIBART RETRACTABLE ROOF SYSTEM AS INSTALLED

**BOARD OF BUILDING APPEALS  
CITY OF CINCINNATI  
DECISION**

Re: **300 Lytle Street** : Appellant: John Berry CR Architecture & Design  
 : Owner: Lytle Park Inn, LLC  
 Appeal File No.: **22-15** : Hearing Date: **November 5, 2015**  
 Board Members Present: Feghali, Sigward, and Jones  
 Staff Present: Carl Greber, and Capt. Coldiron (CFD)

This matter came on to be heard for appeal from an adjudication letter concerning Ohio Building Code ("OBC") tables 503 and 715.

**Findings of Fact:**

1. The City of Cincinnati ("City") identifies the Subject Property ("Property") as the addresses commonly known as 300 Lytle and 311 Pike Streets.
2. The Property is located within the Lytle Park Historic District and contains two discrete brick masonry structures that Lytle Park Inn, LLC ("Owner") proposes to combine into a single facility to be used as a hotel ("Hotel"). 300 Lytle Street is a structure commonly known as the Anna Louise Inn ("Structure A") and slated to house the Hotel's rooms and administrative offices, generally; whereas 311 Pike Street ("Structure B") will accommodate an interior restaurant and exterior dining area, among additional functions. Owner proposes to adjoin Structures A and B by way of a newly constructed primary entrance, concourse and lobby common area.
3. At the time of the Hearing, Structure A consisted of two structures: a type IIIB, 5,851 square-feet, five-story structure, with original exterior masonry walls adjoining a type IB, 8,527 square-feet, five-story addition. Alternatively, Structure B consisted of a single type IIIB, 2,777 square-feet, three-story structure.
4. Owner proposes to remove Structure A's existing fifth story in order to construct a new fifth-level and occupiable sixth-level rooftop. Owner proposes Structure A's addition to be consistent type IB construction that will crown the entirety of Structure A's existing type IIIB and IB sections. Owner proposes to incorporate a two-hour fire rated horizontal separation across the apex of Structure A's type IIIB portion, fire rate the existing IIIB steel support structure, provide one hour fire-rating between each unit within the IIIB portion, infill existing lightwells, and maintain the exiting two-hour fire rated separation along the IIIB portion's formerly exterior walls.

5. Owner proposes to adjoin Structures A and B with a type IIIB lobby area. Owner proposes to maintain Structure A's exterior masonry walls and exterior openings.
6. Carl Greber, City Building Plans Examiner, issued an adjudication letter ("Order"), October 19, 2015, stating the "existing building already exceeds the height and area limitations of Table 503 OBC for a IIIB building of any use," for which the type IB addition to crown the IIIB structure is an impermissible expansion of the IIIB structure. Additionally, the Order cited Table 715 OBC, which stated that openings in fire barriers or fire partitions must be protected by fire doors or fire shutters in reference to Owner's proposal to maintain Structure A's exterior openings in the transitional common area.
7. John Berry, representing Lytle Park Inn, LLC, ("Appellant") filed the appeal before the Board of Building Appeals ("Board") pursuant to Cincinnati Building Code ("CBC") §§1101-81.1 and 1101-81.3, on October 21, 2015.
8. Appellant appeared before the Board, November 5, 2015, which resulted in the following equivalencies:
  - a. Fire-rate type IIIB structure's support columns to equal type IB compliance;
  - b. Provide a two hour fire-rated horizontal assembly to separate type IIIB construction from type IB construction;
  - c. Pressurize exit stairs and the elevator hoistway;
  - d. Provide an emergency voice alarm system;
  - e. Upgrade the existing suppression standpipe system;
  - f. Provide at least two remote fire department connections, as well as a fire command closet;
  - g. Provide fire-rated hold-open magnetic doors at positions where type IIIB corridors transition into type IB corridors;
  - h. In lieu of fire shutters, provide firelite, fire-rated glass windows with sprinkler heads on one side of each window, up to the fourth-level of the north exterior walls; and,
  - i. Provide a fire shutter at the vestibule opening

9. The Fire Department supported the appeal.

**Conclusions of Law:**

1. City of Cincinnati Administrative Code Article XXX, Section 5 establishes the Board of Building Appeals and invests in the Board all "the duties and powers imposed by ordinance and the [Administrative Code]."
2. CBC§1101-81.1 establishes that "any person adversely affected by a ruling of the director of buildings and inspections issued pursuant to the Cincinnati Building Code, Revised Code Chapter 3781, Revised Code Chapter 3791, and the rules made under them, including the Ohio Building Code and the Residential Code of Ohio, may appeal the ruling to the [Board]."
3. CBC§1101.81.5 authorizes the Board to resolve proposed equivalencies to CBC, where an "alternative arrangement is available and feasible [and] the strict application of a particular provision or provisions may be modified without defeating the public safety, health, and general welfare purpose and intent of the provisions of the CBC and OBC."

fully advised from the evidence presented at the hearing on this cause, it was the opinion of the Board that the appeal be **GRANTED based upon the agreed upon equivalencies.**

being a party to this hearing adversely affected by this order may appeal in accordance with w.

Ms. Feghali  
Mr. Sigward  
Mr. Jones

None

None

None

Approved

12/23/15

  
 Ken Jones, R.A., Chair  
  
 Charles Martinez, Secretary

Members  
 Capt. Coldiron, Fire Prevention Bureau  
 Carl Greber, Senior Plans Examiner  
 Capt. Martin, Supervising Plans Examiner

## General Notes:

### HISTORY of THE APPLICABLE BUILDING PERMITS ISSUED for 311 PIKE STREET per ezTrak

#### A. Permit # 2016P04454

Type: 2018 Building Combo  
Title: Lytle Park Inn  
Phase 1: Foundation  
Phase 2: Partial Structural Frame, Installation of Columns, Walls, Footings, Foundation Grade Beams, Reinforcing for Existing Walls to Stabilize the Existing Structure.  
Submitted: 05/26/2016  
Rejected HC: 06/09/2016  
The Plans submitted do not match the Plans approved by the HCB. Windows are being bricked in that are not bricked in and there are changes to the roof structure.  
BPE Comment Letter: 06/16/2016  
Re-Submitted: 07/13/2016  
Approved HC: 07/19/2016  
Permit Issued: 07/29/2016

#### B. Permit # 2017P04463

Type: 2018 Building Combo  
Title: Lytle Park Inn  
Phase 2: Structural Permit Only. This Project is an Adaptive Reuse of 2 Existing Structures. The alterations will provide a Full-Service Hotel. An Addition will in-fill between the Existing Structures, add a Fifth Floor of Guestrooms, add a Rooftop Lounge, Kitchen and Exterior Terrace.  
Submitted: 05/19/2017  
Approved HC: 05/23/2017  
Structural Permit only. Plans approved by HCB 2015.  
BPE Comment Letter: 06/05/2017  
Re-Submitted: 06/14/2017  
Approved HC: 06/15/2017  
Permit Issued: 06/22/2017

#### C. Permit # 2017P10554

Type: 2018 Exc. Fill Permit  
Phase 3: Underground Utilities and site work.  
Submitted: 11/29/2017  
Approved HC: 11/30/2017  
Underground Utilities. No COA required.  
BPE Comment Letter: 12/22/2017  
Re-Submitted: 09/25/2018  
Approved HC: 09/28/2018  
Underground Utilities. No COA required.  
BPE Comment Letter: 12/27/2018  
Re-Submitted: 10/26/2018  
Approved HC: 10/31/2018  
Underground Utilities. No COA required.  
Permit Issued: 12/17/2018

D. Permit # 2017P10963

Type: 2018 Building Combo  
Title: Lytle Park Inn, LLC  
Phase 4: Building Permit – Alterations to all aspects of the Existing Building – Interior & Exterior – includes HVAC  
Submitted: 12/14/2017  
Approved HC: 01/03/2018  
**Plans substantially match the HCB approved Plans from July 13,2015. Changes that are in keeping with the original design include**  
**1.) Changes to roof deck- minor changes in height and size. Deck is still not visible from the street and is not substantial to require another HCB hearing.**  
**2.) Material changes to restaurant. Materials are a compliant and acceptable material.**

BPE Comment Letter: 01/04/2018  
Re-Submitted: 03/02/2018  
Approved HC: 03/05/2018  
BPE Comment Letter: 03/15/2018  
Re-Submitted: 05/17/2018  
Approved HC: 05/23/2018  
BPE Comment Letter: 05/24/2018  
Re-Submitted: 06/05/2018  
Approved HC: 06/08/2018  
**Plans substantially match the HCB approved Plans from July 13,2015. Changes that are in keeping with the original design include**  
**1.) Changes to roof deck- minor changes in height and size. Deck is still not visible from the street and is not substantial to require another HCB hearing.**  
**2.) Material changes to restaurant. Materials are a compliant and acceptable material.**

Approved BPE 06/11/2018  
With Conditions

Submitted: 08/03/2018  
Engineering Change

BPE Comment Letter: 08/03/2018  
Submitted: 08/07/2018  
Engineering Change

BPE Comment Letter: 08/07/2018  
Submitted: 08/07/2018  
Engineering Change

BPE Comment Letter: 08/07/2018  
Submitted: 08/28/2018  
Engineering Change

BPE Comment Letter: 08/28/2018  
Submitted: 09/13/2018  
Engineering Change

Submitted: 09/17/2018  
Engineering Change

Submitted: 10/16/2018  
Engineering Change

BPE Comment Letter: 10/16/2018  
Submitted: 11/07/2018  
Engineering Change

BPE Comment Letter: 11/08/2018  
BPE Approved 11/19/2018

Approved HC: 11/20/2018  
 BPE Approved 11/20/2018  
 Submitted: 12/28/2018  
**Engineering Change #6**  
 BPE Comment Letter: 01/07/2018  
**Zoning / historic review is required**  
 NOT Approved HC: 01/08/2019  
**Engineering Change Submitted on 12/28/2018 not able to be approved at a staff level. Must go to the HCB for approval.**  
 BPE Comment Letter: 01/07/2019  
 Adjudication/denial  
 Letter HC: 01/08/2019

E. Project Case # CBG1800436 at 311 Pike Street, Cincinnati  
 Type: Commercial Code Enforce-GBI  
 Sub Type BCI Permit Violation-New Construction  
 Title: Priority  
 Description: Non-Conformance to plan. The installed historical design elements on the exterior of the building have not been constructed as per the approved plan.  
 1.) Describe the problem. Non-conformance to plan. The installed historical design elements on the exterior of the building have not been constructed as per the approved plan. 2.) Where in the building has the problem occurred? Building Exterior  
 Location Parcel  
 Number 008400030129  
 Applied Date: Friday, December 14, 2018  
Current Status: Orders  
 9997-INTK  
 Complaint Inspection: 12/14/2018  
**Construction on the exterior of the building does not comply with approved set of drawings.**  
 10018-INTAK Orders 12/14/2018  
**Construction on the exterior of the building does not comply with approved set of drawings. Recommend that order be issued.**  
 10042-ORD Service 12/17/2018  
 Of Notice Ords **Hand delivered notice to construction staff. Review requirements.**



PHOTO: EAST & SOUTH FACADE; ANNA LOUISE INN



POSTCARD; SOUTH WEST CORNER OF THE ORIGINAL ANNA LOUISE INN

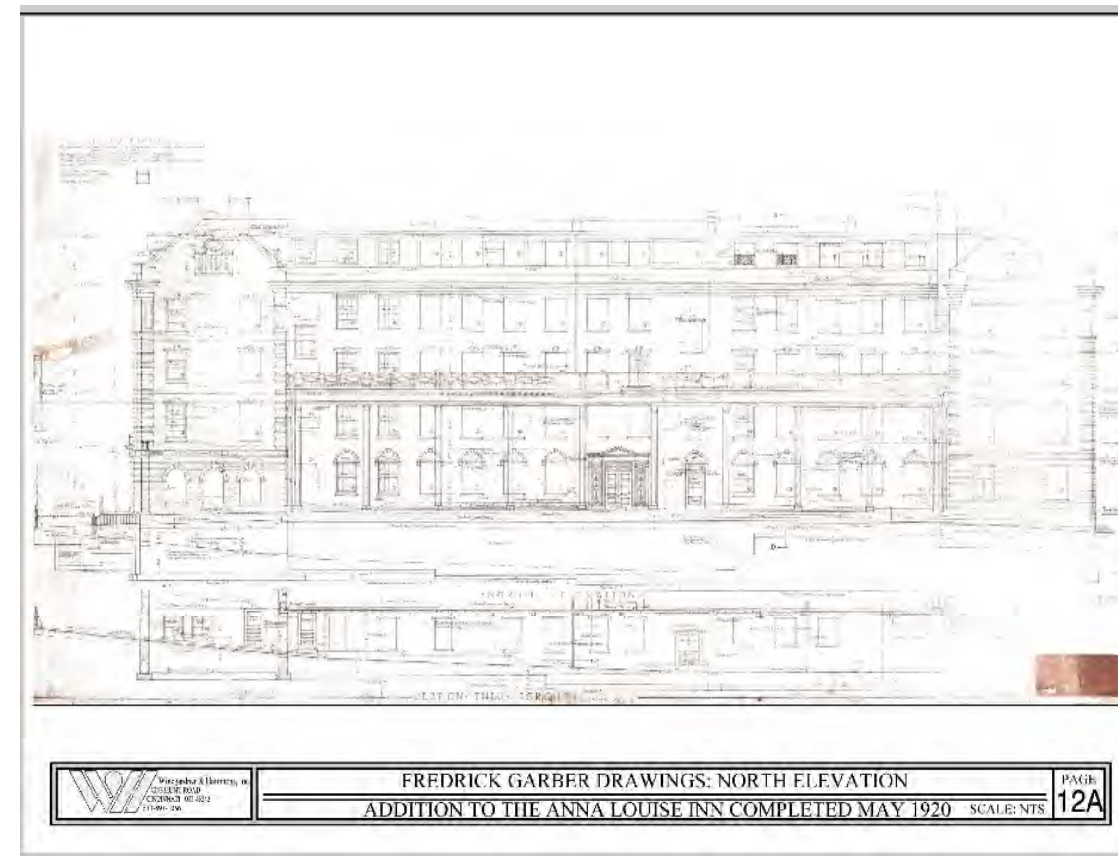
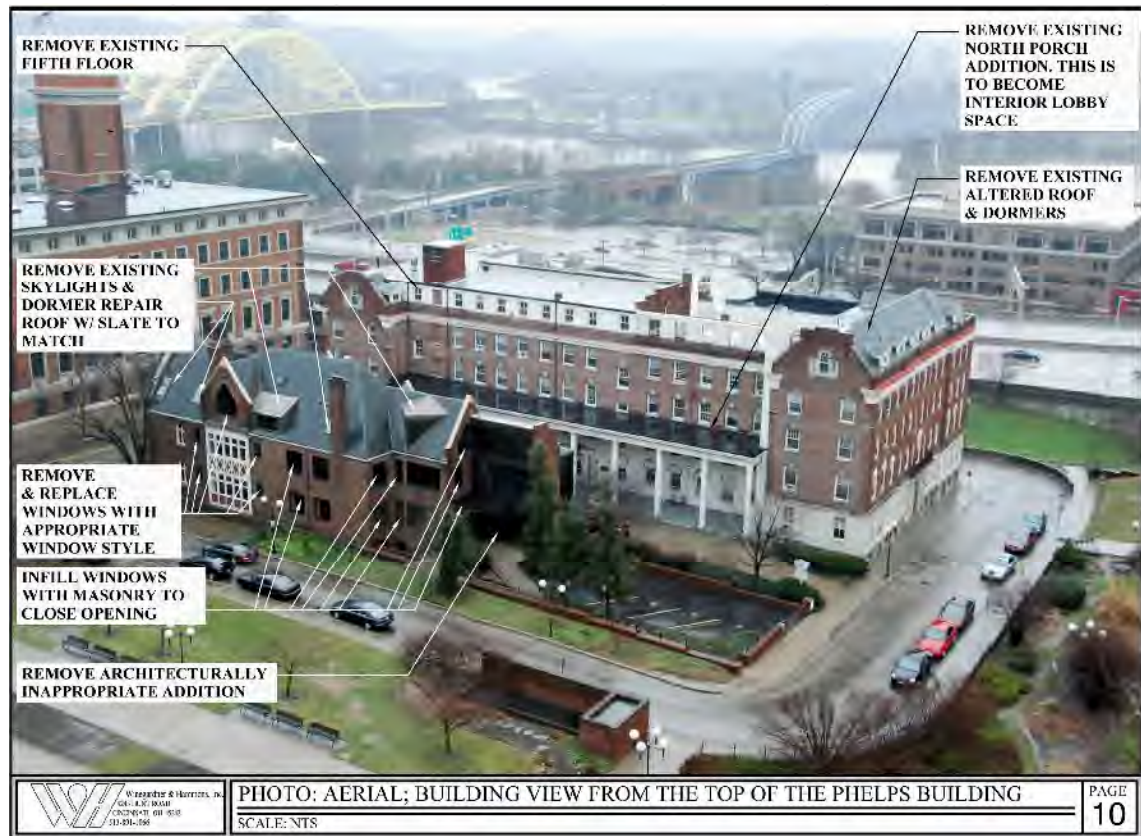


HISTORIC POSTCARD WEST FACADE OF THE ORIGINAL ANNA LOUISE INN



DEDICATION OF THE LINCOLN STATUE 1917 w/ ANNA LOUISE INN





**RECOMMENDED:**

1. REGARDING THE TOP OF THE BUILDING, IN THE LYTLE PARK HISTORIC DISTRICT GUIDELINES, IN THE NEW CONSTRUCTION SECTION, IT STATES THE FOLLOWING;

*“TOP: NEW CONSTRUCTION SHALL EMPLOY A STRONG ELEMENT THAT TERMINATES THE UPPER MOST PART OF THE BUILDING. DISTINCTIVE ELEMENTS IN THE DISTRICT ARE ELABORATE PROJECTING CORNICES, DECORATIVE PARAPETS, OR EXPRESSIVE USE OF MATERIALS.”*

IT IS RECOMMENDED THAT THE UPPER CORNICE REMAINS BECAUSE IT FOLLOWS THE DISTRICT’S DESIGN GUIDELINES. THE CORNICE AT THE TOP OF THE NEW CONSTRUCTION RESPONDS TO THE TRADITIONAL COMPOSITION FOUND IN THE DISTRICT. IT RELATES ARCHITECTURALLY TO THE EXISTING BUILDING AND IS MINIMAL IN SCALE SO THAT IT DOES NOT OVERPOWER THE PRIMARY CORNICES THAT OCCUR BELOW.

2. UPPER CORNICE TO REMAIN ON STAIRWELL PARAPET WALLS.
3. NEW GLASS RAILING TO BE INSTALLED ABOVE MASONRY PARAPET WALL. THE SIGNIFICANT MASONRY ARTICULATION OF THE PARAPET WALL TO REMAIN BECAUSE IT MATCHES THE ORIGINAL BUILDING DESIGN. THIS REQUIRES A STEP IN THE CORNICE.
4. EXISTING MASONRY WALL TO REMAIN WITH WALL PANELS.
5. REMOVE EXISTING SLOPED ROOF STRUCTURE. INSTALL A FLAT ROOF IN LIEU OF THE SLOPED ROOF OVER THE FIXED PORTION (EASTERN MOST SECTION) OF THE BANQUET ENCLOSURE. THIS CHANGE REDUCES THE MASS OF THE ENCLOSURE AND LOWERS THE OVERALL ELEVATION OF THIS SECTION BY 1’-3”.

