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

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APPLICATION #: ZH2017207/COA2017086  
APPLICANT: MSA Architects  
OWNER: OTR Holdings LLC  
ADDRESS: **1536-1540 Race Street**  
PARCELS: 081-0004-0517  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: January 10, 2018 updated February 12, 2018, updated March 28, 2018  
HEARING DATE: February 26, 2018  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **3/28/2018 UPDATE:**

At the March 12, 2018 Historic Conservation Board meeting, the Board made decision regarding all zoning relief. The only request in front of the board is for the portion of the property to the south of the existing building. The previous request was for a wall, rear addition and patio. The applicants have amended their application for an addition to take up the entire parcel rather than an enclosed patio. The staff report has been changed to reflect this new request. All zoning relief requests have been removed as they have already been voted on. For reference to these requests please view the Staff Reports for January 22, 2018 and March 12, 2018.

### **Nature of Request:**

The applicant is proposing a Change of Use to a property from laundry (last known use but has been vacant for at least 10 years) to Eating and Drinking Establishment. The applicant is requesting a Certificate of Appropriateness (COA) for front façade changes, and a south addition/infill structure.

### **Existing Conditions**

The existing building is a one story non-contributing brick building built in 1923 as an auto repair shop but was last listed for use as a laundry. The building is a typical 1920s brick utilitarian building that is seen throughout Over-the-Rhine and Cincinnati with geometric detailing and a simple storefront.

### **Proposed Conditions**

The application is proposing the following

- 1) Patio with a wood pergola on the liberty face of the building.

- 2) Façade changes on the original building to include new window, doors and storefront style with a large glass window and door opening. The windows are an industrial style window with multi-panes.
- 3) New 1 story addition to the south in a similar style to the existing building with large industrial style windows, a clearstory lights on the north face and a brick façade.

**Applicable Zoning Code Sections:**

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



Figure 1: 1536-1540 Race Street Street. Map from CAGIS Maps. Distance to RM district, approximately 0 feet. .



Figure 2: Front facade of existing 1538 Race Street, 2017 Google Street views.

**Previous Reviews:** January 22, 2018- Tabled application; March 12, 2018 Zoning relief for outdoor entertainment on the north patio and a special exception for a parking lease were approved. Certificate of Appropriateness for changes to the building was tabled.

### **Zoning Review**

#### **DISCUSSION:**

At the March 12, 2018 meeting zoning relief requests for a Conditional Use for outdoor patio and outdoor entertainment were approved for the north patio along Liberty Street. A special exception for parking to be provided through a lease was also approved. The use of an eating and drinking establishment is a permitted use in the CC-P District.

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

A COA is required for the patio design on the north, façade changes to the original building and for an addition/infill design to the south of the building on a currently vacant lot.

### **Comments on Applicable Guidelines**

The proposed addition/infill building substantially meets the Historic Design Guidelines for Over-the-Rhine. The addition and façade changes are taking its cues and design influence from the original building. While this building is listed as a non-contributing building the changes and new construction are taking its language from the industrial/utilitarian language of the building. Originally built as an auto repair store, the simple commercial building is an important part of the history and story of Over-the-Rhine as it transitions from a pre-automobile neighborhood to an era where cars were a

part of everyday life. The changes to the building including the new addition, celebrate this architecture and history.

## Additions

### Intent and General Guidelines

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

*The addition on the south parcel reflects the architecture of the original building. While this will function as one building, having the building present distinct elements that are differentiated from the original building, but similar with language makes the buildings read as a unit, while keeping the rhythm of the 20-25 foot wide buildings that line Race Street. A difference in height of the buildings also accomplishes this. Below are the guidelines for New Construction that were also consulted and considered during the review for the addition since it is also acting as an infill structure.*

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

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

*The building only being a one story building that is reflecting the design of 1536 Race Street does not have the traditional composition; however it does have a strong base with a commercial storefront system providing transparency along the sidewalk.*

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

NA

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

*The top is a simple band of windows and bricks that reflects the style of the connected building.*

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

*The roof is a simple shed roof that slopes from front to back similar to the connected building and similar to other commercial buildings in the neighborhood. While smaller buildings typically have side gabled roofs, at this location due to the original/connected building a shed roof is the most appropriate form.*

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

1. *The windows are appropriate for this design as it matches and reflects the design of the building it is connected to while being distinct enough to read as its own building.*

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

*The setback is a zero lot line setback.*

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

*The building keeps the rhythm of the street by reading as its own 20-25 foot wide element, even though it will function as one building with the existing building.*

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

*Vertical Emphasis is not necessarily met in this design, however as the building is next to and functioning with a single story building, Vertical Emphasis should not be a defining feature of this building. However, elements of the building, such as the tall windows and the brick piers on either side of the large window opening, do help to create a Vertical Emphasis.*

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

*The height is appropriate to the site and the area. The building is a one story building, but with an added ½ clearstory. This provides a transition between the 1-story connected building and the 2 story building to the south.*

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

*The façade is brick and large glass, which are the same materials as the connected building. Both materials are an appropriate material.*

#### Rehabilitation:

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

Don't reduce the size of storefront openings. Transparency and scale are very important to storefronts and their relationship to the remainder of the building as well as to the streetscape. Don't cover or remove significant elements such as piers, lintels, transoms, original doors or other similar details. Roll down shutters and metal bar systems installed on the exterior of the building are not appropriate.

*The design is using and retaining the two existing openings and redesigning a storefront for these spaces. They are using a combination of a glass overhead door and wood panel infill bulkhead. While overhead garage doors are not a historic element, the former use as an auto repair shop most likely had a garage door in one or both of these openings. Creation of a transparent opening helps to create a better street presence and the feel of a storefront.*

#### Site Improvements

5. Paving for sidewalks, patios and other similar areas: Materials used for paving should have the appearance of individual units to give the surface scale. Appropriate materials include brick, stone, scored concrete and unit pavers.

Concrete should be limited to sidewalks and should not be used in large slabs over big areas, such as driveways and parking lots

*Both the north and south patios are using existing paved area. Both patios add a pergola. The south patio will not be visible from the street and the north patio will be highly visible from the street, but the design of an open area with a small pergola will not detract or create an adverse effect on the historic fabric. The patio is mostly bordered by Liberty Street and will create a transition space from the public realm of the street to the business. The pergola is a simple design with wood and an I-beam. As the building is a small utilitarian building the simple design is an appropriate design for the building.*

**Other Considerations:**    **Prehearing Results:** Conducted January 3, 2018.

**Comments Provided to Staff:** All letters provided to staff were in reference to the zoning relief that has already been heard and voted on by the board. No letters were received in regards to the Certificate of Appropriateness.

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

**Recommendation:**

## **II. CERTIFICATE OF APPROPRIATENESS**

- A. **APPROVE** a Certificate of Appropriateness for 1536-1540 Race Street for front façade changes, north, and addition/infill and a wall submitted by MSA Architects dated 03/28/2018 with the following conditions:
1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

Date: 03-21-2017

Location: 1536-1540 Race Street

Request: Race and Liberty Bar with Out door patio

Zoning District: CC-P Over-the-Rhine Historic Conservation Overlay Zone.

Applicant Name: MSA Architects

Address: 316 W 4<sup>th</sup> Street Cincinnati OH

Dear: Mr. Schmidt

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 a Certificate of Appropriateness from the Historic Conservation Board as it is in a Historic Conservation Overlay Zone and the changes to the façade and addition of a patio, rear addition and wall will require Historic Conservation Board Approval. Attached to this letter is a copy of the Certificate of Appropriateness Application and the required documents. Please submit 3 copies of the application and the Documents Required that are checked. When you submit the copies of the application, the Documents Required Sheet must be submitted as well.

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

- 1419-2 ( b) Location. Any outdoor area located within 100 feet of a residential district boundary line requires conditional use approval. As the property is within 100 feet of a residential district boundary it will be required to obtain a Conditional Use.
- 1419-21(c): Maximum Size. Within 500 feet of a residential district boundary line, the outdoor area may not exceed 50 percent of the indoor area accessible to the public. Additional area requires conditional use approval. The patio as proposed is larger than 50% on the interior space and a Conditional Use will be required.
- 1419-2 ( g) Hours of Operation. Within 100 feet of a residential district boundary line the use of outdoor areas is prohibited between Midnight and 7 AM on Friday and Saturday and 10 PM and 7 AM on all other days, unless conditional use approval is obtained pursuant to the procedures. If the applicant wants to use the patio on other others rather than what is outlined in the Zoning code a Conditional Use must be obtained
- 1425-19: Off Street Parking and Loading Requirements: A bar and restaurant will require 1 space for 150 sf of both internal area and external patio area. Square foot calculations will have to be provided to staff for a direct calculation. As no on-site parking is being provided unless a covenant or easement provides the parking, either a numerical variance from the required number of parking spaces will be required or a special exemption for providing the parking through a lease.

- 1421-33 (b): Maximum Height: Fences and walls may not exceed six feet in Commercial Districts and may not exceed opacity of 50 percent. The proposed wall is higher than 6 feet tall and will be required to obtain a dimensional variance for height and a dimensional variance for the opacity.

If you choose to move forward with your proposed project as **planned** you will need to obtain zoning relief from the Historic Conservation Board. Attached to this letter is a copy of the **Zoning Hearing Application** for your review. Please submit 3 copies of the following items regarding the relief that is required of you.

1. For **Variances, Special Exceptions, Conditional Uses, Use Permits and Non-Conforming Use request** please include;
  - Completed Application for Zoning Relief
  - A letter indicating what you are doing and why
  - Site Plan (*to scale*)
  - General floor plans (*for new construction or building additions*)
  - And any other documents (*i.e. purchase agreements or consent letters from property owners*)

If you would like to access the City of Cincinnati Zoning Code please go to Title XIV of the Cincinnati Municipal Code. The Municipal Code can be accessed through a link on our department's webpage at <http://www.cincinnati-oh.gov/buildings/zoning-administration/>.

If you have any questions regarding the zoning hearing process or submission of your required documents, please contact Kasandra Maynes at 513-352-1559 or visit [www.cincinnati-oh.gov/boards](http://www.cincinnati-oh.gov/boards) - select Zoning Hearing Examiner.

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

Sincerely,



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

## **CINCINNATI'S HISTORIC CONSERVATION OFFICE**

### **Certificate of Appropriateness- Documents Required for Review**

**Historic Conservation Board Review- Application Requirements 3 complete hard copies and a digital copy provided on CD or emailed to [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)**

- Adjudication Letter from Historic Conservation Office.
- COA Application form
- A letter/narrative statement of intent and how the project meets the applicable guidelines
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from the owner if a tenant applicant
- Hard copies of supporting documents at the time of the application. Drawings format of 11x17 or 12x18 is preferred.
- 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 new digital copy in pdf or jpeg (if changes occurred to the initial submission) for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.

#### **Staff Review- Application Requirements**

- COA Application form
- The Hamilton County auditors record, a copy of your or other documentation showing ownership of the property
- A letter of permission to do alterations if a tenant applicant
- Any applicable drawings or materials

#### **Required for all New Construction, Major Alterations and Additions (including decks)**

Site plans, elevations and/or perspectives, drawn at a scale with detail to show the location of improvements on the site and the architectural design and exterior appearance of buildings and structures on the site. These drawings and submission must include the following information (unless waived by the Urban Conservator):

- An index of drawings located on the first sheet
- A scale (graphic required)
- North arrows and Elevations labeled with NSEW, front side and rear labels
- Context Map showing the building and context
- Existing and proposed site plan including, north arrow, street names, building footprints, parcel lines, and setback dimensions from all property lines labeled
- All properties and their structures immediately adjacent to the site must also be included in the site plan; a site section and/or site elevations, including any adjacent properties, may be required for new construction.
- Existing and proposed elevation drawings, floor plans, roof plans (with chimney locations)
- Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
- 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. If the material is not a common material the applicant may be required to include samples of materials or color samples.
- Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- Site line drawings for any roof additions and show drainage
- A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

**Required if applicable to the project- Consult with the Urban Conservator on what will be required for your project**

- Historic Sanborn Maps of the site
- Window brochures and cut sheet
- Roof product information (brochure)
- Garage door brochures
- Sample materials upon request
- 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
- Number of residential units and /or square feet of commercial space

**Demolition (full or partial)**

- Demolition Case Sheet unless otherwise not required by the Urban Conservator

**Variance/Condition Use/Special Exemption**

- Zoning Relief Application
- Written statement explaining how your project meets the standards for all relief requested.
- All required documents listed in the Zoning Relief Application

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

*\* Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator.*

## Caleb Herrick

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**From:** Adam Gelter <agelter@3cdc.org>  
**Sent:** Thursday, December 07, 2017 2:58 PM  
**To:** Susana Tolentino; Caleb Herrick  
**Subject:** RE: Race and Liberty

Caleb,

You have our permission to file the application for zoning relief for 1536-1540 Race Street.

Adam

**Adam Gelter**, EVP, Development  
[agelter@3cdc.org](mailto:agelter@3cdc.org)  
p: 513-977-8004  
f: 513-621-5900



1203 Walnut Street, 4<sup>th</sup> Floor  
Cincinnati, OH 45202

[3CDC.org](http://3CDC.org)  
[myfountainsquare.com](http://myfountainsquare.com)  
[washingtonpark.org](http://washingtonpark.org)  
[memorialhallotr.com](http://memorialhallotr.com)  
[zieglerpark.org](http://zieglerpark.org)

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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:	_____
<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: 1536-1540 RACE STREET CINCINNATI, OHIO 45202  
 Hamilton Co. Parcel ID No.: 081-0004-0004-00 Zoning District: CC-P  
 Historic District: OVER-THE-RHINE Overlay District: CINCINNATI HISTORIC OVERLAY

### APPLICANT INFO PROPERTY OWNER OTHER ARCHITECT (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: MSA ARCHITECTS  
 Contact Person (if legal entity): Caleb Herrick  
 Address: 316 WEST FOURTH STREET, FLOOR 6  
 City: CINCINNATI State: OHIO Zip Code: 45202  
 Phone: 513-241-5666 E-mail: cherrick@msaarch.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: OTR HOLDINGS, INC.  
 Contact Person (if legal entity): SUSANA TOLENTINO  
 Address: 1203 WALNUT STREET, FLOOR 4  
 City: CINCINNATI State: OHIO Zip Code: 45202  
 Phone: 513-977-8821 E-mail: stolentino@3CDC.org

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

- New Construction  Alteration  Demolition

Provide a very brief summary of the project:

~~THIS PROJECT IS AN INTERIOR BUILDOUT OF A RESTAURANT/BAR WITH NEW BUILDING ADDITION AND FRONT AND REAR PATIOS.~~ SOUTH BUILDING ADDITION AND NORTH PATIO.

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

~~CONDITIONAL USES FOR: OUTDOOR AREAS WITHING 100 FT OF RESIDENTIAL DISTRICT, HOURS OF OPERATION FOR OUTDOOR PATIOS, AND MAXIMUM SIZE OF OUTDOOR PATIOS.~~

~~VARIANCE FOR HEIGHT AND OPACITY OF WALL VARIANCE FOR PARKING SPACES~~ NONE FOR THIS SUBMISSION

### 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: Caleb Herrick Date: 12/8/2017

# ZONING HEARING EXAMINER

## Application for Zoning Relief

Office Use Only  
Case Number: \_\_\_\_\_

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

### Section 1. SUBJECT PROPERTY

ADDRESS 1536-1540 RACE STREET CINCINNATI, OHIO 45202 COMMUNITY OVER-THE-RHINE  
 PARCEL ID(S) 081-0004-0004-00  
 BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) CINCINNATI HISTORIC OVERLAY  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

### Section 2. APPLICANT

NAME MSA ARCHITECTS CONTACT PERSON (if legal entity) CALEB HERRICK  
 ADDRESS 316 WEST FOURTH STREE, FLOOR 6 CITY CINCINNATI STATE OHIO ZIP 45202  
 EMAIL cherrick@msaarch.com RELATIONSHIP TO OWNER (if not owner) ARCHITECT  
 TELEPHONE 513-241-5666

### Section 3. OWNER

NAME OTR HOLDINGS, INC. CONTACT PERSON (if legal entity) SUSANA TOLENTINO  
 ADDRESS 1203 WALNUT STREET, FLOOR 4 CITY CINCINNATI STATE OHIO ZIP 45202  
 EMAIL stolentino@3CDC.org RELATIONSHIP TO OWNER (if not owner) REPRESENTATIVE  
 TELEPHONE 513-977-8821

### 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)

~~THIS PROJECT IS AN INTERIOR BUILDOUT OF A RESTAURANT/BAR WITH NEW BUILDING ADDITION AND FRONT AND REAR PATIOS. SOUTH BUILDING ADDITION AND NORTH PATIO.~~

### 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 CALEB HERRICK Signature Caleb Herrick Date 12/8/2017

**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.



**Submit three (3) copies and one (1) digital copy of the documents listed below.**

**\*A digital copy is a cd, thumb drive, etc... Do not email documents.**



**Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.**



Written statement required in Section 6 of application.



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.



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.



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.



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.



Other documents or information you intend to introduce at the hearing on this application.



A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.



A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: **Use Variances - \$900; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - \$300; Non-residential Projects (Non-RCO) - \$500.**

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.

3/27/2018

Beth Johnson  
City of Cincinnati  
805 Central Avenue, Suite 500  
Cincinnati, OH 45202

**Re: Zoning Relief Summary  
1536-1540 Race Street  
Race and Liberty Bar with Outdoor Patio(s)  
CC-P Over the Rhine Historic Conservation Overlay Zone**

Dear Beth:

As you are aware, during our last meeting with the Historic Conservation Board we pulled (or tabled) our request for approval of the proposed Outdoor Patio at the south side of the building and noted we had decided to do a building addition instead. The intent of this approach is to mitigate the concerns of the neighbors as related to noise and our request to extend operating hours past those defined in the zoning code.

With this approach, we are not requesting any additional zoning relief. However, given it is an addition we understand a Certificate of Appropriateness for the addition must be granted for the project.

OTR Design Guidelines:

The existing building is located at the corner of Liberty and Race Streets in Over the Rhine. The building is currently unoccupied with the most recent use being a laundromat. The building is a 2,300 SF single story structure with load bearing brick walls and a wood joist roof system. Although the building mostly faces Liberty Street, the front of the building is to Race Street. There are two empty lots, one to the north and one to the south, which will be combined with this lot.

Proposed improvements to the building are based on a restaurant/bar use. The existing building will remain with the prominent building front/entrance to Race St. (as it exists today). The two existing wall openings on the Race Street Façade will be maintained with a new door installed (cut in) at the Northwestern Corner. The following outlines four justifications for moving the door:

1. Given the property line aligns with face of the building, the door cannot swing out and cross the line (per the building code) and therefore is required to be recessed.
2. Recessing the door at this location is technically infeasible given the existing water service point of entrance is also located here and must enter the building on this side.
3. Relocating the door to the Northwest corner of the opening allow the door to be recessed and ramp to the sidewalk to allow to create an accessible entrance (ADA Compliant).
4. The two openings as they exist will be maintained in size and height as well as all the brick detailing around them. The existing windows are missing. The intent is to fill the openings with

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316 West Fourth Street  
Floor 6  
Cincinnati, Ohio 45202  
T 513.241.5666  
F 513.241.0978

**Toll Free 855.241.5666**

COLUMBUS  
14 East Gay Street  
Suite 300  
Columbus, Ohio 43215  
T 614.300.3357  
F 866.545.8073

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movable glazing to allow the inside to open to the outside.

As previously noted, the two empty lots located on the north and south sides of the building have been combined the primary building lot. A new building addition will encompass 100% of the South lot and will be built tight to the existing adjacent building at the South property line. This new addition will primarily be clad with new painted brick and the overall general aesthetic approach is to appear to be an extension and compliment the existing building.

The north lot will be a patio and covered with a trellis like structure and completely open to Race and Liberty Streets.

Nearly all the existing architectural character of the existing building is on the Race Street façade and primarily found in the brick details as well as the existing openings. The liberty street façade currently has a large mural painted onto the existing “parged” surface. The intent is to completely remove this mural, repair the surface, and re-paint. We do not believe the mural has any historical significance other than depicting the culture of the neighborhood. In fact, it functions as more of a billboard pointing the Ollies Trolley establishment further down on Liberty Street.

The proposed project is located in a CC-P district with the OTR Historical Overlay. The proposed use is a permitted use within the CC-P designation. Per the Cincinnati Zoning Code, the general purpose of commercial districts are as follows:

- Encourage the creation of new and the enhancement of existing commercial districts serving adjacent residential neighborhood areas.
- Encourage the creation of neighborhood activity centers as focal points along transportation corridors.
- Encourage quality and variety in building and landscape design as well as compatibility in use and form, where appropriate.
- Establish appropriate standards for reviewing proposals for new development and redevelopment, where appropriate, in commercial areas.
- Allow certain limited mixed commercial/residential uses, where appropriate.
- Maintain and enhance existing commercial districts, giving special consideration to type, scale, intensity and access. *CC Commercial Community*. To identify, create, maintain and enhance areas suitable for a wide variety of commercial and institutional uses along major transportation corridors and in shopping districts or centers. Although these centers may reflect elements of both pedestrian- and auto-oriented development, they typically accommodate larger-scale retail and commercial service uses, such as auto-related businesses and recreation and entertainment, as well as a variety of public and semi-public uses. Future development must reflect a complementary and compatible mix of uses, and may include residential uses.
- Community Character - Pedestrian. This district designation is intended for areas with a traditional urban character, where buildings are required to be built to the street or sidewalk line, to provide a close relationship between pedestrians and shops. Design standards will reinforce this character and require treatments that provide an interesting pedestrian environment. This designation may apply to some areas where a few auto-oriented uses exist, but where restoring the pedestrian character is specified in a community plan or other documentation approved by the Planning Commission.

The proposed project complies with all guidelines related to setbacks/building placement (1409-17) as well as Figure 1409-19-B for outdoor eating areas. We have expanded the ground floor transparency with the new addition (facing Race Street) and fully comply with the requirements set forth in 1409-23.

Please note, this building is listed within the Over the Rhine Historic District Guidelines as a noncontributing structure. Even though the building has this designation, we are making an effort to preserve the general character of the building and providing an enhancement to the neighborhood.

Please let us know if you have any additional questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Keith B. Hall". The signature is written in a cursive, slightly slanted style.

Keith B. Hall, AIA NCARB  
Principal

# Race and Liberty Bar

## Dan Wright

1536-1540 RACE STREET  
CINCINNATI, OH 45202

03/28/2018

**OWNER:**

**OTR HOLDINGS, INC.**

1203 WALNUT STREET, FLOOR 4  
CINCINNATI, OH 45202  
(T): 513-977-8821

**ARCHITECT:**

**MSA ARCHITECTS**

316 W. FOURTH STREET  
6TH FLOOR  
CINCINNATI, OH 45202  
(T): 513 241-5666  
www.msaarch.com

**PRELIMINARY**  
NOT FOR  
CONSTRUCTION

**Race and Liberty Bar**  
**Dan Wright**  
1536-1540 RACE STREET  
CINCINNATI, OH 45202

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**DATE**      **ISSUED**

**NO. DATE REVISION**

PROJECT NO. **16176.00**

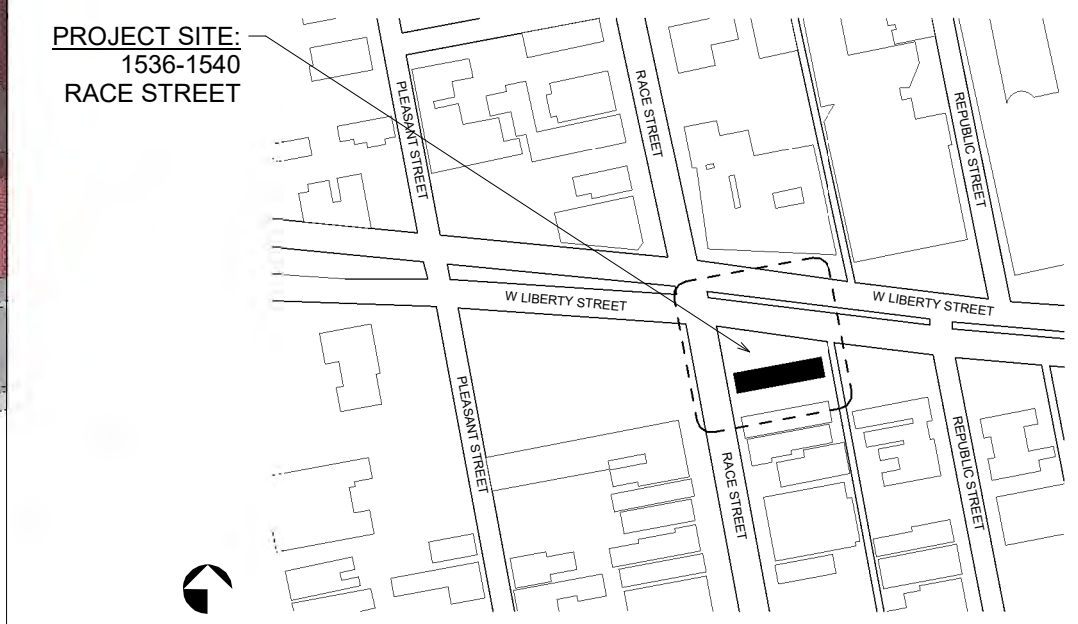
DRAWING TITLE  
**COVER SHEET**

**SC0.0**

**SHEET INDEX**

SHEET NO.	SHEET NAME	SHEET NO.	SHEET NAME
SC0.0	COVER SHEET	SC3.2	EXISTING BUILDING IMAGES
SC1.0	SITE INFORMATION	SC3.3	EXISTING SITE IMAGES
SC2.0	EXISTING PLAN	SC4.0	PROPOSED MATERIALS & TEXTURES
SC2.1	PROPOSED PLANS		
SC3.0	EXISTING ELEVATIONS		
SC3.1	PROPOSED ELEVATIONS		

**CONTEXT MAP**



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**Dan Wright**  
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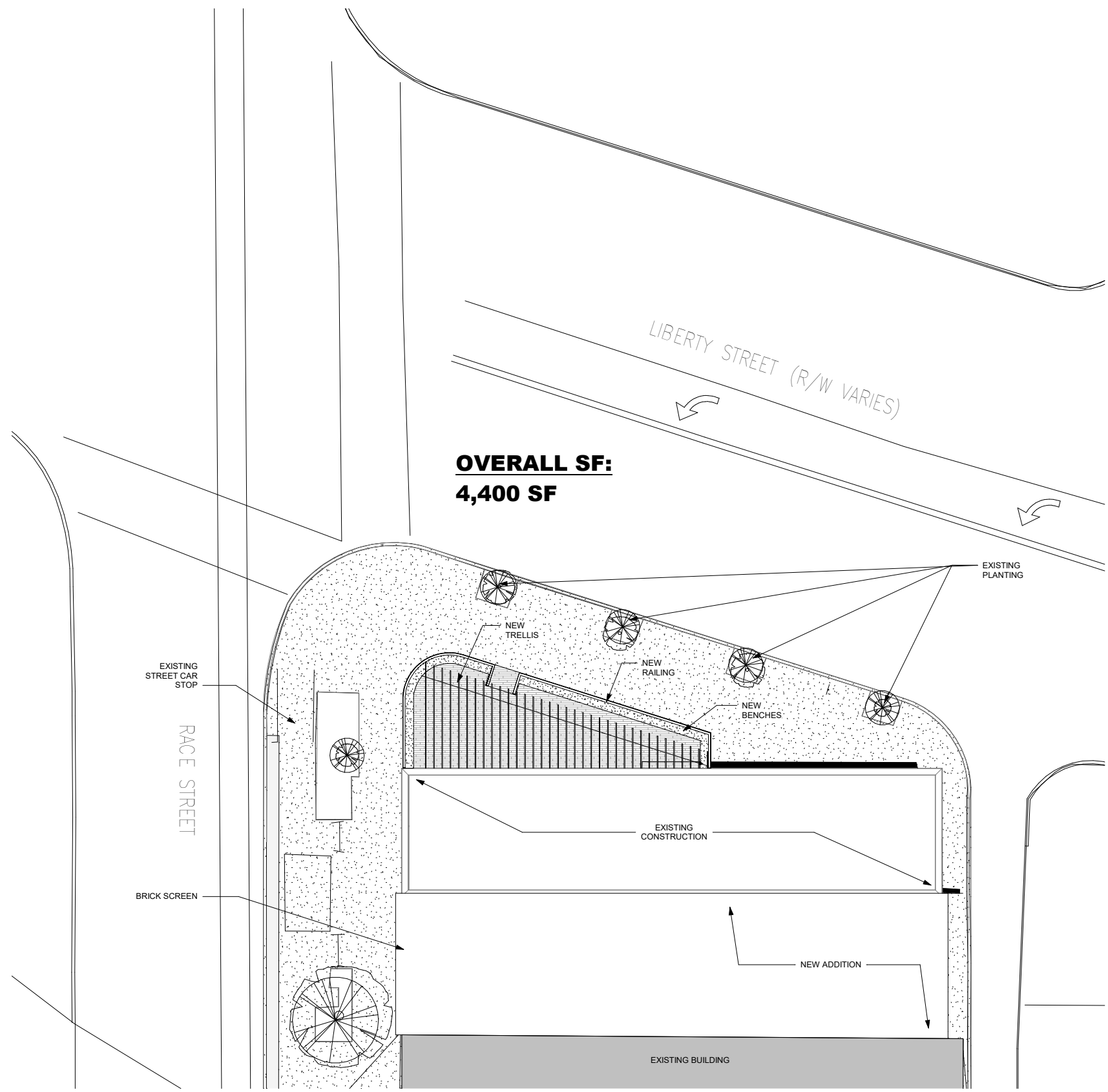
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PROJECT NO. **16176.00**

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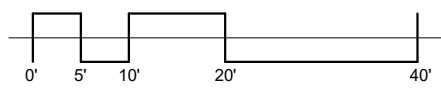
**SC1.0**

3/26/2018 10:00:27 AM C:\Users\cherrick\Documents\Race and Liberty Bar\_2017\_cherrick.rvt