**PER HISTORIC CONSERVATOR’S RECOMMENDATION:**

1. EXISTING UPPER CORNICE TO BE REMOVED. 4” WALL CAP TO BE INSTALLED ON KITCHEN AND ELEVATOR ROOF PARAPET WALLS.
2. UPPER CORNICE TO REMAIN ON STAIRWELL PARAPET WALLS.
3. EXISTING PARAPET WALL TO BE REMOVED. NEW CONTINUOUS CORNICE WITH NEW GLASS RAILING ABOVE TO BE INSTALLED DIRECTLY ABOVE THE CORNICE. THE SIGNIFICANT MASONRY ARTICULATION OF THE PARAPET WALL TO BE ELIMINATED. THIS WILL PROVIDE A CONTINUOUS CORNICE.
4. EXISTING MASONRY WALL TO REMAIN WITH WALL PANELS.
5. REMOVE EXISTING SLOPED ROOF STRUCTURE. INSTALL A FLAT ROOF IN LIEU OF THE SLOPED ROOF OVER THE FIXED PORTION (EASTERN MOST SECTION) OF THE BANQUET ENCLOSURE. THIS CHANGE REDUCES THE MASS OF THE ENCLOSURE AND LOWERS THE OVERALL ELEVATION OF THIS SECTION BY 1’-3”.



**NORTH ELEVATION**  
**RECOMMENDED**



**HISTORIC CONSERVATOR’S RECOMMENDATION**  
**NOT RECOMMENDED**

**RECOMMENDED**

1. REGARDING THE TOP OF THE BUILDING, IN THE LYTLE PARK HISTORIC DISTRICT GUIDELINES, IN THE NEW CONSTRUCTION SECTION, IT STATES THE FOLLOWING;

*“TOP: NEW CONSTRUCTION SHALL EMPLOY A STRONG ELEMENT THAT TERMINATES THE UPPER MOST PART OF THE BUILDING. DISTINCTIVE ELEMENTS IN THE DISTRICT ARE ELABORATE PROJECTING CORNICES, DECORATIVE PARAPETS, OR EXPRESSIVE USE OF MATERIALS.”*

IT IS RECOMMENDED THAT THE UPPER CORNICE REMAINS BECAUSE IT FOLLOWS THE DISTRICT’S DESIGN GUIDELINES. THE CORNICE AT THE TOP OF THE NEW CONSTRUCTION RESPONDS TO THE TRADITIONAL COMPOSITION FOUND IN THE DISTRICT. IT RELATES ARCHITECTURALLY TO THE EXISTING BUILDING AND IS MINIMAL IN SCALE SO THAT IT DOES NOT OVERPOWER THE PRIMARY CORNICES THAT OCCUR BELOW.

2. NEW GLASS RAILING TO BE INSTALLED ABOVE MASONRY PARAPET WALL. THE SIGNIFICANT MASONRY ARTICULATION OF THE PARAPET WALL TO REMAIN BECAUSE IT MATCHES THE ORIGINAL BUILDING DESIGN. THIS REQUIRES A STEP IN THE CORNICE.
3. REMOVE EXISTING SLOPED ROOF STRUCTURE. INSTALL A FLAT ROOF IN LIEU OF THE SLOPED ROOF OVER THE FIXED PORTION (EASTERN MOST SECTION) OF THE BANQUET ENCLOSURE. THIS CHANGE REDUCES THE MASS OF THE ENCLOSURE AND LOWERS THE OVERALL ELEVATION OF THIS SECTION BY 1’-3”.

**PER HISTORIC CONSERVATOR’S RECOMMENDATION:**

1. EXISTING UPPER CORNICE TO BE REMOVED. 4” WALL CAP TO BE INSTALLED ON KITCHEN AND ELEVATOR ROOF PARAPET WALLS.
2. EXISTING PARAPET WALL TO BE REMOVED. NEW CONTINUOUS CORNICE WITH NEW GLASS RAILING ABOVE TO BE INSTALLED DIRECTLY ABOVE THE CORNICE. THE SIGNIFICANT MASONRY ARTICULATION OF THE PARAPET WALL TO BE ELIMINATED. THIS WILL PROVIDE A CONTINUOUS CORNICE.
3. REMOVE EXISTING SLOPED ROOF STRUCTURE. INSTALL A FLAT ROOF IN LIEU OF THE SLOPED ROOF OVER THE FIXED PORTION (EASTERN MOST SECTION) OF THE BANQUET ENCLOSURE. THIS CHANGE REDUCES THE MASS OF THE ENCLOSURE AND LOWERS THE OVERALL ELEVATION OF THIS SECTION BY 1’-3”.



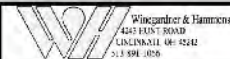
**PARTIAL NORTH ELEVATION**  
**RECOMMENDED**



**HISTORIC CONSERVATOR’S RECOMMENDATION**  
**NOT RECOMMENDED**






 Winegardner & Hammons, Inc.  
 445 EAST ROAD  
 CINCINNATI, OH 45242  
 513.968.3025

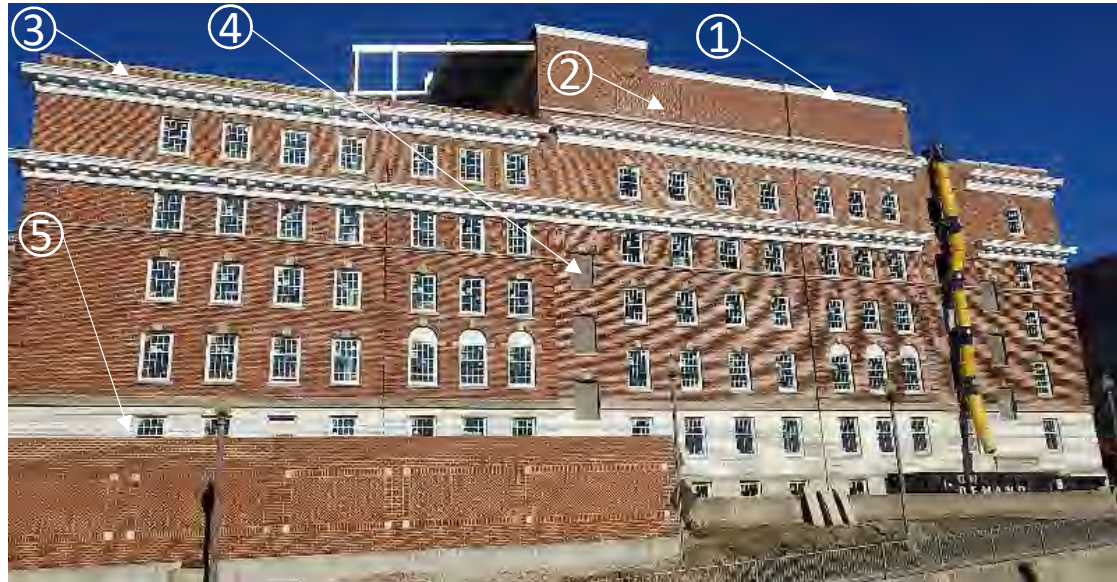
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 SCALE: NTS

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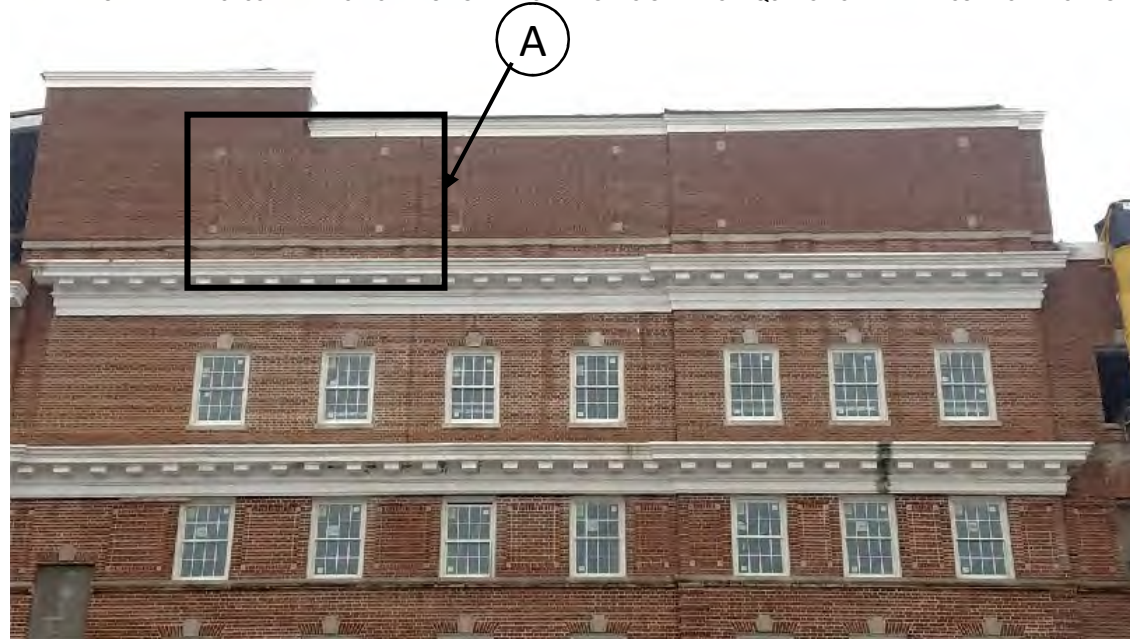


**RECOMMENDED:**

1. REGARDING THE TOP OF THE BUILDING, IN THE LYTLE PARK HISTORIC DISTRICT GUIDELINES, IN THE NEW CONSTRUCTION SECTION, IT STATES THE FOLLOWING;  
*"TOP: NEW CONSTRUCTION SHALL EMPLOY A STRONG ELEMENT THAT TERMINATES THE UPPER MOST PART OF THE BUILDING. DISTINCTIVE ELEMENTS IN THE DISTRICT ARE ELABORATE PROJECTING CORNICES, DECORATIVE PARAPETS, OR EXPRESSIVE USE OF MATERIALS."*  
IT IS RECOMMENDED THAT THE UPPER CORNICE REMAINS BECAUSE IT FOLLOWS THE DISTRICT'S DESIGN GUIDELINES. THE CORNICE AT THE TOP OF THE NEW CONSTRUCTION RESPONDS TO THE TRADITIONAL COMPOSITION FOUND IN THE DISTRICT.  
IT RELATES ARCHITECTURALLY TO THE EXISTING BUILDING AND IS MINIMAL IN SCALE SO THAT IT DOES NOT OVERPOWER THE PRIMARY CORNICES THAT OCCUR BELOW.
2. EXISTING MASONRY WALL TO REMAIN WITH WALL PANELS.
3. NEW GLASS RAILING TO BE INSTALLED ABOVE MASONRY PARAPET WALL. THE SIGNIFICANT MASONRY ARTICULATION OF THE PARAPET WALL TO REMAIN BECAUSE IT MATCHES THE ORIGINAL BUILDING DESIGN. THIS REQUIRES A STEP IN THE CORNICE. EXISTING WINDOWS TO BE REMOVED AND INFILLED WITH MASONRY.
4. INSTALL NEW CHIMNEY TO CONCEAL BOILER FLUE.



**SOUTH ELEVATION RECOMMENDED**



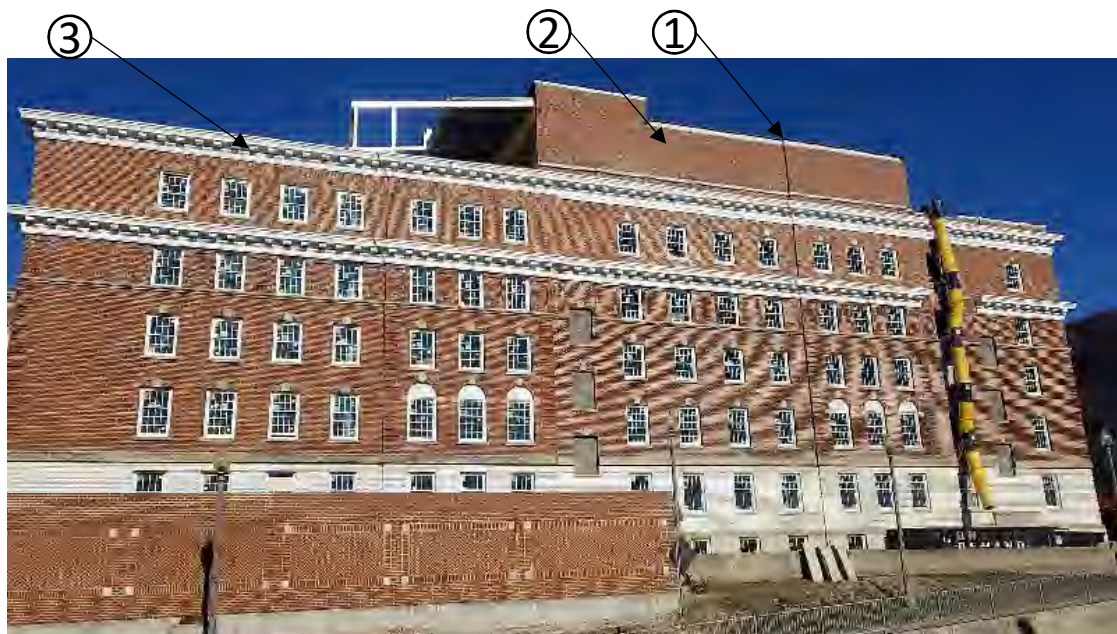
**4<sup>th</sup>, 5<sup>th</sup> & 6<sup>th</sup> LEVELS OF THE SOUTH ELEVATION RECOMMENDED**



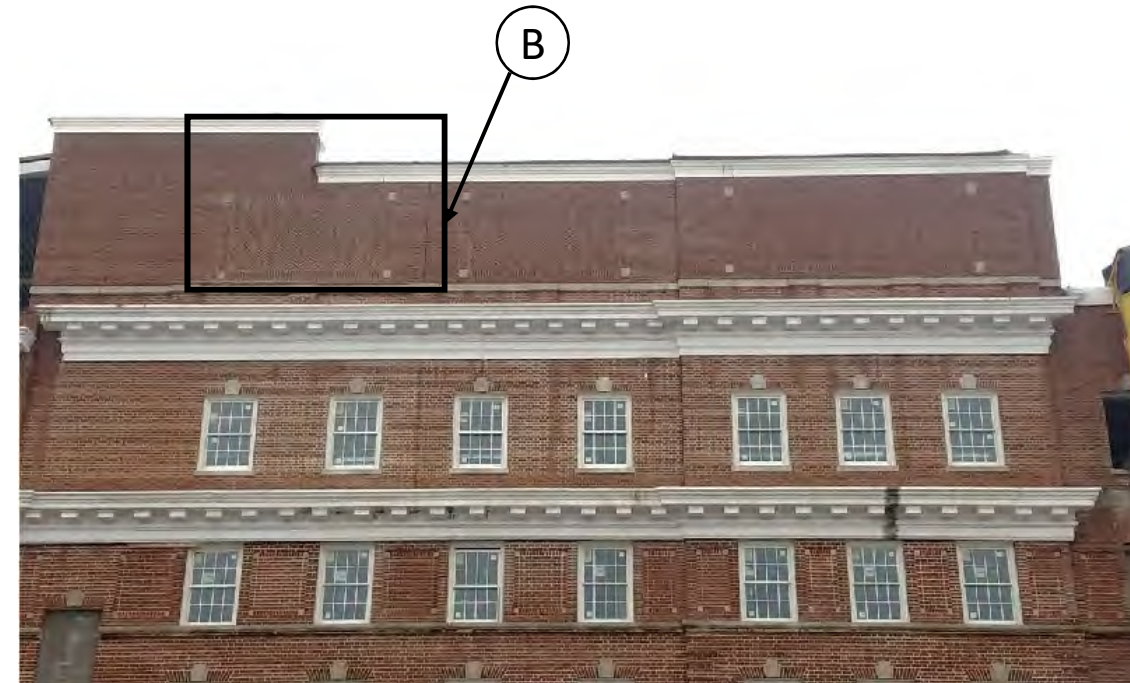
**A SOUTH ELEVATION DETAIL RECOMMENDED**

**PER HISTORIC CONSERVATOR'S RECOMMENDATION:**

1. EXISTING UPPER CORNICE TO BE REMOVED. 4" WALL CAP TO BE INSTALLED ON KITCHEN AND ELEVATOR ROOF PARAPET WALLS.
2. EXISTING MASONRY WALL TO REMAIN WITH WALL PANELS.
3. EXISTING PARAPET WALL TO BE REMOVED. NEW CONTINUOUS CORNICE WITH NEW GLASS RAILING ABOVE TO BE INSTALLED DIRECTLY ABOVE THE CORNICE. THE SIGNIFICANT MASONRY ARTICULATION OF THE PARAPET WALL TO BE ELIMINATED. THIS WILL PROVIDE A CONTINUOUS CORNICE.



**HISTORIC CONSERVATOR'S RECOMMENDATION NOT RECOMMENDED**

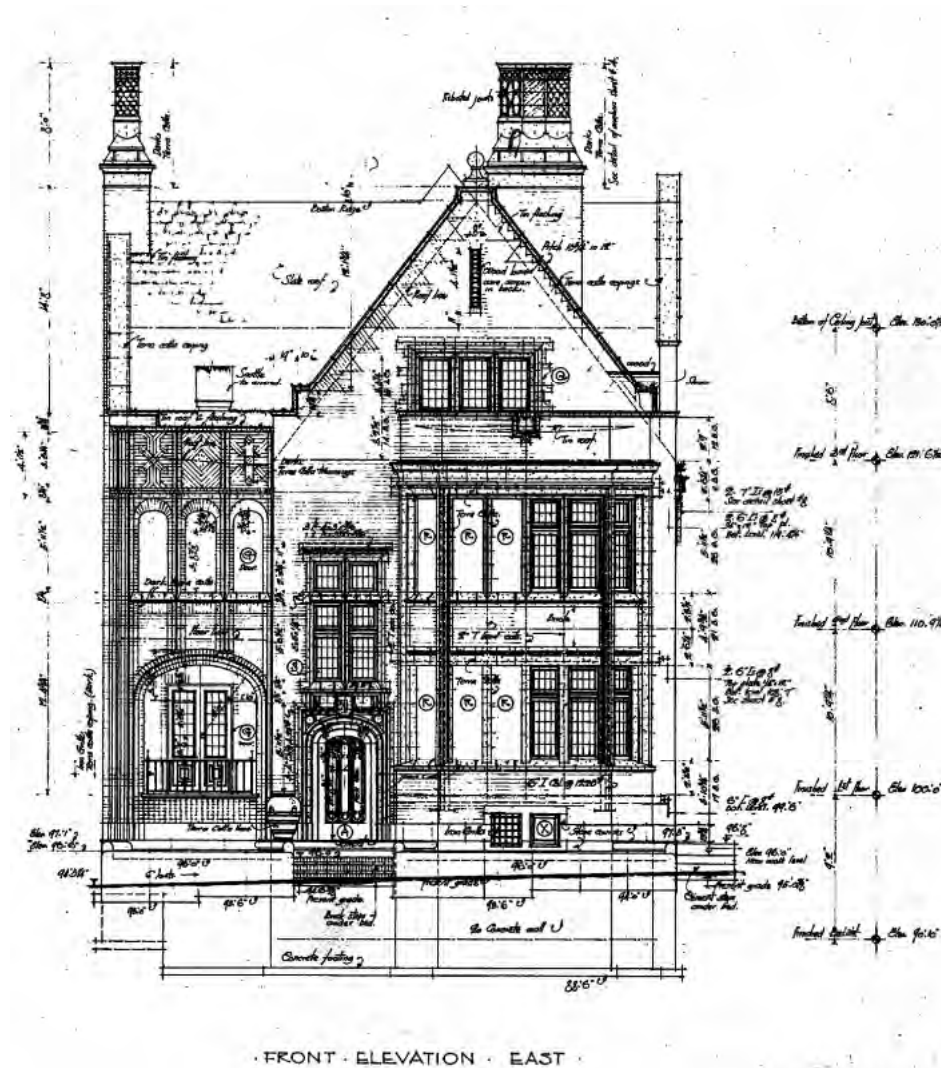
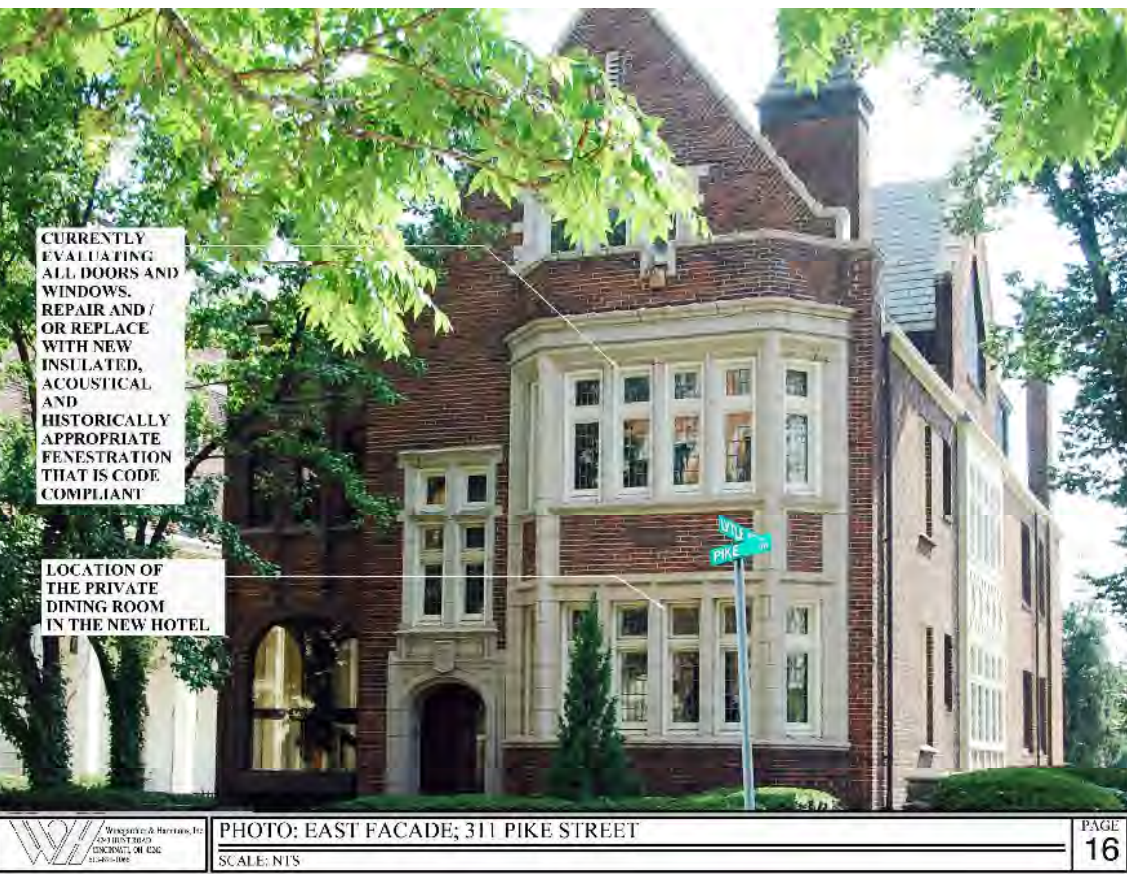
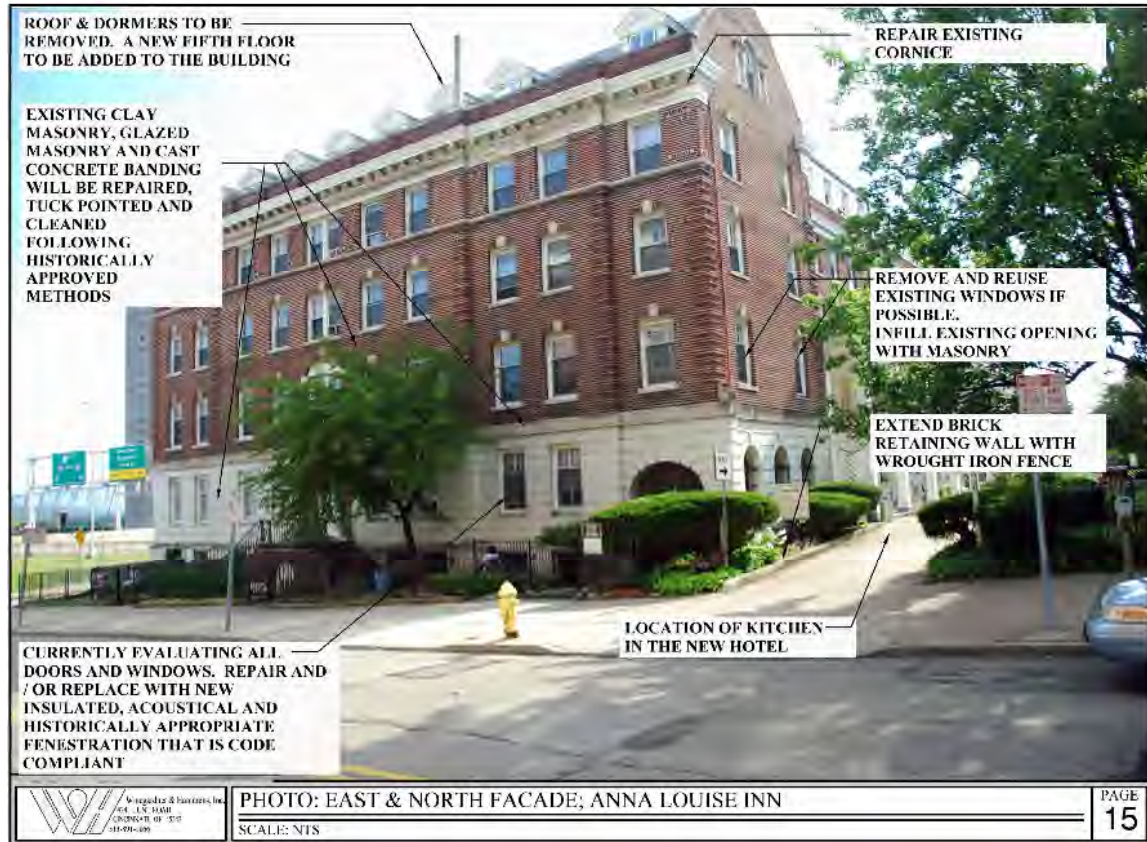


**HISTORIC CONSERVATOR'S RECOMMENDATION**



**B HISTORIC CONSERVATOR'S RECOMMENDED DETAIL**



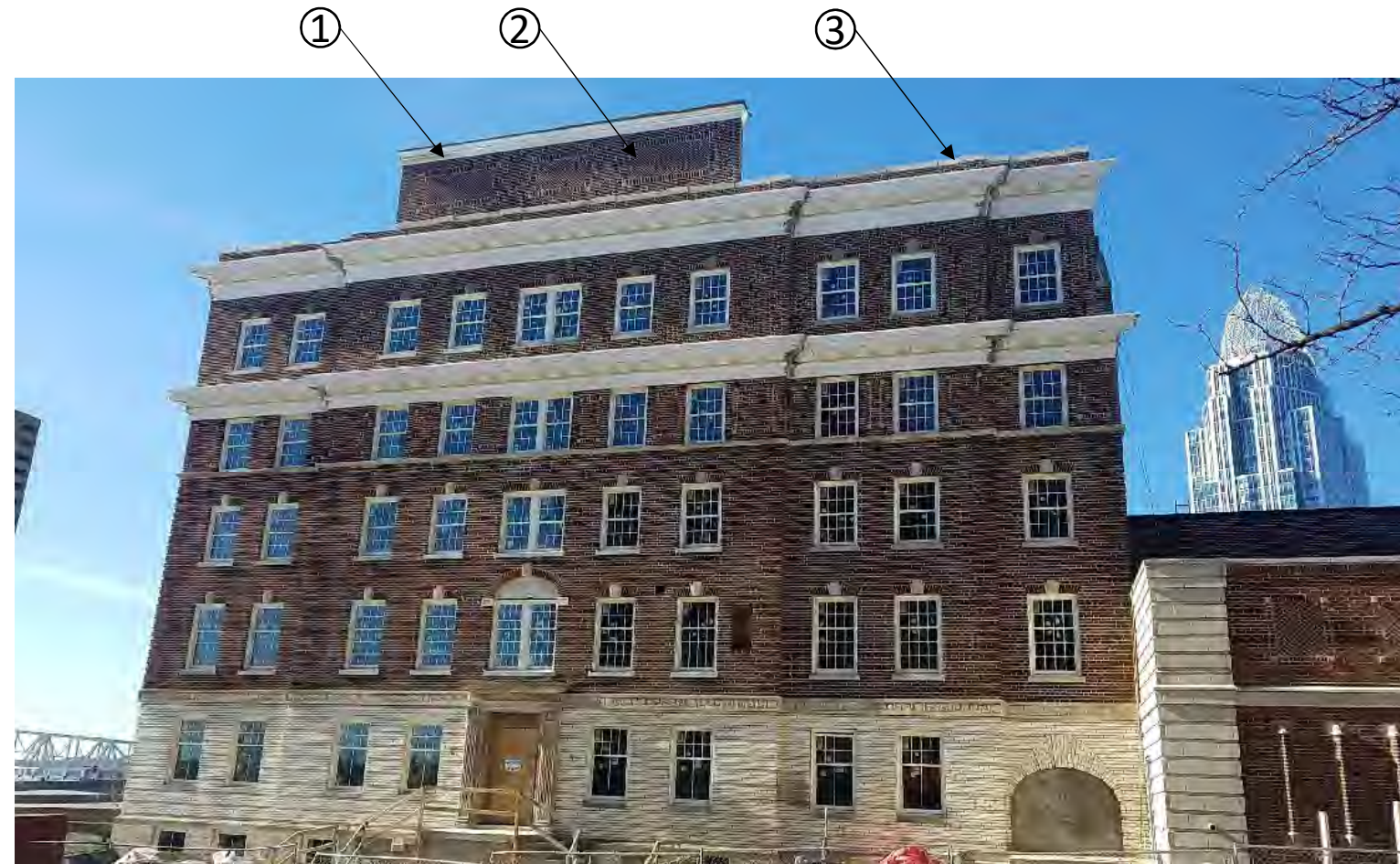


**RECOMMENDED:**

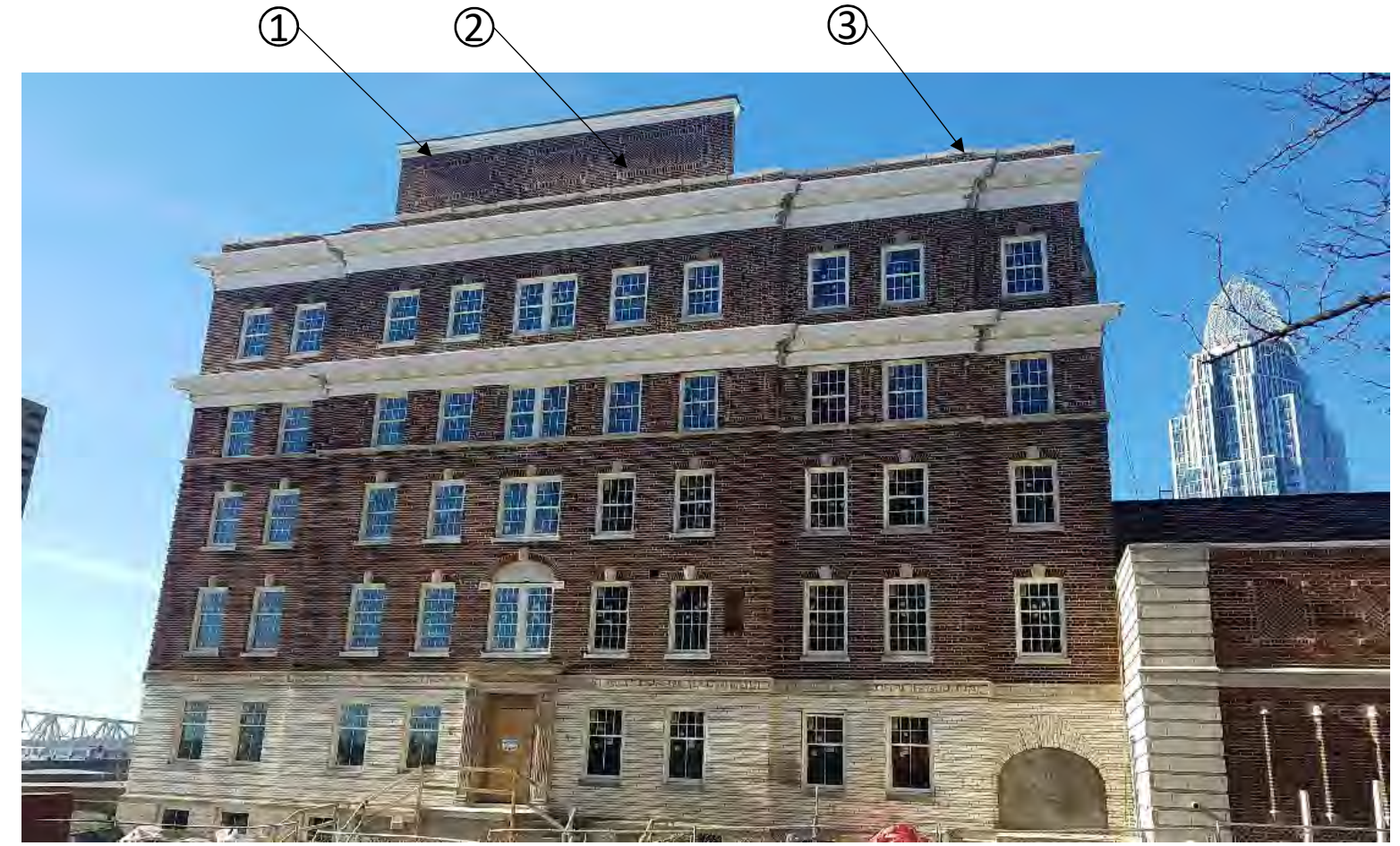
1. UPPER CORNICE TO REMAIN ON STAIRWELLS.
2. EXISTING MASONRY WALL TO REMAIN WITH WALL PANELS.
3. SIGNIFICANT FEATURE IN THE DETAILING OF THE MASONRY PARAPET MATCHES THE ORIGINAL BUILDING DESIGN.

**PER HISTORIC CONSERVATOR'S RECOMMENDATION:**

1. UPPER CORNICE TO REMAIN ON STAIRWELLS.
2. EXISTING MASONRY WALL TO REMAIN WITH WALL PANELS.
3. SIGNIFICANT FEATURE IN THE DETAILING OF THE MASONRY PARAPET MATCHES THE ORIGINAL BUILDING DESIGN.

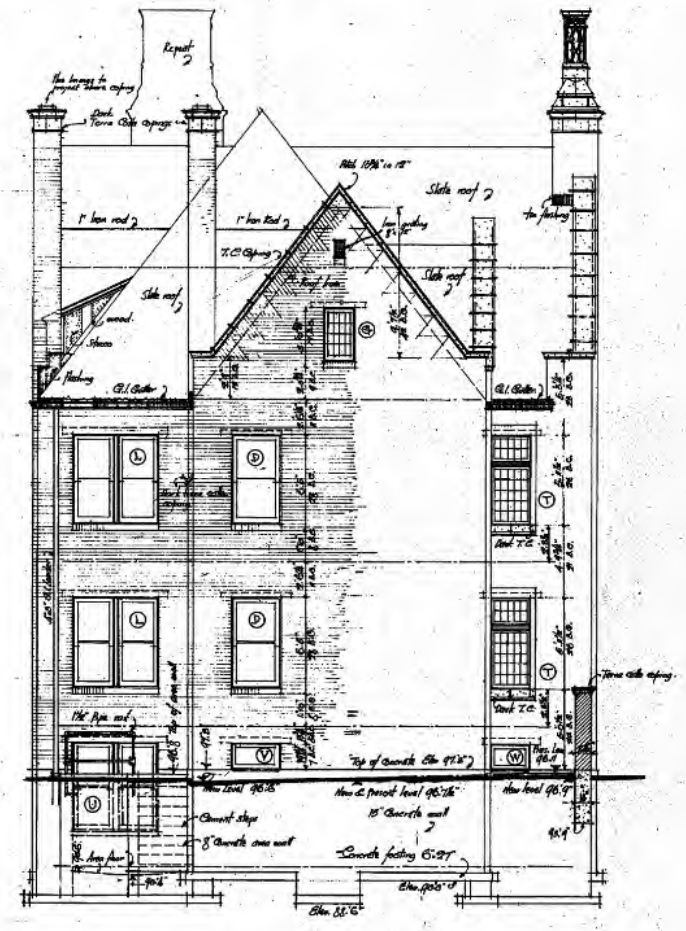
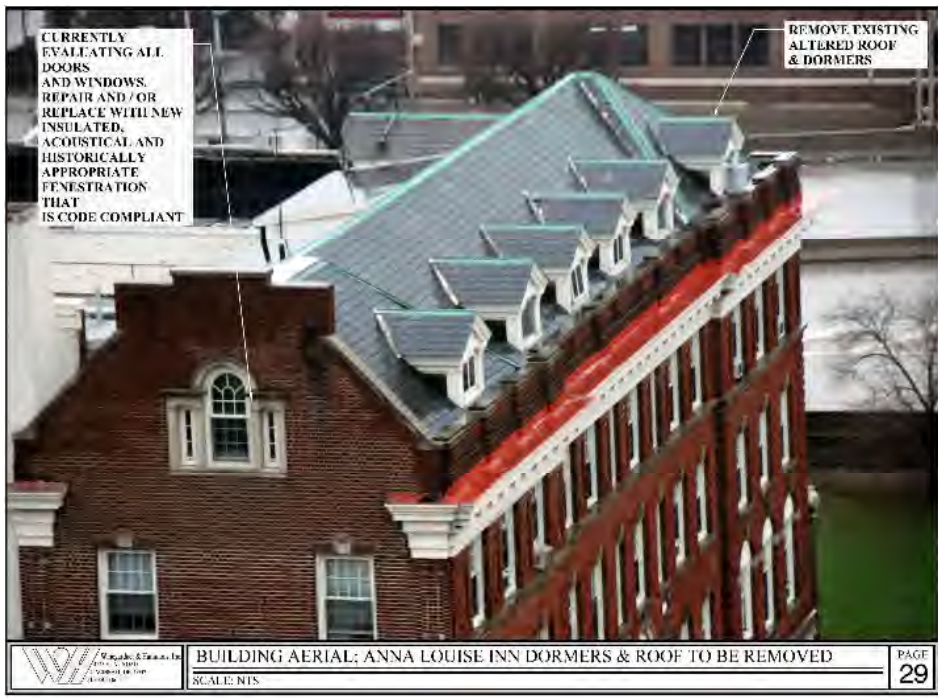