**OVERALL SF:  
4,400 SF**

**2 SITE**  
SC1.0 1" = 10'-0"





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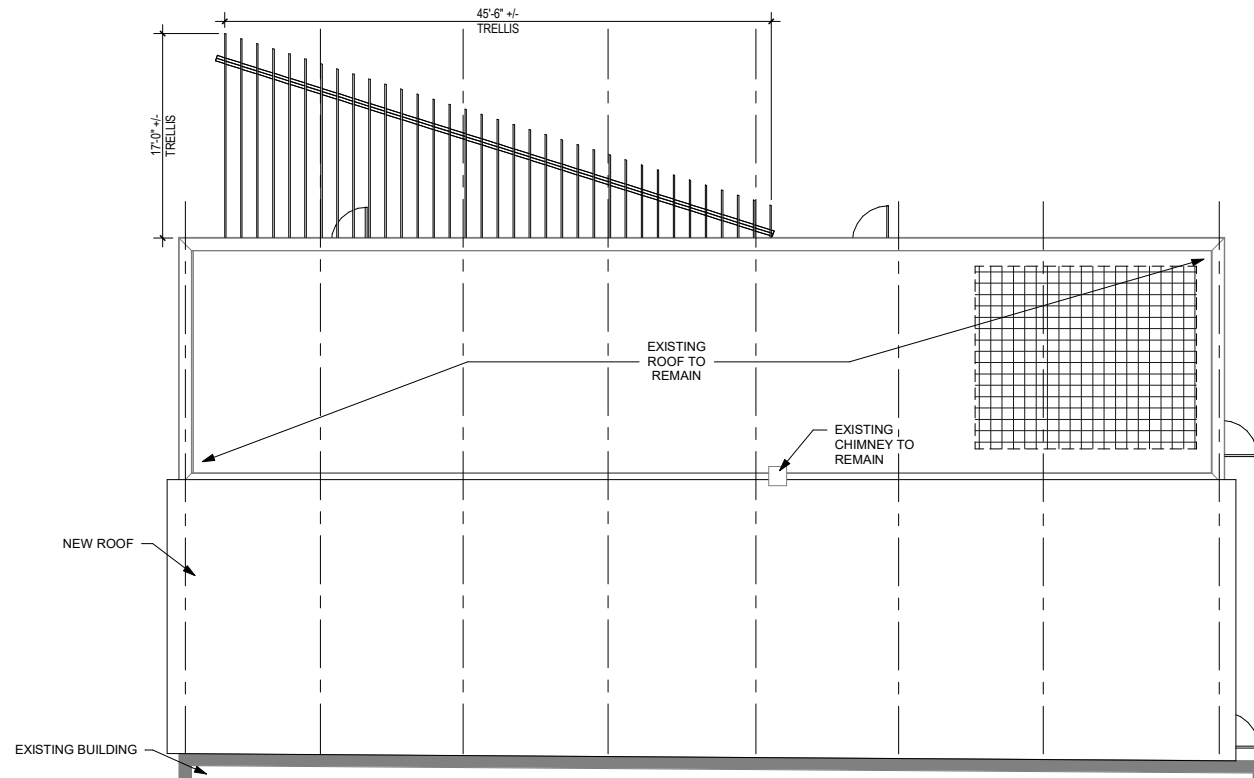
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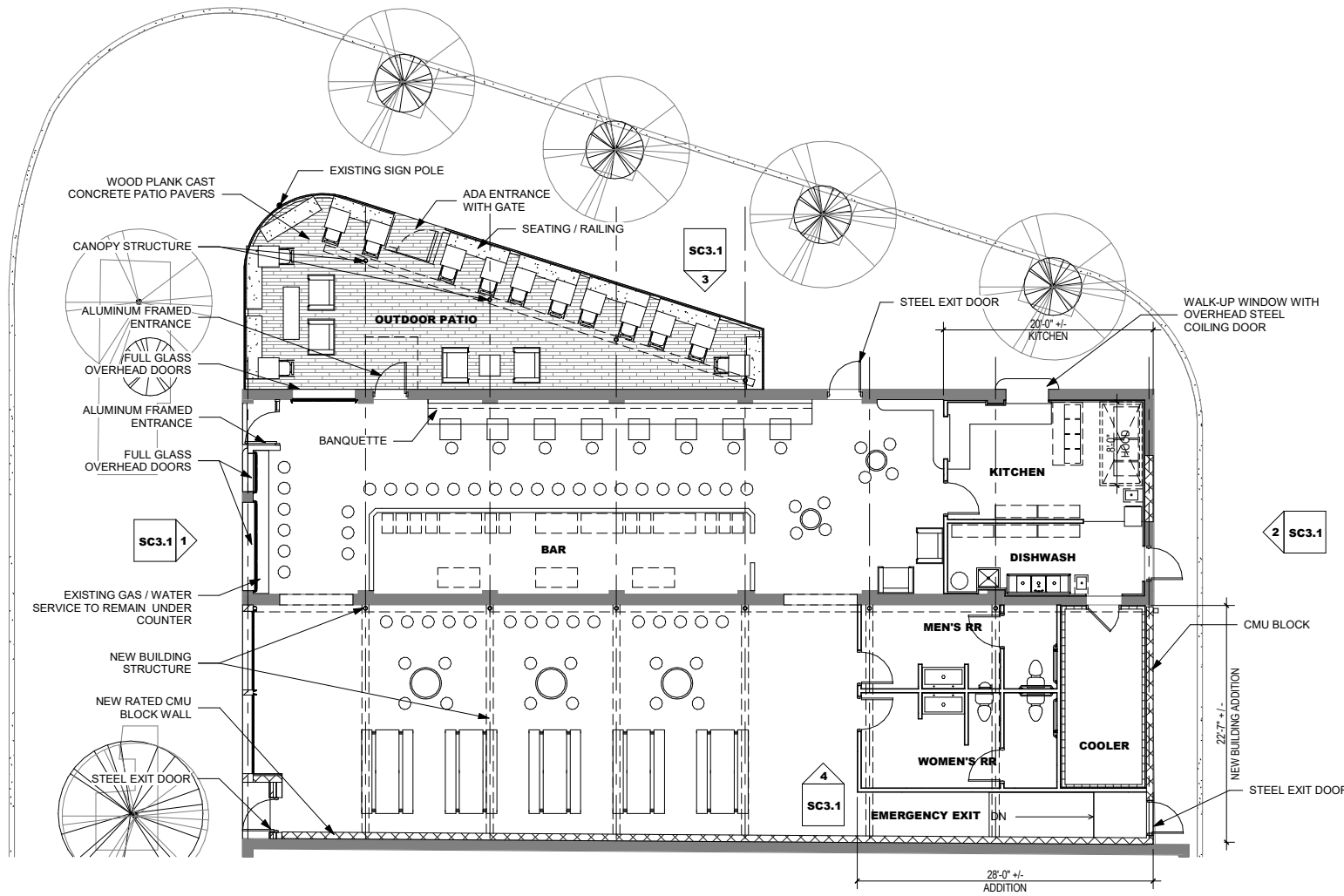
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DRAWING TITLE  
 PROPOSED PLANS

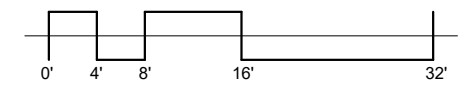
**SC2.1**



**2 ROOF PLAN**  
 SC2.1 1/8" = 1'-0"



**1 FLOOR PLAN**  
 SC2.1 1/8" = 1'-0"



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**Race and Liberty Bar**  
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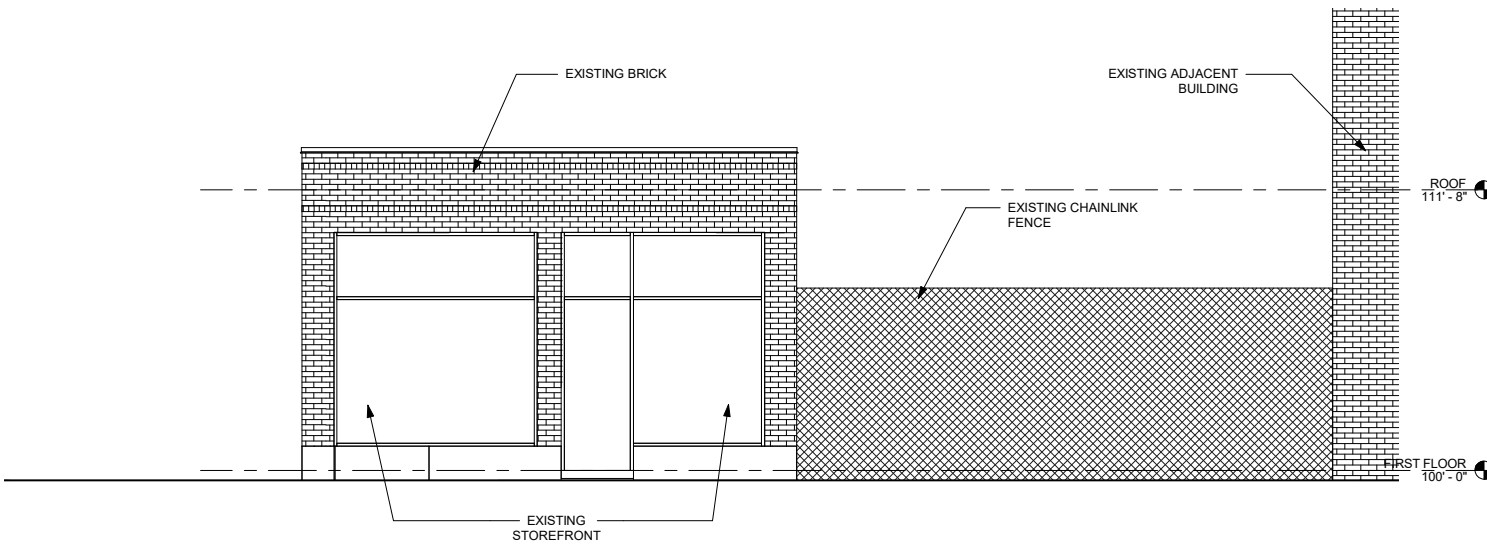
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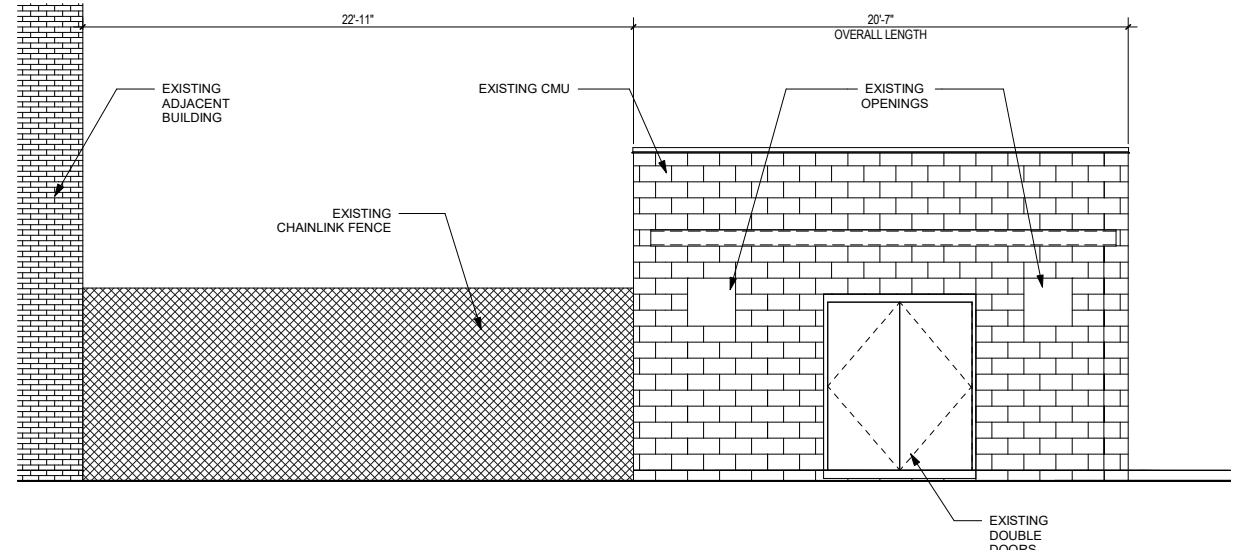
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**EXISTING ELEVATIONS**

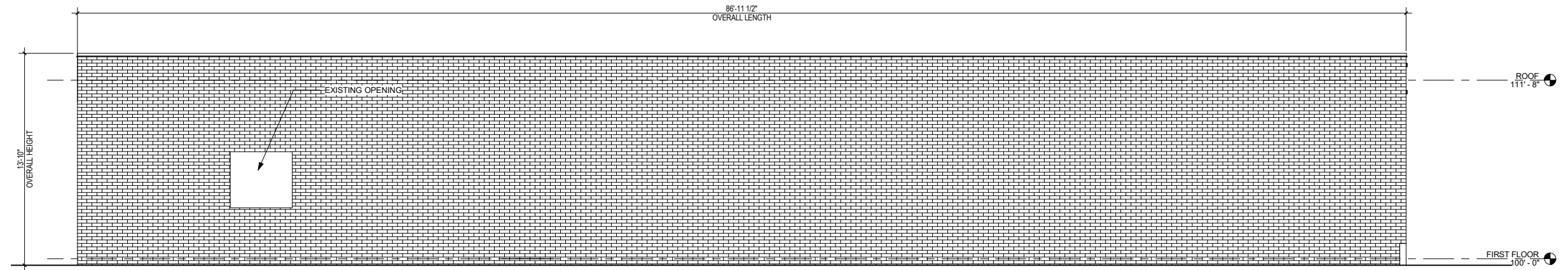
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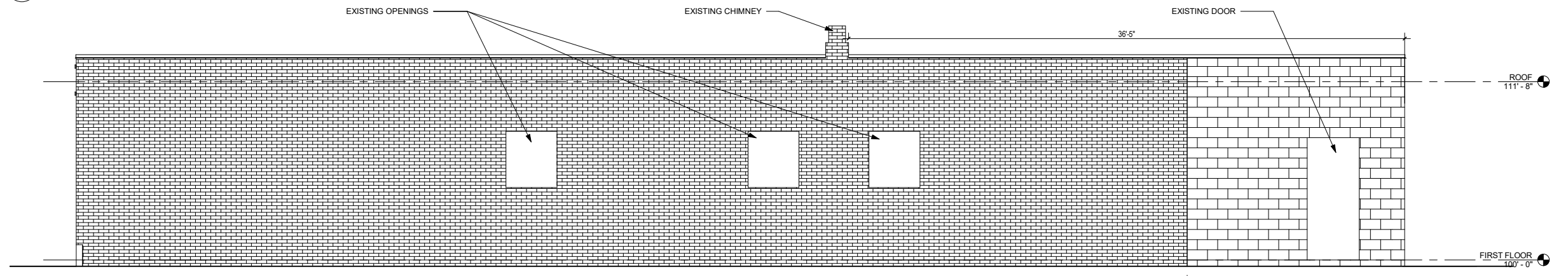
**2 FRONT ELEVATION - W**  
SC3.0 1/4" = 1'-0"



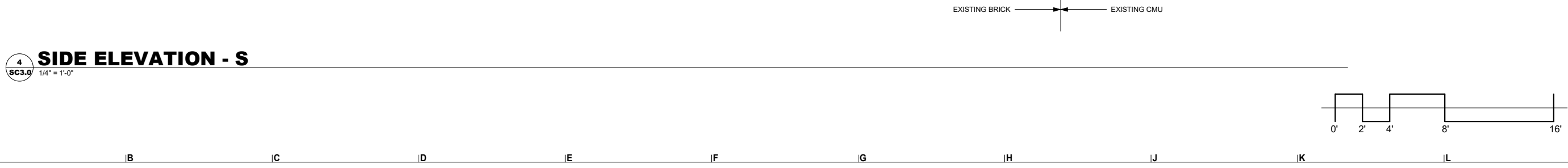
**1 REAR ELEVATION - E**  
SC3.0 1/4" = 1'-0"



**3 SIDE ELEVATION - N**  
SC3.0 1/4" = 1'-0"

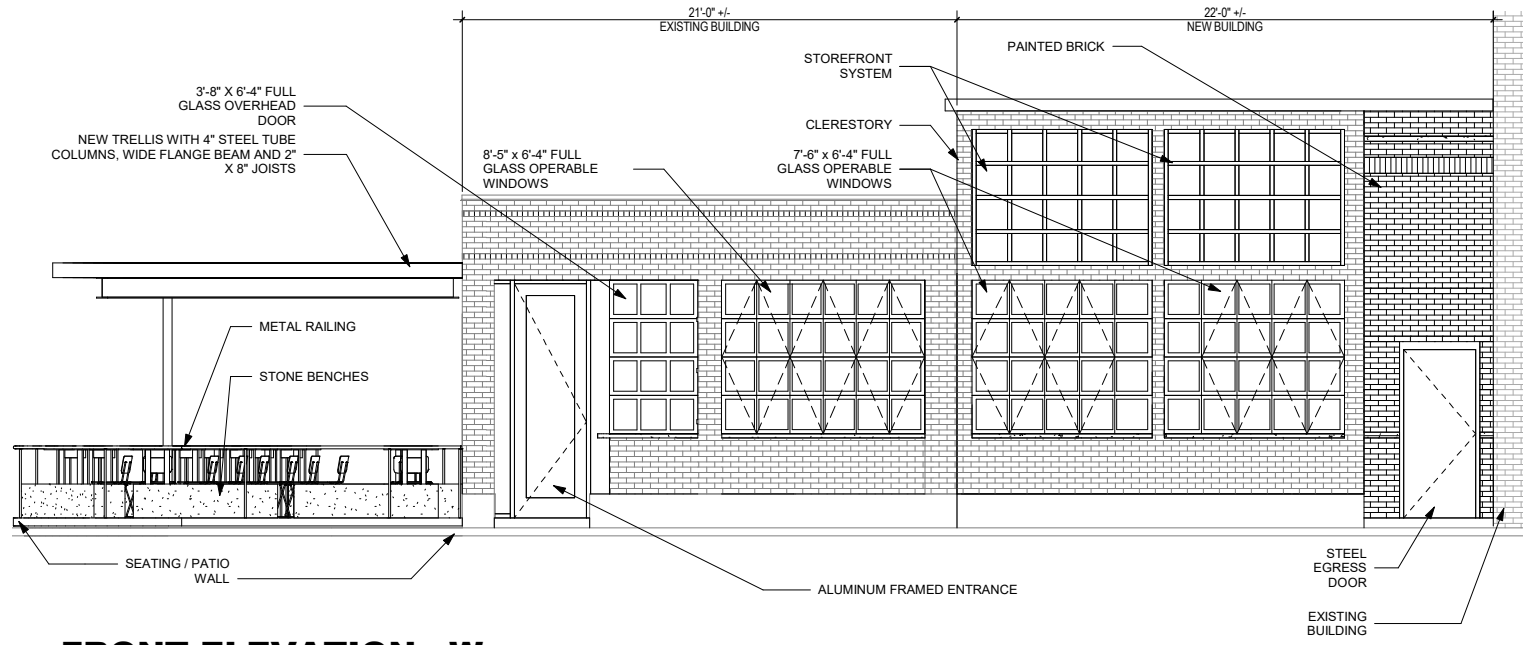


**4 SIDE ELEVATION - S**  
SC3.0 1/4" = 1'-0"



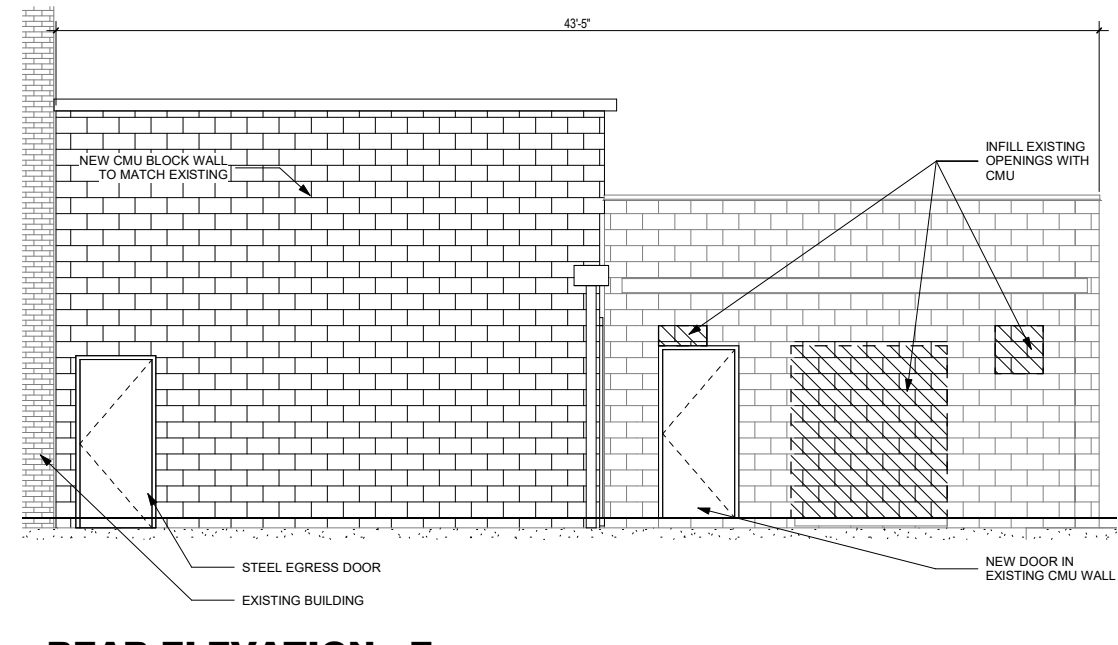
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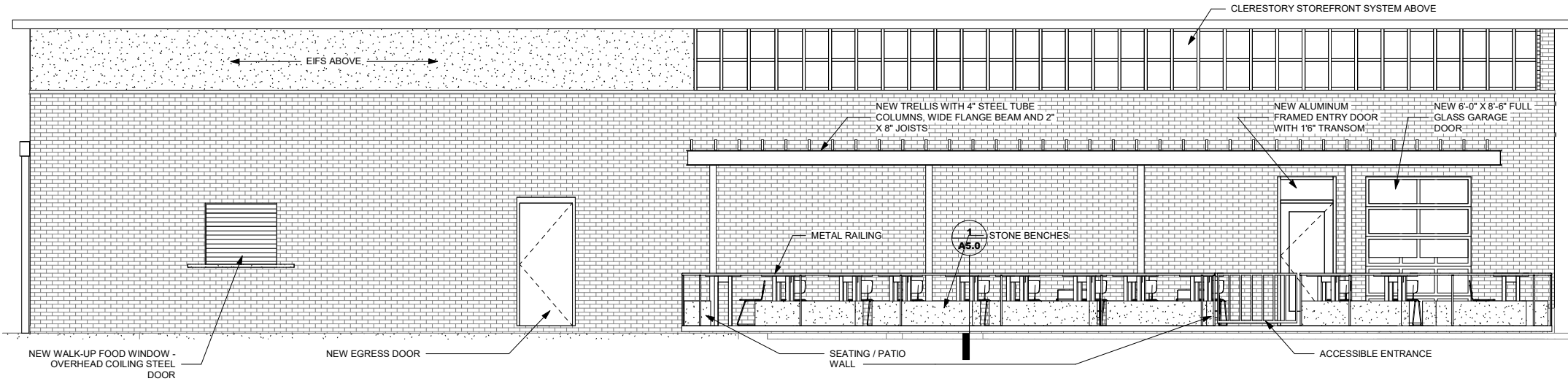
**1 FRONT ELEVATION - W**

SC3.1 1/4" = 1'-0"



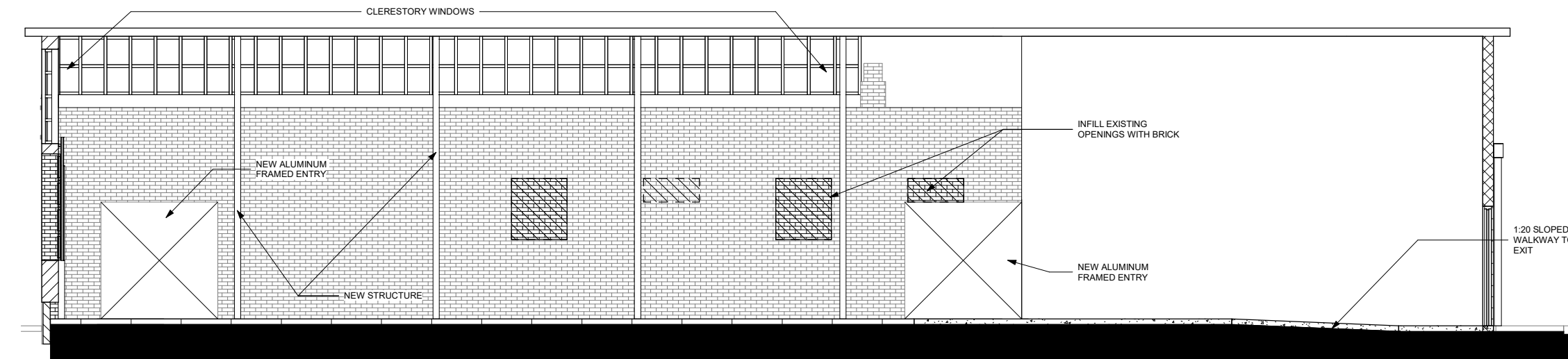
**2 REAR ELEVATION - E**

SC3.1 1/4" = 1'-0"



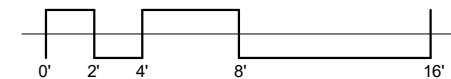
**3 SIDE ELEVATION - N**

SC3.1 1/4" = 1'-0"



**4 SIDE ELEVATION - S**

SC3.1 1/4" = 1'-0"



**Race and Liberty Bar**

**Dan Wright**

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CINCINNATI, OH 45202

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DRAWING TITLE  
**PROPOSED ELEVATIONS**

**SC3.1**





**SITE CONTEXT NORTH**



**SITE CONTEXT WEST**



**SITE CONTEXT EAST**

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PROJECT NO. **16176.00**

DRAWING TITLE  
**EXISTING SITE IMAGES**



**BRICK SCREEN**



**STONE BENCH**

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PROJECT NO. **16176.00**

DRAWING TITLE  
**PROPOSED MATERIALS & TEXTURES**

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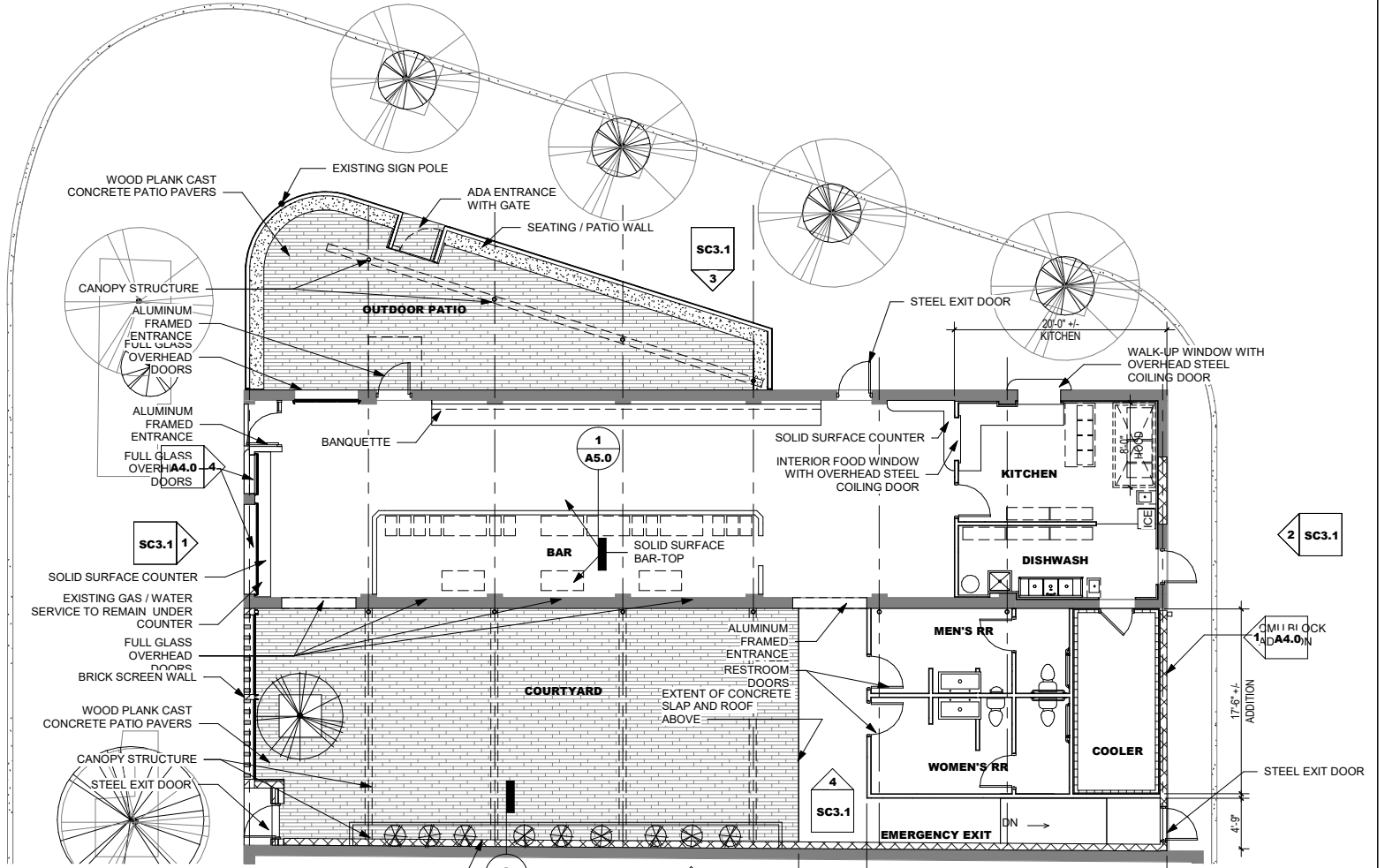
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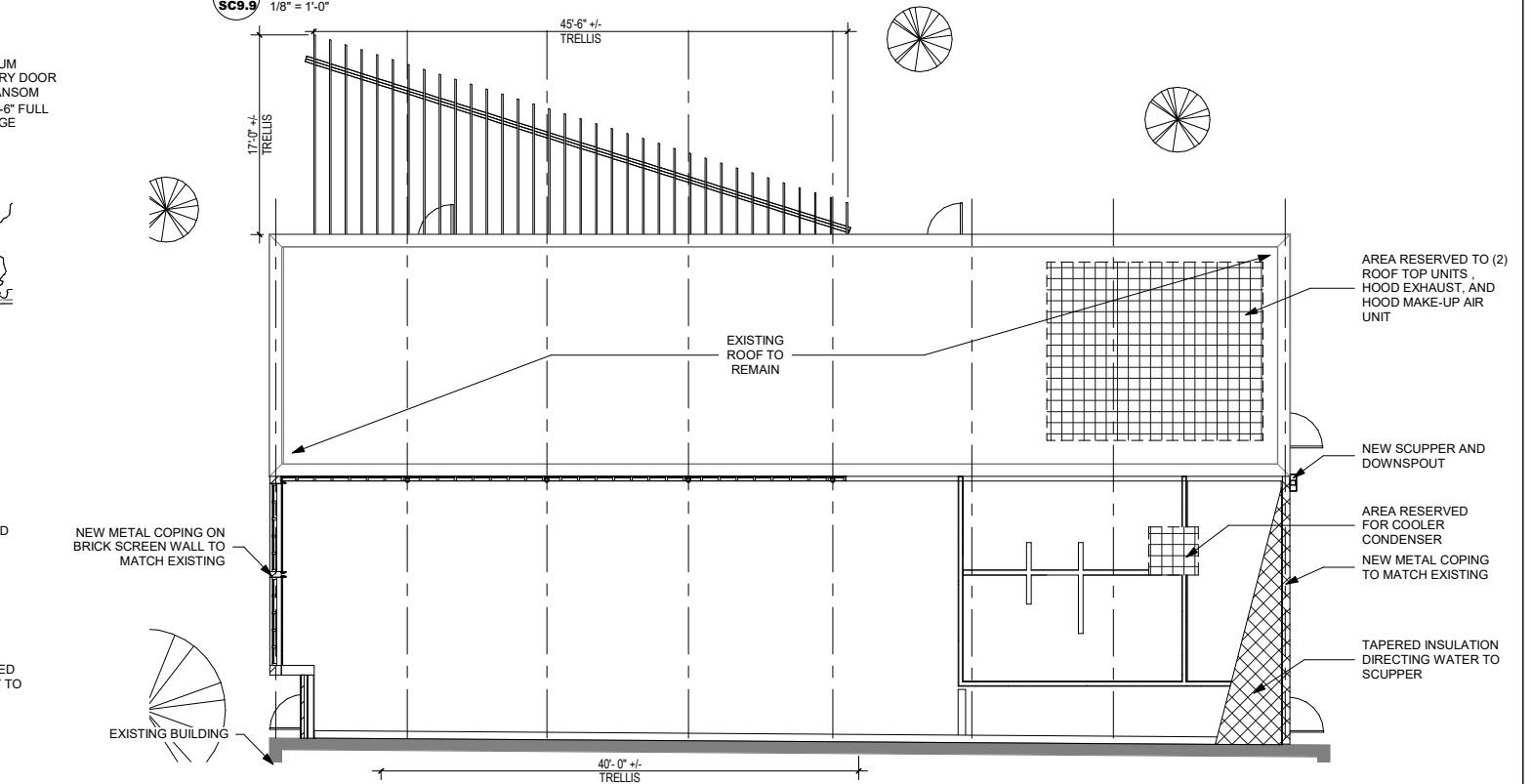
NO. DATE REVISION

PROJECT NO. 16176.00  
DRAWING TITLE SCHEMATIC PLANS

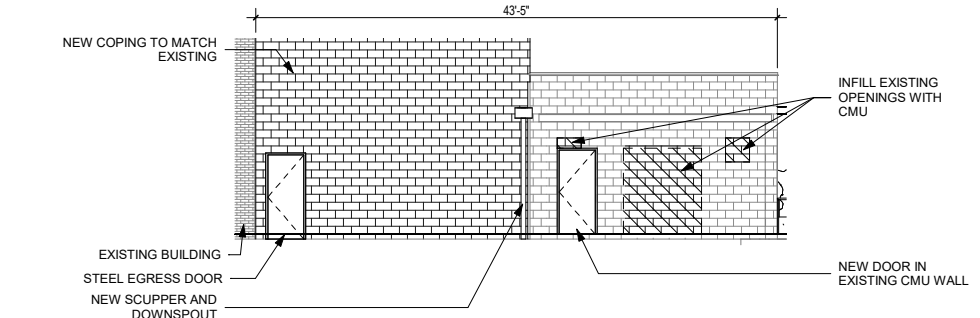
SC9.9



SCHEMATIC FLOOR PLAN

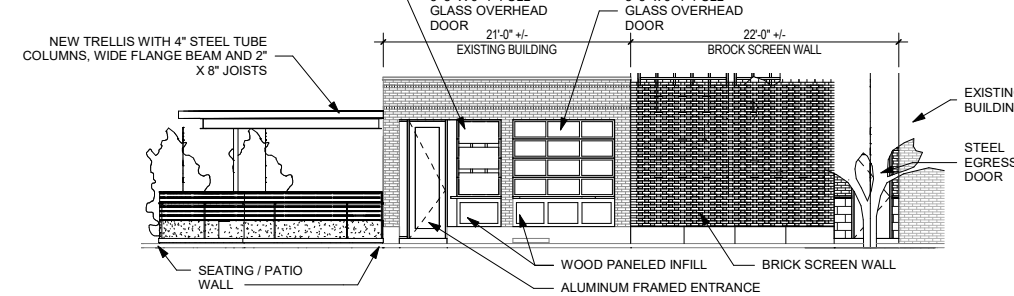


SCHEMATIC ROOF PLAN



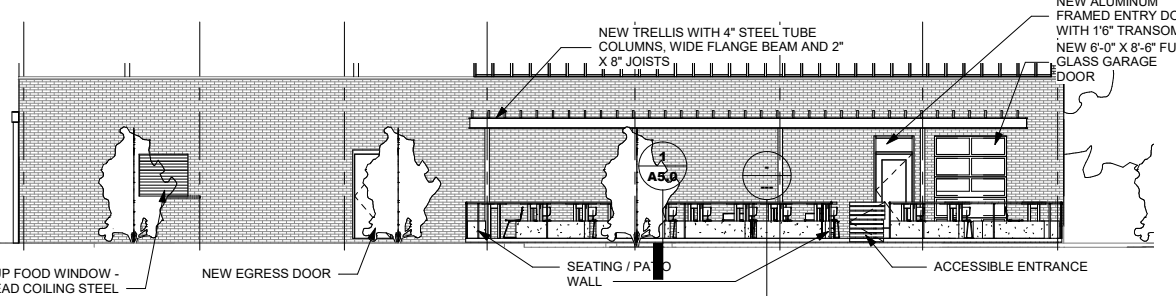
EAST ELEVATION

SC9.9 1/8" = 1'-0"



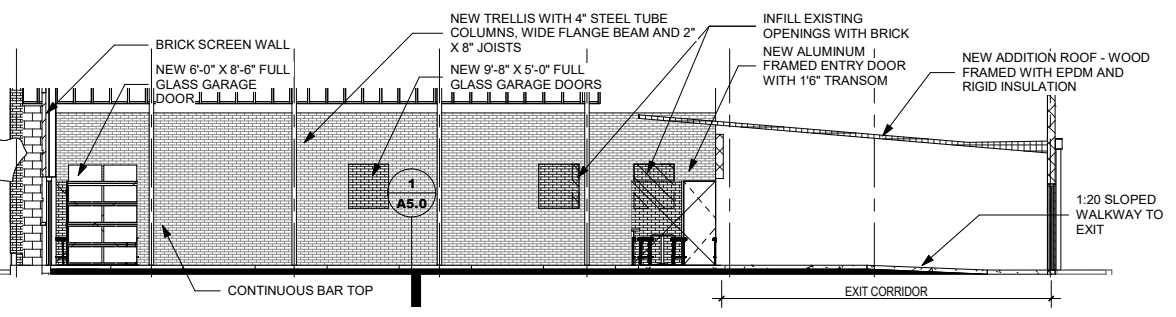
WEST ELEVATION

SC9.9 1/8" = 1'-0"



NORTH ELEVATION

SC9.9 1/8" = 1'-0"



SOUTH ELEVATION

SC9.9 1/8" = 1'-0"

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

APPLICATION #: COA2018016  
APPLICANT: Zobrist Design Group  
OWNER: Andrew and Kendal Lallathin  
ADDRESS: **2766 Baker Place**  
PARCELS: 056-0002-0004  
ZONING: Single Family SF-20  
OVERLAYS: East Walnut Hills Historic District  
COMMUNITY: East Walnut Hills  
REPORT DATE: March 28, 2018  
STAFF REVIEW: Beth Johnson, Urban Conservator

---

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**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness for changes to the rear to include a new covered patio and garage addition over the location of an existing attached garage and a new detached one story three car garage.

**Existing Conditions:**

2766 Baker Place is a single family colonial revival brick building. It is a contributing structure to the East Walnut Hills Historic District. There is an existing attached one story garage at the basement level on the rear of the building. The property has an existing driveway and gated rear yard.



Figure 1: Google Street View of 2766 Baker Place. Provided by Google Street views

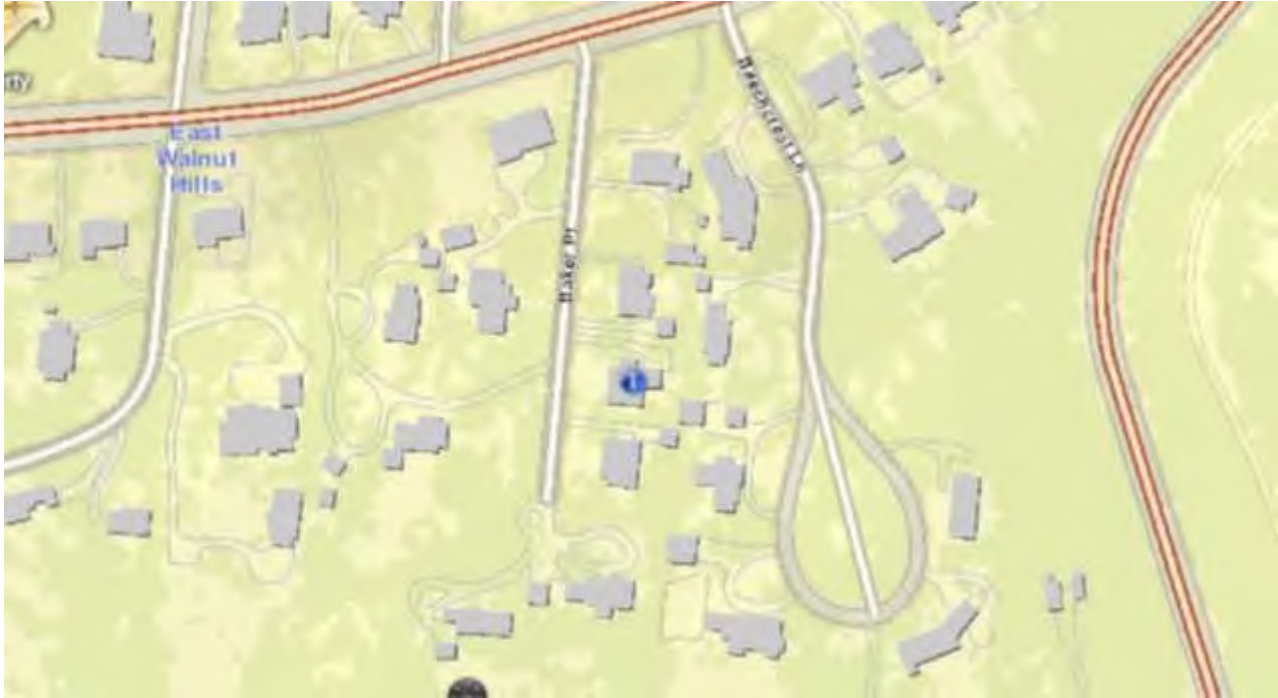


Figure 1: Map 2766 Baker Place. Map provided by Cagis Maps

**Proposed Conditions:**

The proposal is to remove the existing garage addition and building a new covered porch and attached garage addition as well as a detached 3 car garage in the rear north east corner of the lot.

The new construction will feature the following:

1. Demolition of existing two story brick garage addition.
2. Construction of a one story garage at the basement level in the rear where an existing addition is located.
3. A two story porch over the new garage.
4. The porch will include Doric columns and brick fireplace and stairs. The garage/foundation level will be stone veneer
5. Addition of windows on the rear
6. Construction of a one story three car garage with a side gable.
7. The garage will have 3 single garage doors, and details of a colonial revival style including carriage lights, dental molding, gable returns and a circular gable end vent

**Applicable Zoning Code Sections:**

HCB authority: [Section 1435-05-4](#)  
 Overlays: [Section 1435](#) Historic Preservation  
 Historic District/Reg: East Walnut Hills Historic District  
 COA Standard: [Section 1435-09-2](#) COA; Standard of Review

**Zoning Review**

The applicant does not need any zoning relief. The garage meets all the requirements for setbacks, height, and size for an accessory structure. The additions on the main structure meet all requirements for setbacks on a main building. The building is a single family structure and the use will not be changing.

**Certificate of Appropriateness Review**

**ADDITIONS**

**1) COMPATIBILITY: CONSIDER THE ADDITION AS NEW CONSTRUCTION**

In general, additions should follow the guidelines for new construction in terms of materials, form, scale, height, detailing and siting. (See the New Construction section of this booklet for specific guidelines.)

*Both the attached addition/two story porch and the detached garage follow the guidelines in terms of materials (brick, stone and wood) and are materials that are also on the main historic building. The addition on the main building is within the height and width of building. The detached garage is a smaller one story building, appropriate of an out building on a large lot. The location of this is in the rear and at the back corner of the lot similar to the placement of other garages and carriage houses in the district.*

## 2) DESIGN: RESPOND TO THE ARCHITECTURE OF THE ORIGINAL BUILDING

The design of an addition should respond specifically to the architecture of the original building. While the addition should be sympathetic to and compatible with the existing building, it should not try to duplicate its style or appear to have been built at the same time as the original building, the design should also respond, in a more general way, to adjacent buildings.

*The garage/porch addition and the garage outbuilding are colonial revival in detailing with classical details such as columns, dental molding and return gables. While both additions are designed in a colonial revival style, the use of new materials will differentiate the building as a new construction.*

## 3) IDENTITY: DO NOT OVERPOWER THE EXISTING BUILDING

If the original building is architecturally or historically significant, the addition should take a respectful “back seat” to it and not overpower the original, an addition may be taller than the original building if site considerations and careful design still allow the older building to remain dominant.

*Both the addition and the detached garage outbuilding are set to the rear of the property and will not be highly visible from the street. The rear addition will not be visible at all and the detached garage will be slightly visible but will be buffered from view by landscaping and a fence. Both take backseat to the building and do not over-power the main historic building.*

## 4) CONNECTIONS: KEEP THEM SIMPLE

The connection of the addition to the original building should be designed so that it does not detract from either structure, Significant architectural features of the original building should not be destroyed, removed, or obscured by the addition,

*The addition on the rear is attached at the basement level and where the deck meets the wall. Original fabric is being retained and the only major changes on the façade are the addition of window. This change fits in with the architecture and responds to architectural elements within the house. These changes are all on the rear and would be able to be reversed. The changes do not affect the historic or architectural integrity of the building.*

### **Other Considerations:**

#### **Prehearing Results**

March 21 2018 – the applicants were present

**Comments Provided to Staff:** The property has an exterior easement from Cincinnati Preservation Association. CPA does not have any objection to the application.

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

1. **APPROVE** a Certificate of Appropriateness for an addition at 2766 Baker Place per drawings submitted by Sol Design dated 2-23-2018 including any revisions with the following conditions
  - a. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
  
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.



## ADJUDICATION/DENIAL LETTER

Date: 02/14/2018

Location: 2766 Baker Place

Request: Elevator additions

Zoning District: SF-20/East Walnut Hills Historic Conservation Overlay Zone

Applicant Name: Zobrist

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 a Certificate of Appropriateness from the Historic Conservation Board as it is within a Historic Conservation Overlay Zone.

All documents under the Historic Conservation Board Review and Required for all New Construction, Major Alterations and Additions section **that are checked** 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 \$606.09 fee is required with the submission as well.** The next deadline is February 23, 2018 for the April 9, 2018 Historic Conservation Board Meeting.

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

1. No Zoning Relief Required

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 Review 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. \$ 606.09

#### **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

- 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
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**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: \_\_\_\_\_



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: 2766 BAKER PLACE CINCINNATI OHIO 45208  
 Hamilton Co. Parcel ID No.: 056-0002-0004 Zoning District: SF-20  
 Historic District: EAST WALNUT HILLS Overlay District: HISTORICAL

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

Name: ZOBRIST DESIGN GROUP INC.  
 Contact Person (if legal entity): KURT ZOBRIST  
 Address: 2728 MADISON ROAD  
 City: CINCINNATI State: OHIO Zip Code: 45209  
 Phone: 513 378 7818 E-mail: KZOBRIST@ZOBRISTDESIGN.COM

### PROPERTY OWNER INFO SAME AS ABOVE

Name: ANDREW + KENDALL LALLATHIN  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: 2766 BAKER PLACE  
 City: CINCINNATI State: OHIO Zip Code: 45208  
 Phone: 614-940-6146 E-mail: ALALLATHIN@COASTALRIDGE.RE.COM

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

- New Construction       Alteration       Demolition

Provide a very brief summary of the project:  
REMOVE EXISTING GARAGE ADDITION & BUILD ANEW COVERED PORCH & GARAGE ADDITION. ADDITIONALLY ADDING A NEW 3 CAR DETACHED GARAGE.

### 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: 2-23-18

February 23, 2018

City of Cincinnati Historical Conservation Board  
Att: Beth Johnson  
Urban Conservator  
805 Central Avenue - Suite 500  
Cincinnati, Ohio 45202

**Re: Application for Certificate of Appropriateness**

Andrew & Kendal Lallathin  
2766 Baker Place  
Cincinnati, Ohio 45206  
Parcel #056-0002-0004

Dear Beth:

**Intent of Project**

2766 Baker Place currently has an existing two car garage located on the rear elevation of the home. The garage is single story and is located at the basement level of the home and extends into the 35' rear yard setback by more than 8'. The garage appears to have been an addition after the original house was completed. It is constructed of brick, stone and a concrete roof structure that is deteriorating from years of leaks. When looking out the windows of the first floor, the flat rubber roof is visible and unattractive to view.

We are proposing the removal of the existing garage addition to make way for a new three car detached garage and a covered porch addition to the rear of existing home. Both proposed structures, the detached garage and the covered porch addition, meet all zoning code requirements for location, setbacks and height and no relief is required to construct these spaces.

The current home sits on a lot that slopes away from the street towards the rear yard where a basement walkout is created. This topography creates a disconnect in the home from accessing the rear yard easily. The proposed porch design solves this disconnect by creating an elevated outdoor space that will allow the homeowners a connection with the rear yard. The depth of the porch is 8' less than the existing garage and fits within the rear yard setbacks creating a much more useable rear yard and viewing area.

The addition of the detached three car garage is also located at the lower rear portion of the lot and affords simple access for the owner's vehicles to pull straight in from the driveway. Since the lot slopes away from the street and the garage is almost 5' below street level, it will appear to be smaller in scale and an accessory structure to the existing home.

**Why the project meets the Applicable Historic Conservation Guidelines**

The style of the existing house is Colonial Revival. Colonial Revival homes are generally formal in their appearance and have "symmetry" as a key characteristic, regardless of detailing. A "central entrance" and a "columned porch" portico are also common characteristics of this



style. Tall “chimneys” are usually found on end walls and the buildings were typically constructed of “brick”.

The proposed porch addition was designed keeping the above points in mind. The design starts with a form that mimics the side portico’s that are currently on the home and uses “symmetry” as the basis of function and flow. Even though the porch is located at the rear of the home, the double staircase creates a “central entrance” for the space from the vantage point of the rear yard. The large fireplace in the center creates a tall “chimney” effect as you look up from the rear yard. The materials of the covered porch are brick, stone and the detailed trim banding and corncing are planned to match the existing characteristics of the home. The garage cornice detail picks up the corbeling and dentil molding detail seen at the existing gutter line of the home.

The proposed porch addition is in keeping with the design intent of the Colonial Revival style and is enhancing the view of the rear of the home by bringing a more balanced and symmetrical look that coincides with the other three sides of the home. The detached garage also pulls the design style of the home into it by using the same roof-line details at the gable ends and the sloped gutter line. Both structures are planned to use materials that match as closely as possible. By stepping the porch in on the sides and the fact that the garage is detached, there are minimal locations where newly matched materials come in contact with the original and existing finishes. The garage is also planned to have wood garage doors in keeping with the existing wood doors.

We believe that this project will be an improvement to the existing home while respecting its original and simplistic design character. Should you have any questions, please feel free to contact me.

Respectfully Submitted,

Kurt Zobrist  
President  
**Zobrist Design Group**

C.c. Andrew & Kendal Lallathin (Homeowner’s)  
File



March 2, 2018

City of Cincinnati Historical Conservation Board  
Att: Beth Johnson  
Urban Conservator  
805 Central Avenue - Suite 500  
Cincinnati, Ohio 45202

**Re: 2766 Baker Place - Acceptance of Proposed Covered Porch & Detached Garage**

To Whom it May Concern:

Andrew & Kendall Lallathin are proposing to construct a covered porch and a detached garage in the rear yard of their property located at 2766 Baker Place. According to the City of Cincinnati Zoning Code, the Historical Conservation Board is required to review and approve the design of the structures so that they conform to the intent of the East Walnut Hills Historical District.

You are being contacted since your property either abuts or is in the same block as 2766 Baker Place. By signing your name below, you have reviewed the design plans with the owners and are in favor of the proposed project. In addition, you have no objections to the design and construction of the covered porch and detached garage.

Name:	Address:	Phone Number:
Halle Quinn	2750 Baker Pl.	216-244-17030
Thomas Quinn	2750 Baker Pl.	513-924-0405
Amye Campbell	2776 Baker Pl.	513-520-9535
Mark Campbell	2776 Baker Pl.	513-410-2999
Mariana Belvedere	2777 Baker Pl.	(513) 289-2412
Samer Hassan	2777 Baker Pl.	(513) 289-2416
Bradford Phillips	6 Beech Crest Ln	513 884 8747
Sara Phillips	6 Beech Crest Ln	<del>513</del> 917-494-5150

Should you have any questions in regard to the information above, please feel free to contact me.

Sincerely,

Kurt Zobrist  
President/ CEO  
Zobrist Design Group

C.c. Andrew & Kendall Lallathin (Homeowners)

# THE LALLATHIN RESIDENCE

2-23-18

HISTORICAL CONSERVATION SUBMITAL



## PROJECT INFORMATION

### ZONING:

SINGLE FAMILY - SF 20

HISTORICAL DISTRICT - EAST WALNUT HILLS

### SUBJECT PROPERTY:

2766 BAKER PLACE

CINCINNATI, OHIO 45206

PARCEL # 056-0002-0004

### OWNER:

ANDREW & KENDALL LALLATHIN

2766 BAKER PLACE

CINCINNATI, OHIO 45206

### APPLICANT:

ZOBRIST DESIGN GROUP, INC.

ATT: KURT ZOBRIST

2728 MADISON ROAD

CINCINNATI, OHIO 45209

513-378-7818

KZOBRIST@ZOBRISTDESIGN.COM

## INDEX OF DRAWINGS

### EXISTING CONDITIONS:

E1- EXISTING SITE PLAN

E2- EXISTING EAST ELEVATION

E3- EXISTING NORTH ELEVATION

E4- EXISTING SOUTH ELEVATION

E5- EXISTING BASEMENT FLOOR PLAN

E6- EXISTING FIRST FLOOR PLAN

E7- EXISTING HOUSE PHOTOS

E8- EXISTING STREET SCAPE

### PROPOSED DESIGN:

A1- PROPOSED SITE PLAN

A2- PROPOSED EAST ELEVATION

A3- PROPOSED NORTH ELEVATION

A4- PROPOSED SOUTH ELEVATION

A5- PROPOSED BASEMENT FLOOR PLAN

A6- PROPOSED FIRST FLOOR PLAN

A7- PROPOSED ROOF PLAN

A8- PROPOSED GARAGE PLAN & ROOF PLAN

A9- PROPOSED GARAGE ELEVATIONS

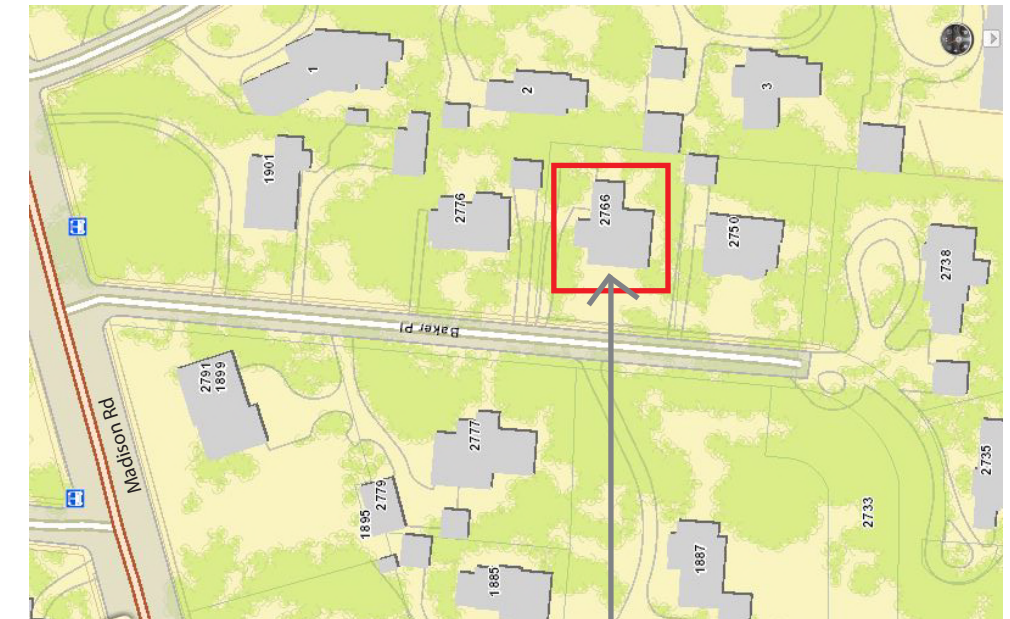
### SPECIFICATIONS:

FINISH SPECIFICATIONS

MARVIN WINDOW BROCHURE

MARVIN DOOR BROCHURE

GARAGE DOOR BROCHURE



AREA OF WORK



SEWER TAP  
INV.: 755.71'  
AT 41.32'

EXISTING CUT  
STONE

SANITARY SEWER  
MANHOLE  
RIM: 768.02'  
INV.: 759.02'

ELECTRIC UTILITIES  
MANHOLE

BAKER PLACE (40')

12" VCP-123.88' @ 1.11%  
SANITARY SEWER  
N 02°17'00"E  
120.00'

12" VCP-125.32' @ 1.87%  
CURB CUT  
CURB CUT  
6" WATER MAIN

EXISTING  
IRON PIPE  
WITH CAP

36" TREE

GATE  
MOTOR

GARAGE

CHAIN  
LINK  
FENCE

EXISTING  
5/8" IRON PIN  
AND CAP (BENT)

S 87°43'00"E  
150.00'

CONCRETE  
GATE

DRIVE

765

STONE  
WALL

WALL

6" TREE

TOE OF  
SLOPE

LANDSCAPE  
WALL

765

10" TREE

WALL

8" TREE

52.4'

PORCH  
(2 LEVELS)

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45.0'

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36" TREE

APPROX.  
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EXISTING  
EAST ELEVATION  
SCALE: 1/8" = 1'-0"



COPYRIGHT 2018

## LALLATHIN RESIDENCE

HISTORICAL CONSERVATION

2-23-18

E-2



EXISTING  
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

**ZD G**  
| zobrist design group |

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## LALLATHIN RESIDENCE

HISTORICAL CONSERVATION

E-3

2-23-18



EXISTING  
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



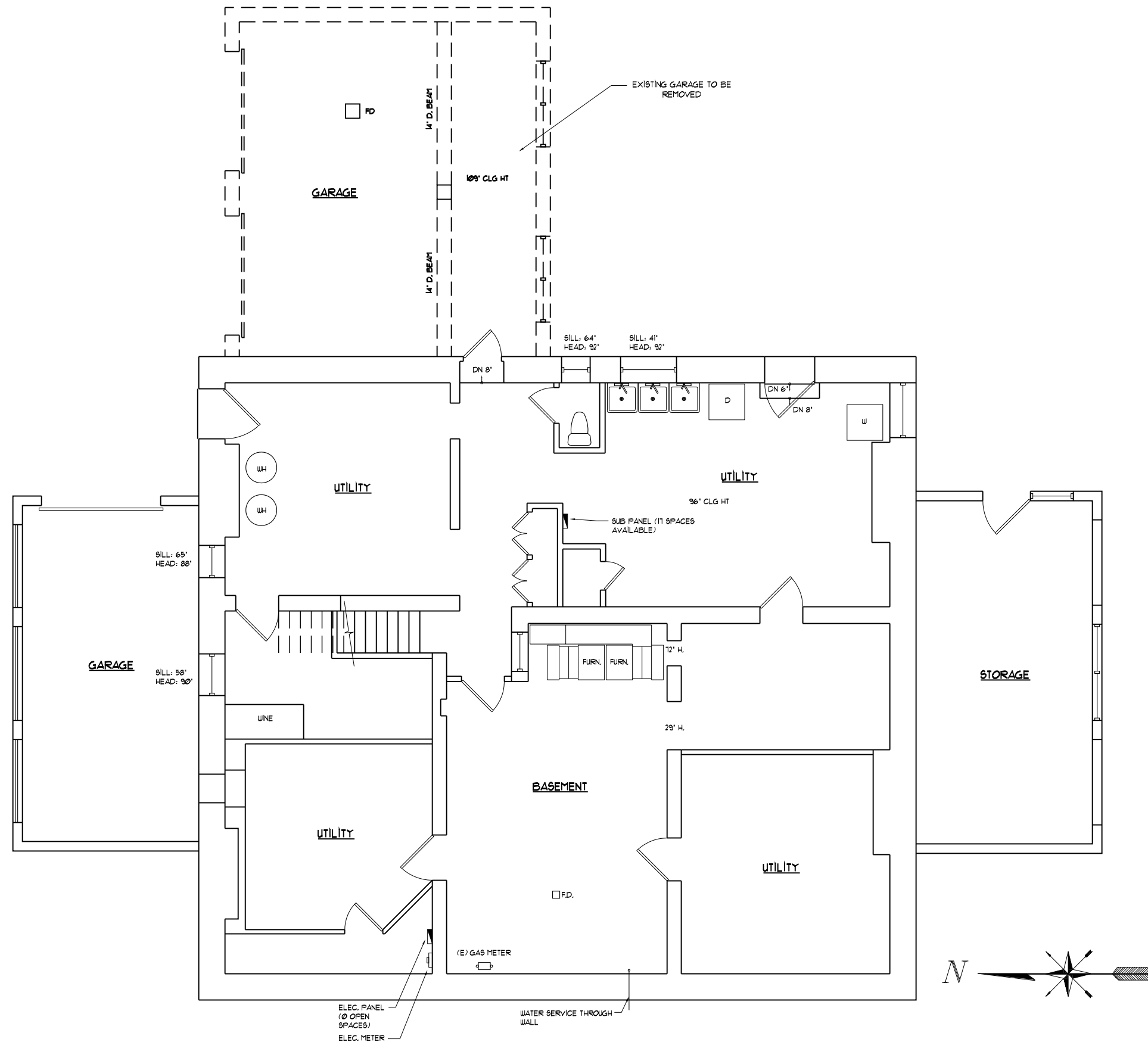
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## LALLATHIN RESIDENCE