**EAST ELEVATION  
RECOMMENDED**



**HISTORIC CONSERVATOR'S RECOMMENDATION  
NO CHANGES FROM THE RECOMMENDED DESIGN**



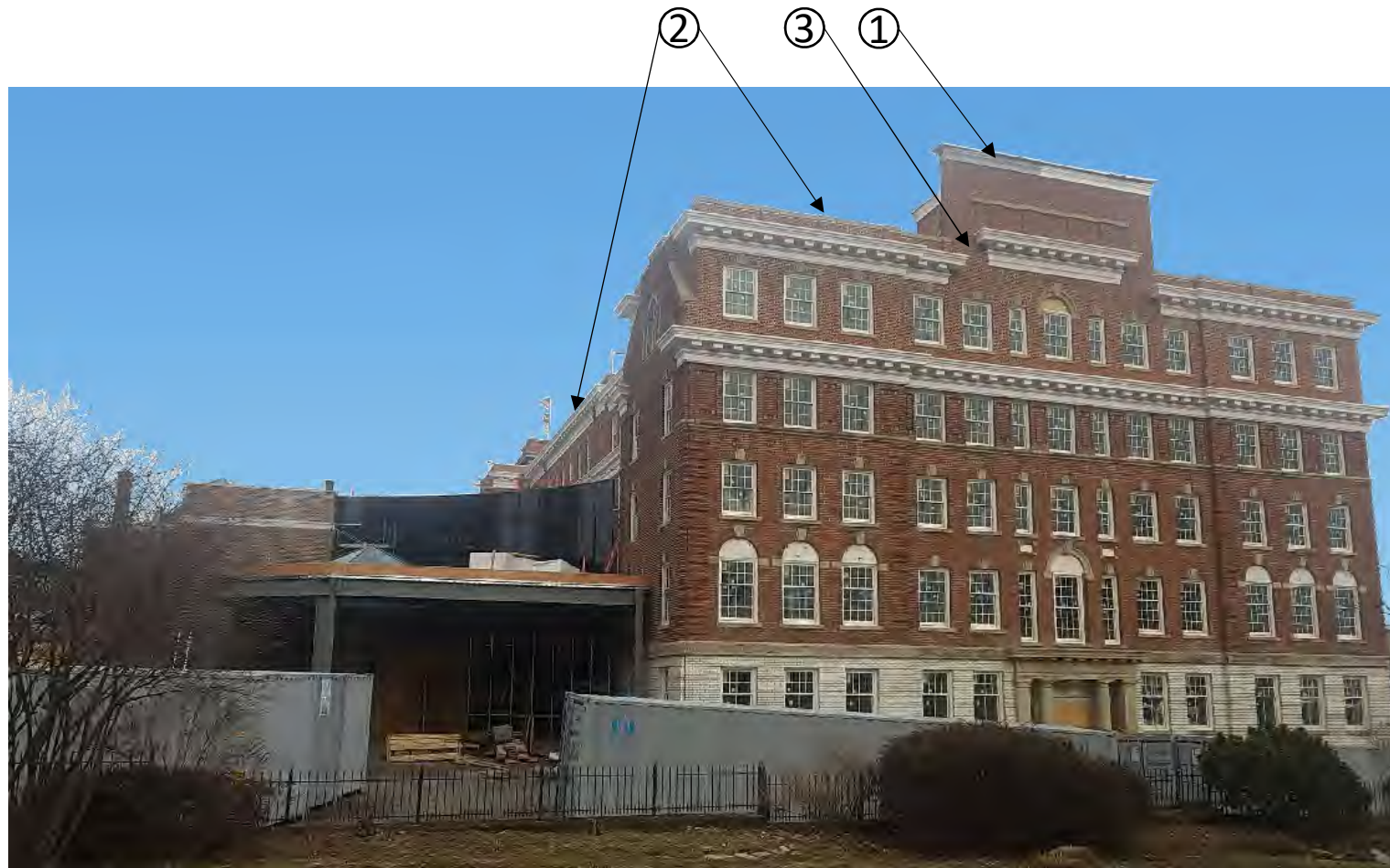


**RECOMMENDED:**

1. UPPER CORNICE TO REMAIN ON STAIRWELL PARAPET WALLS.
2. NEW GLASS RAILING TO BE INSTALLED ABOVE MASONRY PARAPET WALL. THE SIGNIFICANT MASONRY ARTICULATION OF THE PARAPET WALL TO REMAIN BECAUSE IT MATCHES THE ORIGINAL BUILDING DESIGN. THIS REQUIRES A STEP IN THE CORNICE.
3. BREAK IN PARAPET WALL PREVIOUSLY APPROVED BY THE HISTORIC CONSERVATION BOARD ON 07/13/2015

**PER HISTORIC CONSERVATOR'S RECOMMENDATION:**

1. UPPER CORNICE TO REMAIN ON STAIRWELL PARAPET WALLS.
2. EXISTING PARAPET WALL TO BE REMOVED. NEW CONTINUOUS CORNICE WITH NEW GLASS RAILING ABOVE TO BE INSTALLED DIRECTLY ABOVE THE CORNICE. THE SIGNIFICANT MASONRY ARTICULATION OF THE PARAPET WALL TO BE ELIMINATED. THIS WILL PROVIDE A CONTINUOUS CORNICE.

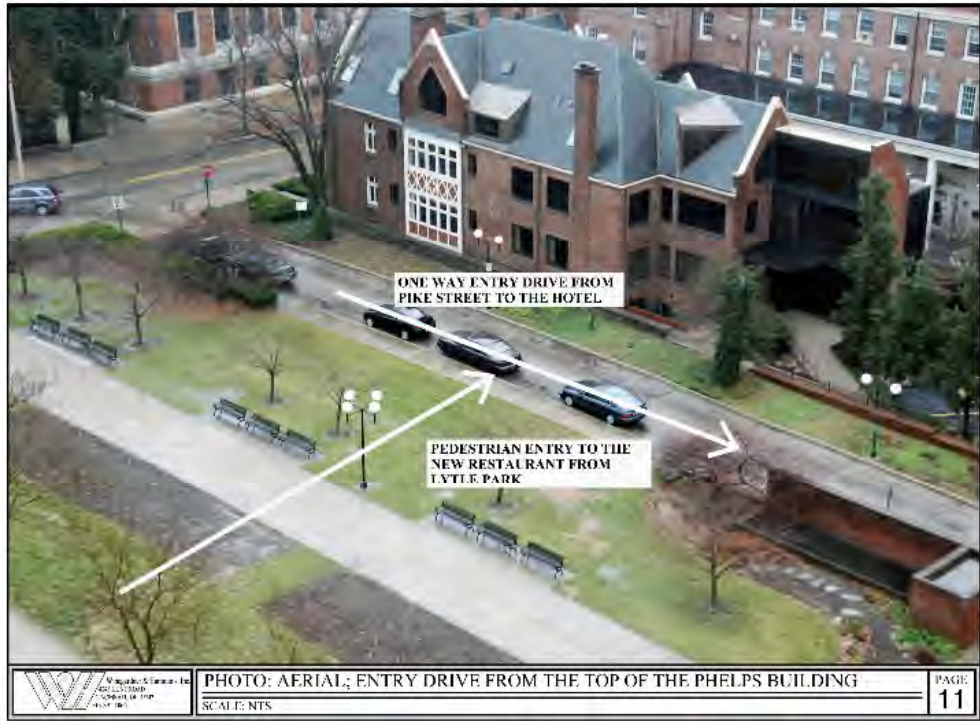


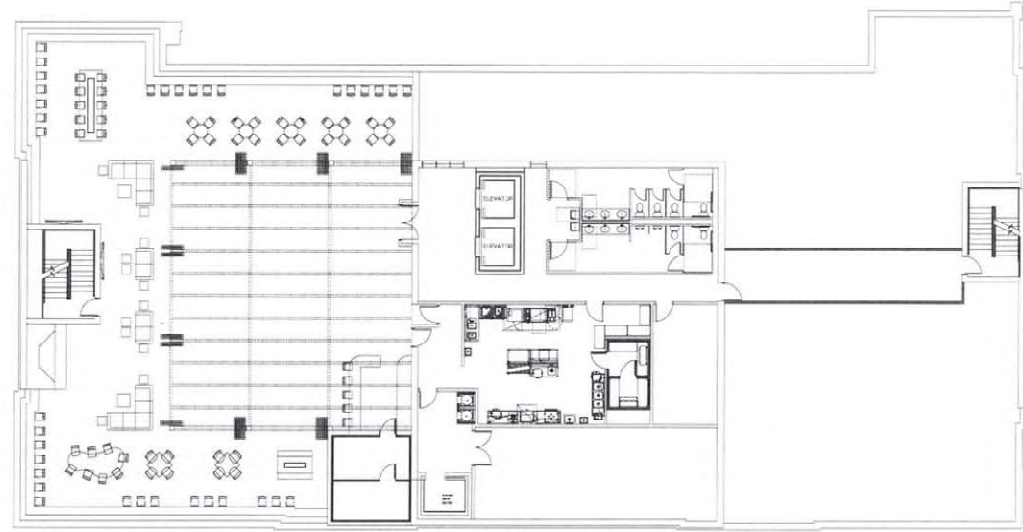
**WEST ELEVATION**  
**RECOMMENDED**



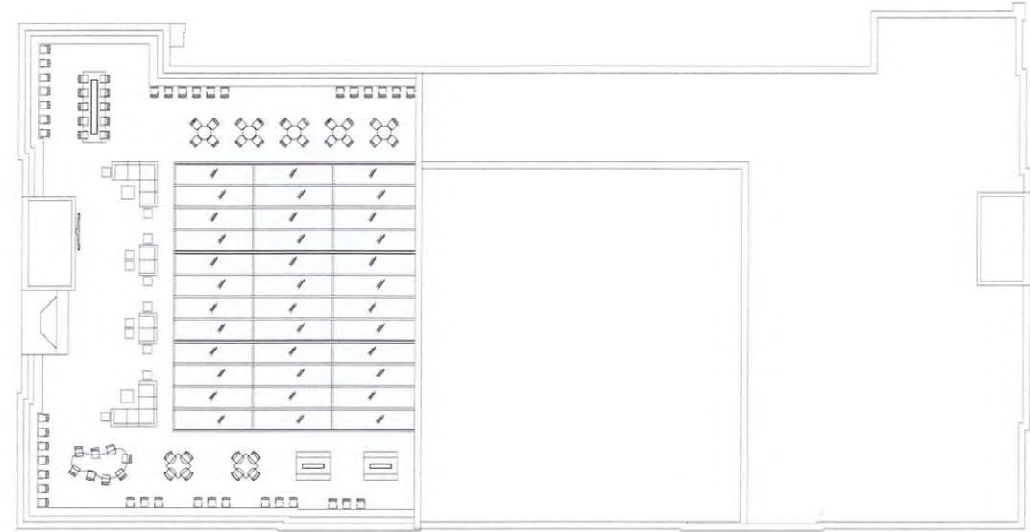
**HISTORIC CONSERVATOR'S RECOMMENDATION**  
**NOT RECOMMENDED**



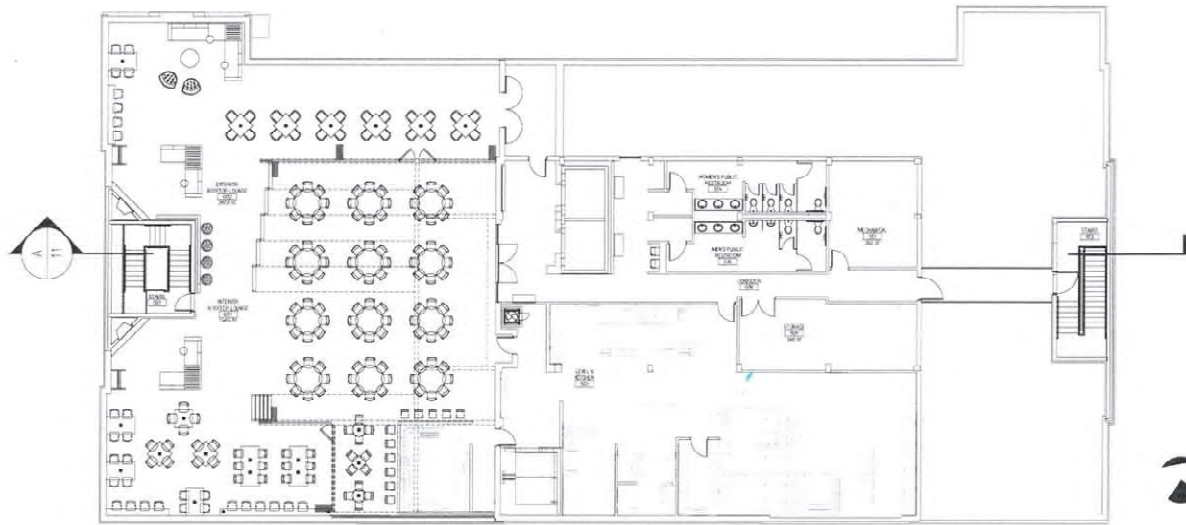




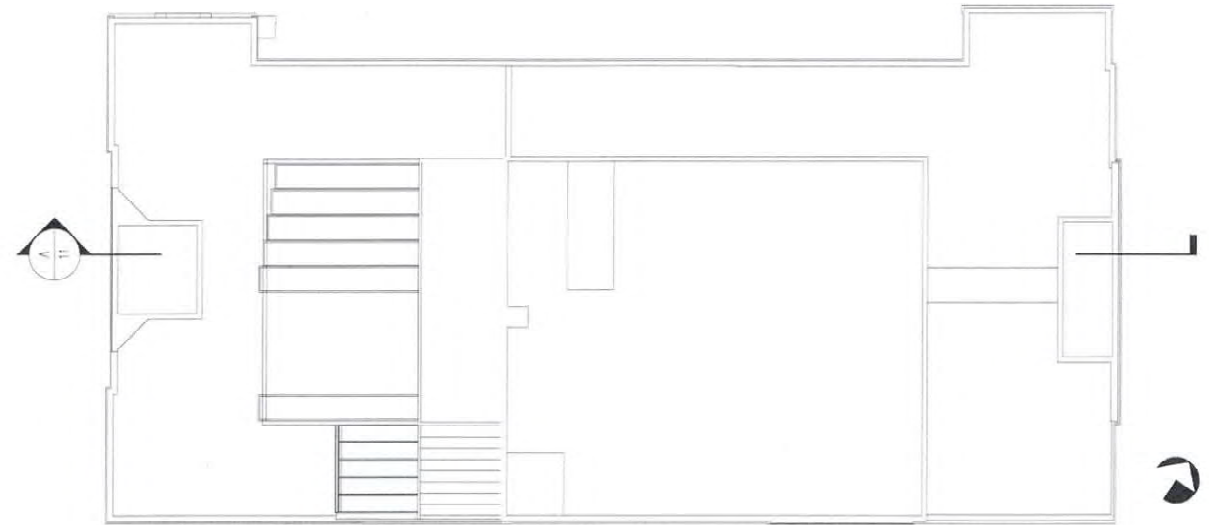
6  
11  
ROOFTOP FLOOR PLAN- HISTORIC CONSERVATION BOARD APPROVED 07/13/2015  
0' 0" 10' 0" 30' 0"



6  
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ROOF PLAN- HISTORIC CONSERVATION BOARD APPROVED 07/13/2015  
0' 0" 10' 0" 30' 0"



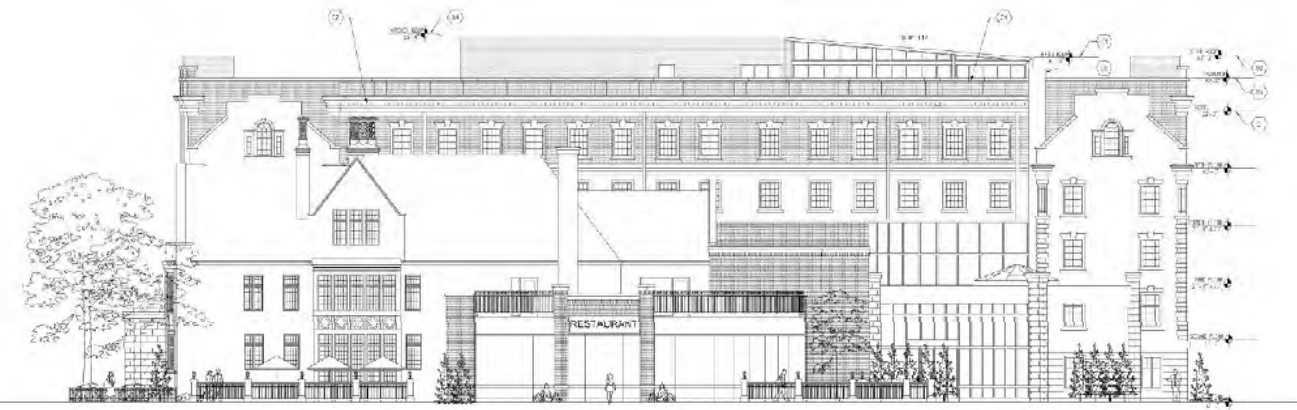
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ROOFTOP FLOOR PLAN- REVISED FOR ENGINEERING CHANGE # 6 PERMIT # 2017P10963 SUBMITTED 12/14/2018  
0' 0" 10' 0" 30' 0"



6  
11  
ROOF PLAN- REVISED FOR ENGINEERING CHANGE # 6 PERMIT # 2017P10963 SUBMITTED 12/14/2018  
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Notes: Historic Conservation Board Approved 07/13/15

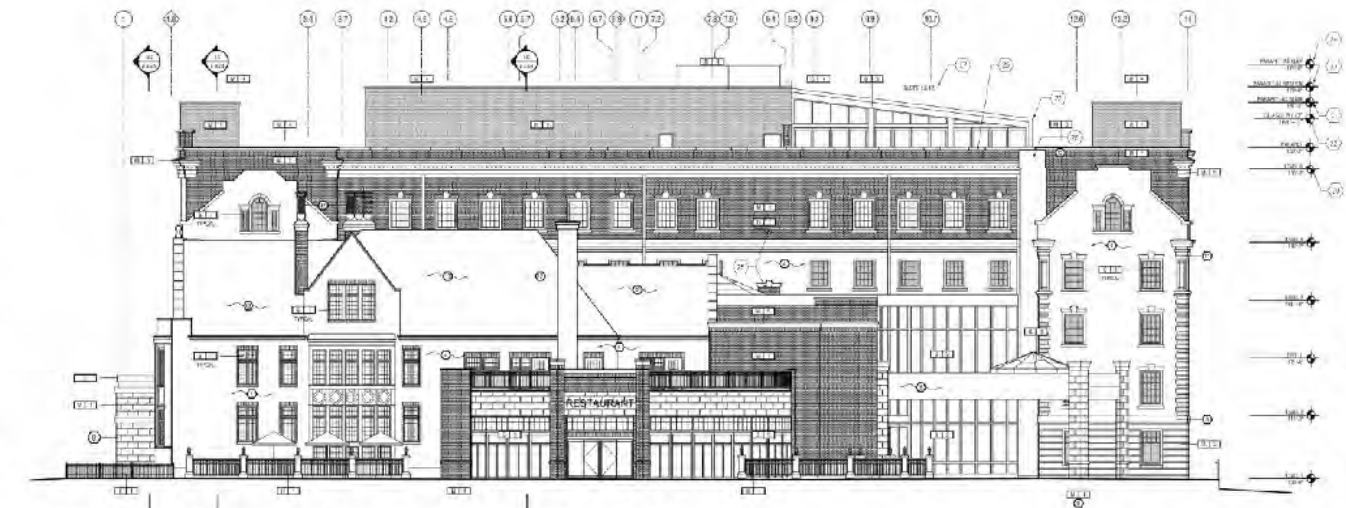
- The 6<sup>th</sup> Floor Elevation is shown at 52'-3" above grade.
- The top of the stair is shown at 62'-3" above grade.
- The low elevation of the Glazed Roofing is shown at 61'-9" above grade.
- Kitchen Roof Elevation is shown at 65'-4" above grade. The Certificate of Appropriateness allowed for a maximum elevation of 70'-0"
- The top of the parapet wall is shown at 58'-2" above grade.
- The top of the existing chimney is shown to extend above the top of the parapet wall.
- A continuous cornice around the top of the building is shown.
- The cornice around the top of the building was broken and stepped on the West Façade. This was shown to accentuate the balanced façade. Also, the top of the building was treated differently at the addition of a 5<sup>th</sup> & 6<sup>th</sup> floor, however with compatible elements being utilized.
- The top of the building's wall has a rhythmical pattern of pilasters as a sculptural element. This detailing occurred in the original design of the top of the building. The wall is capped with a limestone cornice.