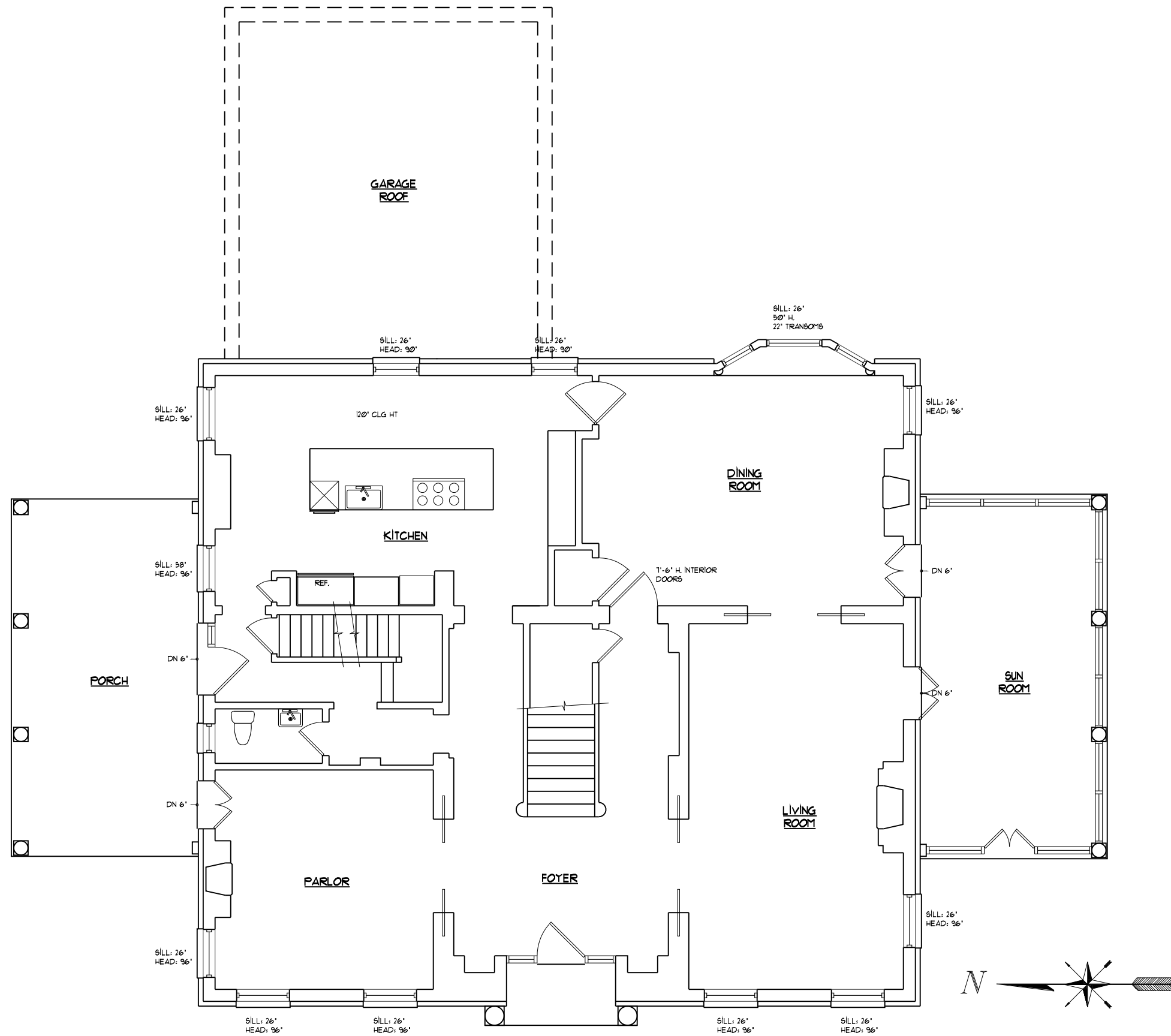
HISTORICAL CONSERVATION

2-23-18

E-4



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



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



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION 1



EAST ELEVATION 2

EXISTING  
HOUSE PHOTOS



1901 MADISON ROAD



2776 BAKER PLACE



2766 BAKER PLACE



2750 BAKER PLACE



2738 BAKER PLACE



1899 MADISON ROAD



2777 BAKER PLACE



BAKER PLACE



2735 BAKER PLACE

EXISTING STREET SCAPE

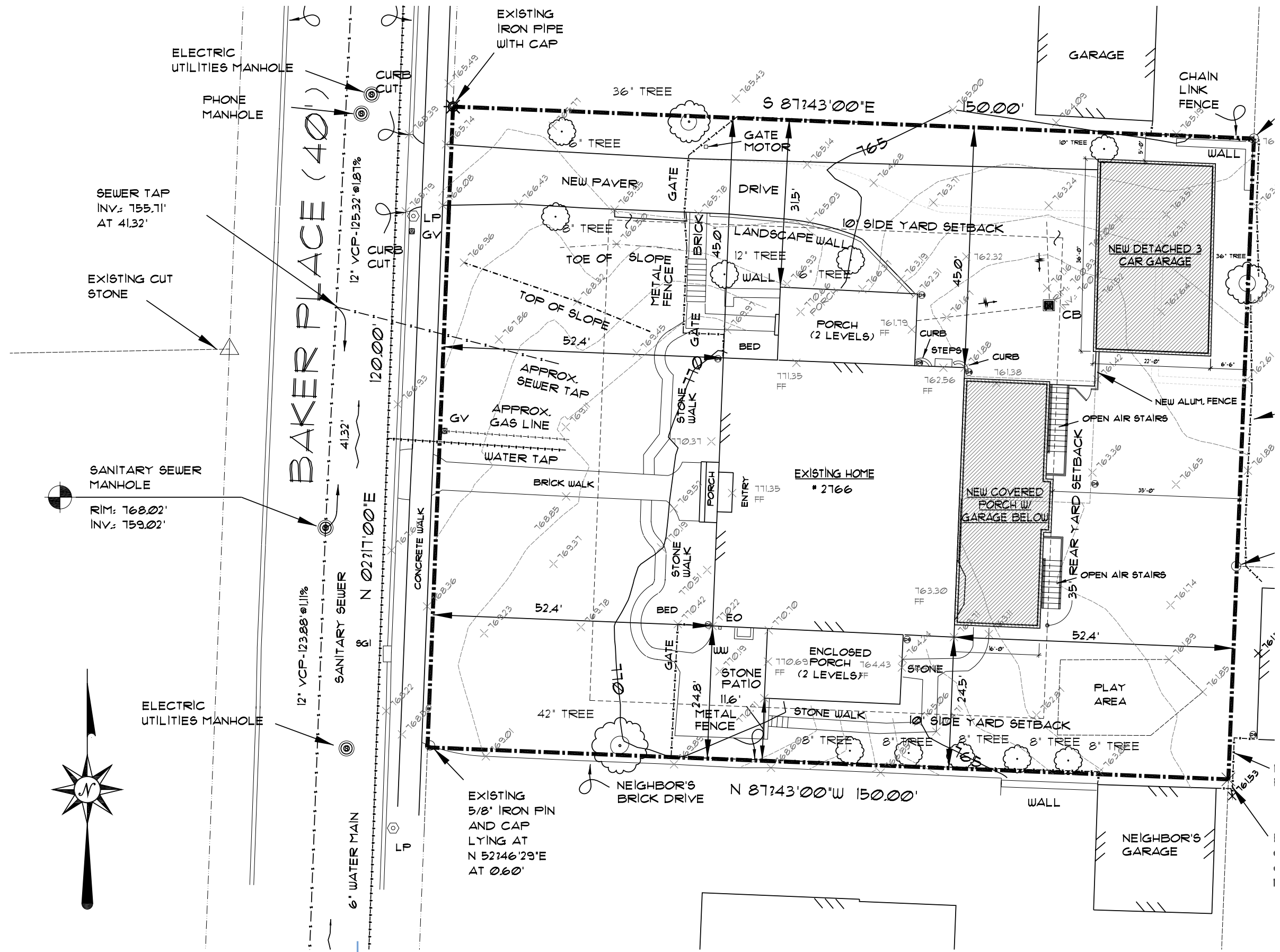


| zobrist design group |

# LALLATHIN RESIDENCE

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HISTORICAL CONSERVATION



PROPOSED  
SITE PLAN  
SCALE: NTS



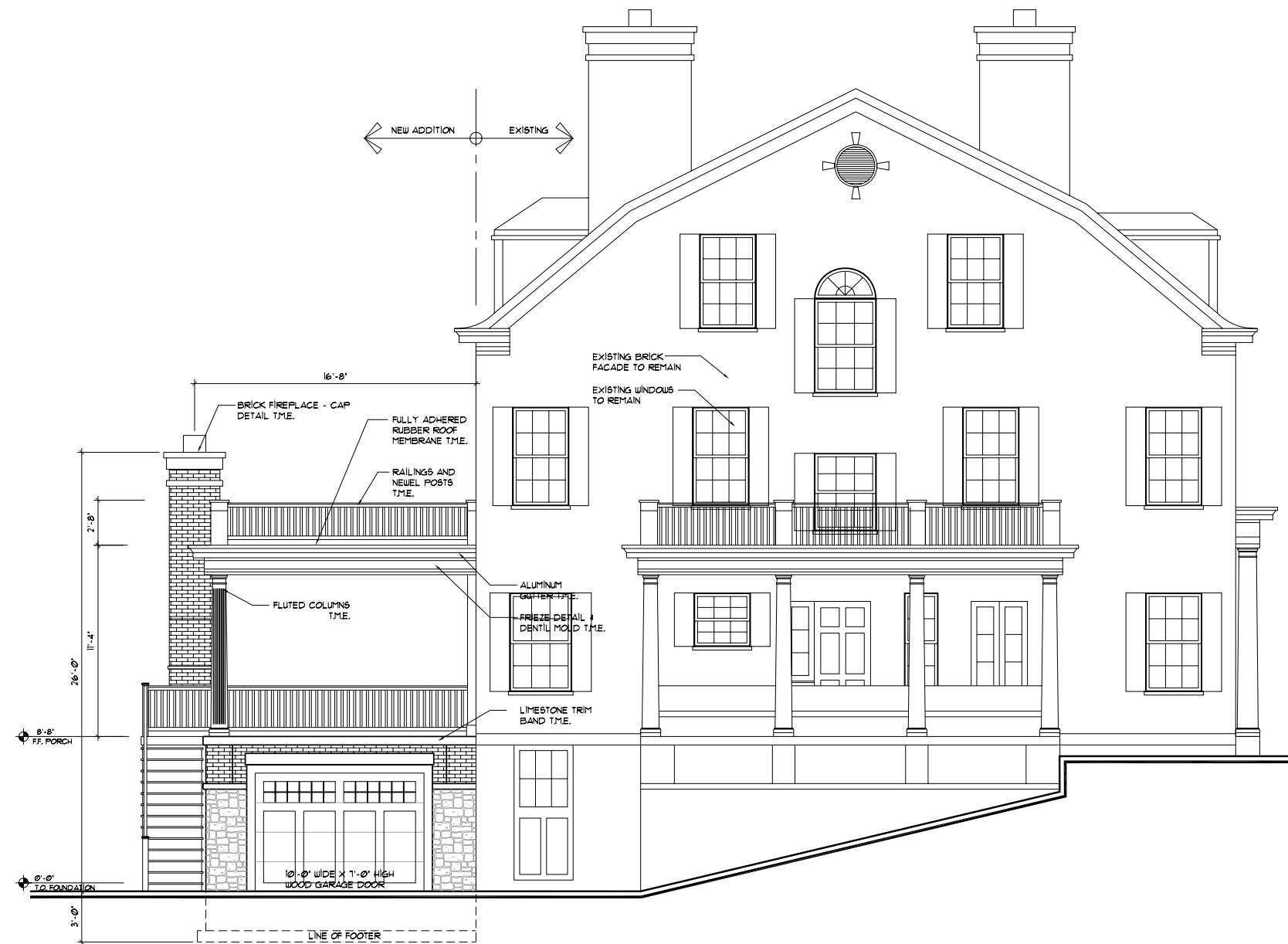
# LALLATHIN RESIDENCE

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HISTORICAL CONSERVATION



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



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



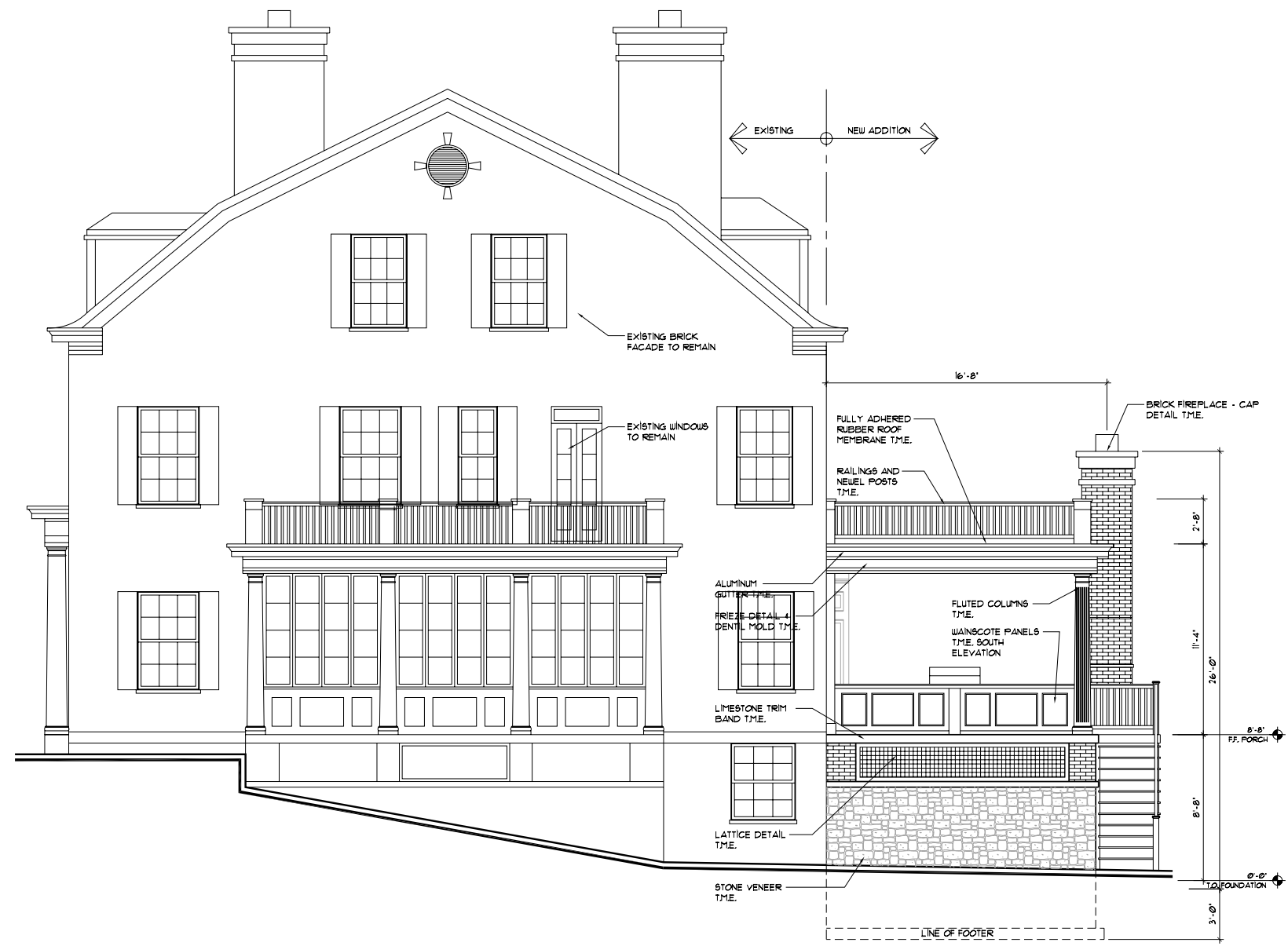
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# LALLATHIN RESIDENCE

HISTORICAL CONSERVATION

A-3

2-23-18



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



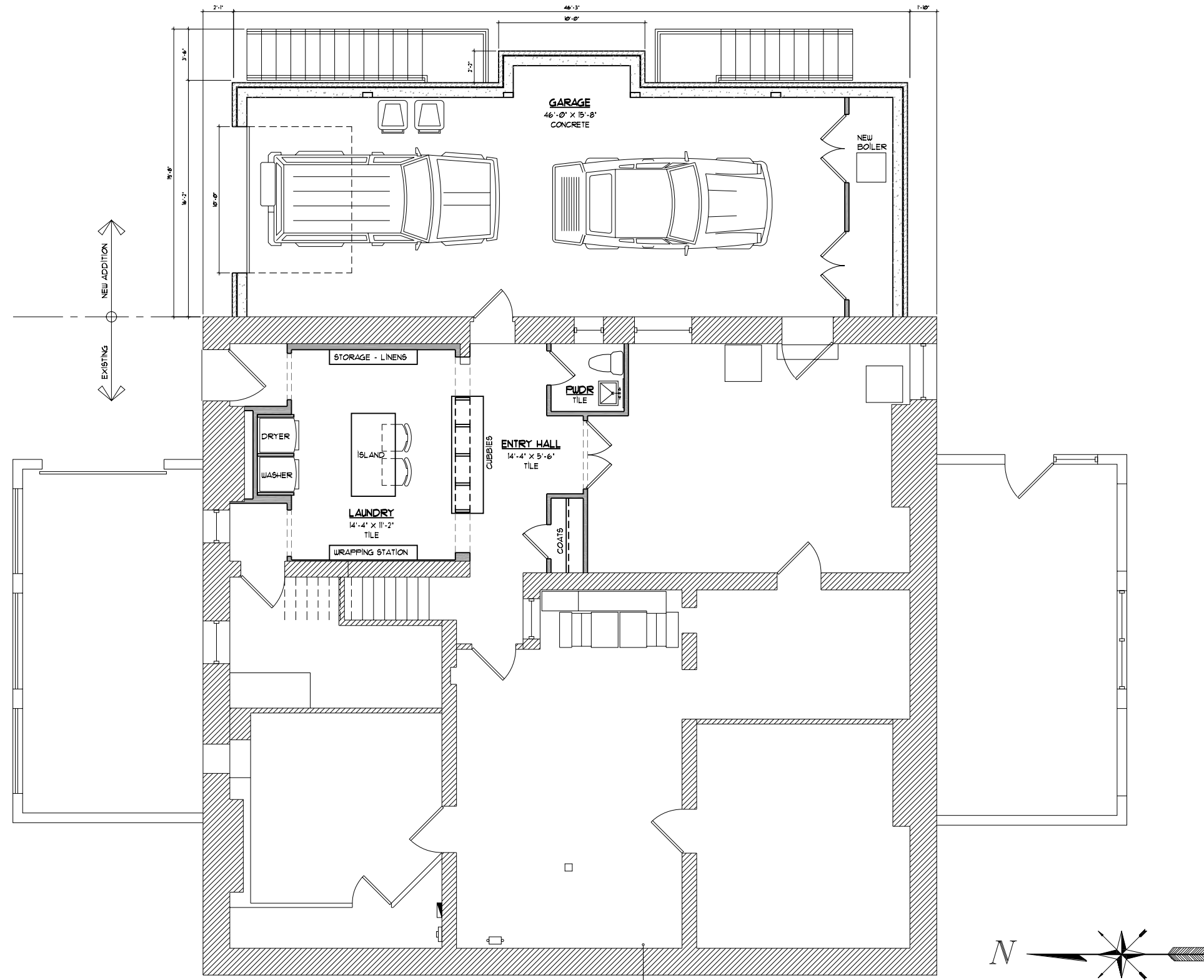
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# LALLATHIN RESIDENCE

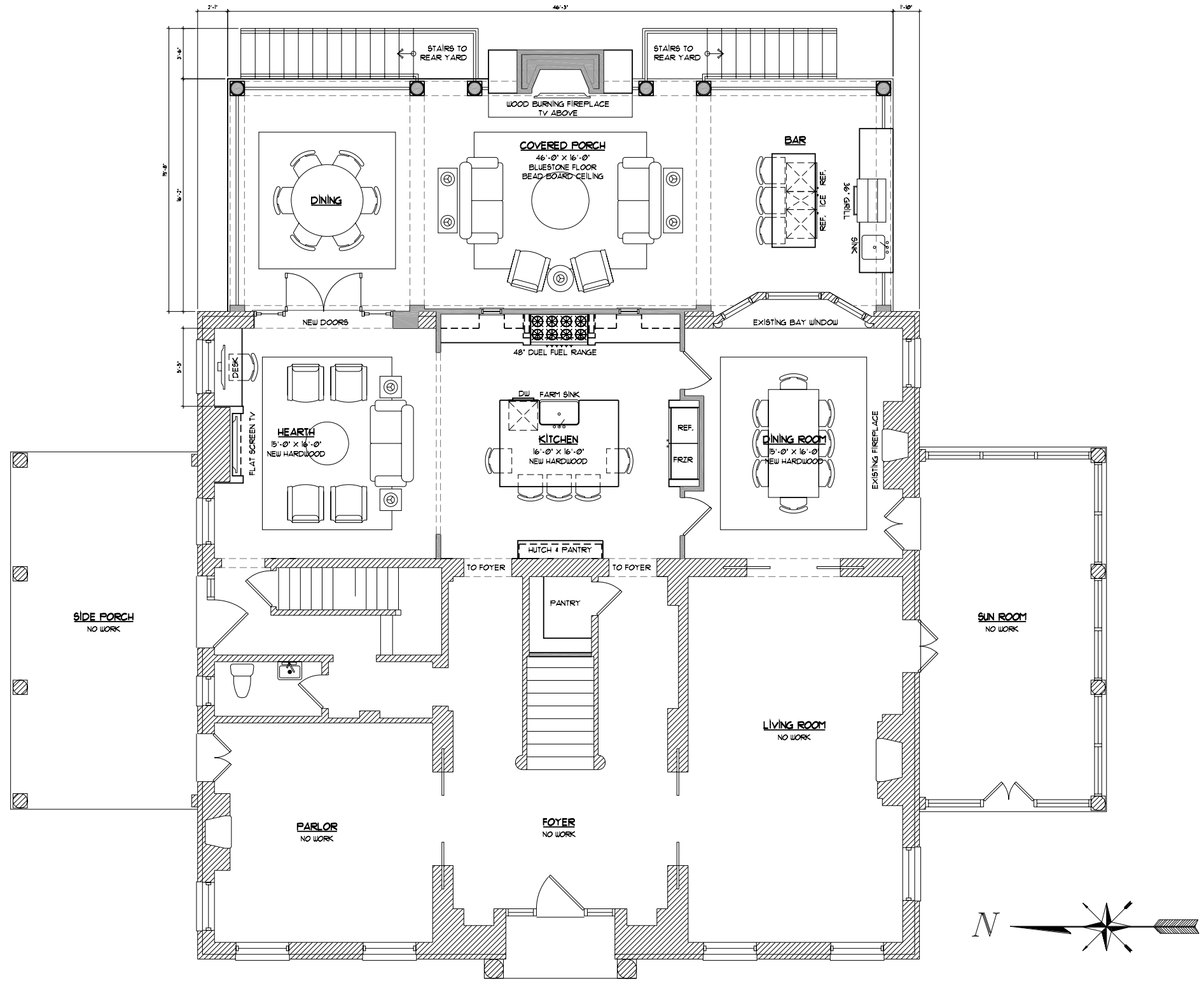
HISTORICAL CONSERVATION

A-4

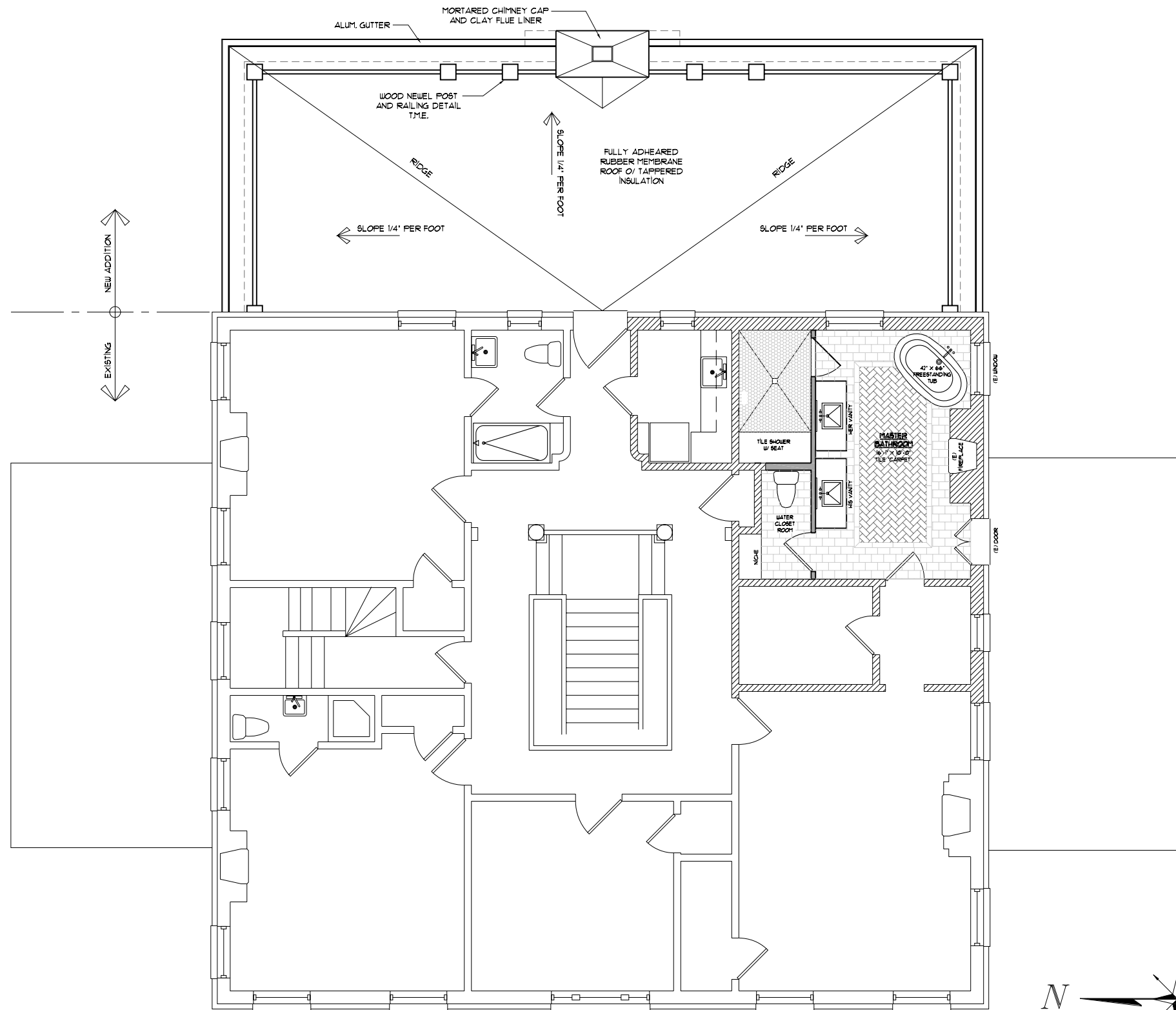
2-23-18



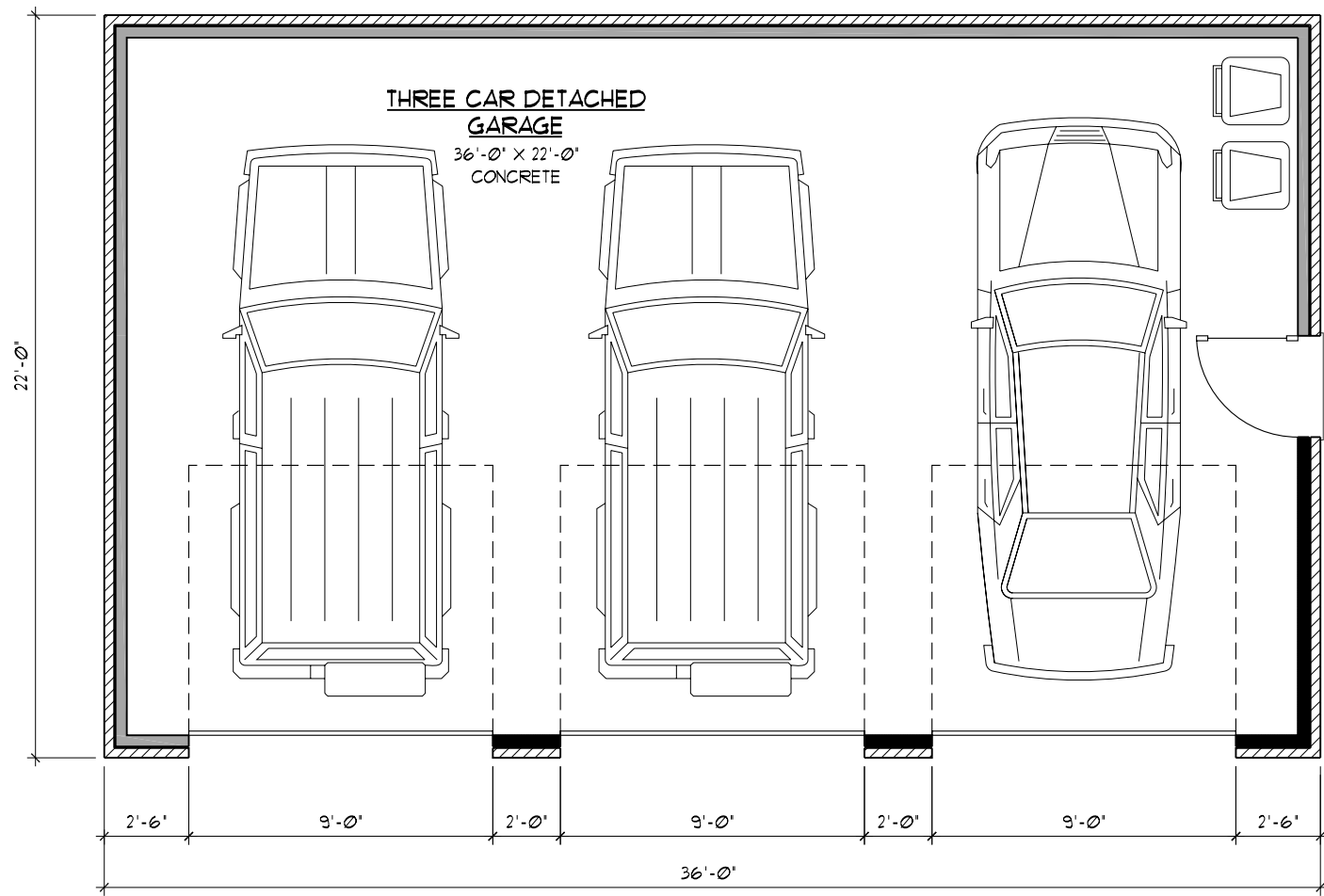
PROPOSED  
 BASEMENT FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



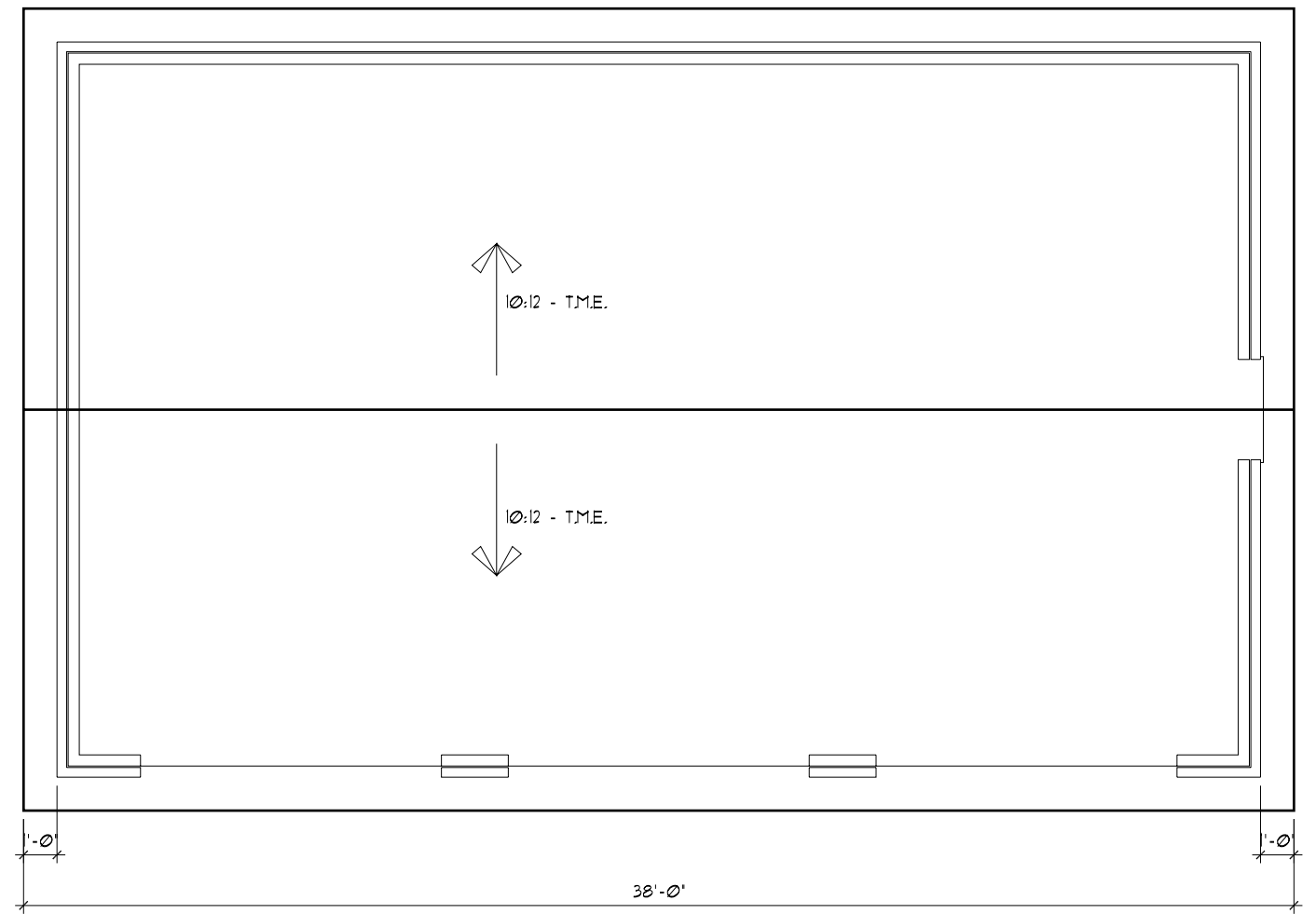
PROPOSED  
FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



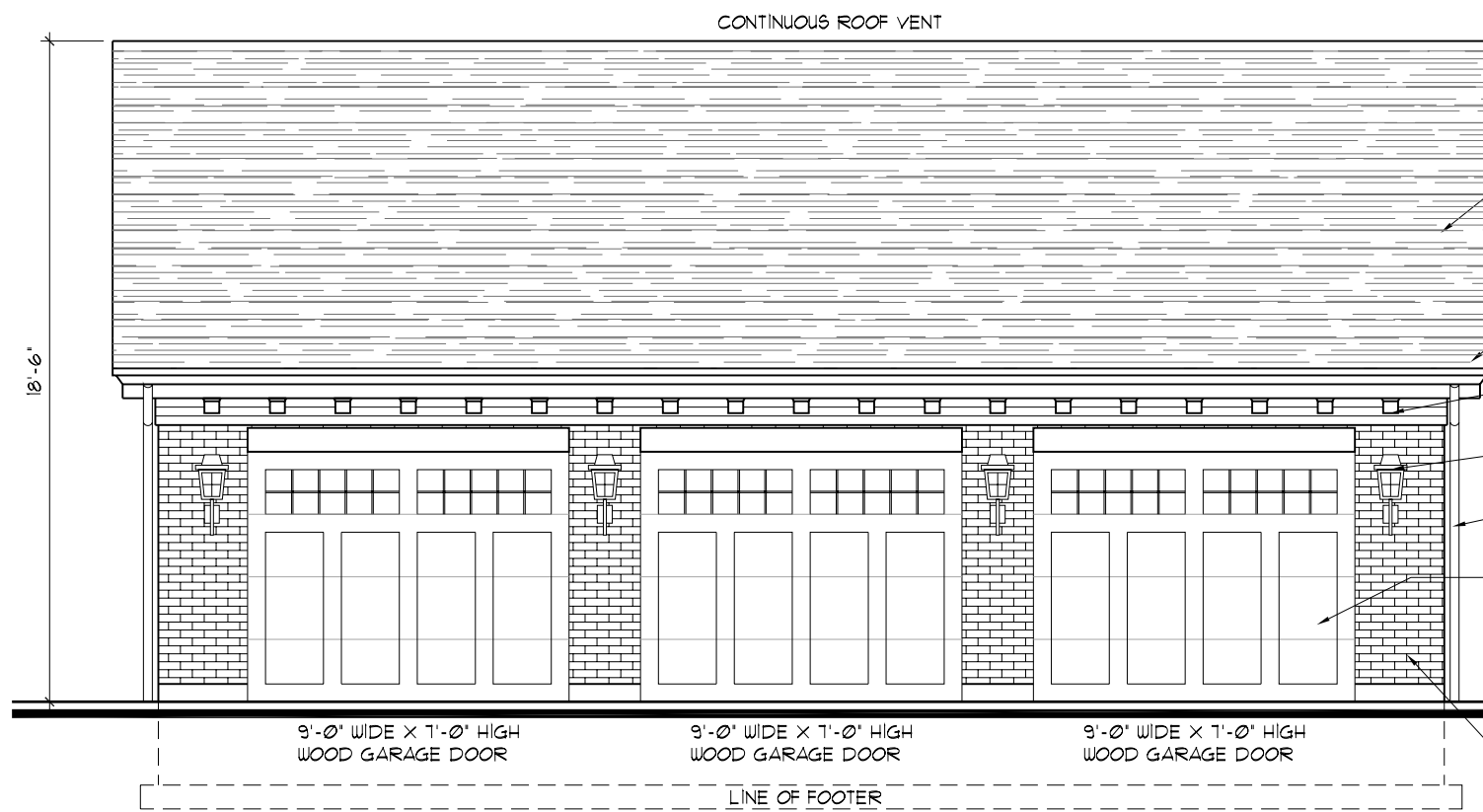
PROPOSED  
ROOF PLAN  
SCALE: 1/8" = 1'-0"



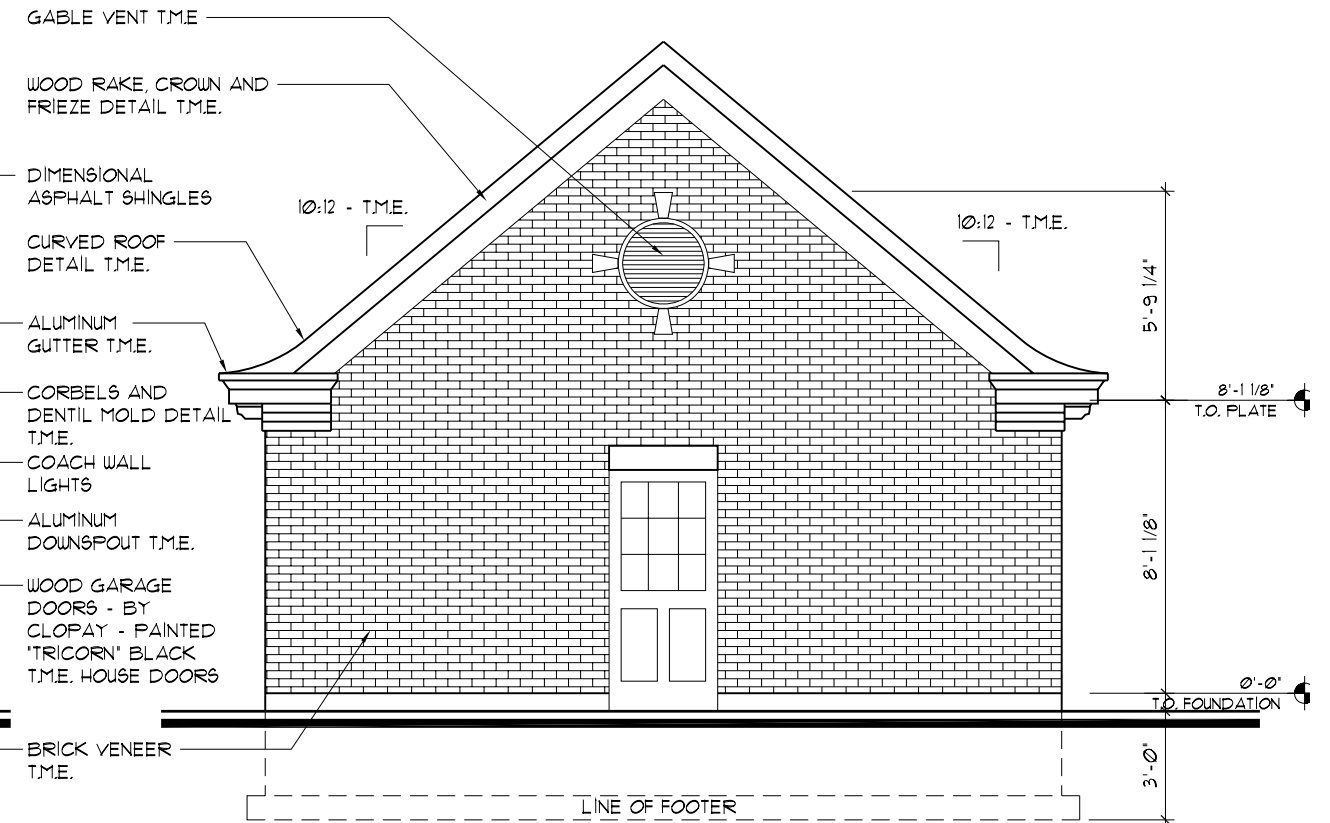
PROPOSED  
DETACHED GARAGE FLOOR PLAN  
SCALE: 3/16" = 1'-0"



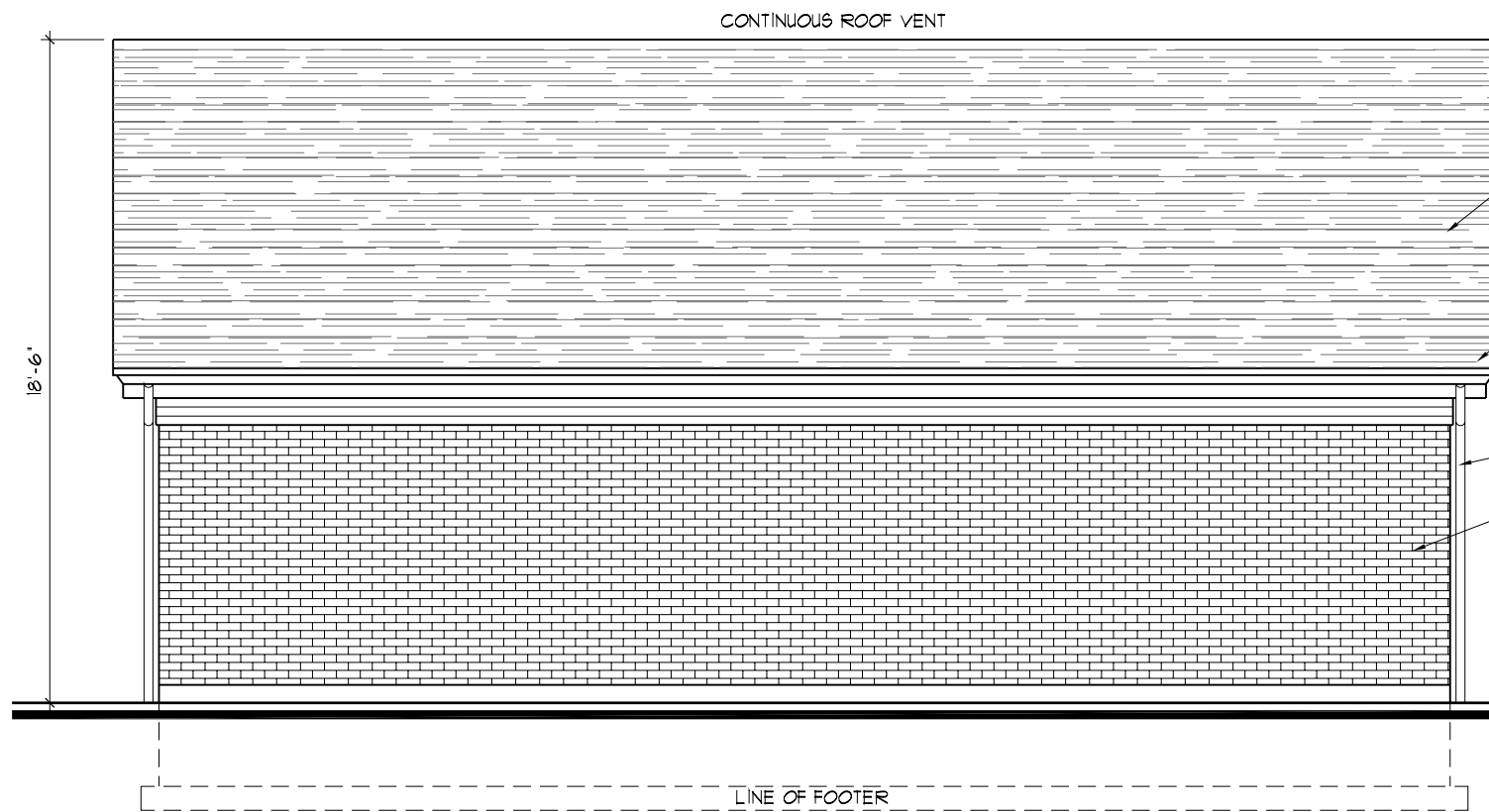
PROPOSED  
DETACHED GARAGE ROOF PLAN  
SCALE: 3/16" = 1'-0"



PROPOSED WEST GARAGE ELEVATION

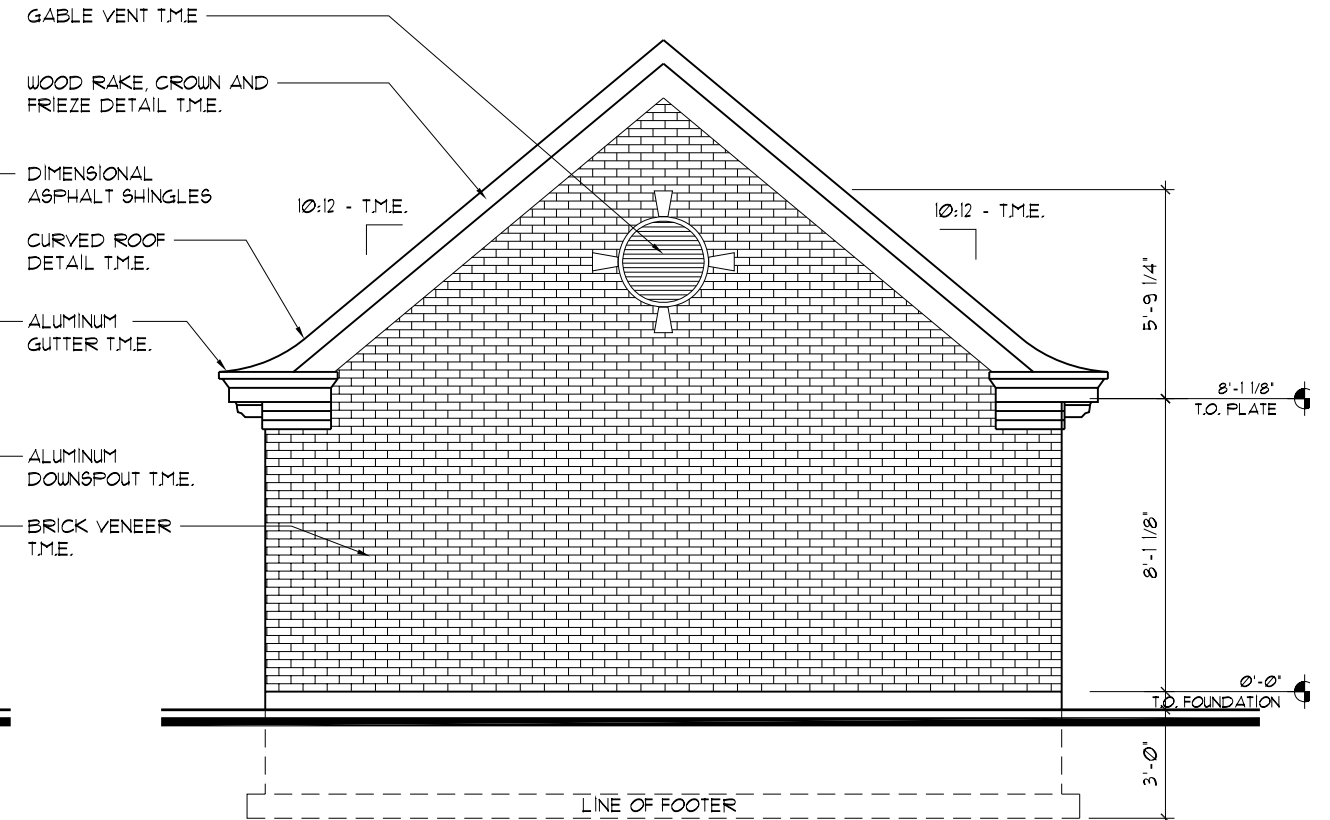


PROPOSED SOUTH GARAGE ELEVATION



PROPOSED EAST GARAGE ELEVATION

SCALE: 3/16" = 1'-0"



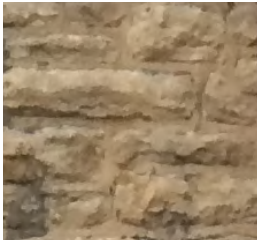
PROPOSED NORTH GARAGE ELEVATION

SCALE: 3/16" = 1'-0"

**FINISH SPECIFICATIONS:**



**BRICK:**  
SELECTION: TO MATCH EXISTING



**STONE:**  
SELECTION: TO MATCH EXISTING



**FENCE:**  
SELECTION: TO MATCH EXISTING



**TRIM AND CORBEL DETAIL:**  
SELECTION: TO MATCH EXISTING



**PORCH RAILINGS:**  
SELECTION: TO MATCH EXISTING

**FINISH SPECIFICATIONS:**



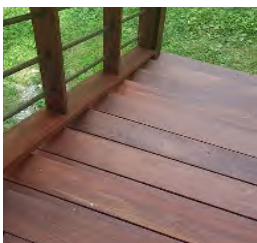
**PORCH ACCENTS:**  
SELECTION: LIMESTONE



**DETACHED GARAGE ROOF:**  
SELECTION: DIMENSIONAL ASPHALT SHINGLES  
CHARCOAL



**COLUMNS:**  
SELECTION: TO MATCH EXISTING  
FLUTED FIBERGLASS



**STAIRS:**  
SELECTION: "IPE" WOOD TREADS



**LIGHTING:**  
SELECTION: VISUAL COMFORT  
SUSSEX BRACKET LANTERN IN BRONZE

**FINISH SPECIFICATIONS:**



**PAINT:**  
SELECTION: BLACK TO MATCH EXISTING  
-GARAGE DOORS



**PAINT:**  
SELECTION: WHITE TO MATCH EXISTING  
-TRIM, COLUMNS, RAILINGS



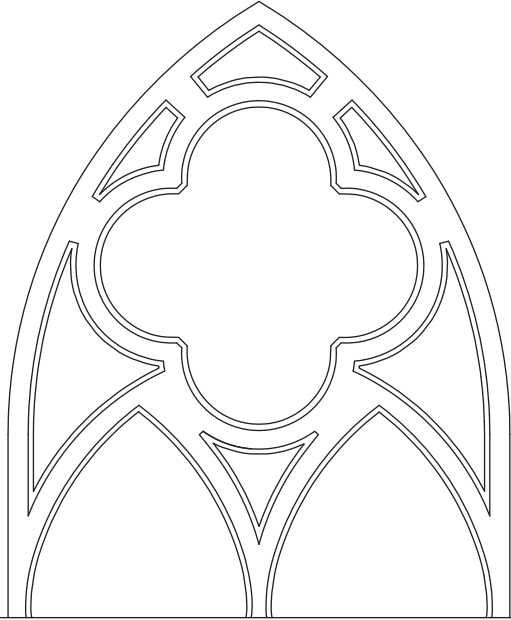
**WINDOWS:**  
MARVIN  
SEE ATTACHED BROCHURE



**DOORS:**  
MARVIN  
SEE ATTACHED BROCHURE

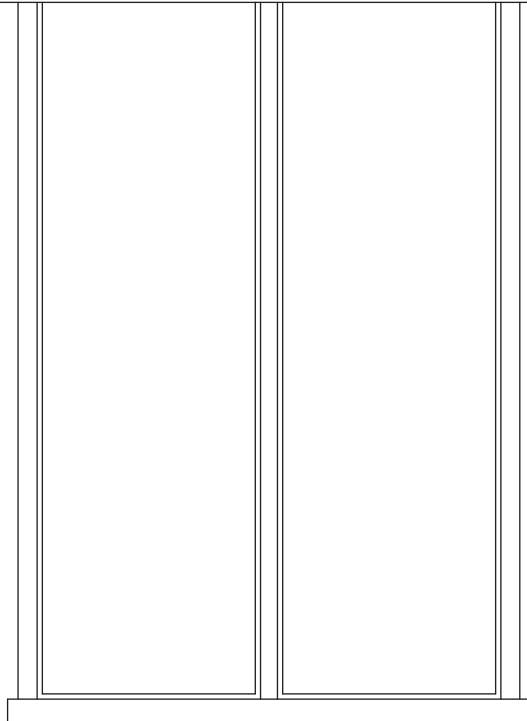


**GARAGE DOORS:**  
WOOD CLOPAY  
SEE ATTACHED BROCHURE



# MARVIN HISTORIC

WINDOWS AND DOORS



**MARVIN**  
COMMERCIAL SOLUTIONS



MARVIN HISTORIC

## OUR HISTORY MAKES US UNIQUELY QUALIFIED TO HANDLE YOUR PIECE OF HISTORY.

For four generations, Marvin® has built a reputation for doing the tough window replacement projects that no one else can do. We've been solving historic rehabilitation challenges longer than anyone else, and we know the ins and outs - collaborating early on with architects, facilities managers and general contractors, reviewing products and options, navigating the National Parks Service guidelines, discussing window specifications with local historic commissions, and attending field testing. We offer the best project-based solutions and do what it takes to achieve excellent performance and historical accuracy.

**Building:** St. Mary's Church | Potsdam, NY

**Architect:** Jerry MacNeil Architects Ltd. **Contractor:** J.T. Erectors

**Units & Applications:** Fifteen custom Mahogany exterior and interior Gothic Revival wood window units, 3 at 70" x 216 1/2", 11 at 58" x 195", one at 171" x 276 1/2" integrating a 14 ft. diameter Rose Window. Pieces of Honduran mahogany were assembled in six layers with staggered finger jointing. Digital measurements using various technologies enabled accurate sizing to accommodate fixed masonry and glass dimensions. Designs downloaded directly to Marvin's CNC equipment for a paperless project.



## MARVIN HISTORIC EXPERTISE

# "BEEN THERE, DONE THAT," IS SOMETHING WE'VE BEEN SAYING FOR OVER 100 YEARS.

With Marvin® products on over 500 college and university campuses and countless government, religious and Main Street buildings, Marvin is a proven leader in replacement windows for existing commercial buildings. At every level and every step of the way, Marvin surrounds your project with an unmatched level of expertise. You'll work with one of Marvin's Architectural Project Managers, who bring a deep understanding of building science to every project and provide invaluable consultation services from initial budget estimates to completion. On the product and fabrication side, Marvin Technical Services, along with the Architectural Department, can engineer solutions to address structural reinforcement, profile replication, panning, mulls or other manufacturing or construction challenges.

**Building:** Savannah Law School | Savannah, GA

**Architect:** Lynch Associates

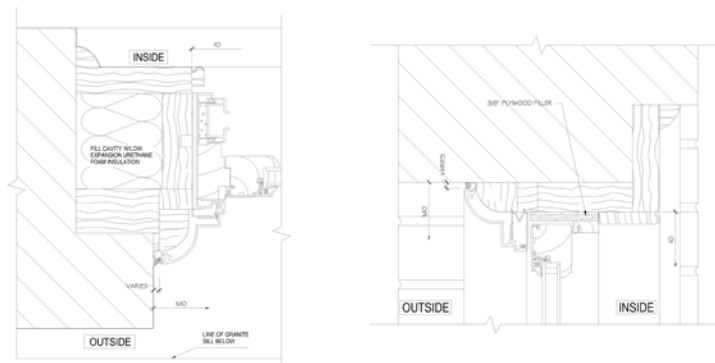
**Units & Applications:** The federal tax credit restoration and rehabilitation project replaced windows in 100 openings with Marvin Wood Ultimate Double Hung and Wood Ultimate Double Hung Magnum units, single glazed with authentic divided lites and 7/8" muntins.



## MARVIN HISTORIC SOLUTIONS

# WHEN IT COMES TO MEETING STRICT HISTORICAL STANDARDS, MARVIN SETS THE STANDARD.

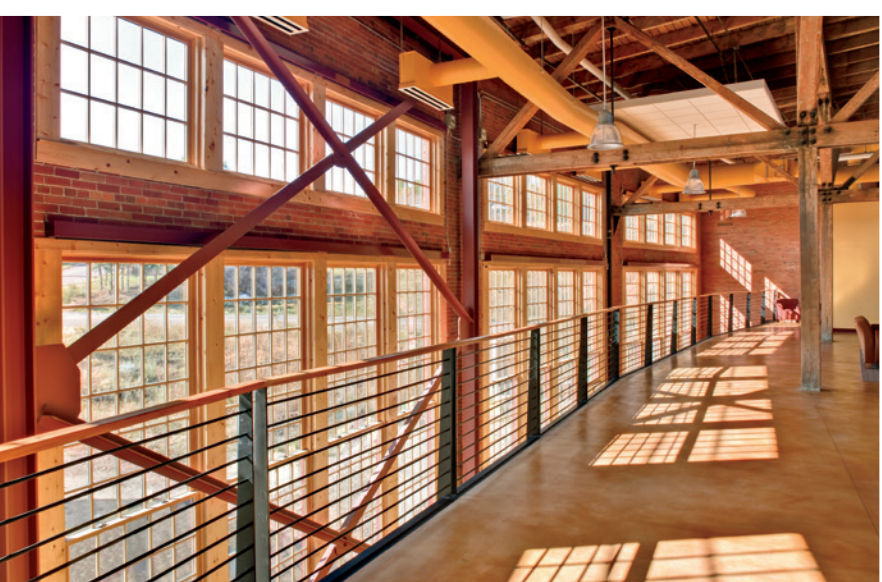
No matter the scale or scope of the historic replacement project, Marvin® does all the little things that make the biggest difference. From exact sizing to the ability to replicate intricate historic profiles, Marvin's attention to detail is unsurpassed. Marvin's vast array of products and custom solutions are painstakingly engineered to meet the most exacting historical specifications, while delivering state-of-the-art performance.



**Building:** 311 Summer Street | Boston, MA

**Architect:** ADD Inc. Architectural Firm    **Contractor:** Shawmut Design and Construction

**Units & Applications:** Plans for aluminum full-frame replacement windows with a pre-fit panning system resulted in reduced glazing dimensions, which were unacceptable to local historic preservation authorities. The Marvin solution installed panning over the existing frames and used Marvin's Tilt Pac® for sash replacement. Rapid prototyping was used to develop extruded aluminum panning that precisely replicated the existing profile. This allowed for installation of a sash that had the same amount of glass as previous windows. An aluminum extrusion was made to fill the arched masonry opening on the exterior. The same extrusion was installed as the vertical mullion cover. Panning was attached to the frame and followed the edge of the milled infill panel on the exterior, squaring off with the window on the interior.



## MARVIN SIGNATURE

THE MARK OF AN ORIGINAL

### WE MAKE THE IMPOSSIBLE, POSSIBLE.

For historic replacement projects that require a higher level of craftsmanship, attention to detail and expertise, Marvin® Signature Services is called upon to deliver fully custom, one-of-a-kind solutions to the most challenging architectural problems. From custom Direct Glaze Windows to location-specific replications like Nantucket and Boston sashes, the highly specialized craftspeople of Marvin Signature Services are capable of engineering windows that are every bit as unique and beautiful as the originals that inspired them. If you can dream it, Marvin Signature Services can build it.

Learn more at:

[MARVINWINDOWS.COM/SIGNATURE](https://MARVINWINDOWS.COM/SIGNATURE)

**Building:** Evanston Roundhouse | Evanston, WY

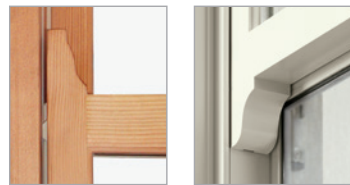
**Architect:** Myers-Anderson

**Contractor:** Hogan and Associates

**Units & Applications:** The original criteria required re-use of existing operating windows with wood trim for rough openings over twenty feet wide. Budget and schedule considerations suggested that a different solution was needed. Window manufacturers submitted proposals and Marvin® won the bid based on detailed rapid prototypes. Restoration costs were estimated to be 2-3 times more expensive than custom-made aluminum-clad Marvin units with custom clad casing and subsills. Clad Magnum Double Hungs with 2" checkrail, enhanced by 7/8" simulated divided lites with spacer bars were used, along with casement wood sashes and picture windows.

# HISTORIC WINDOWS BUILT WITH A CRITICAL EYE FOR HISTORIC DETAIL.

## HISTORIC DETAILS



### INTERIOR & EXTERIOR SASH LUG

Replication sometimes requires exterior or interior lugs. Exterior sash lugs are applied by 'slide on' attachment method, while interior sash lugs are available as part of the stile or can be clip on. Factory applied, or field application kits are available.



### CHAIN AND PULLEY

A chain and pulley balance system can contribute to the authentic appearance of replacement windows. Available in a variety of styles and finishes, the hardware and counterbalanced sash provide smooth operation, even for very large hung windows.



### DIVIDED LITES

Marvin® offers a variety of ways to replicate historic window pane patterns. Patterns can feature an array of muntin widths, unique muntin profiles, rectangular or radius cuts and more. Custom divided lites available.

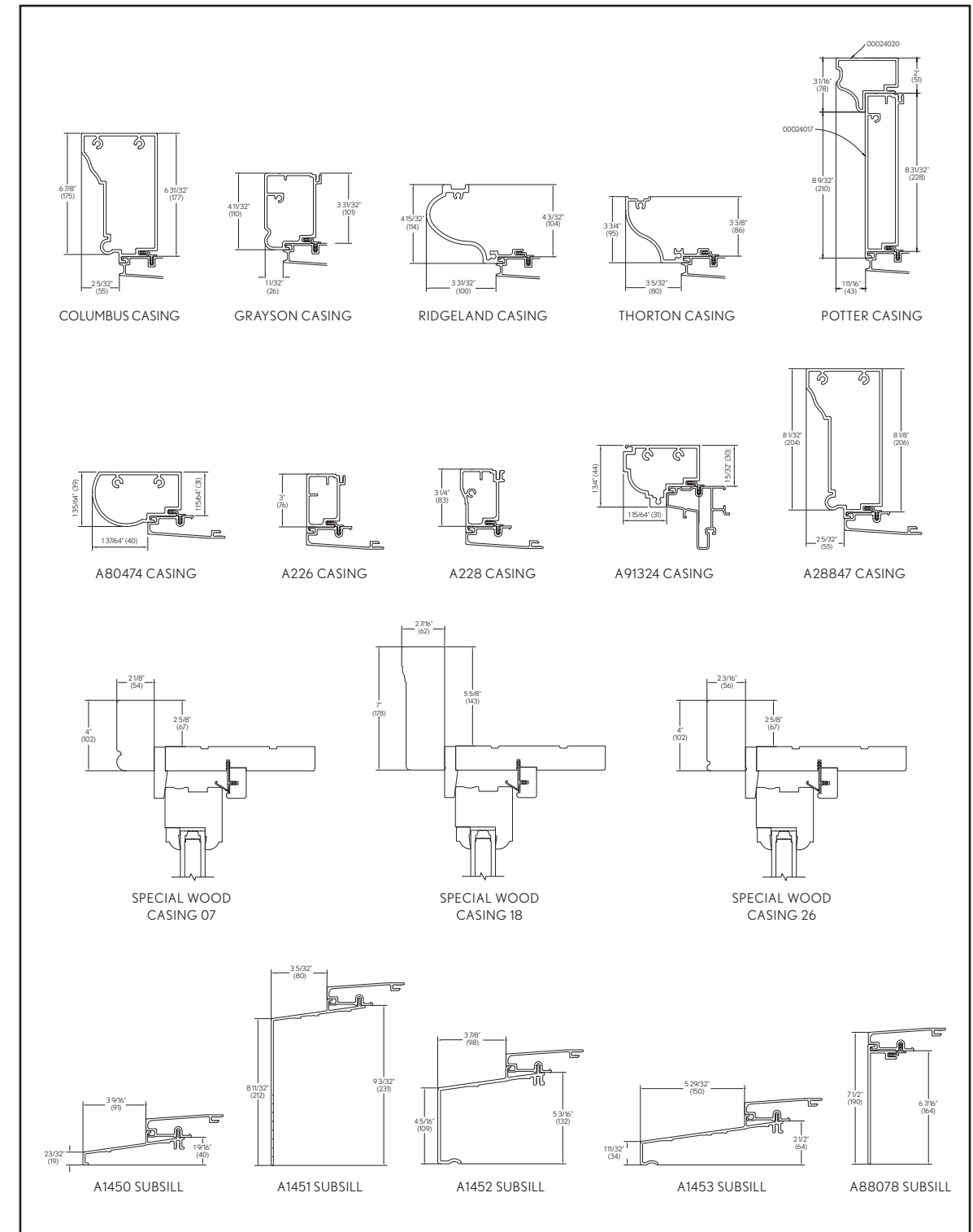


### GLASS AND GLAZING

Marvin offers a broad array of decorative and specialty glass options, including Restoration glass or Circa glass to meet National Park Service guidelines. Additional glazing options are available to meet requirements for sound abatement, Sea Turtle Conservation Codes and California fire zone specifications.

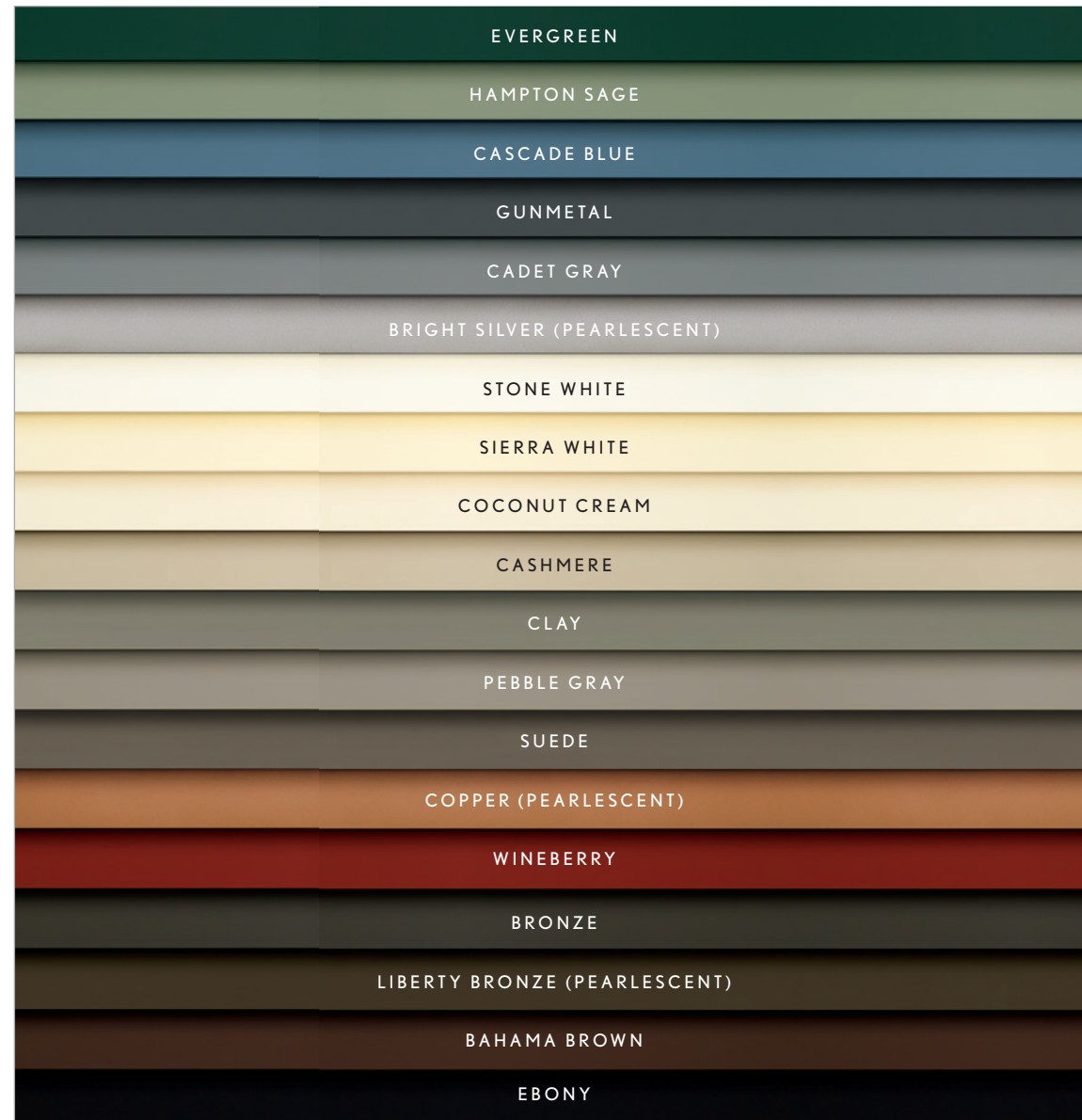
## CASING & SUBSILLS

Marvin® offers hundreds of clad and wood casing options and has the capability to create custom casings to match existing profiles. Our clad casings are made of extruded aluminum, which features an extremely durable factory applied finish that resists chalking, fading, pitting, corrosion and marring, and is backed by a 20-year warranty against chalk and fade. Meets AAMA 2605.