NORTH ELEVATION - HISTORIC CONSERVATION BOARD APPROVED 07/13/2015

Notes: Building Permit #2017P10963 Issued 06/15/18

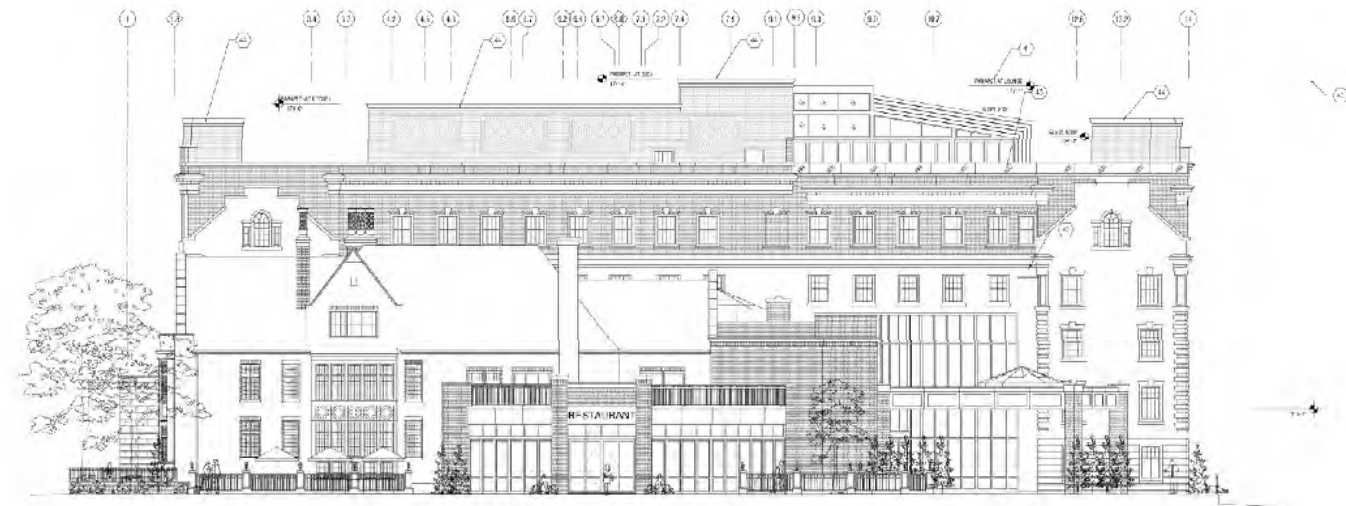
- GENERAL NOTE: The Historic Conservator Approved the Building Permit on 01/03/2019 with the following COMMENT:  
Plans substantially match the HCB approved Plans from July 13, 2015.  
Changes that are in keeping with the original design include
- Changes to roof deck- minor changes in height and size. Deck is still not visible from the street and is not substantial to require another HCB hearing.
  - Material changes to restaurant. Materials are a compliant and acceptable material.
- The 6<sup>th</sup> Floor Elevation increased from 52'-3" above grade to 55'-3" above grade. The extra 3'-0" was added to allow for necessary ductwork in the 5<sup>th</sup> floor ceiling space. All elevations above this level increased the same except as noted below.
  - In addition to the 3'-0" increase in elevation precipitated by the 6<sup>th</sup> floor elevation change, the parapet elevation at the east & west stairs increased by an additional 2'-0". This increase was necessary to conceal rooftop equipment.
  - The low elevation of the Glazed Roofing was increased due to the 6<sup>th</sup> floor elevation change. The amount of the increase was held to 2'-6". This is 6" less than the 3'-0" increase in the 6<sup>th</sup> floor elevation.
  - In addition to the 3'-0" increase in elevation precipitated by the 6<sup>th</sup> floor elevation change, the parapet wall at the kitchen was increased by an additional 1'-8". This increase was necessary to conceal rooftop equipment. This brought the top of the parapet to an elevation of 70'-0" above grade, which was allowed under the approved Certificate of Appropriateness.
  - The necessary elevator hoistway over runs were added to the elevations. They were not shown on the HCB approved elevations. The elevation of the elevator hoistway over runs is shown at 74'-0", including a parapet height of 1'-1" that was necessary to conceal rooftop equipment.
  - The parapet height for the main roof level was reduced by 1'-11" from 5'-11" to 4'-0" to partially offset the 3'-0" increase in the roof elevation.
  - The top of the existing chimney was shown to extend just below the top of the parapet wall.
  - The sloped glass roof increased from 1:12 to a slope of 1.5:12.
  - Masonry infill was installed to close the windows. This was done at the location of the service elevator, guestroom bathrooms and to close the original stairwell intermediate landings.
  - A loading platform for kitchen deliveries is shown.
  - A ramp for laundry deliveries is not shown in the approved building permit documents. The ramp was later shown and approved under permit #2017P10554 on 12/17/2018.



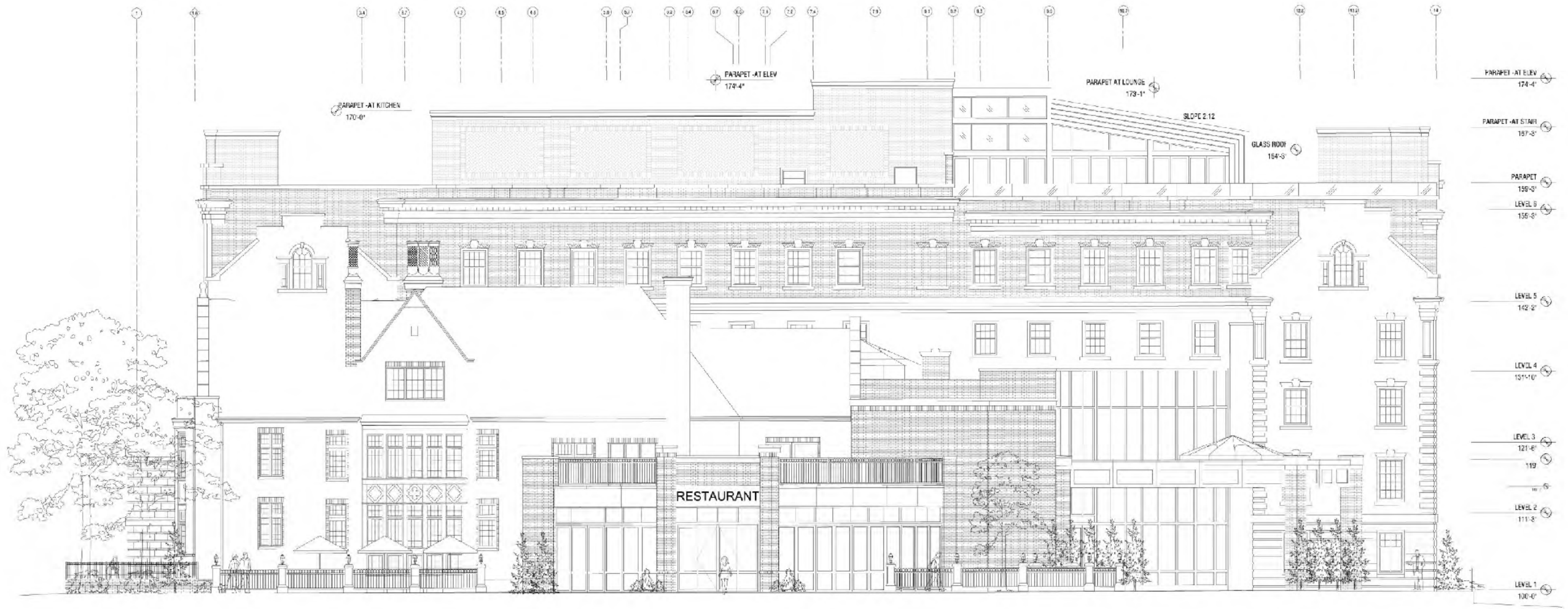
NORTH ELEVATION - BUILDING PERMIT # 2017P10963 ISSUED 06/15/2018

Notes: Revisions to Engineering Change #6: Permit #2017P10963 Submitted 12/14/2018 & The Historic Conservation Board Hearing.

- The parapet wall at the elevator is 74'-4".
- The parapet wall at the glass enclosure is 73'-1".
- The top of the existing chimney is shown at an elevation below the lower cornice and below level 5. It was discovered during the construction that the chimney needed to be lowered to this elevation due to the deteriorated condition.
- A glass railing that is 2'-0" in height has been added at the cornice of the building around the Rooftop Lounge. This railing modification provides views of the Lytle Park Historic District from the building. The views of Lytle Park from the Rooftop Lounge were blocked by the previously proposed solid 48" railing.
- A crown is installed to reduce the perceived height of the wall.
- Masonry inlay panels are installed to break up the vast blank brick wall.
- Louvers are installed at window locations to accommodate the HVAC and building equipment.
- A chimney is required to conceal the boiler flue.



NORTH ELEVATION - Revisions to Engineering Change #6: Permit #2017P10963 Submitted 12/14/2018 & The Historic Conservation Board Hearing. 04/08/2019



C  
12A NORTH ELEVATION - Revisions to Engineering Change #6: Permit #2017P10963 Submitted 12/14/2018  
& The Historic Conservation Board Hearing. 04/08/2019



**Notes: Historic Conservation Board Approved 07/13/15**

1. The 6<sup>th</sup> Floor Elevation is shown at 52'-3" above grade.
2. The top of the stair is shown at 62'-3" above grade.
3. The low elevation of the Glazed Roofing is shown at 61'-9" above grade.
4. Kitchen Roof Elevation is shown at 65'-4" above grade. The Certificate of Appropriateness allowed for a maximum elevation of 70'-0"
5. The top of the parapet wall is shown at 58'-2" above grade.
6. The top of the existing chimney is shown to extend above the top of the parapet wall.
7. A continuous cornice around the top of the building is shown.
8. The cornice around the top of the building was broken and stepped on the West Façade. This was shown to accentuate the balanced façade. Also, the top of the building was treated differently or the addition of a 5<sup>th</sup> & 6<sup>th</sup> floor, however with compatible elements being utilized.
9. The top of the building's wall has a rhythmical pattern of pilasters as a sculptural element. This detailing occurred in the original design of the top of the building. The wall is capped with a limestone cornice.

**Notes: Building Permit #2017P10963 Issued 06/15/18**

**GENERAL NOTE:** The Historic Conservator Approved the Building Permit on 01/03/2019 with the following COMMENT:  
Plans substantially match the HCB approved Plans from July 13, 2015.  
Changes that are in keeping with the original design include

- 1.) Changes to roof deck- minor changes in height and size. Deck is still not visible from the street and is not substantial to require another HCB hearing.
- 2.) Material changes to restaurant. Materials are a compliant and acceptable material.

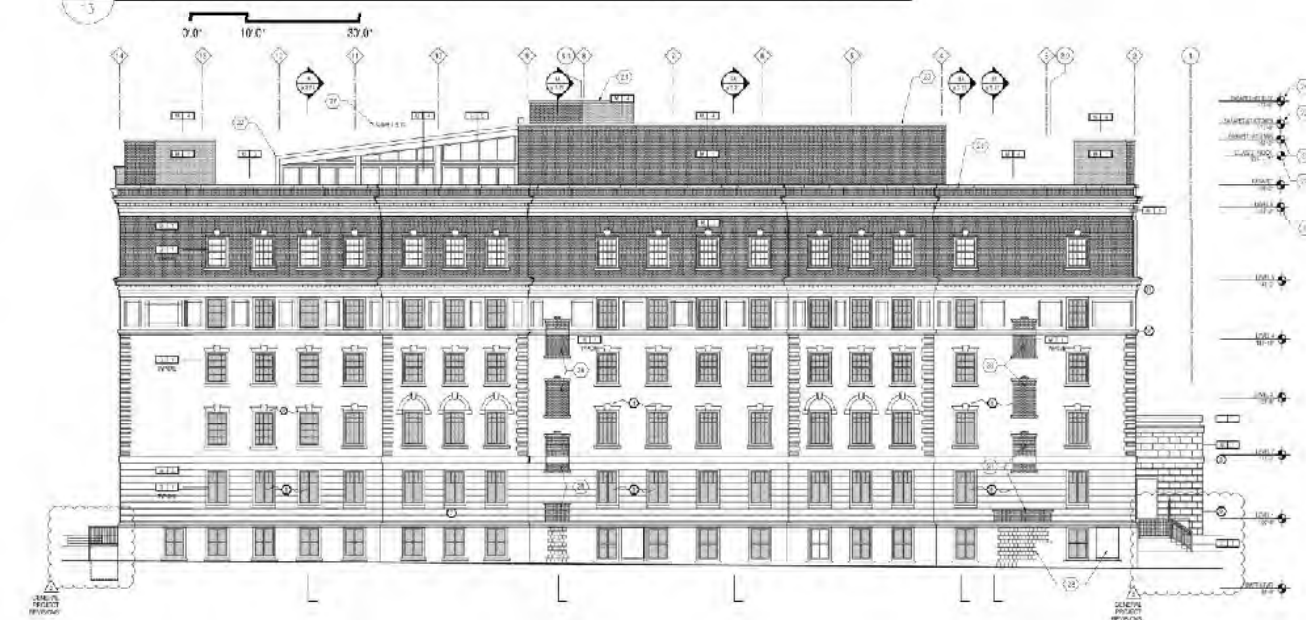
20. The 6<sup>th</sup> Floor Elevation increased from 52'-3" above grade to 55'-3" above grade. The extra 3'-0" was added to allow for necessary ductwork in the 5<sup>th</sup> floor ceiling space. All elevations above this level increased the same except as noted below.
21. In addition to the 3'-0" increase in elevation precipitated by the 6<sup>th</sup> floor elevation change, the parapet elevation at the east & west stairs increased by an additional 2'-0". This increase was necessary to conceal rooftop equipment.
22. The low elevation of the Glazed Roofing was increased due to the 6<sup>th</sup> floor elevation change. The amount of the increase was held to 2'-6". This is 6" less than the 3'-0" increase in the 6<sup>th</sup> floor elevation.
23. In addition to the 3'-0" increase in elevation precipitated by the 6<sup>th</sup> floor elevation change, the parapet wall at the kitchen was increased by an additional 1'-8". This increase was necessary to conceal rooftop equipment. This brought the top of the parapet to an elevation of 70'-0" above grade, which was allowed under the approved Certificate of Appropriateness.
24. The necessary elevator hoistway over runs were added to the elevations. They were not shown on the HBC approved elevations. The elevation of the elevator hoistway over runs is shown at 74'-0", including a parapet height of 1'-1" that was necessary to conceal rooftop equipment.
25. The parapet height for the main roof level was reduced by 1'-11" from 5'-11" to 4'-0" to partially offset the 3'-0" increase in the roof elevation.
26. The top of the existing chimney was shown to extend just below the top of the parapet wall.
27. The sloped glass roof increased from 1:12 to a slope of 1.5:12.
28. Masonry infill was installed to close the windows. This was done at the location of the service elevator, guestroom bathrooms and to close the original stairwell intermediate landings.
29. A loading platform for kitchen deliveries is shown.
30. A ramp for laundry deliveries is not shown in the approved building permit documents. The ramp was later shown and approved under permit #2017P10554 on 12/17/2018.

**Notes: Revisions to Engineering Change #6: Permit #2017P10963 Submitted 12/14/2018 & The Historic Conservation Board Hearing.**

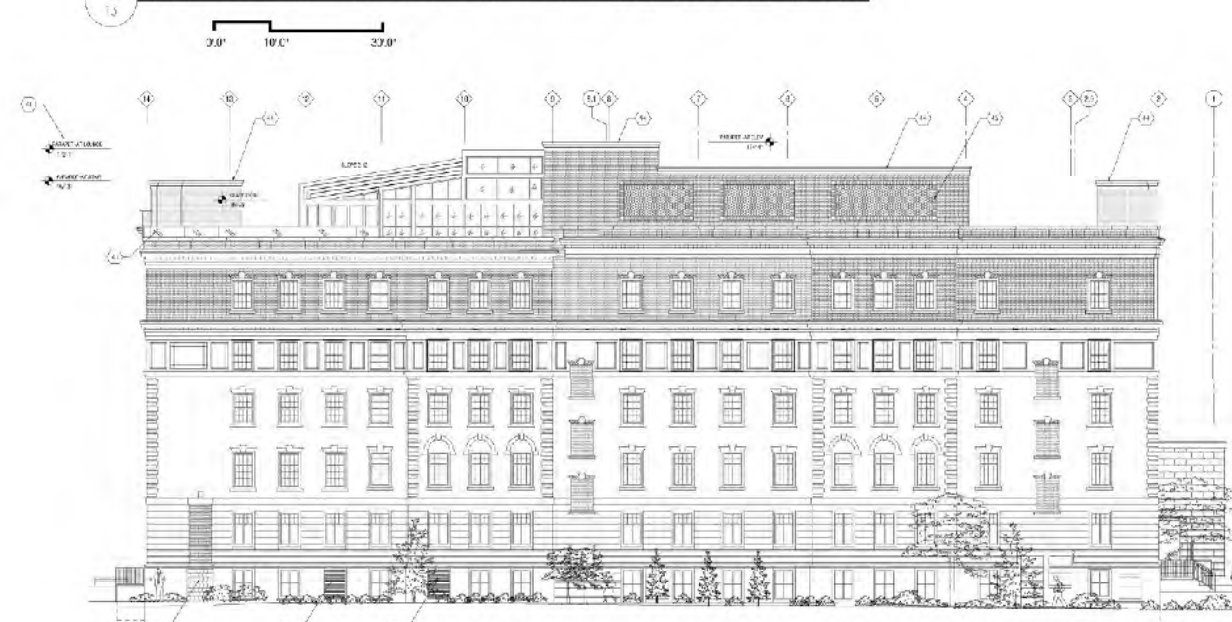
40. The parapet wall at the elevator is 74"-4".
41. The parapet wall at the glass enclosure is 73'-1".
42. The top of the existing chimney is shown at an elevation below the lower cornice and below level 5. It was discovered during the construction that the chimney needed to be lowered to this elevation due to the deteriorated condition.
43. A glass railing that is 2'-0" in height has been added at the cornice of the building around the Rooftop Lounge. This railing modification provides views of the Lytle Park Historic District from the building. The views of Lytle Park from the Rooftop Lounge were blocked by the previously proposed solid 48" railing.
44. A crown is installed to reduce the perceived height of the wall.
45. Masonry inlay panels are installed to break up the vast blank brick wall.
46. Louvers are installed at window locations to accommodate the HVAC and building equipment.
47. A chimney is required to conceal the boiler flue.