CLAD COLORS

Marvin's low-maintenance, clad-wood products feature an extruded aluminum exterior finish in commercial-grade paint that meets AAMA 2605 certification for superior resistance to fading and chalking. Marvin's palette of nineteen durable colors includes a spectrum of rich colors and three fresh, pearlescent finishes.



**Custom Colors:** For projects that require new replica windows to match the existing originals, Marvin® can create a custom color. Like our standard exterior finish colors, custom colors are backed by a 20-year warranty.\*

**ANY COLOR  
YOU WANT**

\*Some colors may not qualify for the 20-year warranty. Contact your Marvin representative for details.

EXTERIOR WOOD SPECIES

Marvin® offers three high-quality exterior wood species, including Pine, Vertical Grain Douglas Fir and Mahogany. All species are available FSC™/SFI® certified. Factory-primed pine available.



INTERIOR WOOD SPECIES

Marvin offers six high-quality interior wood species, including Pine, Cherry, Douglas Fir, Mahogany, Vertical Grain Douglas Fir and White Oak. Specialty species include Maple, Black Walnut and Western Red Cedar. All species are available FSC/SFI certified.



INTERIOR FINISH OPTIONS

Before a factory-finished window is assembled, every wood component is conditioned, sanded and baked to ensure complete coverage. All finishes are water-based and have no Volatile Hazardous Air Pollutants (VHAP). State approved procedures are used to contain Volatile Organic Compounds. All meet WDMA TM 14-09 standards.



CLEAR COAT

STAINED

PRIMED WHITE

WHITE

DESIGNER BLACK

ULTIMATE DOUBLE HUNG NEXT GENERATION



DESIGN

- Rich wood interior offers beauty and warmth with six standard wood species and ten interior finish options
- Narrow checkrail provides a sleek aesthetic to maximize daylight opening while maintaining historical accuracy
- Design versatility with an array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes and hundreds of roundtop sizes
- Exclusive autolock activates when the sashes are closed, locking the window
- Durable exterior cladding made with the industry's highest level of certification, AAMA 2605, extruded aluminum and backed by a 20-year warranty against chalking and fading
- Expansive sizes up to 5 feet wide by 10 feet high

PERFORMANCE

- First-rate energy efficiency meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates and weather needs
- Sash balance systems enable smooth operation even at the largest sizes
- Aluminum inter-lock eliminates drafts and improves the window's overall structural integrity
- Traditional sill 14 degree bevel provides optimal water management while maintaining a classic look
- Superior weather performance with top in class ratings including LC-PG50 on most sizes and IZ3 certified coastal options

DESIGN AND PERFORMANCE REQUIREMENTS

PRODUCT	AIR TEST TO PSF	WATER TESTED TO PSF	STRUCTURAL TESTED TO PSF	CERTIFICATION RATING	OVERALL WIDTH	OVERALL HEIGHT
Clad Ultimate Double Hung Next Generation	1.57	7.5	75	LC-PG50	45 1/4	87 1/2
Clad Ultimate Double Hung Next Generation	1.57	7.5	75	LC-PG50	45 1/4	95 1/2
Clad Ultimate Double Hung Next Generation	1.57	7.5	75	LC-PG50	49 1/4	107 1/2
Clad Ultimate Double Hung Next Generation, High Performance	1.57	9.75	97.5	LC-PG65	49 1/4	107 1/2
Clad Ultimate Double Hung Next Generation	1.57	6	60	LC-PG35	59 1/4	119 1/2
Clad Ultimate Double Hung Next Generation Picture	1.57	7.5	75	CW-PG50	67 1/4	69 1/2
Clad Ultimate Double Hung Next Generation Picture	1.57	7.5	75	CW-PG50	61 1/4	103 1/2
Clad Ultimate Double Hung Next Generation Picture, High Performance	1.57	9.75	97.5	CW-PG65	61 1/4	103 1/2
Clad Ultimate Double Hung Next Generation Transom	1.57	7.5	75	LC-PG50	45 1/4	27 11/16
Clad Ultimate Double Hung Next Generation Transom	1.57	7.5	75	LC-PG50	73 1/4	27 11/16
Clad Ultimate Double Hung Next Generation Transom, High Performance	1.57	9.75	97.5	LC-PG65	73 1/4	27 11/16

CERTIFIED MULLS

ASSEMBLY	TYPE	MAX MULLION SPAN	MAX TRIBUTARY	MULL DESIGN PRESSURE
1 High, 2 or more units wide	CUDH NG to CUDH NG only	71 1/2" (1816 mm)	45 1/4" (1149) wide	DP50
1 Wide, 2 or more units high	CUDHT NG over CUDHP NG only	69 1/4" (1759 mm)	53 19/32" (1361) wide	DP50
Multiple Wide x High w/ 1" LVL	LVL must be in vertical mull	75" (1922 mm)	45 11/16" (1161) wide	DP50
Multiple Wide x Multiple High w/ 3/8" (10 mm) MRF	CUDHT NG over CUDH NG only	83 3/16" (2113mm)	45 3/8" (1153) wide	DP65

Note: the entire assembly will have the lowest design pressure of any unit or mull in the assembly.

ULTIMATE INSERT DOUBLE HUNG



DESIGN

- The Ultimate Insert Double Hung is designed to meet historic design daylight criteria
- Frame thickness: 2 1/32" (17mm) head jamb, 1 5/16" (33mm) composite side jamb\*
- Frame depth: 3 1/4" (83mm) to accommodate standard double hung pocket depths\*
- Frame bevel: 8 degree or 14 degree\*
- Balance system: Coil spring block and tackle with nylon cord and fiber filled nylon clutch
- Field installed half screen or full screen; half screen covers bottom sash opening
- Optional Magnum Screen (Extruded aluminum surround with charcoal hi-transparency fiberglass mesh)

INSTALLATION

- Through jamb installation

PERFORMANCE

- Meets U-factor/SHGC of 0.30/0.30 with one-lite Low E2 with argon insulating glass
- Optional tripane glass, coatings, and gas fills available for U-factor/SHGC as low as 0.21/0.18 or 0.22/0.41

DESIGN AND PERFORMANCE REQUIREMENTS

PRODUCT	AIR TEST TO PSF	WATER TESTED TO PSF	STRUCTURAL TESTED TO PSF	CERTIFICATION RATING	OVERALL WIDTH	OVERALL HEIGHT
Aluminum Clad Insert Double Hung	157	4.5	45	LC-PG30-H	45	77 3/8
Aluminum Clad Insert Double Hung Picture	157	6	60	CW-PG40-FW	68	77 5/8
Aluminum Clad Insert Double Hung Transom	157	6	60	LC-PG40-TR	75 5/8	28
Wood Insert Double Hung	157	6	60	LC-PG30-H	35 3/8	81
Wood Insert Double Hung	157	6	60	LC-PG30-H	45 3/8	61
Wood Insert Double Hung	157	6	45	LC-PG30-H	45 3/8	81
Wood Insert Double Hung 1 5/8" Picture	157	6	60	LC-PG40-FW	61 3/8	57
Wood Insert Double Hung 2" Picture	157	6	60	LC-PG40-FW	69 3/8	81
Wood Insert Double Hung Transom	157	6	60	LC-PG40-TR	73 3/8	26 1/2



BEFORE



AFTER

The Marvin® Ultimate Insert Double Hung is a frame-in-frame application, designed to seamlessly fit an opening when full-frame replacement is not the optimal solution.

\*Clad unit specifications listed. Ask your Marvin® representative for wood unit specifications.

ULTIMATE MAGNUM DOUBLE HUNG

DESIGN AND PERFORMANCE REQUIREMENTS



DESIGN

- Fits oversized openings up to 5' x 10'
- Rectangular, polygon and round top shapes available
- Available as single hung, double hung, triple hung, picture and transom windows
- Options for historic packages include energy panels and ogee lugs
- Adjustable constant force spiral balance system meets AAMA 902-99 Class 5 specifications
- Fiber filled nylon clutch
- Designed to balance sash from 10 lbs to 130 lbs
- Available prepped for field-applied stool and apron
- Fixed sash in wood units available in 1 5/8" and 2"
- Custodial locking hardware available

INSTALLATION

- Through jamb installation
- Optional flexible metal nailing fin

PERFORMANCE

- Meets U-factor/SHGC of 0.30/0.30 with one-lite Low E2 with argon insulating glass
- Optional U-factor/SHGC as low as 0.20/0.17 or 0.22/0.40 with optional coatings and gas fills on Tripane glass, without combination
- Depending on glass options, the STC range for clad units is 27 - 34, OITC range is 22-29. Wood unit STC range is 28-34, OITC range is 24-29

PRODUCT	AIR TEST TO PSF	WATER TESTED TO PSF	STRUCTURAL TESTED TO PSF	CERTIFICATION RATING	OVERALL WIDTH	OVERALL HEIGHT
Aluminum Clad Ultimate Double Hung Magnum	157	5.25	52.5	LC-PG35-H	59 3/8	120 3/8
Aluminum Clad Ultimate Double Hung Magnum High Performance	157	7.52	75.24	LC-PG50-H	59 3/8	120 3/8
Aluminum Clad Ultimate Double Hung Magnum	157	6.06	60.15	CW-PG40-H	55 3/8	92 3/8
Aluminum Clad Ultimate Double Hung Magnum	157	7.5	75	CW-PG50-H	53 3/8	104 3/8
Aluminum Clad Ultimate Double Hung Magnum Picture	157	10.5	75	CW-PG50-FW	61 3/8	104 3/8
Aluminum Clad Ultimate Double Hung Magnum Transom	157	8.25	75	LC-PG50-TR	73 3/8	27 3/8



STORM & SCREEN COMBINATIONS

A combination unit is composed of two glass panels and one screen panel. Panels can be arranged in many ways: glass above screen, screen above glass or glass above glass. One of the glass panels slides behind the other for self storage when the screen is in use. Panels can be easily removed from the interior for cleaning. Available with a wood or aluminum clad surround.

TWO-LITE WOOD STORM SASH OR SCREEN

A wood frame containing non-removable glass. The storm sash can be removed during the summer and replaced with a wood framed screen. Available only for wood windows.

SIMULATED DOUBLE HUNG HOPPER



DESIGN

- Double hung appearance with the lower sash designed as a hopper for ease of operation
- A good solution for hard-to-reach areas, like over a radiator or built-in bookshelves
- Multi-lock system and hopper style operation for limited accessibility
- High energy efficiency; high-performance seal controls air infiltration
- Upward-directed airflow provides comfortable ventilation
- Available with multiple handle and finish options
- Minimum RO width: 18 3/8" Minimum RO height: 40"

INSTALLATION

- Adjustable hinges
- Through jamb installation
- Factory applied jamb extensions available
- Factory-installed half screen

PERFORMANCE

- Meets U-factor/SHGC of 0.31/0.30 with one-lite Low E2 with argon insulating glass
- Optional U-factor/SHGC as low as 0.20/0.17 or 0.21/0.44 with optional coatings and gas fills on Tripane glass
- Depending on glass options, the STC range is 32-37; the OITC range is 28-34

— DESIGN AND PERFORMANCE REQUIREMENTS —

PRODUCT	AIR INFILTRATION	WATER TESTED TO PSF	STRUCTURAL TESTED TO PSF	CERTIFICATION RATING	OVERALL WIDTH	OVERALL HEIGHT
Clad Simulated Double Hung Hopper	0.05 L/s/m <sup>2</sup> (0.01 cfm/ft <sup>2</sup> )	220 Pa (4.60 psf)	1440 Pa (±3009 psf)	CW-PG30-AP	59 3/8"	128 5/8"



Locking points in the window's multi-lock system are located at the checkrail and at the jambs.



The unobtrusive screen tucks neatly under the checkrail.



Designed for replacement or new construction, this window can provide a perfect solution in university, government, and other institutional applications.

ULTIMATE DOUBLE HUNG NEXT GENERATION ROUND TOP



DESIGN

- Fits openings up to 5' x 10'
- Available in various radius shapes including eyebrow, elliptical, half circle, and custom angles
- Available in variations of standard double hung rectangular window on the interior with arched exterior casing
- Matches other Next Generation product profiles
- Arched window unit can include transom
- Balance system provides block and tackle balance or hybrid spiral balance
- Note:** Balance system is determined by sash weight
- Custodial locking hardware available
- Wood jambs minimize visibility of jamb carrier system

PERFORMANCE

- First-rate energy efficiency meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates and weather needs
- Sash balance systems enable smooth operation even at the largest sizes
- Aluminum inter-lock eliminates drafts and improves the window's overall structural integrity
- Traditional sill 14 degree bevel provides optimal water management while maintaining a classic look
- Superior weather performance with top in class ratings including LC-PG50 on most sizes and IZ3 certified coastal options

— DESIGN AND PERFORMANCE REQUIREMENTS —

PRODUCT	AIR TEST TO PSF	WATER TESTED TO PSF	STRUCTURAL TESTED TO PSF	CERTIFICATION RATING	OVERALL WIDTH	OVERALL HEIGHT
Clad Ultimate Double Hung Next Generation Round Top	1.57	7.5	75	LC-PG50	45 1/4	87 1/2
Clad Ultimate Double Hung Next Generation Round Top	1.57	7.5	75	LC-PG50	49 1/4	107 1/2
Clad Ultimate Double Hung Next Generation Round Top	1.57	7.5	75	LC-PG50	49 1/4	107 1/2
Clad Ultimate Double Hung Next Generation Round Top	1.57	5.43	52.5	LC-PG35	59 1/4	119 1/2
Clad Ultimate Double Hung Next Generation Round Top	1.57	5.43	52.5	LC-PG35	59 1/4	119 1/2
Clad Ultimate Double Hung Next Generation Round Top Picture / Transom	1.57	7.5	75	CW-PG50	74 1/4	103 1/2

— ROUND TOP RADIUS SHAPES —



EYEBROW RADIUS OPERATING DOUBLE HUNG

HALF CIRCLE TRANSOM

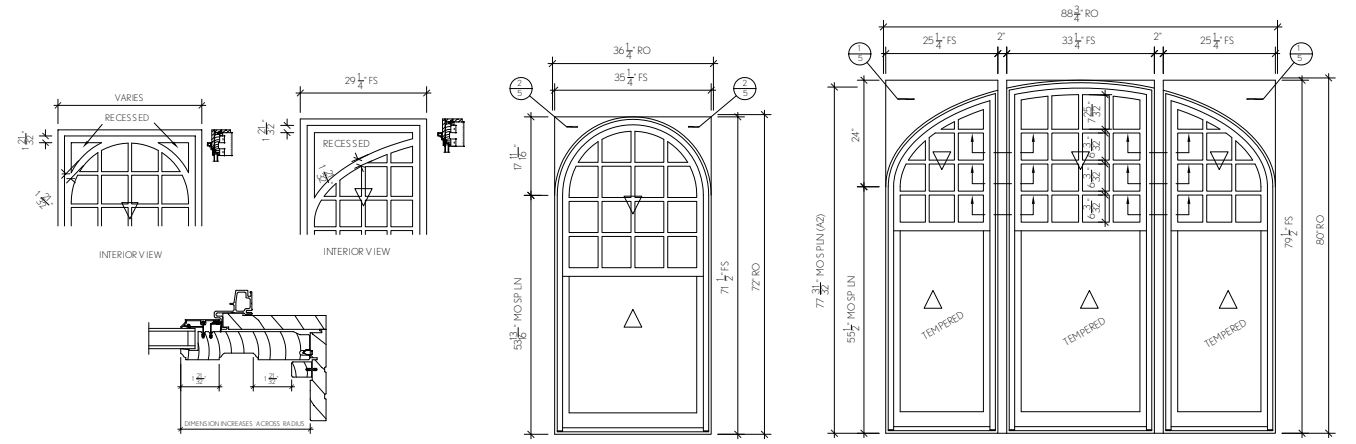
EYEBROW TRANSOM

HALF CIRCLE RADIUS OPERATING DOUBLE HUNG

HALF EYEBROW OPERATING SINGLE HUNG

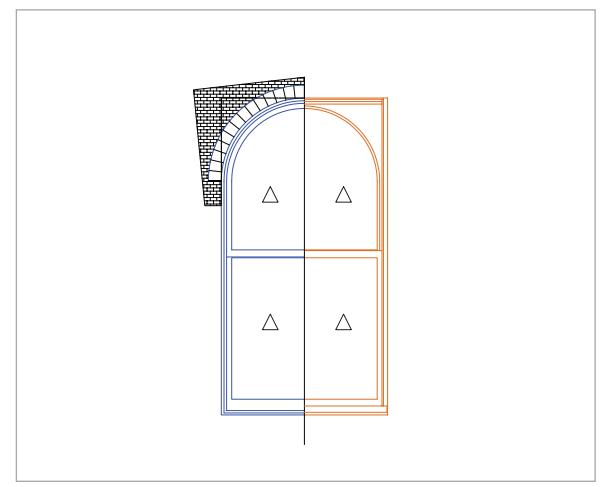


— ROUND TOP VARIATIONS —



Some projects call for window units or assemblies designed with graceful radius curves on the exterior and rectangular, operating hung windows on the interior. Marvin® has a range of radius variations for design flexibility.

— ROUND TOP WITH RECTANGULAR FRAMING —



EXTERIOR INTERIOR



**Building:** Central Union Mission | Washington, D.C.  
**Architect:** Cox Grate + Spack Architects **Contractor:** Forrester Construction  
**Units & Applications:** Marvin Clad Ultimate Double Hung Windows and Round Top Transoms were used with Thorton casings to match original window profiles. Custom flashing solutions addressed waterproofing issues in the existing masonry.



MARVIN HISTORIC WINDOWS

## IT'S OUR JOB TO MAKE HISTORY REPEAT ITSELF.

While a majority of projects require variations of traditional double hung windows, it's possible to achieve meticulously detailed historic looks with other products. From casement and awning to direct glaze and polygon shapes, Marvin® offers a complete family of windows that can be customized to match the specialized requirements of certain historic projects.



ULTIMATE  
CASEMENT WINDOW



SPECIALTY SHAPES



DIRECT GLAZE



**Building:** Druid Hill Conservatory | Baltimore, MD

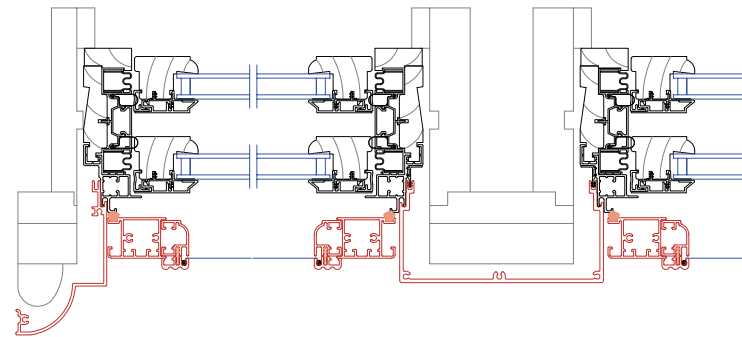
**Architect:** Kann Associates **Contractor:** Graziano Construction and Development Company, Inc.

**Units & Applications:** Two new greenhouse structures were constructed, sited symmetrically to a Baltimore landmark called the Palm House, built in 1888. Designers of the new buildings sought detailing in the original Palm House architectural drawings in order to match them, but found none. Marvin developed shop drawings and worked with the designer and contractor to address anchorage and structural engineering, custom flashing and panning, thermal and water performance. Clad awnings, casements, polygon units, clad variation #5 mill plates to replicate round tops on the original building, tempered glass with simulated divided lite, custom clad color, custom casing and sill adapter were used.

## CASE STUDY #1: MUNICIPAL BUILDING RENOVATION

**Challenge** | Exactly replicate in extruded aluminum the original wood mulls with decorative appliqué.

**Marvin® Technical Services Solution** | To replicate this ornate appliqué, a mull from the original windows was scanned with a 3D scanner. The decorative wood mull in the photo is the only known original appliqué that exists. The scan was used to create an exact replica of the mulls and plinths. Before the appliqué was milled, it was printed in 3D and sent over to the historic review board. A mock-up of the proposed window assemblies was installed on site for approval before the order for the window assemblies was submitted. A complex project, the 145 openings required both standard and custom window products. Besides the milled appliqué, the project required six new dies and 5 sizes of milled plinths.



SIDE JAMB VERTICAL MULL

**Note:** Detail shows the relationship of the daylight opening to the brick. Special sized stile and rail components might be required to match both the glass DLO and the brick to DLO dimensions.

## CASE STUDY #3: OLD MAIN WINDOW REHABILITATION

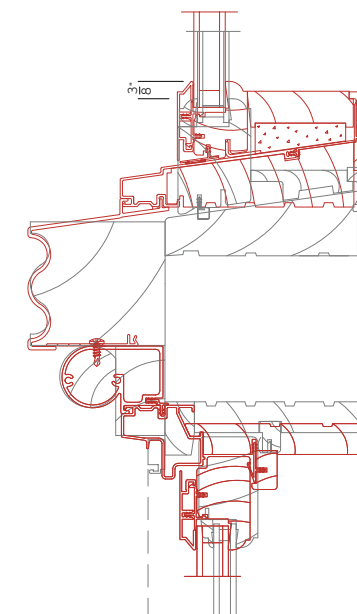
**Challenge** | Meet the strict requirements of the local Historic Preservation Commission.

**Marvin Technical Services Solution** | The Marvin Architectural Project Manager supported Macalester College by providing detailed drawings, attending HPC meetings with facilities personnel, and answering HPC questions about the proposed window replacement project. When the Commission determined that the transom bottom rail was too tall, Marvin adjusted the design and the plan was approved. The particular challenge of this project was that custom casings for the replacement windows needed to match existing profiles to the exterior, and to marry up with interior jamb extensions and trim, which would not be rebuilt to accommodate new window units. For some openings, the Architectural Project Manager designed custom jamb extensions, which were milled and applied in the factory.

## CASE STUDY #2: STATE UNIVERSITY WINDOW REPLACEMENT

**Challenge** | Replace windows in 84 openings to match original profiles.

**Marvin® Technical Services Solution** | The Marvin Architectural Project Manager mapped out the existing window conditions, measuring every component and how the window related to the brick opening. He then developed a CAD drawing based on existing conditions research, and overlaid proposed product solutions using Marvin Ultimate Insert Double Hung Windows. Custom casings and mull covers were required to match the original profiles. Marvin created rapid prototypes to demonstrate how window components could be replicated in extruded aluminum to exactly match the original wood profiles. Approval based on the review of rapid prototyping was written into the specs. This project filled 84 window openings with 1-wide x 2-high and 2-wide x 2-high assemblies.



REVISED PROPOSED  
DOUBLE HUNG  
HORIZONTAL MULL





MARVIN HISTORIC

### LET'S MAKE HISTORY.

Sometimes, we renovate more than just a building. In the case of the CARADCO building in Dubuque, Iowa, we were part of a project that helped start the rejuvenation of an entire section of town. This project is the perfect example of what we do best at Marvin: Applying four generations of expertise with state-of-the-art tools and technologies to replicate windows that seamlessly combine modern performance with rich period detail to meet the high standards of historic commissions, architects and occupants alike.

Get your next project started by contacting your local Marvin Architectural Project Manager, or by visiting:

MARVINWINDOWS.COM/COMMERCIAL



**Building** | CARADCO Building, Dubuque, Iowa, built 1888

**Developer** | Gronen Properties / Gronen Renovations

**Units & Applications** | The Caradco building was honored by winning the National Trust for Historic Preservation Tony Goldman Award in 2015. This award celebrates projects that embody a bold, large-scale approach to historic preservation that catalyzes entire commercial districts. The rehabilitation required the replacement of wood windows in 300 openings. One elevation called for radius windows. Marvin® Ultimate Magnums were required in some openings. In the majority of openings, Marvin Wood Ultimate Double Hung Windows with simulated divided lites, a standard product, were used. Each opening was unique and needed to be measured separately.

MARVIN HISTORIC



Start your historic renovation project at [marvinwindows.com](http://marvinwindows.com)

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Built around you.®

HANDCRAFTED  
IN AMERICA. 

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# RESERVE<sup>®</sup> WOOD collection

LIMITED EDITION SERIES

COMPLETE CONFIGURATIONS



# Finished Door Designs *Continued*

NOTE: The seven foot high doors are illustrated below. Design may appear different dependent upon the height and number of sections of the door. Please contact your dealer for illustrations providing dimensions and line drawings for each design.

## Design 2



TOP11



TOP12



TOP13



TOP14



REC13



REC14



SQ23



SQ24



ARCH1



ARCH2



ARCH1



ARCH3



ARCH6



ARCH3



ARCH13



ARCH16



ARCH13



ARCH4



ARCH8



ARCH4



ARCH14



ARCH18



ARCH14

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

---

APPLICATION #: COA2018012  
APPLICANT: 1737 Vine LLC  
OWNER: 1737 Vine LLC  
ADDRESS: **1737 Vine Street**  
PARCELS: 094-0008-0243  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: March 28, 2018  
HEARING DATE: April 9, 2018  
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

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**Existing Conditions**

The property at 1737 Vine Street consists of two buildings (1737 and 1739 Vine) forming an “L” shaped structure. The buildings were originally built around the same time period in the later 19<sup>th</sup> Century. The Italianate buildings feature stone foundations, brick-bearing walls, two-over-two sash with stone lintels and hoods and a decorative cornice with a low-pitched roof. A deteriorated dormer is present on the rear roof slope facing west. The ground floor has an altered storefront that has been partially infilled and boarded over with plywood. The original cast-iron storefront columns remain intact. The two attached buildings have interior access on the first floor and basement, but no circulation exists between the buildings on the second through fourth floors.

**Proposed Conditions**

The buildings are being renovated into six apartment units in the larger northern building and one residential unit in the smaller southern building. The first floor retail space will be converted into future restaurant space and white-boxed until a tenant is identified.

The applicant is proposing to modify 1737 Vine Street with the following:

- New rooftop deck on west facing roof slope
- New storefront windows
- New aluminum-clad wood windows
- New parking area

**Previous Reviews**

No permits have been submitted for the subject property and no recent COA or HCB reviews have occurred. The property is seeking Federal Historic Preservation Tax Credits and has submitted a Part II application that has been approved by the Ohio Historic Preservation Office.



Figure 1. Location of 1737 Vine. Photo from CAGIS.



Figure 2. View of 1737 Vine Street, facing southwest. Image from Google.



Figure 3. View of 1737 Vine Street, rear, facing northeast. Image from Google.

**Applicable Zoning Code Sections:**

Zoning District: [Section 1409](#) Commercial District Use Regulations  
Overlays: [Section 1435](#) Historic Preservation  
Historic District/Reg: [Over the Rhine Historic District](#)  
COA Standard: [Section 1435-09-2](#) COA; Standard of Review

**Zoning Review**

The existing building was most recently used as 7 apartment units in the same relative configuration as proposed by the applicant. There is no change in density and the Zoning supports a density of 7 residential units maximum on site. In addition, the applicant is providing 3 new parking spaces on the rear of the property, reducing the existing nonconformity.

Converting the first floor commercial space from retail to an eating/drinking establishment is permitted in the CC-P District. As a new commercial use under 2000 square feet, no parking is required for the use.

**Certificate of Appropriateness Review:**

A COA is required for changes to the exterior of the building including the rooftop deck and replacement windows and storefront. Windows will be restored where possible and replaced in kind where deteriorated beyond repair or missing. The storefront columns will remain in place with new glazing and doors.

**Comments on Applicable Guidelines**

All the changes substantially conform to the Conservation Guidelines. Changes to the storefront and windows are sympathetic to the historic nature of the building and would be approvable at the Staff Level. The rooftop deck requires review by the Historic Conservation Board.

The plans for the proposed parking area do not include any type of screening or barrier along the ROW at Elder Street or Republic Street. The Over-the-Rhine Conservation Guidelines require screening for cars in parking lots. While only three spaces are proposed, screening should still be provided in the form of a low masonry wall, wrought-iron fencing, landscaping or some combination thereof, with emphasis upon Elder Street. Given the tight parking configuration, a partial wall section to protect the facility from being hit by parked cars would be preferred.

**Applicable Guidelines**

**Site Improvements**

**B. SPECIFIC GUIDELINES**

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

The proposed rooftop deck is appropriate as it will not detract from the character of the building and will not be visible from street level on Vine Street. While the deck itself will also not be visible from the rear of the building on Republic Street, it will require the removal of a roof dormer. The dormer itself is in poor condition and is boarded over. It is not clear if the dormer is original to the building, but its location on the rear inset portion of the building makes it visible from a limited space along Republic Street. As such, the dormer is not a character-defining feature of the building. Its removal will not significantly alter the roofline of the building. The deck itself will be inset within the existing roof, using the half wall and parapet as a guardrail so as not to require additional material and to not be visible from Republic Street.

**Other Considerations:** N/A

**Prehearing Results:** A prehearing was held on March 21, 2018.

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

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

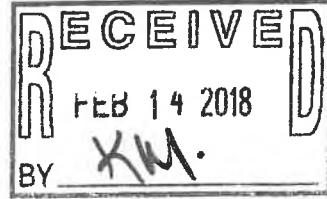
- A. **APPROVE** a Certificate of Appropriateness for 1737 Race Street per plans by Tlpm, LLC and dated 02/13/2018 including any revisions submitted for permit subject to staff review and approval with the following condition:
1. Parking lot screening, to be approved by staff, in the form of a low masonry wall, wrought-iron fence, landscaping or a combination thereof shall be provided along Elder Street and Republic Street at the location of the parking area.
  2. The proposed prohibited gravel parking surface materials shall be revised to an acceptable surfacing material per Section 1425-37(b).
  3. 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.

COA 2018013

CITY OF CINCINNATI LAW DEPARTMENT  
OFFICE OF ADMINISTRATIVE BOARDS  
ZONING HEARING EXAMINER



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: 4.9.18

3.21.18 AM  
3.28.18 10 4.2.18 WR

### CERTIFICATE OF APPROPRIATENESS APPLICATION

#### SUBJECT PROPERTY

Site Address: 1737 Vine  
Hamilton Co. Parcel ID No.: 94.8.243 Zoning District: CC.P  
Historic District: OTR Overlay District: \_\_\_\_\_

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

Name: 1737 Vine LLC  
Contact Person (if legal entity): Eric Haberthier  
Address: 1095 Tuscan St 1311 Vine St  
City: Cin State: OH Zip Code: 45226-45202  
Phone: 262-7002 E-mail: eric.haberthier@gmail.com

PROPERTY OWNER INFO  SAME AS ABOVE Eric @ The Rhine Group.com

Name: 1737 Vine LLC  
Contact Person (if legal entity): Eric Haberthier  
Address: 1311 Vine St  
City: Cincinnati State: Ohio Zip Code: 45202  
Phone: 513-655-7111 E-mail: Eric @ The Rhine Group.com

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

New Construction  Alteration  Demolition

Provide a very brief summary of the project:  
renovation of mixed use building, adding residential units  
new) to existing six units and converting former ground  
floor mercantile to A2 restaurant.