**SOUTH ELEVATION - HISTORIC CONSERVATION BOARD APPROVED 07/13/2015**



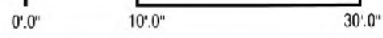
**SOUTH ELEVATION - BUILDING PERMIT # 2017P10963 ISSUED 06/15/2018**



**SOUTH ELEVATION - Revisions to Engineering Change #6: Permit #2017P10963 Submitted 12/14/2018 & The Historic Conservation Board Hearing.**



1.3A SOUTH ELEVATION - Revisions to Engineering Change #6: Permit #2017P10963 Submitted 12/14/2018 & The Historic Conservation Board Hearing. 04/08/2019



**Notes: Historic Conservation Board Approved 07/13/15**

1. The 6<sup>th</sup> Floor Elevation is shown at 52'-3" above grade.
2. The top of the stair is shown at 62'-3" above grade.
3. The low elevation of the Glazed Roofing is shown at 61'-9" above grade.
4. Kitchen Roof Elevation is shown at 65'-4" above grade. The Certificate of Appropriateness allowed for a maximum elevation of 70'-0"
5. The top of the parapet wall is shown at 58'-2" above grade.
6. The top of the existing chimney is shown to extend above the top of the parapet wall.
7. A continuous cornice around the top of the building is shown.
8. The cornice around the top of the building was broken and stepped on the West Façade. This was shown to accentuate the balanced facade. Also, the top of the building was treated differently at the addition of a 5<sup>th</sup> & 6<sup>th</sup> floor, however with compatible elements being utilized.
9. The top of the building's wall has a rhythmic pattern of pilasters as a sculptural element. This detailing occurred in the original design of the top of the building. The wall is capped with a limestone cornice.

**Notes: Building Permit #2017P10963 Issued 06/15/18**

GENERAL NOTE: The Historic Conservator Approved the Building Permit on 01/03/2019 with the following COMMENT:

Plans substantially match the HCB approved Plans from July 13, 2015.

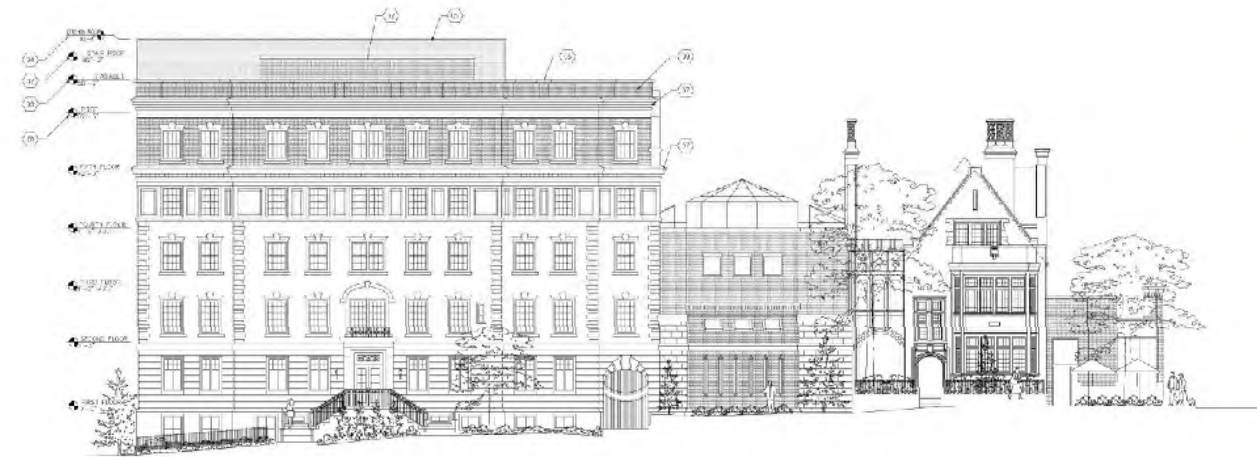
Changes that are in keeping with the original design include:

- 1.) Changes to roof deck: minor changes in height and size. Deck is still not visible from the street and is not substantial to require another HCB hearing.
- 2.) Material changes to restaurant. Materials are a compliant and acceptable material.

20. The 6<sup>th</sup> Floor Elevation increased from 52'-3" above grade to 55'-3" above grade. The extra 3'-0" was added to allow for necessary ductwork in the 5<sup>th</sup> floor ceiling space. All elevations above this level increased the same except as noted below.
21. In addition to the 3'-0" increase in elevation precipitated by the 6<sup>th</sup> floor elevation change, the parapet elevation at the east & west stairs increased by an additional 2'-0". This increase was necessary to conceal rooftop equipment.
22. The low elevation of the Glazed Roofing was increased due to the 6<sup>th</sup> floor elevation change. The amount of the increase was held to 2'-6". This is 6" less than the 3'-0" increase in the 6<sup>th</sup> floor elevation.
23. In addition to the 3'-0" increase in elevation precipitated by the 6<sup>th</sup> floor elevation change, the parapet wall of the kitchen was increased by an additional 1'-8". This increase was necessary to conceal rooftop equipment. This brought the top of the parapet to an elevation of 70'-0" above grade, which was allowed under the approved Certificate of Appropriateness.
24. The necessary elevator hoistway over runs were added to the elevations. They were not shown on the HCB approved elevations. The elevation of the elevator hoistway over runs is shown at 74'-0", including a parapet height of 1'-1" that was necessary to conceal rooftop equipment.
25. The parapet height for the main roof level was reduced by 1'-11" from 5'-11" to 4'-0" to partially offset the 3'-0" increase in the roof elevation.
26. The top of the existing chimney was shown to extend just below the top of the parapet wall.
27. The sloped glass roof increased from 1:12 to a slope of 1.5:12.
28. Masonry infill was installed to close the windows. This was done at the location of the service elevator, guestroom bathrooms and to close the original stairwell intermediate landings.
29. A loading platform for kitchen deliveries is shown.
30. A ramp for laundry deliveries is not shown in the approved building permit documents. The ramp was later shown and approved under permit #2017P10554 on 12/17/2018.

**Notes: Revisions to Engineering Change #6: Permit #2017P10963 Submitted 12/14/2018 & The Historic Conservation Board Hearing.**

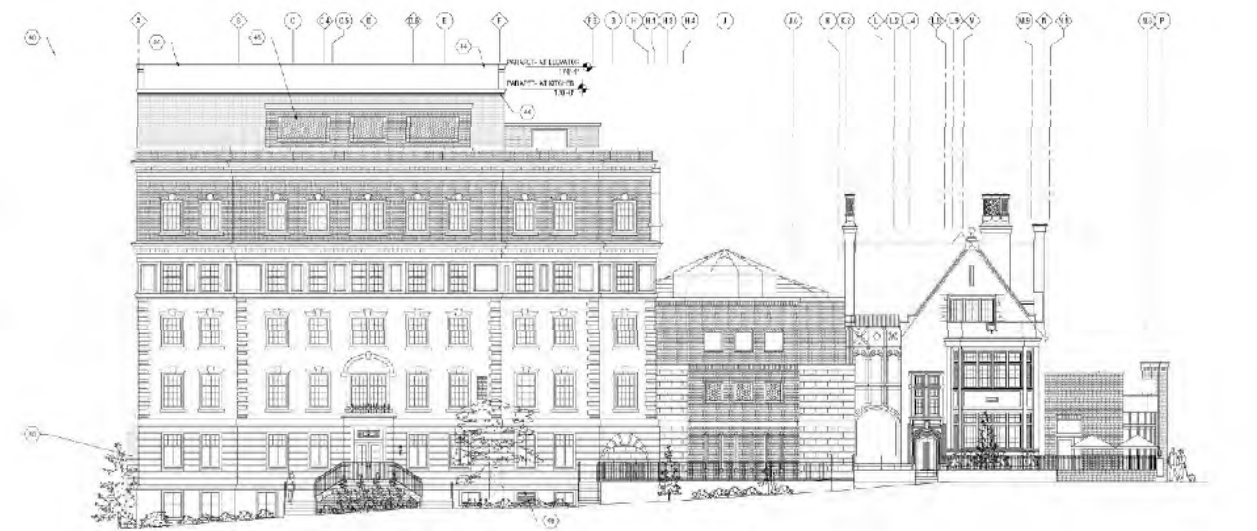
40. The parapet wall at the elevator is 74"-4".
41. The parapet wall at the glass enclosure is 73'-1".
42. The top of the existing chimney is shown at an elevation below the lower cornice and below level 5. It was discovered during the construction that the chimney needed to be lowered to this elevation due to the deteriorated condition.
43. A glass railing that is 2'-0" in height has been added at the cornice of the building around the Rooftop Lounge. This railing modification provides views of the Lytle Park Historic District from the building. The views of Lytle Park from the Rooftop Lounge were blocked by the previously proposed solid 48" railing.
44. A crown is installed to reduce the perceived height of the wall.
45. Masonry inlay panels are installed to break up the very blank brick wall.
46. Louvers are installed at window locations to accommodate the HVAC and building equipment.
47. A chimney is required to conceal the boiler flue.
48. Masonry infill was installed to close the windows. This was done at locations of building equipment and guestroom bathrooms.



EAST ELEVATION - HISTORIC CONSERVATION BOARD APPROVED 07/13/2015



EAST ELEVATION - BUILDING PERMIT # 2017P10963 ISSUED 06/15/2018



EAST ELEVATION - Revisions to Engineering Change #6: Permit #2017P10963 Submitted 12/14/2018 & The Historic Conservation Board Hearing.



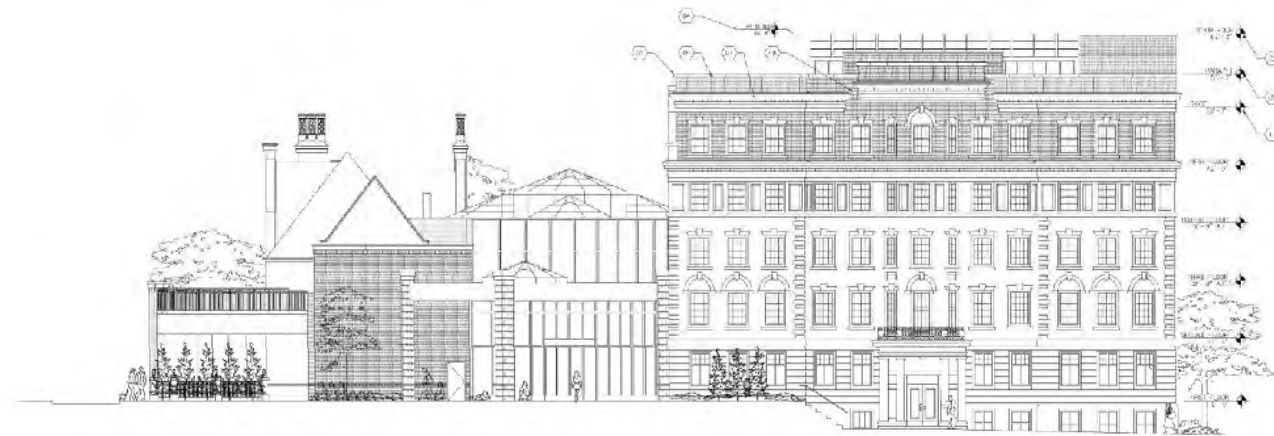
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14A

EAST ELEVATION - Revisions to Engineering Change #6: Permit #2017P10963 Submitted 12/14/2018  
& The Historic Conservation Board Hearing. 04/08/2019



**Notes: Historic Conservation Board Approved 07/13/15**

1. The 6<sup>th</sup> Floor Elevation is shown at 52'-3" above grade.
2. The top of the stair is shown at 62'-3" above grade.
3. The low elevation of the Glazed Roofing is shown at 61'-9" above grade.
4. Kitchen Roof Elevation is shown at 65'-4" above grade. The Certificate of Appropriateness allowed for a maximum elevation of 70'-0"
5. The top of the parapet wall is shown at 58'-2" above grade.
6. The top of the existing chimney is shown to extend above the top of the parapet wall.
7. A continuous cornice around the top of the building is shown.
8. The cornice around the top of the building was broken and stepped on the West Façade. This was shown to accentuate the balanced façade. Also, the top of the building was treated differently on the addition of a 5<sup>th</sup> & 6<sup>th</sup> floor, however with compatible elements being utilized.
9. The top of the building's wall has a rhythmical pattern of pilasters as a sculptural element. This detailing occurred in the original design of the top of the building. The wall is capped with a limestone cornice.



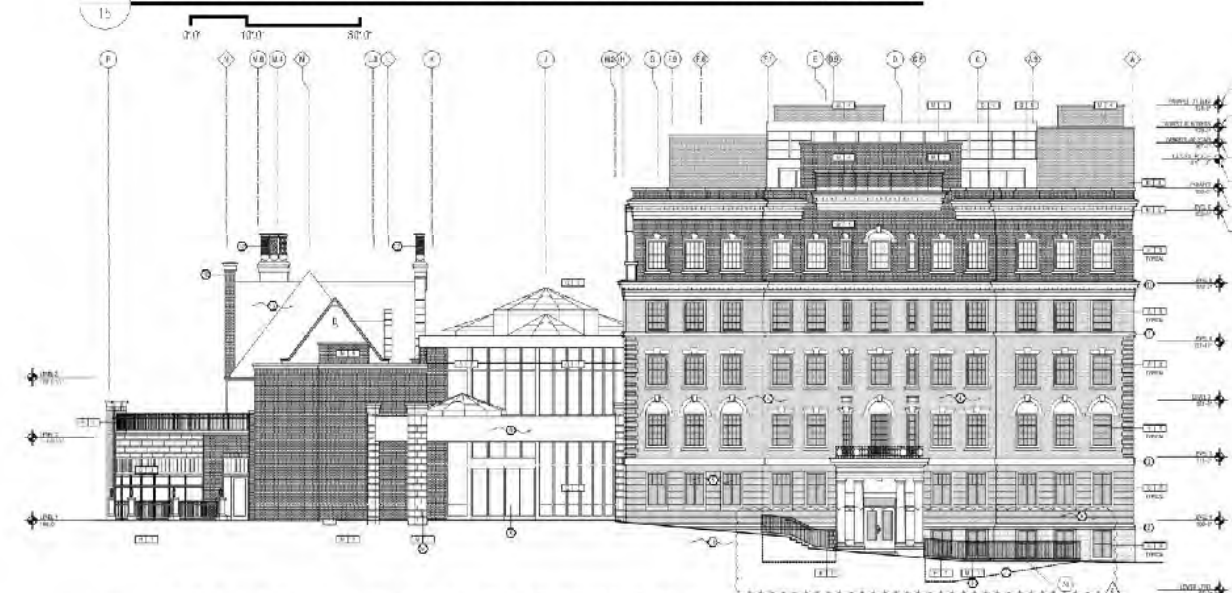
**Notes: Building Permit #2017P10963 Issued 06/15/18**

**GENERAL NOTE:** The Historic Conservator Approved the Building Permit on 01/03/2019 with the following COMMENT:  
 Plans substantially match the HCB approved Plans from July 13, 2015.  
 Changes that are in keeping with the original design include

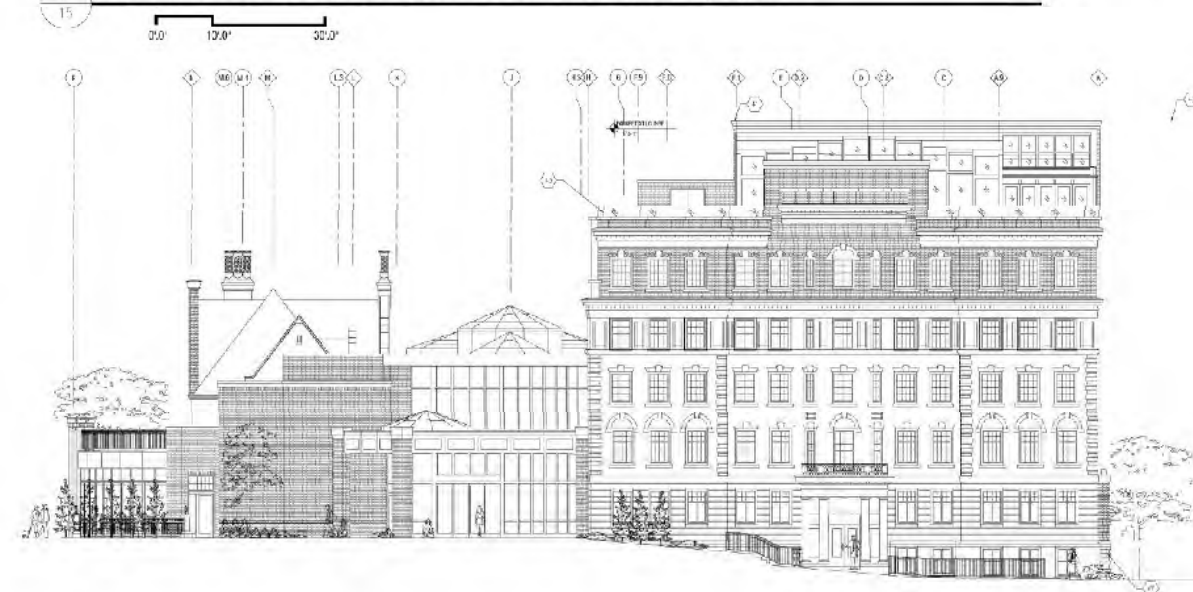
- 1.) Changes to roof deck- minor changes in height and size. Deck is still not visible from the street and is not substantial to require another HCB hearing.
- 2.) Material changes to restaurant. Materials are a compliant and acceptable material.

20. The 6<sup>th</sup> Floor Elevation increased from 52'-3" above grade to 55'-3" above grade. The extra 3'-0" was added to allow for necessary ductwork in the 5<sup>th</sup> floor ceiling space. All elevations above this level increased the same except as noted below.
21. In addition to the 3'-0" increase in elevation precipitated by the 6<sup>th</sup> floor elevation change, the parapet elevation at the east & west stairs increased by an additional 2'-0". This increase was necessary to conceal rooftop equipment.
22. The low elevation of the Glazed Roofing was increased due to the 6<sup>th</sup> floor elevation change. The amount of the increase was held to 2'-6". This is 6" less than the 3'-0" increase in the 6<sup>th</sup> floor elevation.
23. In addition to the 3'-0" increase in elevation precipitated by the 6<sup>th</sup> floor elevation change, the parapet wall at the kitchen was increased by an additional 1'-8". This increase was necessary to conceal rooftop equipment. This brought the top of the parapet to an elevation of 70'-0" above grade, which was allowed under the approved Certificate of Appropriateness.
24. The necessary elevator hoistway over runs were added to the elevations. They were not shown on the HCB approved elevations. The elevation of the elevator hoistway over runs is shown at 74'-0", including a parapet height of 1'-1" that was necessary to conceal rooftop equipment.
25. The parapet height for the main roof level was reduced by 1'-11" from 5'-11" to 4'-0" to partially offset the 3'-0" increase in the roof elevation.
26. The top of the existing chimney was shown to extend just below the top of the parapet wall.
27. The sloped glass roof increased from 1:12 to a slope of 1.5:12.
28. Masonry infill was installed to close the windows. This was done at the location of the service elevator, guestroom bathrooms and to close the original stair well intermediate landings.
29. A loading platform for kitchen deliveries is shown.
30. A ramp for laundry deliveries is not shown in the approved building permit documents. The ramp was later shown and approved under permit #2017P10554 on 12/17/2018.

WEST ELEVATION - HISTORIC CONSERVATION BOARD APPROVED 07/13/2015



WEST ELEVATION - BUILDING PERMIT # 2017P10963 ISSUED 06/15/2018

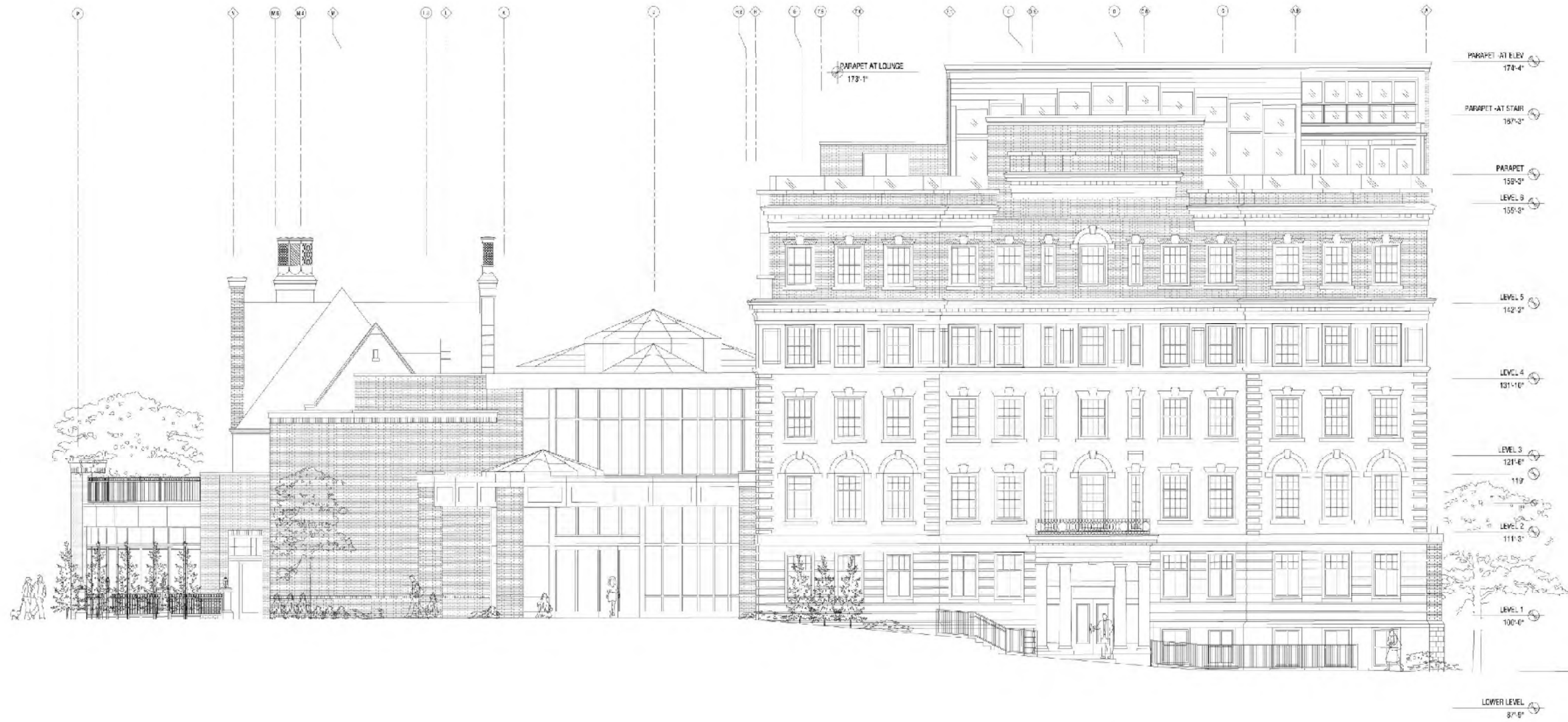


WEST ELEVATION - Revisions to Engineering Change #6: Permit #2017P10963 Submitted 12/14/2018 & The Historic Conservation Board Hearing.

04/08/2019

**Notes: Revisions to Engineering Change #6: Permit #2017P10963 Submitted 12/14/2018 & The Historic Conservation Board Hearing.**

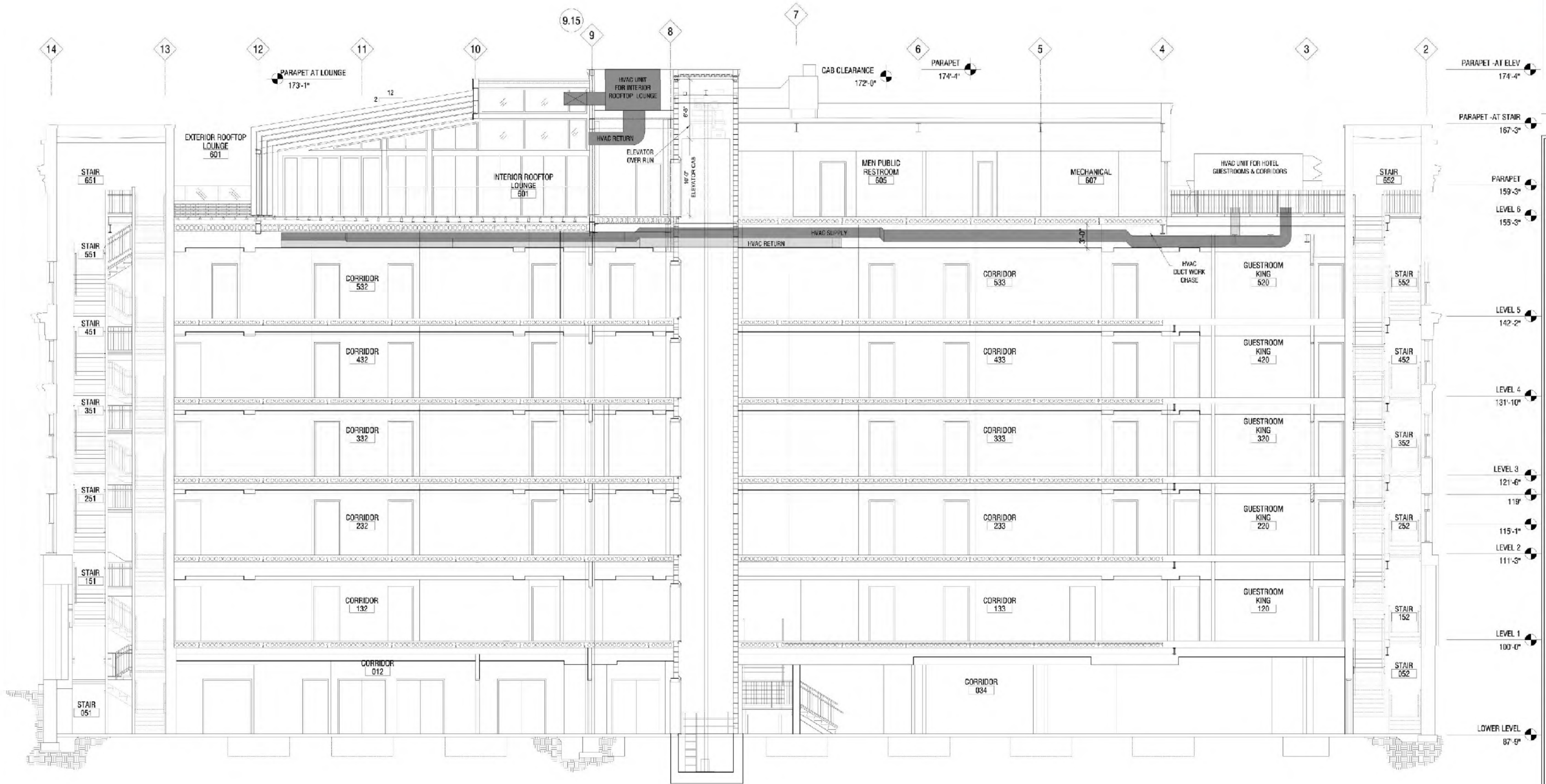
40. The parapet wall at the elevator is 74'-4".
41. The parapet wall at the glass enclosure is 73'-1".
42. The top of the existing chimney is shown at an elevation below the lower cornice and below level 5. It was discovered during the construction that the chimney needed to be lowered to this elevation due to the deteriorated condition.
43. A glass railing that is 2'-0" in height has been added at the cornice of the building around the Rooftop Lounge. This railing modification provides views of the Lytle Park Historic District from the building. The views of Lytle Park from the Rooftop Lounge were blocked by the previously proposed solid 48" railing.
44. A crown is installed to reduce the perceived height of the wall.
45. Masonry inlay panels are installed to break up the vast blank brick wall.
46. Louvers are installed at window locations to accommodate the HVAC and building equipment.
47. A chimney is required to conceal the boiler flue.



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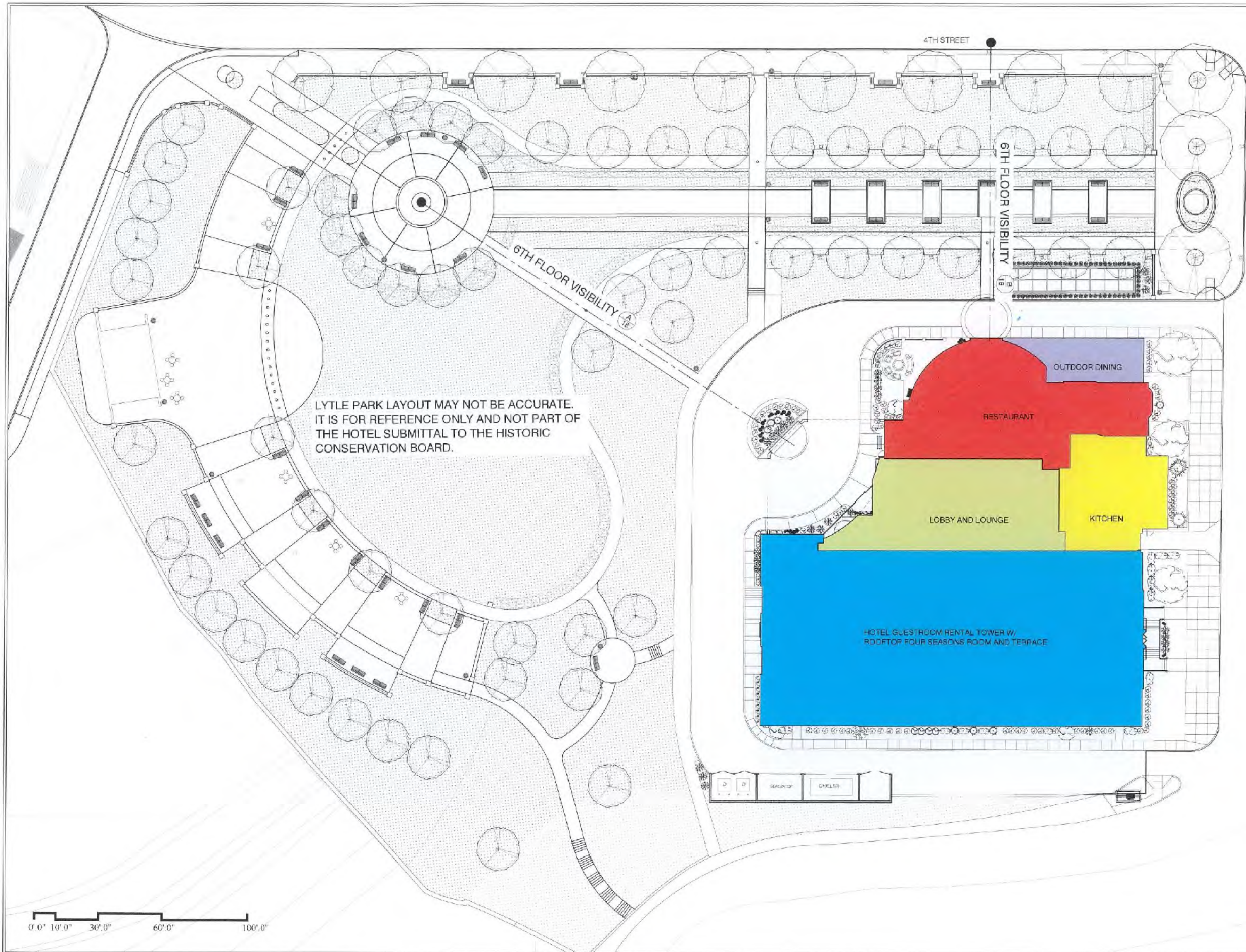
WEST ELEVATION - Revisions to Engineering Change #6: Permit #2017P10963 Submitted 12/14/2018  
& The Historic Conservation Board Hearing. 04/08/2019

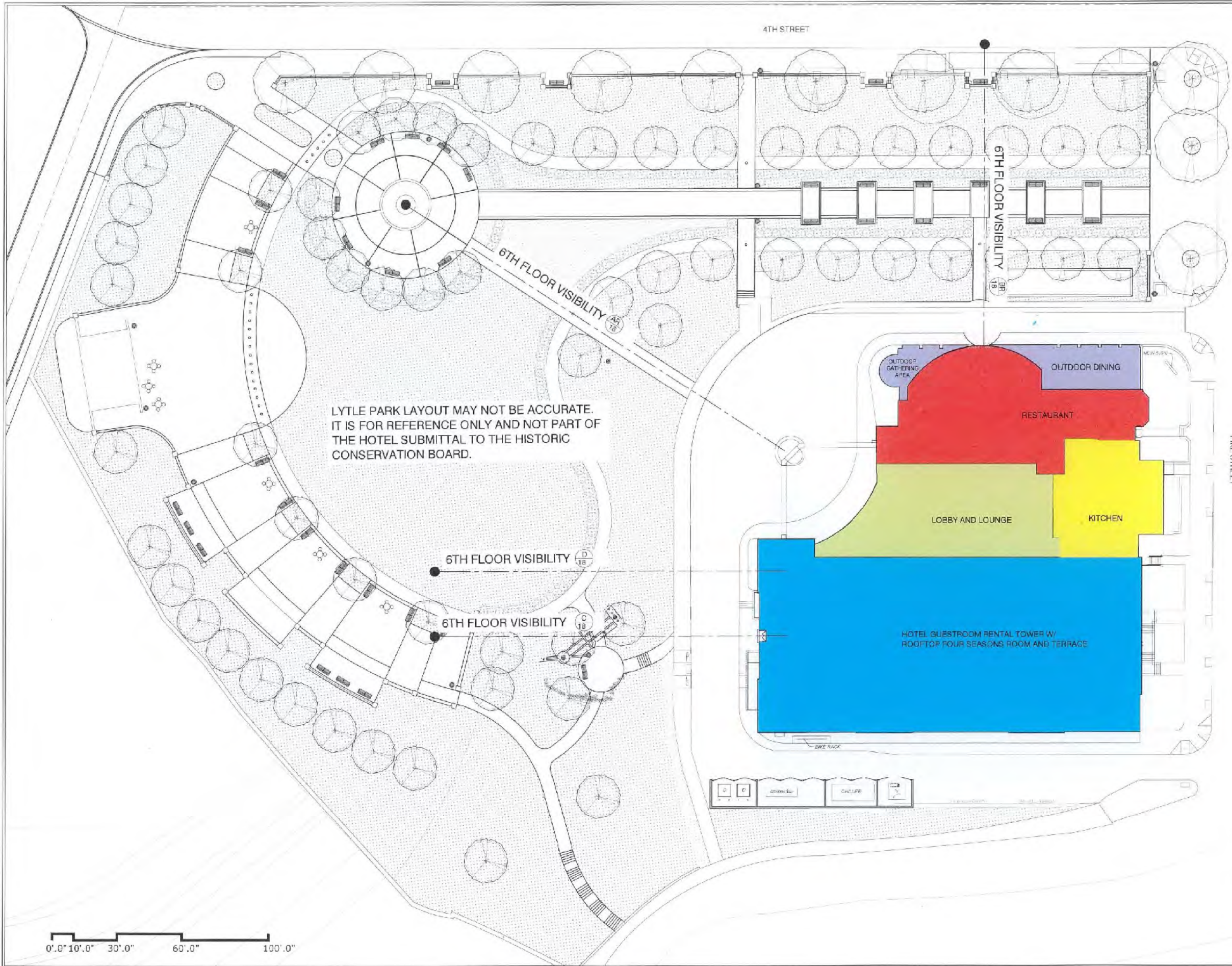




**BUILDING SECTION LOOKING NORTH**  
REVISED ENGINEERING CHANGE #6

A 16 BUILDING SECTION- REVISED FOR ENGINEERING CHANGE # 6 PERMIT # 2017P10963 SUBMITTED  
12/14/2018

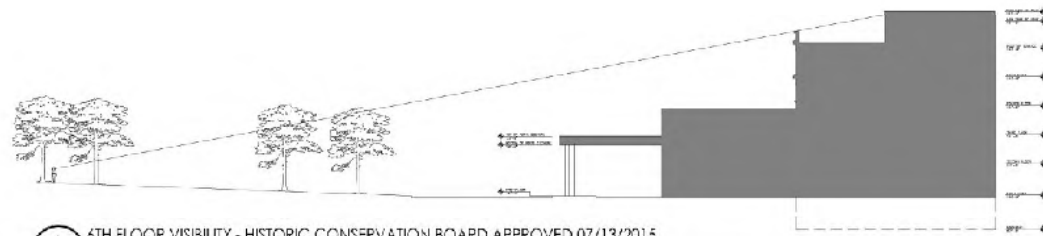




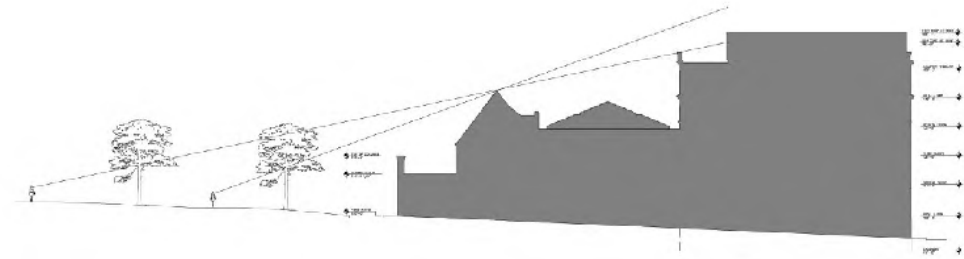
LYTLE PARK LAYOUT MAY NOT BE ACCURATE.  
IT IS FOR REFERENCE ONLY AND NOT PART OF  
THE HOTEL SUBMITTAL TO THE HISTORIC  
CONSERVATION BOARD.