ZONING RELIEF  Yes  No

Provide a very brief summary of the zoning relief requested:  
new deck, new porch similar to fire escape construction,  
parking relief

#### 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: [Signature] Date: 2/14/2018

7/16  
Emailing docx written statement and all



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 9am

### SUBJECT PROPERTY

Site Address: 1737 Vine St  
 Hamilton Co. Parcel ID No.: 094-0008-0243-00 Zoning District: OTR  
 Historic District: OTR Overlay District: \_\_\_\_\_

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

Name: The Rhine Group  
 Contact Person (if legal entity): Eric Haberthier  
 Address: 1311 Vine St  
 City: Cincinnati State: Ohio Zip Code: 45202  
 Phone: 513-655-7111 E-mail: Eric@TheRhineGroup.com

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

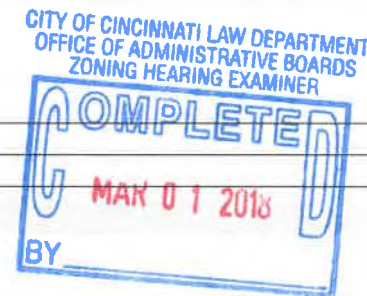
Name: 1737 Vine LLC  
 Contact Person (if legal entity): Same as above  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

New Construction  Alteration  Demolition

Provide a very brief summary of the project:

Historic Tax Credit Project - Complete Rehab of existing structure to it's previous condition



**ZONING RELIEF**  **Yes**  **No**

Provide a very brief summary of the zoning relief requested:

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

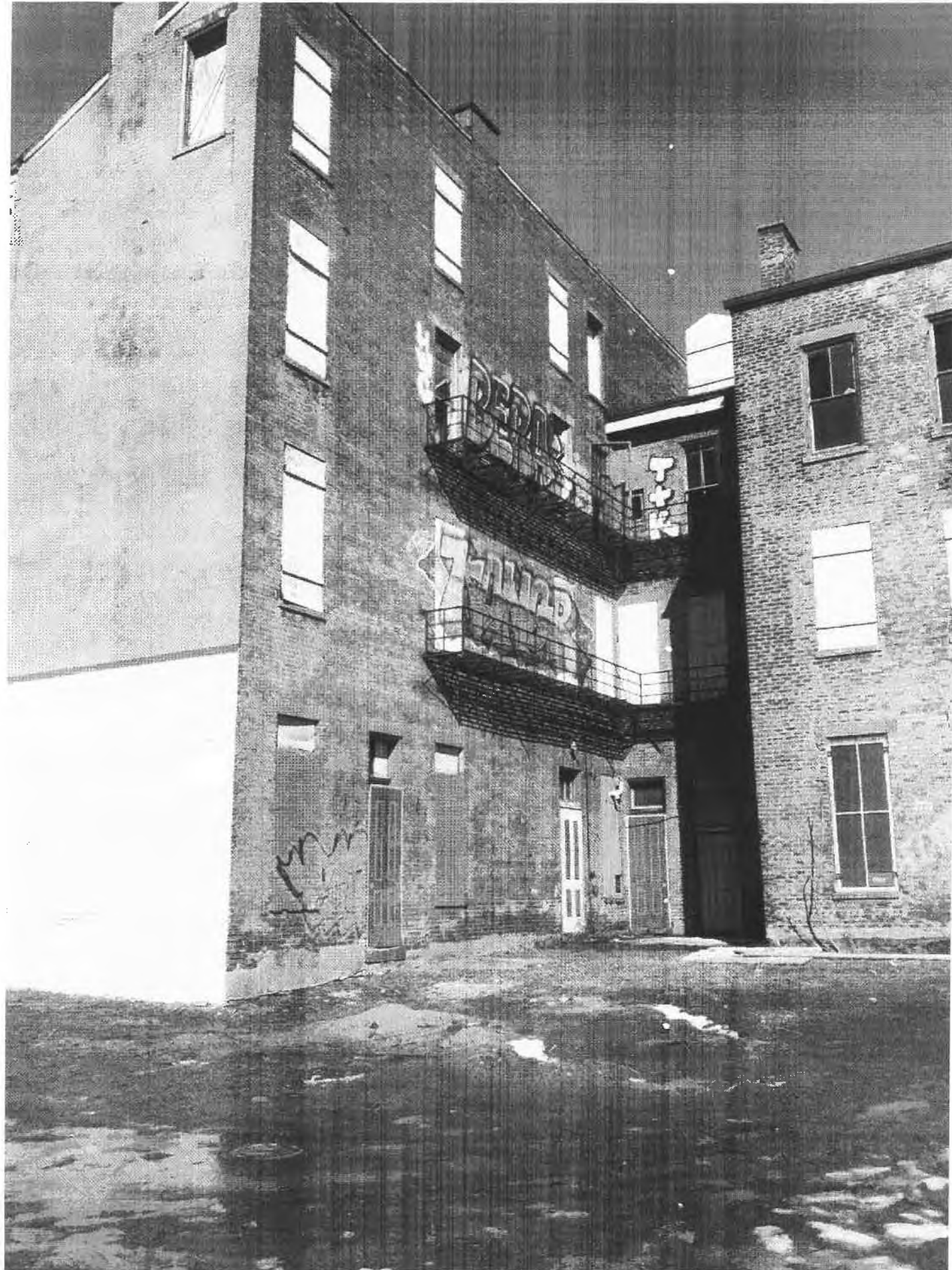
**Demolition requests must include all required demolition forms.**  
**All applications that include requests for zoning relief must include a zoning hearing application.**  
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I certify that all statements and documents that I provide with reference 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: 2/23/2018

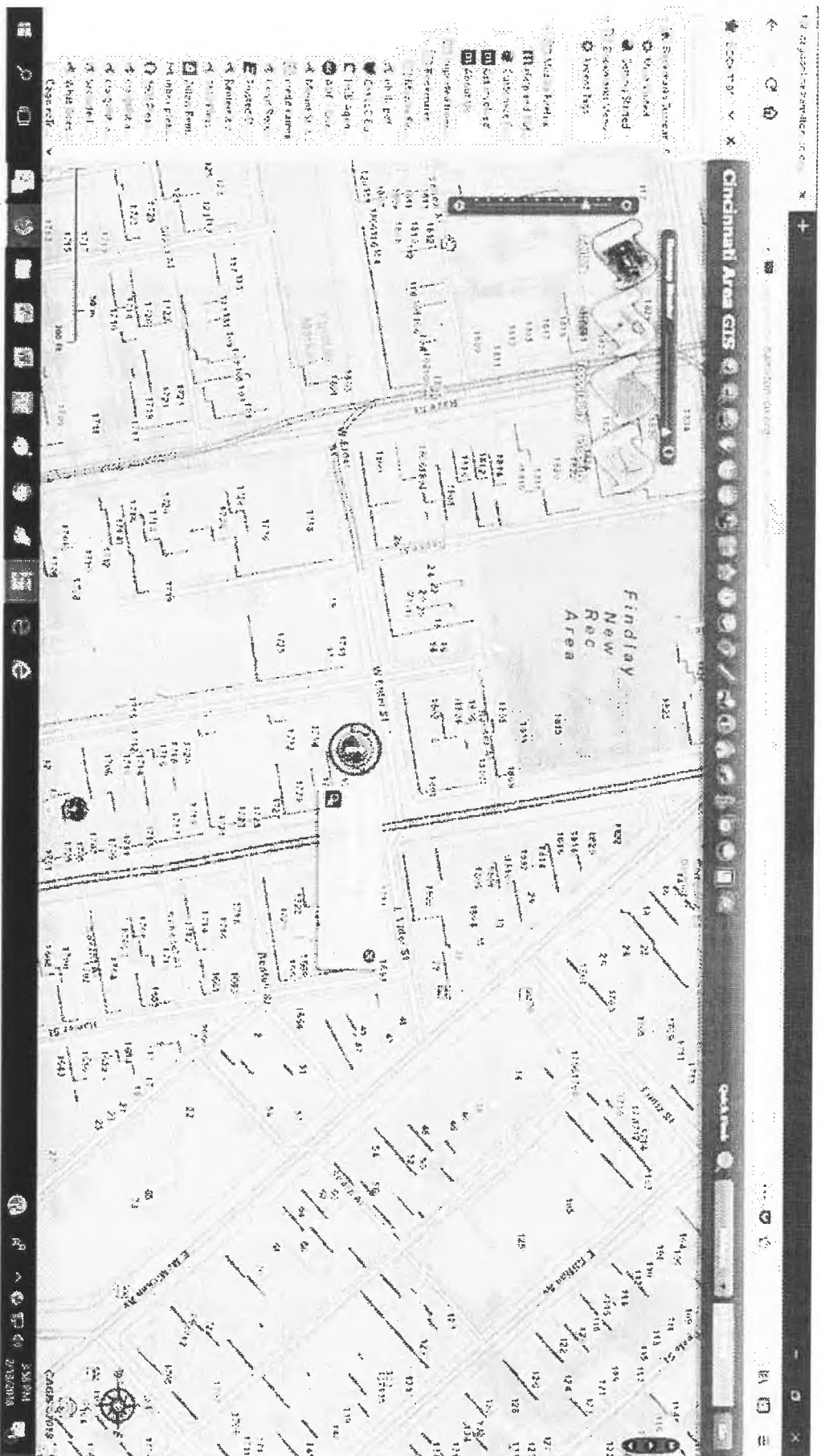


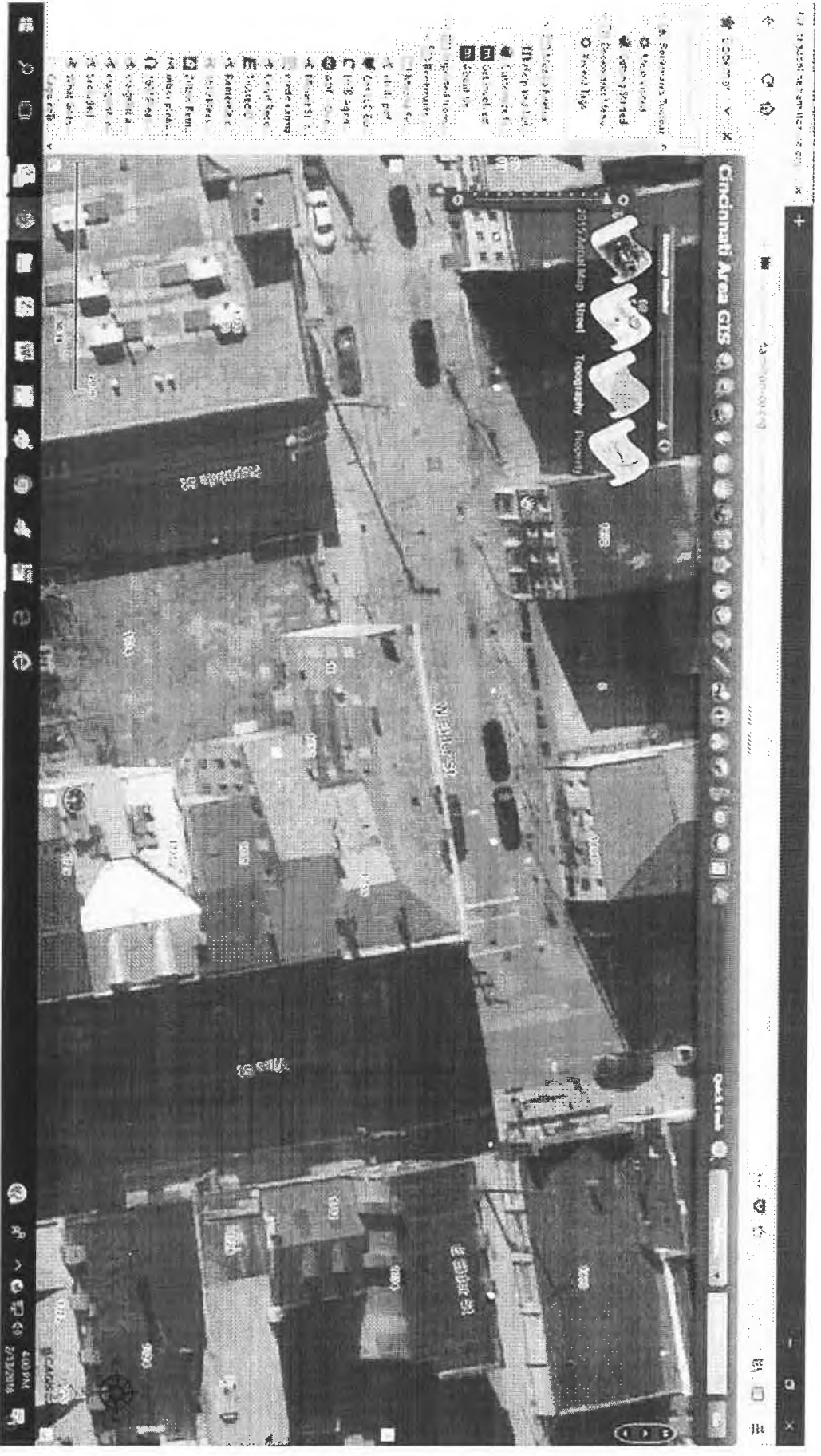
















0940008024300 09/28/2008

RENOVATION PROJECT:

1737 VINE

GENERAL SPECIFICATIONS

SUBCONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF MATERIAL FOUND ON WORKSITES OR ANY EXISTING CONDITIONS FOUND ON THE SITE WHICH CONFLICT WITH CONDITIONS AS SHOWN IN THE CONTRACT DOCUMENTS.

1. GENERAL REQUIREMENTS: SUBCONTRACTOR SHALL CLEAN DEBRIS FROM WORKSITES IMMEDIATELY AFTER THE COMPLETION OF EACH TRADE'S WORK AND BEFORE THE START OF ANY OTHER TRADE'S WORK.

2. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MFR SPEC. FOR WORKING CONDITIONS. SURFACE FINISH, METHODS, PROTECTION AND TESTING.

3. CONTRACTOR TO PROVIDE OWNER WITH CERTIFICATE OF BUILDERS' RISK INSURANCE COVAL TO STRUCTURE'S REPLACEMENT VALUE PRIOR TO COMMERCIAL WORK.

4. SUBCONTRACTOR SHALL PURCHASE, MAINTAIN, AND PROVIDE OWNER WITH COPY TO GC, CERTIFICATE OF OCCUPANCY.

5. SUBCONTRACTOR SHALL SCHEDULE WORK BETWEEN 7AM AND 5PM MON THROUGH FR. AFTER-HOURS WORK REQUESTS TO BE SUBMITTED FOR OWNER APPROVAL.

6. SUBCONTRACTOR SHALL OBTAIN AND OBTAIN ALL REQUIRED PERMITS WITH COPY TO GC, PRIOR TO FINAL PAYMENT. SUBCONTRACTOR SHALL COMPLETE ALL ITEMS NECESSARY TO RECEIVING PERMITS.

7. SUBCONTRACTOR SHALL OBTAIN AND OBTAIN ALL REQUIRED PERMITS WITH COPY TO GC, PRIOR TO FINAL PAYMENT. SUBCONTRACTOR SHALL COMPLETE ALL ITEMS NECESSARY TO RECEIVING PERMITS.

8. SUBCONTRACTOR SHALL OBTAIN AND OBTAIN ALL REQUIRED PERMITS WITH COPY TO GC, PRIOR TO FINAL PAYMENT. SUBCONTRACTOR SHALL COMPLETE ALL ITEMS NECESSARY TO RECEIVING PERMITS.

9. SUBCONTRACTOR SHALL OBTAIN AND OBTAIN ALL REQUIRED PERMITS WITH COPY TO GC, PRIOR TO FINAL PAYMENT. SUBCONTRACTOR SHALL COMPLETE ALL ITEMS NECESSARY TO RECEIVING PERMITS.

BUILDING CODE NOTES

PROJECT IS PROPOSED RENOVATION OF VACANT RESID. W/RELOC. USE VICTORIAN 7-UNIT APARTMENT WITH NO RESIDING ORDERS PER CITY BUILDING INSPECTION. HISTORIC PRESERVATION TAX CREDITS ARE APPROVED BY CIVIL AND RED. NEW HABITABLE SPACE IS CREATED IN AREAS THAT WERE NOT PREVIOUSLY HABITABLE (4TH FLOOR APARTMENT UNIT).

04 1409: OCC-P COMMERCIAL. OTR HISTORIC DISTRICT USE REGULATIONS. 380 SF 33.00' (NA, MEETS ZONING 0 SF). 33' (NA, MEETS ZONING IN REQUIREMENT).

11A1: DESIGNATED PER LOCAL HISTORIC PRESERVATION PROGRAM. 3101: 82.4(3) MAINTENANCE EXIST BEARING WALL W/ NO FRAMING. TABLE 703.6: 20% ACTUAL OPI (<5' NOT PERMITTED UP, NS).

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INDEX OF DRAWINGS

Table with 3 columns: A.O., GEN. SPEC., CODE REVIEW. Rows include: A1. EXIST. PLAN, SITE AND P.L.N., WALL/FLOOR SCHED. A2. 2ND FLOOR PLAN, JOB TYP. PLAN, INT. ELEV. A3. 3RD FLOOR PLAN, JOB TYP. PLAN, SCHED. A4. BUILDING CODES, LOCAL AND STATE. A5. BLDG. SECTIONS, INTERIOR ELEVATIONS, DETAILS.



22. SUBCONTRACTOR TO COORDINATE UTILITY FOR PLACEMENT OF WATER, SEWER, LATERALS. PROVIDE ENERGY STAR REFR. OR EQ. TO CAL. LEC. WATER HEATER W/ SUMP PUMP AS REQ. RADIANT PIPING TO BE INSTALLED FROM UNFINISHED SLAB THROUGH ROOF W/ VENT THROUGH ROOF.

23. SPRINKLER SYSTEM. SUBCONTRACTOR SHALL DESIGN THE NFPA 13R SPRINKLER SYSTEM IN ACCORDANCE WITH THE APPLICABLE CODES AND PROVIDE AN AND ALL DRAWINGS AND NOTIFICATIONS DATE SCHEDULED PER SPRINKLER INSTALLATION P. PERM.

24. ELEVATORS. SUBCONTRACTOR SHALL DESIGN THE NFPA 13R SPRINKLER SYSTEM IN ACCORDANCE WITH THE APPLICABLE CODES AND PROVIDE AN AND ALL DRAWINGS AND NOTIFICATIONS DATE SCHEDULED PER SPRINKLER INSTALLATION P. PERM.

25. INTERIOR FINISHES. SUBCONTRACTOR SHALL DESIGN THE INTERIOR FINISHES IN ACCORDANCE WITH THE APPLICABLE CODES AND PROVIDE AN AND ALL DRAWINGS AND NOTIFICATIONS DATE SCHEDULED PER INTERIOR FINISHES INSTALLATION P. PERM.

26. MECHANICAL. SUBCONTRACTOR SHALL DESIGN THE MECHANICAL SYSTEMS IN ACCORDANCE WITH THE APPLICABLE CODES AND PROVIDE AN AND ALL DRAWINGS AND NOTIFICATIONS DATE SCHEDULED PER MECHANICAL INSTALLATION P. PERM.

ISSUED FOR: 2/13/16

PERMIT: 1737VINE

CONTRACT: 1737VINE

commercial design-build Tpm, LLC 3724 Forest City, OH 45227 513.315.1788 / 513.271.9906

MARK BRIDGEMAN, P.E. 1737 VINE ST. CINCINNATI, OH 45202



PROJECT NAME: 1737 VINE ST. CINCINNATI, OH 45202

JOB NUMBER: 1121

DRAWN BY: MB

CHECKED BY: MB

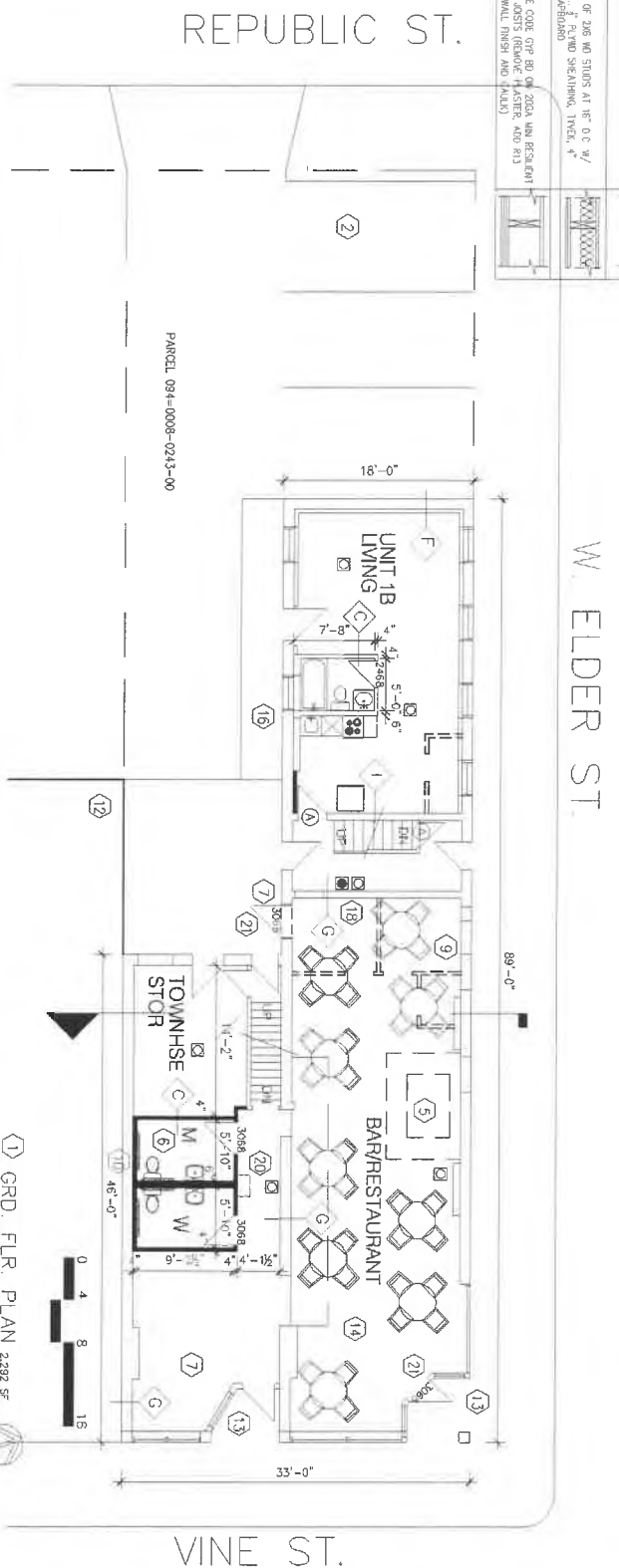
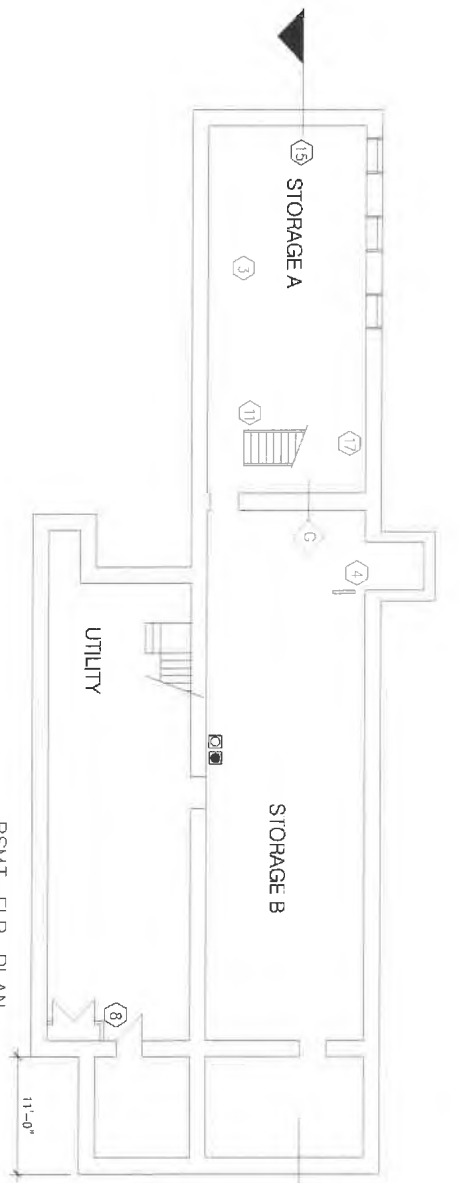
CODE REVIEW

SPEC NOTES

A.O.

WALL AND FLR/CLG SCHEDULE

MARK	RATING	NOTES	CONCRETE
A	SHR	REBAR QUOTE 1980 ARBOND BALT. #4-4-4-4-4-4 TO USE WITH 7/8" OPTIMAL PLASTER ON W/ 1/2" O.C. EA. SIDE OF PARTITION 2X4 W/ STUDS AT 16" O.C.	
B	SHR	NEW 1/2" U.L. U205 PARTITION W/ 0.5" SET PLANS FOR OPTIMAL R13 BATT INSULATION	
C	SHR	NEW 1/2" U.L. U205 PARTITION W/ 0.5" SET PLANS FOR OPTIMAL R13 BATT INSULATION	
D	SHR	REBAR QUOTE 1980 ARBOND BALT. #4-4-4-4-4-4 TO USE WITH 7/8" OPTIMAL PLASTER ON W/ 1/2" O.C. EA. SIDE OF PARTITION 2X4 W/ STUDS AT 16" O.C.	
E	SHR	NEW 1/2" U.L. U205 PARTITION W/ 0.5" SET PLANS FOR OPTIMAL R13 BATT INSULATION	
F	SHR	REBAR QUOTE 1980 ARBOND BALT. #4-4-4-4-4-4 TO USE WITH 7/8" OPTIMAL PLASTER ON W/ 1/2" O.C. EA. SIDE OF PARTITION 2X4 W/ STUDS AT 16" O.C.	
G	SHR	REBAR QUOTE 1980 ARBOND BALT. #4-4-4-4-4-4 TO USE WITH 7/8" OPTIMAL PLASTER ON W/ 1/2" O.C. EA. SIDE OF PARTITION 2X4 W/ STUDS AT 16" O.C.	
H	SHR	REBAR QUOTE 1980 ARBOND BALT. #4-4-4-4-4-4 TO USE WITH 7/8" OPTIMAL PLASTER ON W/ 1/2" O.C. EA. SIDE OF PARTITION 2X4 W/ STUDS AT 16" O.C.	
I	SHR	REBAR QUOTE 1980 ARBOND BALT. #4-4-4-4-4-4 TO USE WITH 7/8" OPTIMAL PLASTER ON W/ 1/2" O.C. EA. SIDE OF PARTITION 2X4 W/ STUDS AT 16" O.C.	
J	SHR	REBAR QUOTE 1980 ARBOND BALT. #4-4-4-4-4-4 TO USE WITH 7/8" OPTIMAL PLASTER ON W/ 1/2" O.C. EA. SIDE OF PARTITION 2X4 W/ STUDS AT 16" O.C.	
K	SHR	REBAR QUOTE 1980 ARBOND BALT. #4-4-4-4-4-4 TO USE WITH 7/8" OPTIMAL PLASTER ON W/ 1/2" O.C. EA. SIDE OF PARTITION 2X4 W/ STUDS AT 16" O.C.	



- PLAN NOTES
- KEEP TO MEP PLANS FOR FINAL SPRINKLER, ELEC, PLUMBING AND HVAC LAYOUTS
  - NEW GRAVEL PARKING AREA W/ 3'-0"X18' PARKING SPACES
  - ENTREED UP EX. CONG CURT AND APRON
  - PATCH EXISTING CONCRETE FLOOR
  - MAINTAIN EXISTING LIFT MECHANICAL GEAR, STUDY FOR REUSE
  - PROPOSED COUNTER AREA, PROVIDE PLUMBING STUB-UPS PER OWNER
  - NEW ADA RESTROOM W/ AIR HANDLING UNIT MOUNTED ABOVE, DUCT TO NORTH ASSEMBLY AREA IN DRYWALL SPLIT
  - NEW 4 PANEL W/ DOOR, MATCH EXISTING EXTERIOR DOORS
  - HISTORIC UTILITY CLOSET TO REMAIN
  - DEMO NON-HISTORIC WALLS AND BULKHEAD
  - NEW 2X6 PLUMBING WALL LOCATION, EXTEND VERTICAL TO UPPER FLOORS
  - EXISTING STAIR/ SHIP LADDER, PATCH
  - FLOOR FRAMING
  - LINE OF ADJACENT BUILDING
  - NEW TEMPERED GLASS STOREFRONT WINDOW/DOOR BETWEEN EX. CAST IRON COLUMNS AND PIER, SIPS, RIG AND FLOORING, FINISHES, RETURN EX. W/ FLOOR
  - WATER SERVICE ENTRY
  - NEW CONG. SIREMARK AT EX. CONG. SLAB
  - GAS MANHOLE
  - ELEC DISCONNECT AND CT CABINET LOCATION
  - ELEC DISCONNECT AND CT CABINET LOCATION
  - WATER PUMP/RAIN, 30" CLR. SEE SHIT AS
  - 3/4" MAX. THRESHOLD ON ACCESSIBLE ROUTE



MARK BRUGGEMAN, RA  
OH LICENSE #5043  
EXPIRATION 12/31/18  
45202

**Tlpm, LLC**  
commercial design-build  
3724 East St., Cincinnati 45227  
mbruggeman@tlpmllc.com  
T 513.315.1788 / F 513.271.8906

TENANT NAME:  
1737 VINE ST.  
CINCINNATI, OH  
45202

JOB NUMBER: 1121  
DRAWN BY: MB  
CHECKED BY: MB

BSMT PLAN  
SITE/GRD PLAN

LEGEND

- TELEPHONE
- 120V 15A OUTLET
- 120V 15A GFI OUTLET
- SMOKER FIRE DET.
- 200 DETECTOR
- SWITCH
- 3-WAY SWITCH
- COMBO ELEC FAN / LIGHT FIXTURE
- DOOR
- WINDOW
- COMBO EX/EMERG
- SPR FLOW DEVICE
- REFRIGERATOR
- DISHWASHER
- WASHER/DRYER
- COMPUTER/TV
- SPR FLOW DEVICE

2020 RES CLIMATE ZONE 4

ENERGY SCHEDULE NEW WORK ONLY

ITEM	REQ. SIZE	TYPE	NOTE	TRANSM. U VALUE
1	1	1	1	1

ITEM	REQ. SIZE	TYPE	NOTE	TRANSM. U VALUE
1	1	1	1	1

WINDOW SCHEDULE

ITEM	REQ. SIZE	TYPE	NOTE	TRANSM. U VALUE
1	1	1	1	1

DOOR SCHEDULE

ITEM	REQ. SIZE	TYPE	NOTE	TRANSM. U VALUE
1	1	1	1	1

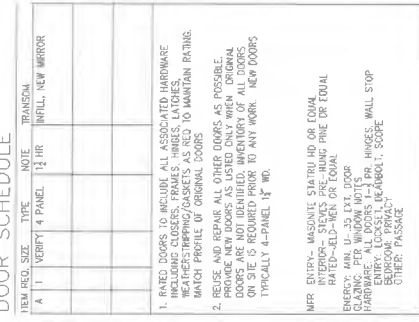
APPLIANCE SCHEDULE

ITEM	REQ. SIZE	TYPE	NOTE	TRANSM. U VALUE
1	1	1	1	1

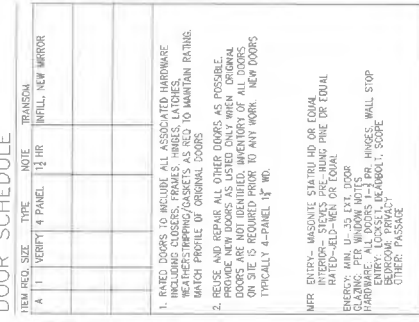
PLAN NOTES

- REFER TO MEP FOR METAL SPRINKLER, HVAC, PLUMBING AND ELECTRICAL SYMBOLS AND SCHEDULES.
- 2 HOUR RATED EXIT CORRIDOR. INSTALL 1 1/2 HR DOORS EA. SIDE OF FORMER TRANSOM CPG, FRAME W/ NO IRON. TYP AT STAR
- 2020 NON-HISTORIC WALLS TYP.
- REPAIR HISTORIC WALL WITH LIKE KIND FINISHES FOR PLASTER AND BASE TRIM
- LINE OF DRYWALL SPLIT FOR HVAC DUCT
- NEW BRONZUM W/ AIR HANDLING UNIT MOUNTED ABOVE DUCT TO REMAIN IN LOT AREA
- MAINTAIN ALL EXISTING FIREPLACE SURROUNDS. PAINT WOOD SURROUNDS LIGHT CLEAN ONLY AT METAL SURROUNDS AND SEAL FINISH
- REMOVE ALL EXISTING WOOD FLOORING, PREP AND PAINT
- REMOVE HISTORIC WALLS. PATCH ALL FINISHES FLOOR/WALL/CEILING
- NEW 2X6 FLOORING WALL LOCATION, EXTEND VERTICALLY TO UPPER FLRS
- 22" W. FIRE ESCAPE. EVALUATE FOR STRUCTURAL INTEGRITY, PREP AND PAINT.
- PROVIDE WATER CURTAIN SPRINKLER HEADS AT WINDOWS ALONG FIRE ESCAPE TYP.
- 2 1/4" ISLAND CABINET W/COUNTER

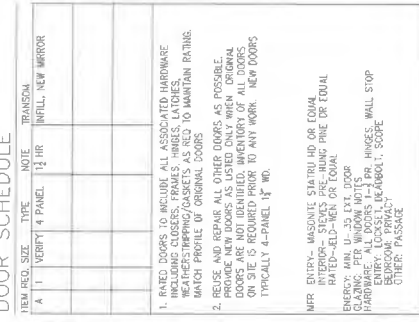
2ND FLR. PLAN



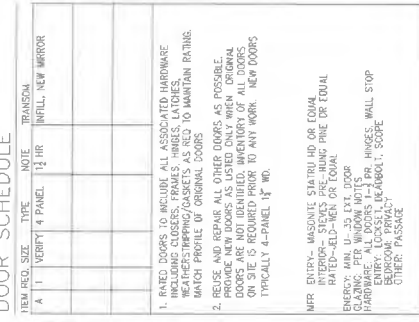
3RD FLR. PLAN



KITCHEN ELEV.