0'.0" 10'.0" 30'.0" 60'.0" 100'.0"

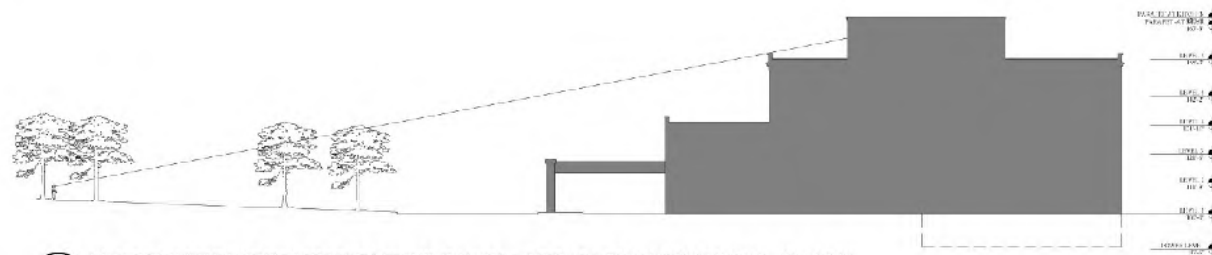




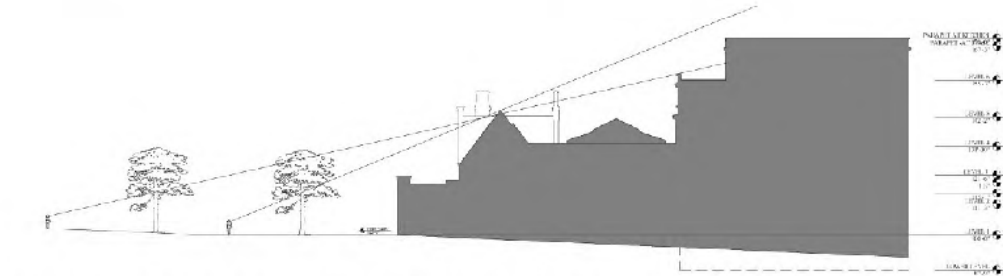
**A**  
18 6TH FLOOR VISIBILITY - HISTORIC CONSERVATION BOARD APPROVED 07/13/2015  
LOOKING FROM THE CENTERLINE OF THE PARK FEATURE DIAGONALLY & SOUTH EASTERLY TO THE CENTERLINE OF THE WEST ELEVATION AT THE CONCOURSE LOBBY ENTRY  
0.0' 10.0' 50.0'



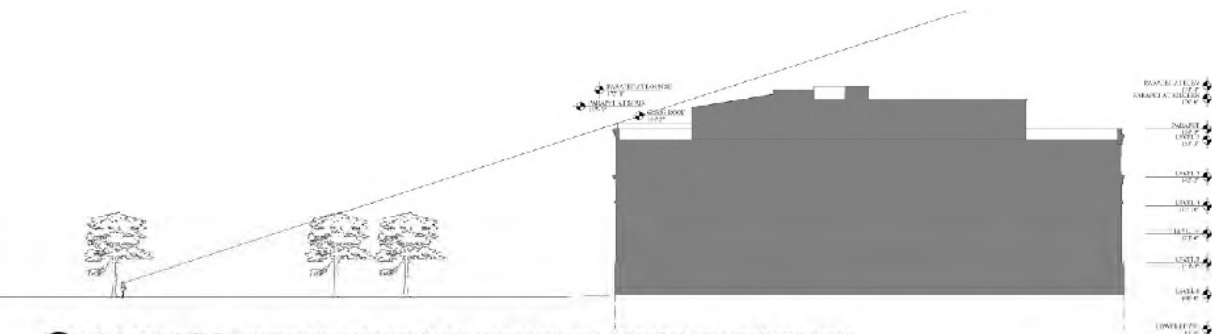
**B**  
18 6TH FLOOR VISIBILITY - HISTORIC CONSERVATION BOARD APPROVED 07/13/2015  
LOOKING FROM THE CENTERLINE OF THE MAIN / EAST WEST PARK WALKWAY SOUTHWARD AT THE CENTERLINE OF THE RESTAURANT ENTRY ON THE NORTH FACADE  
0.0' 10.0' 50.0'



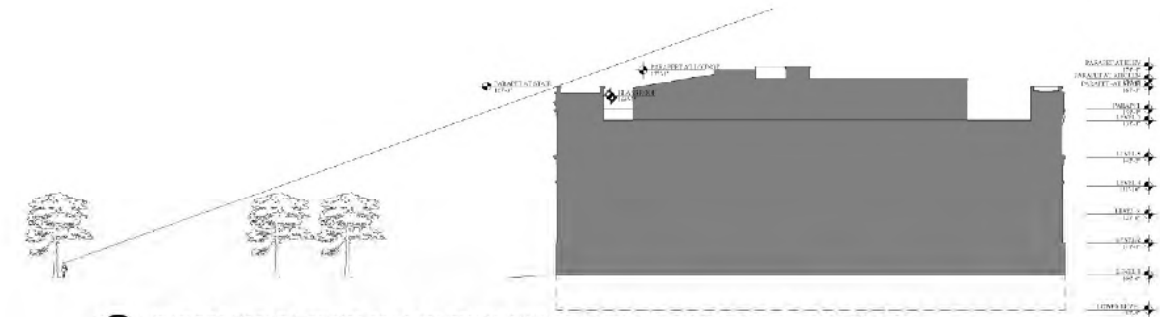
**A-R**  
18 6TH FLOOR VISIBILITY- REVISED FOR ENGINEERING CHANGE # 6 PERMIT # 2017P10963 SUBMITTED 12/14/2018  
LOOKING FROM THE CENTERLINE OF THE PARK FEATURE DIAGONALLY & SOUTH EASTERLY TO THE CENTERLINE OF THE WEST ELEVATION AT THE CONCOURSE LOBBY ENTRY  
0.0' 10.0' 50.0'



**B-R**  
18 6TH FLOOR VISIBILITY- REVISED FOR ENGINEERING CHANGE # 6 PERMIT # 2017P10963 SUBMITTED 12/14/2018  
LOOKING FROM THE CENTERLINE OF THE MAIN / EAST WEST PARK WALKWAY SOUTHWARD AT THE CENTERLINE OF THE RESTAURANT ENTRY ON THE NORTH FACADE  
0.0' 10.0' 50.0'



**C**  
18 6TH FLOOR VISIBILITY - REVISED FOR ENGINEERING CHANGE # 6 PERMIT # 2017910963 SUBMITTED 12/14/2018  
LOOKING FROM THE PARK TOWARDS THE WEST THROUGH THE HOTEL RENTAL TOWER AT THE STAIRWAY ENTRY OF THE WEST FACADE  
0.0' 10.0' 50.0'



**C-R**  
18 6TH FLOOR VISIBILITY - REVISED FOR ENGINEERING CHANGE # 6 PERMIT # 2017910963 SUBMITTED 12/14/2018  
LOOKING FROM THE PARK TOWARDS THE WEST THROUGH THE CENTERLINE OF THE HOTEL RENTAL TOWER AT THE STAIRWAY ENTRY OF THE WEST FACADE  
0.0' 10.0' 50.0'



RENDERING; AERIAL OF THE NEW HOTEL ENTRY LOOKING SOUTHEAST  
 HISTORIC CONSERVATION BOARD APPROVED 07/13/2015



RENDERING; AERIAL OF THE NEW HOTEL ENTRY LOOKING SOUTHEAST  
 REVISED FOR ENGINEERING CHANGE #6 PERMIT # 2017P10963



RENDERING; GROUND LEVEL VIEW OF THE NEW HOTEL ENTRY LOOKING SOUTHEAST  
 HISTORIC CONSERVATION BOARD APPROVED 07/13/2015



RENDERING; GROUND LEVEL VIEW OF THE NEW HOTEL ENTRY LOOKING SOUTHEAST  
 REVISED FOR ENGINEERING CHANGE #6 PERMIT # 2017P10963



RENDERING; AERIAL OF THE NEW HOTEL ENTRY LOOKING SOUTHEAST  
REVISED FOR ENGINEERING CHANGE #6 PERMIT # 2017P10963



RENDERING; AERIAL OF THE NEW HOTEL ENTRY LOOKING SOUTHEAST  
REVISED FOR HISTORIC CONSERVATOR



RENDERING; GROUND LEVEL VIEW OF THE NEW HOTEL ENTRY LOOKING SOUTHEAST  
REVISED FOR ENGINEERING CHANGE #6 PERMIT # 2017P10963



RENDERING; GROUND LEVEL VIEW OF THE NEW HOTEL ENTRY LOOKING SOUTHEAST  
REVISED FOR HISTORIC CONSERVATOR















RENDERING; UNDER THE NEW HOTEL PORTE COCHERE LOOKING NORTHEAST  
HISTORIC CONSERVATION BOARD APPROVED 07/13/2015



RENDERING; UNDER THE NEW HOTEL PORTE COCHERE LOOKING NORTHEAST  
REVISED FOR ENGINEERING CHANGE #6 PERMIT # 2017P10963



RENDERING; ; UNDER THE NEW HOTEL PORTE COCHERE LOOKING SOUTH  
HISTORIC CONSERVATION BOARD APPROVED 07/13/2015



RENDERING; UNDER THE NEW HOTEL PORTE COCHERE LOOKING SOUTH  
REVISED FOR ENGINEERING CHANGE #6 PERMIT # 2017P10963











RENDERING; AERIAL OF THE NEW HOTEL NORTH FACADE LOOKING SW  
 HISTORIC CONSERVATION BOARD APPROVED 07/13/2015



RENDERING; AERIAL OF THE NEW HOTEL NORTH FACADE LOOKING SW  
 REVISED FOR ENGINEERING CHANGE #6 PERMIT # 2017P10963



RENDERING; AERIAL OF THE NEW HOTEL RESTAURANT LOOKING SE  
 HISTORIC CONSERVATION BOARD APPROVED 07/13/2015



RENDERING; AERIAL OF THE NEW HOTEL PORTE COCHERE LOOKING S  
 REVISED FOR ENGINEERING CHANGE #6 PERMIT # 2017P10963







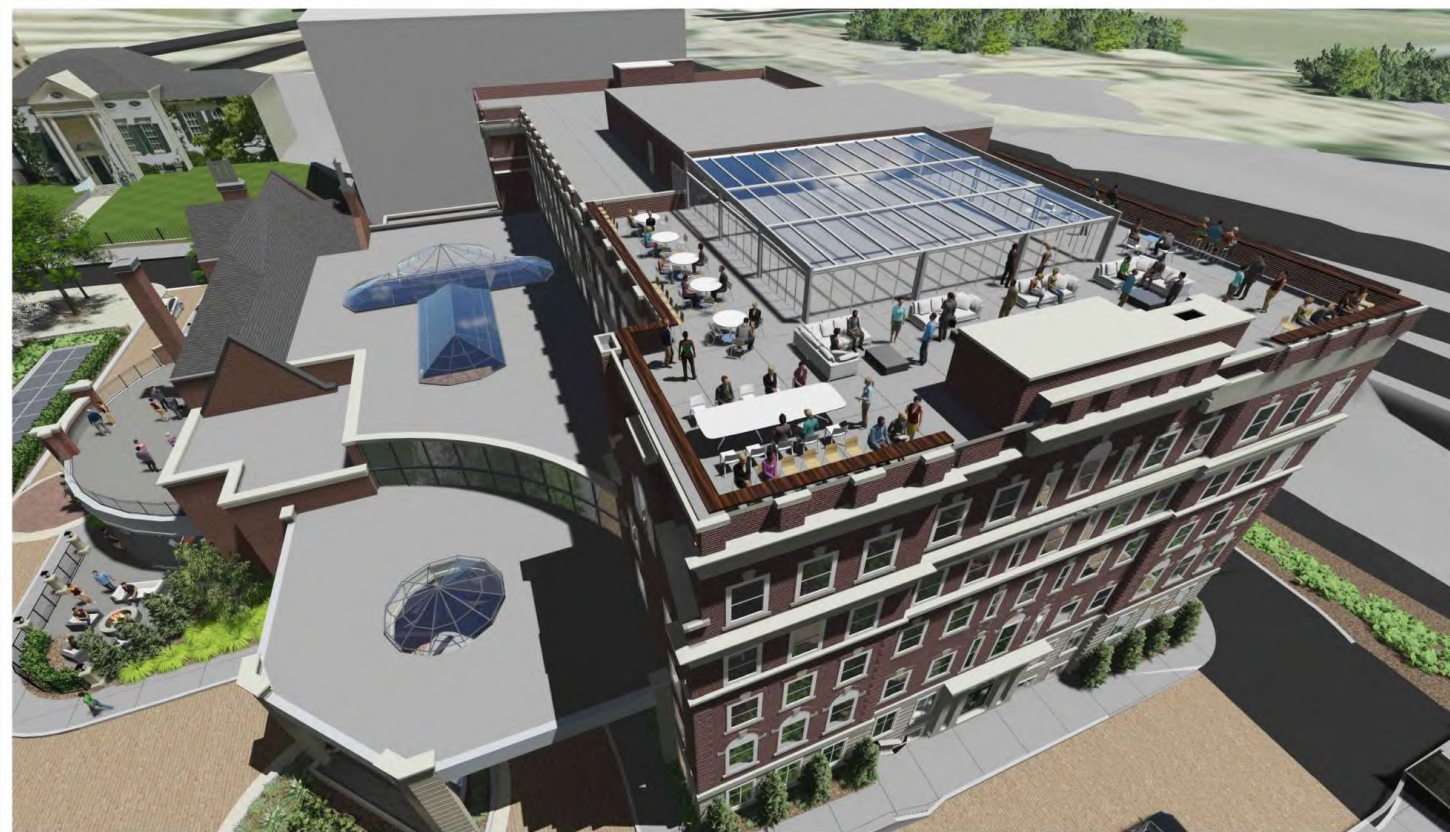




RENDERING; GROUND LEVEL VIEW OF THE NEW HOTEL RESTAURANT LOOKING SOUTH  
HISTORIC CONSERVATION BOARD APPROVED 07/13/2015



RENDERING; GROUND LEVEL VIEW OF THE NEW HOTEL RESTAURANT LOOKING SOUTH  
REVISED FOR ENGINEERING CHANGE #6 PERMIT # 2017P10963



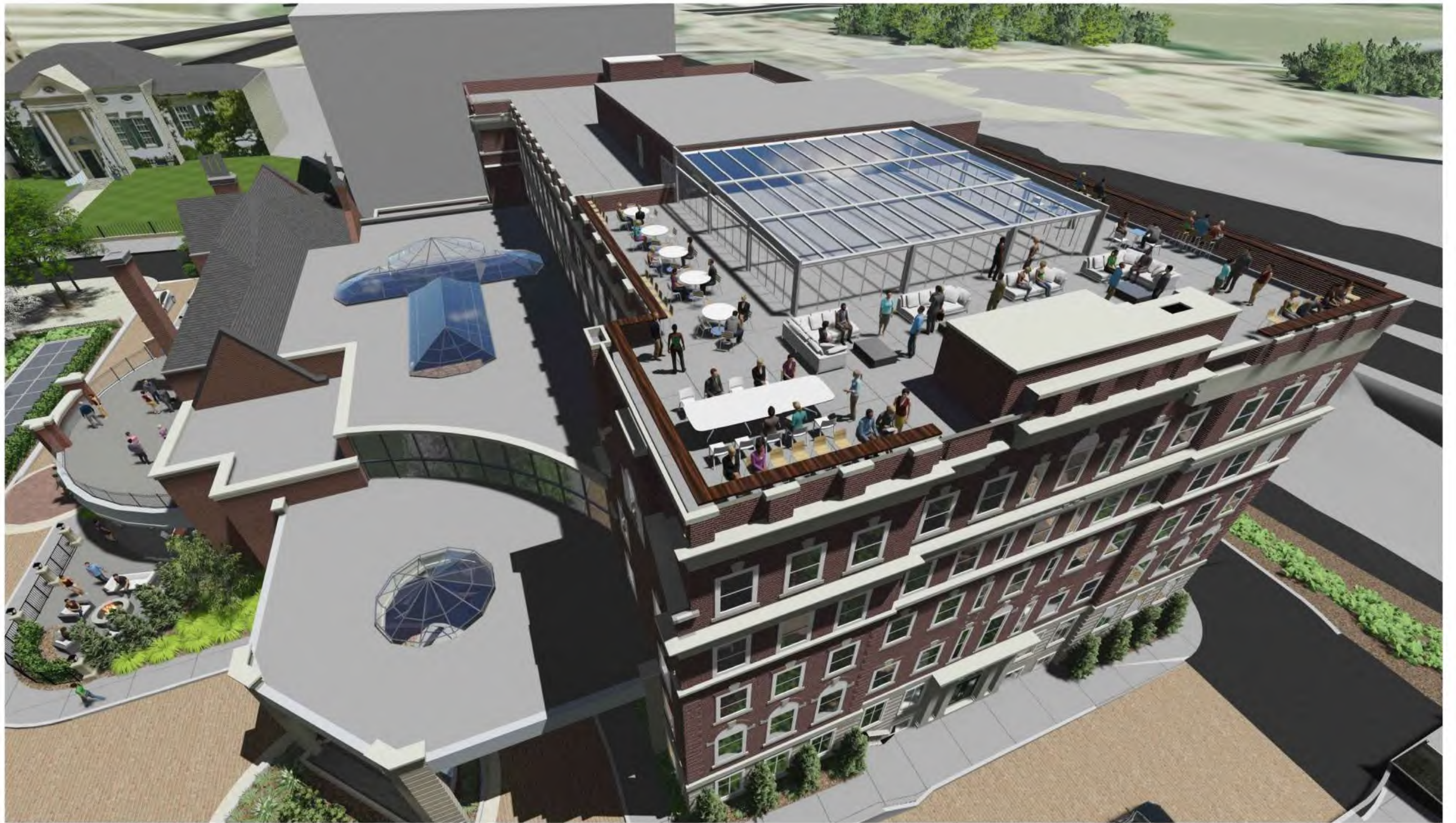
RENDERING; AERIAL OF THE NEW HOTEL ROOFTOP TERRACE LOOKING SOUTHEAST  
HISTORIC CONSERVATION BOARD APPROVED 07/13/2015



RENDERING; AERIAL OF THE NEW HOTEL ROOFTOP TERRACE LOOKING SOUTHEAST  
REVISED FOR ENGINEERING CHANGE #6 PERMIT # 2017P10963









# THANK YOU!