BATHRM ELEV.



ISSUED FOR: 2.13.18  
 REVIEW: 2.13.18  
 PERMIT:  
 CONSULT:

COMMERCIAL design-build  
 572 East 5th St. #4227  
 Columbus, OH 43215  
 614.221.1788 / F 614.221.9906

MARK BRUGGEMAN, P.E.  
 OH LICENSE #5043  
 EXPIRATION 12/31/18



TENANT NAME:  
 1737 VINE ST.  
 CINCINNATI, OH  
 45202

JOB NUMBER: 1123  
 DRAWN BY: MB  
 CHECKED BY: MB

2ND FLR PLAN  
 3RD FLR PLAN  
 INT. ELEV.

A.2

MATERIALS SCHEDULE

FLOORING	PAINTS	CEILING
WD-1 MFR: MATCH EX. TYPE: MATCH EX. COLOR: MATCH EX. CT-1 MFR: PEND. TYPE: PEND. COLOR: PEND. VN-1 MFR: ARMSTRONG TYPE: SHEET W/ MIN THICKNESS COLOR: PEND.	P-1 MFR: SHERWIN WILLIAMS COLOR: PENDING P-2 MFR: SHERWIN WILLIAMS TYPE: SEMI-GLOSS COLOR: PENDING P-3 MFR: SHERWIN WILLIAMS COLOR: PENDING	CLG-1 MFR: DRYWALL COLOR:
BASE	COUNTERTOP / BACKSPLASH	
B-1 MFR: MATCH ORIGINAL TRIM TYPE: P-2 B-2 MFR: 1X6 WD COLOR: MATCH EX	PL-1 SURFACE: COUNTER & SPLASH MFR: PEND. STYLE: PEND. COLOR: PEND. GR-1 SURFACE: COUNTER & SPLASH MFR: PEND. STYLE: PEND. COLOR: PEND.	

ROOM FINISH SCHEDULE

ROOM	FLR	BASE	DOOR	FRAME	WALL	CLG.	SF	FUNCTION	SF/OCC	OCC
BSMT STORAGE A	CONC	-	P-2	P-2	P-2	P-3	512	STORAGE/MECH	300	1
BSMT STORAGE B	CONC	-	P-2	P-2	P-2	P-3	912	STORAGE/MECH	300	3
BSMT MECH	CONC	-	P-2	P-2	P-2	P-3	714	STORAGE/MECH	300	3
STAIR	WD-1	B-1	P-2	P-2	P-1	P-3				7
GRD SHARPEN	WD-1	B-1	P-2	P-2	P-2	P-3				
GRD OFFICE	WD-1	B-1	P-2	P-2	P-2	P-3				40
GRD M	CT-1	CT-1	P-2	P-2	CT-1	P-2	45	WORK	100	2
GRD W	CT-1	CT-1	P-2	P-2	CT-1	P-2	45	WORK	50	1
APT UNIT										44
LIVING	WD-1	B-1	P-2	P-2	P-1	P-3				
BEDROOM	WD-1	B-1	P-2	P-2	P-1	P-3				
DINING	WD-1	B-1	P-2	P-2	P-1	P-3				
TYP. BATH	CT-1	CT-1	P-2	P-2	P-2	P-2				

MEP NOTES

- ELECTRICAL SYSTEMS CONTRACTOR SHALL DESIGN AND MODIFY EXISTING ELECTRICAL SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. CONTRACTOR SHALL PROVIDE ANY AND ALL DRAWINGS OR CALCULATIONS NECESSARY TO OBTAIN PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. ALL WORK SHALL BE STAMPED BY AN ENGINEER REGISTERED IN OHIO.
- ELECTRICAL CONTRACTOR MUST SUBMIT ELECTRICAL SYSTEM DRAWINGS AND CALCULATIONS TO THE CITY ENGINEER FOR APPROVAL. OWNER APPROVAL MUST BE OBTAINED BEFORE COMMENCING WORK.
- ELECTRICAL WORK SHALL INCLUDE LIGHTING AND POWER DISTRIBUTION AS SHOWN ON DRAWINGS AND ADDITIONAL WORK AS REQUIRED TO COMPLETE THE SYSTEM. CONTRACTOR SHALL COORDINATE ELECTRICAL REQUIREMENTS NECESSARY FOR GARD READER AND / OR MODULAR FURNITURE WITH TENANT PLUMBING CONTRACTOR.
- ALL OUTLETS TO BE MOUNTED AT 18" A.F.F. SWITCHES AT 48" A.F.F. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. ALL RELOCATED OR NEW ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. ALL RELOCATED OR NEW ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

PLUMBING SYSTEMS

- PLUMBING CONTRACTOR SHALL DESIGN AND CONSTRUCT PLUMBING SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. CONTRACTOR SHALL PROVIDE ANY AND ALL DRAWINGS OR CALCULATIONS NECESSARY TO OBTAIN PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. ALL WORK SHALL BE STAMPED BY AN ENGINEER REGISTERED IN OHIO.
- INSTALL RADIANT PPE UNDER BASEMENT SLAB AND EXTEND UP THROUGH ALL FLOORS TO THE SECOND FLOOR.
- INSTALL ALL PLUMBING FIXTURES AND GAS APPLIANCES WITH APPROVED APPROVALS.
- PROVIDE FLOOR DRAIN AT BASEMENT LOWEST LEVEL.

H.V.A.C. SYSTEMS

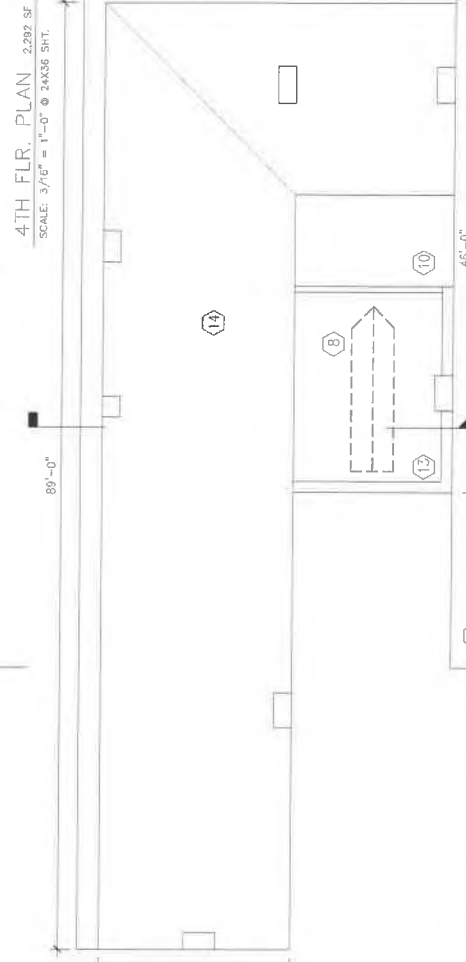
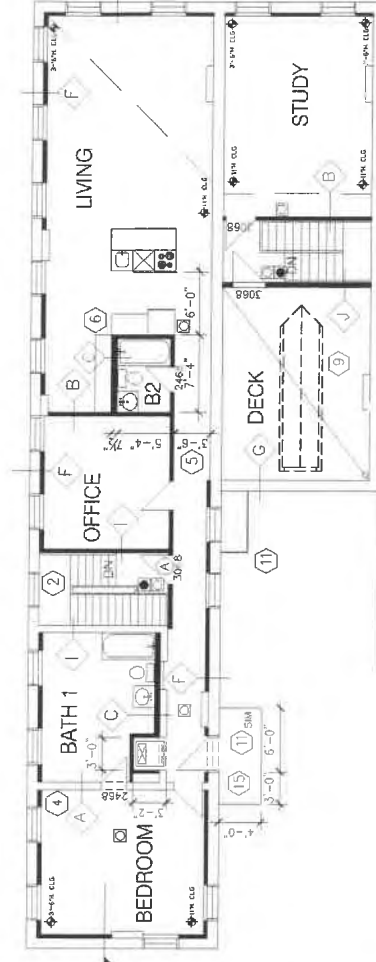
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FIRE SIGNALING SYSTEMS

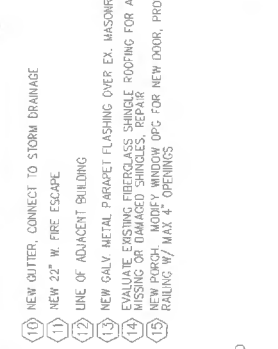
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SPRINKLER SYSTEMS

- SPRINKLER CONTRACTOR SHALL DESIGN AND MODIFY THE EXISTING SPRINKLER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. CONTRACTOR SHALL PROVIDE ANY AND ALL DRAWINGS OR CALCULATIONS NECESSARY TO OBTAIN PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. ALL WORK SHALL BE STAMPED BY AN ENGINEER REGISTERED IN OHIO.
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1 ROOF PLAN



PLAN NOTES

- REFER TO MEP PLANS FOR FINAL SPRINKLER, HVAC, PLUMBING AND ELECTRICAL SYSTEMS. CONTRACTOR SHALL PROVIDE ANY AND ALL DRAWINGS OR CALCULATIONS NECESSARY TO OBTAIN PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. ALL WORK SHALL BE STAMPED BY AN ENGINEER REGISTERED IN OHIO.
- NEW 22" W. FIRE ESCAPE
- NEW 224 WOOD STUD WALL W/ 5/8" DRYWALL EA. SIDE TYP.
- REPAIR HISTORIC WALL/CEILING WITH LIKE KIND FINISHES FOR PLASTER AND BASE TRIM
- LINE OF DRYWALL SOFTLY FOR HVAC DUCT
- NEW BATHROOM W/ AIR HANDLING UNIT MOUNTED ABOVE, DUCT TO BE INSTALLED THROUGH ROOF AND VENTED TO ROOF
- NEW CLOSED CELL R-49 SPRAY FOAM INSULATION TO UNDERSIDE OF DECK W/ DRYWALL SURFACE
- DEAD EXISTING ROOF W/ DORMER AND FRAME NEW EXTERIOR WALL
- NEW SLOPE ROOF WITH 2X WOOD SLEEPERS W/ 5/4" WD DECK, SLOPE TO 3" DRAIN GRATED DOWN CONNECT TO STORM DRAINAGE AND PROVIDE OVERFLOW SCUPPER TO REAR YARD. SEE DETAIL SHIT AS SIM. VERIFY HEADROOM
- NEW GALLY METAL PARAPET FLASHING OVER EX. MASSMRY ROOFING OR DAMAGED SHINGLES. REPAIR EXISTING OR DAMAGED SHINGLES. REPAIR MASSMRY ROOFING OVER EX. MASSMRY ROOFING
- EVALUATE EXISTING FIBERGLASS SHINGLE ROOFING FOR ANY WEAK SPOTS AND PROVIDE OVERFLOW SCUPPER TO REAR YARD. SEE DETAIL SHIT AS SIM. VERIFY HEADROOM
- NEW GALLY METAL PARAPET FLASHING OVER EX. MASSMRY ROOFING OR DAMAGED SHINGLES. REPAIR EXISTING OR DAMAGED SHINGLES. REPAIR MASSMRY ROOFING OVER EX. MASSMRY ROOFING
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- EVALUATE EXISTING FIBERGLASS SHINGLE ROOFING FOR ANY WEAK SPOTS AND PROVIDE OVERFLOW SCUPPER TO REAR YARD. SEE DETAIL SHIT AS SIM. VERIFY HEADROOM

4TH FLR PLAN  
ROOF PLAN

A.3

ISSUED FOR: 2.13.17B  
 REVIEW: [Signature]  
 APPROVED: [Signature]  
 COMM. CONTROL:

commercial design-build  
 Tpm, LLC  
 4724 East St. Cincinnati OH 45227  
 F 513.271.9908 / F 513.315.1788

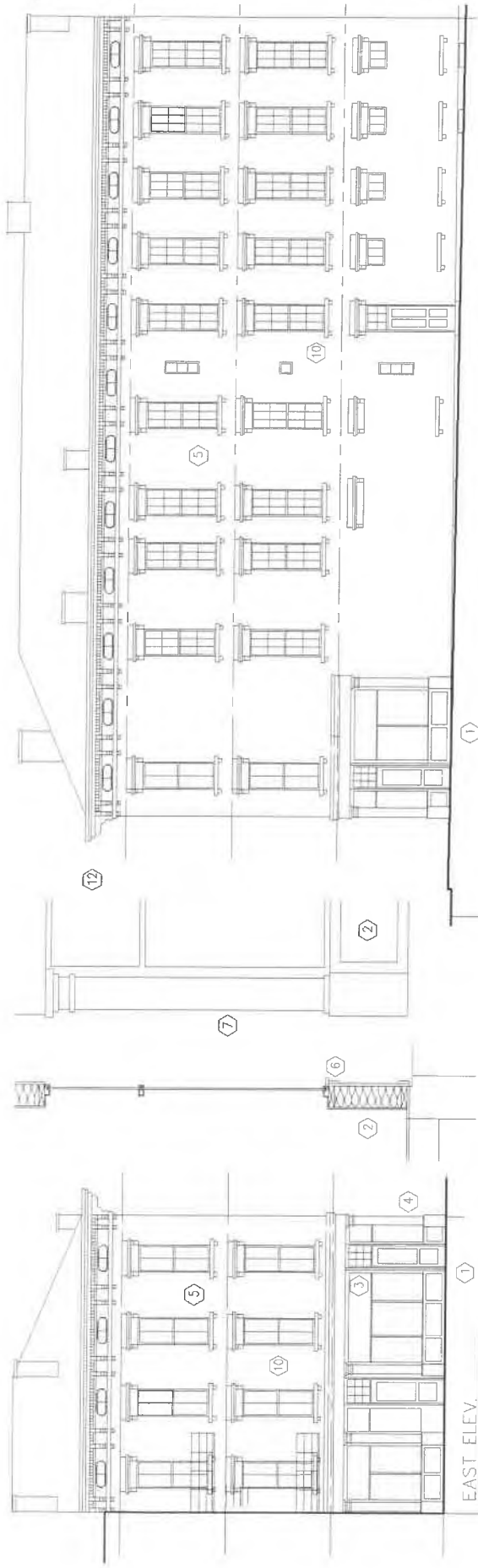
MARK BRIGGS  
 CH LICENSE #8943  
 EXPIRATION 12/31/16



MARK BRIGGS  
 CH LICENSE #8943  
 EXPIRATION 12/31/16

TENANT NAME:  
 1737 VINE ST.  
 CINCINNATI, OH  
 45202

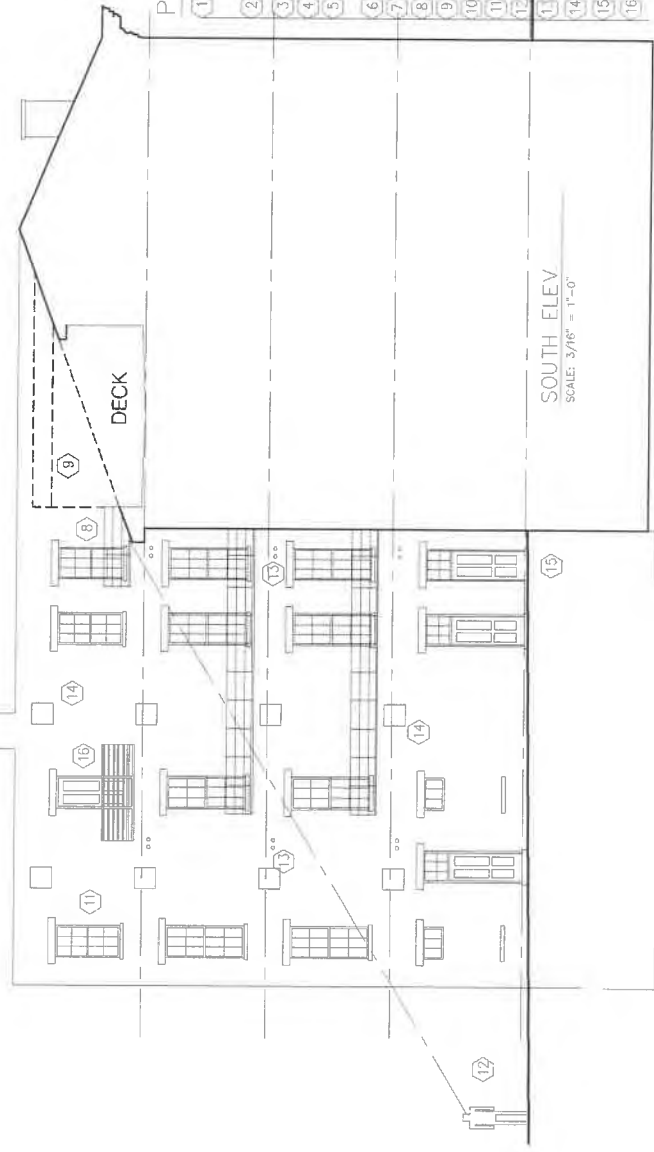
JOB NUMBER: 1121  
 DRAWN BY: MB  
 CHECKED BY: MB



EAST ELEV.  
SCALE: 3/16" = 1'-0"

STOREFRONT SECT/ELEV  
NO SCALE

NORTH ELEV.  
SCALE: 3/16" = 1'-0"



SOUTH ELEV  
SCALE: 3/16" = 1'-0"

WEST ELEV.  
SCALE: 3/16" = 1'-0" @ 2 1/2x3 1/2 SHI.

PLAN NOTES

- 1 PROVIDE NEW ANODIZED ALUMINUM STOREFRONT, INCLUDING GLASS, TO BE INSULATED TEMPERED GLASS.
- 2 INSTALL NEW 2x8 INSULATED WOOD SILL W/CEMENT BOARD PANELS W/ 1x4 PAINTED WOOD BATTEN TRIM SILL TO MATCH HEIGHT OF CAST IRON PIER
- 3 PROVIDE NEW 9 LITE TRANSOM OVER ORIGINAL SOFFIT
- 4 REMOVE NON-HISTORIC METAL PANELS AT CAST IRON COL.
- 5 CLEAN AND PAINT ALL FEATURES ON VINE ST. AND W. ELDER ST. FACADES AND ALL AREAS W/ EXISTING PAINT FINISH
- 6 PROVIDE 1x4 WOOD CASING AT STOREFRONT SILL AND JAMBS
- 7 CAST IRON COLUMN AND STOREFRONT BEYOND
- 8 EXTEND 22" FIRE ESCAPE TO NEW DECK AREA
- 9 REMOVE ROOF AND DORMER, SEE DECK DET SHIT 44
- 10 EXISTING MASONRY REPLACEMENT WINDOWS AT STREET FRONT, MATCH EXISTING
- 11 NEW REPAIRED OR REPLACEMENT WINDOWS THIS FACADE
- 12 LINE OF SIGHT FROM OPP. SIDEWALK TO NEW DECK
- 13 PROPOSED VENT PENETRATIONS THIS FACADE, SEE MECH DWGS. PAINT TO MATCH BRICK COLOR
- 14 COMPRESSOR LOCATIONS, VERIFY W/ STATE HISTORIC OFFICE
- 15 NEW EXIT DOOR FROM TOWNHOUSE STORAGE, MATCH NEW PERIOD ENTRY DOOR
- 16 NEW PORCH 42" H. W/ MAX 4" OPENINGS, SEE SHIT 45 FRAMING, NEW 4 PANEL EXT DOOR IN EX. OFG.



TENANT NAME:  
1737 VINE ST.  
CINCINNATI, OH  
45202

JOB NUMBER: 1721  
DRAWN BY:  
CHECKED BY:

BLDG ELEV

A 4

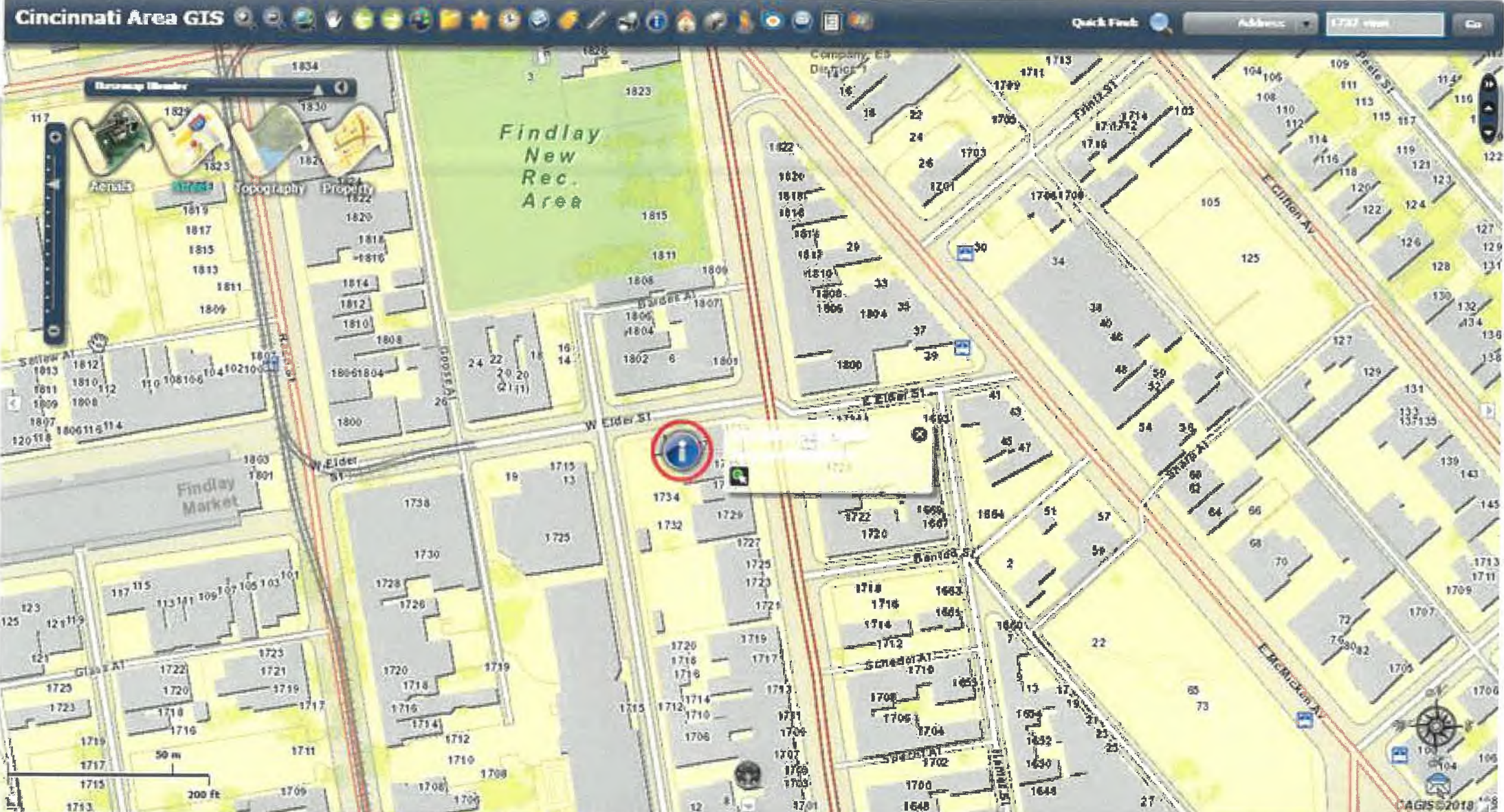
ISSUED FOR: 2/13/18  
REVIEW: /  
PERMIT: /  
CONST: /  
commercial design-build  
Tpm, LLC  
3724 East St. Cincinnati OH 45227  
mbruggeman@tpmllc.com / 513.375.1788

MARK BRUGGEMAN, RA  
OH LICENSE #8043  
EXPIRATION 12/31/18





- Bookmarks
- Search Bookmarks
- Bookmarks Toolbar
  - Most Visited
  - Getting Started
- Bookmarks Menu
  - Recent Tags
- Mozilla Firefox
  - Help and Tut...
  - Customize Fir...
  - Get Involved
  - About Us
- Imported from ...
- Bookmarks
  - Mozilla Fir...
  - oh llc.pdf
  - OH LLC Bu...
  - HCB Agen...
  - ADT - Ove...
  - Mount St. L...
  - credA karma
  - Court Reco...
  - TrustedID ...
  - RenterKit.c...
  - 1610 Pheat...
  - Zillow Rent...
  - inbox pleat...
  - 1608 Pheat...
  - craigslist a...
  - craigslist: a...
  - Secluded ...
  - What Goes...
  - Cagis etTr...



Browser window showing the Cincinnati Area GIS application. The address bar displays [cagisonline.hamilton-co.org/cagisonline/index.html#](http://cagisonline.hamilton-co.org/cagisonline/index.html#).

The application interface includes a toolbar with various GIS tools and a map view showing an aerial view of a residential area. The map displays street names: **W Elder St**, **Wether St**, **Reservoir St**, and **Wether St**. A legend in the top left corner indicates map layers: **2015 Aerial Map**, **Street**, **Topography**, and **Property**. A scale bar at the bottom left shows 50 feet.

The Windows taskbar at the bottom shows the system tray with the date **2/13/2018** and time **4:00 PM**. The taskbar includes icons for various applications such as Internet Explorer, File Explorer, and Microsoft Word.

Browser sidebar (Bookmarks):

- Search bookmarks
- Bookmarks Toolbar
  - Most Visited
  - Getting Started
- Bookmarks Menu
  - Recent Tags
- Mozilla Firefox
  - Help and Tut...
  - Customize Fi...
  - Get Involved
  - About Us
- Imported from ...
- Bookmarks ...
  - Mozilla Fir...
    - oh llc.pdf
    - OH LLC Bu...
    - HCB.Agen...
    - ADT = Ove...
    - Mount St. J...
    - credit karma
    - Court Reco...
    - TrustedID ...
    - RenterKit.c...
    - 1610 Pfes...
    - Zillow Rent...
    - inbox pleat...
    - 1608 Pfes...
    - craigslist a...
    - craigslist a...
    - Secluded ...
    - What Goes...
    - Cagis ecTr...





0940008024300 09/28/2008

LEGEND

- TELEPHONE
- 120V 15A OUTLET
- 120V 15A GFI OUTLET
- SURFACE MOUNT LIGHT FIXTURE
- COMBO CLG. FAN / LIGHT FIXTURE
- EXIT LIGHT
- SPEAKER
- SMOKE/FIRE DET.
- CO DETECTOR
- SWITCH
- 3S 3 WAY SWITCH
- DOOR BELL
- EMERGENCY LIGHT
- DEMO WALL
- 2X4 WD STUD WALL
- BEARING WALL
- DOOR
- WINDOW
- COMBO EX/EMERG
- FIREPLACE
- DISHWASHER
- REFRIGERATOR
- WASHER/DRYER
- COMPUTER/TV
- SPR FLOW DEVICE

2009 IECC CLIMATE ZONE 4A ENERGY SCHEDULE NEW WORK ONLY

ATTIC WALLS ABOVE GRADE	R-10
WALLS BELOW GRADE	R-10
SLAB EDGE	5
SLAB UNDER	5
DOOR LEAKAGE TO OUTSIDE	0.3
TOTAL DUCT LEAKAGE INFILTRATION	0.3
WINDOW	U=0.35 SHGC=0.30
DOOR	U=0.35
HEATING	ELEC. AFUE 92.0 MIN.
COOLING	ELEC. SEER 13.0 MIN
WATER HEATING	50 GAL GAS, E' .62 MIN

EXT. WALL COMPONENT:	R VALUE
OUTSIDE AIR FILM	0.17
CEMENT BOARD	0.73
PLYWD SHTG	0.63
TYVEK	0.02
5/8" DRYWALL	0.45
FIBERGLASS BATT	13.0
TOTAL:	15.0
ROOF COMPONENT:	R VALUE
OUTSIDE AIR FILM	0.17
PLYWD SHTG	0.63
5/8" DRYWALL	0.45
INSIDE AIR FILM	0.68
6" CLOSED CELL FOAM	36.0
TOTAL:	38.0

WINDOW SCHEDULE

ITEM	REQ.	SIZE	TYPE	DESCR.	NOTE
1	VERIFY ALL				VERIFY ALL WINDOW FOR INTEGRITY, AIR SEAL
2	REPAIR/REPLACE ANY DAMAGED WINDOWS				REPAIR/REPLACE ANY DAMAGED WINDOWS W/ WD INTERIOR & ALUM. CLAD EXTERIOR WINDOWS BY SUN WINDOWS OR ALTERNATE LINCOLN, PELLA, MARVIN AS CITY APPROVED WINDOWS. NEW WINDOWS TO MATCH PROFILE OF EXISTING WINDOWS.

DOOR SCHEDULE

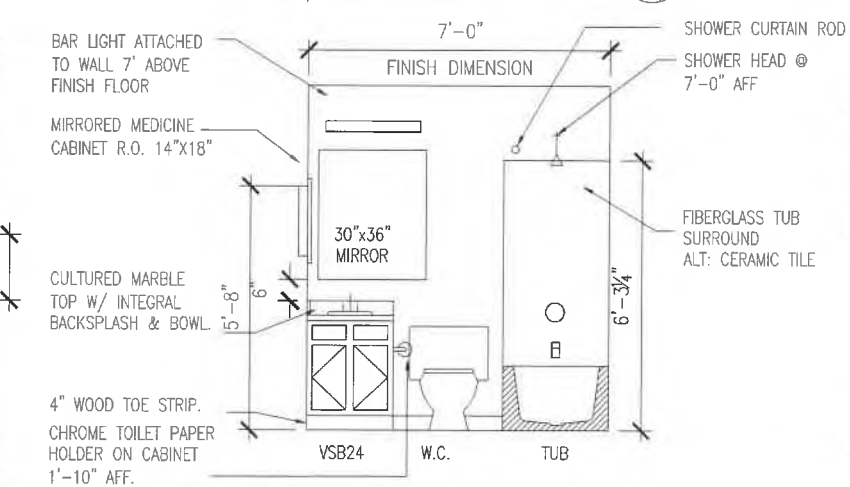
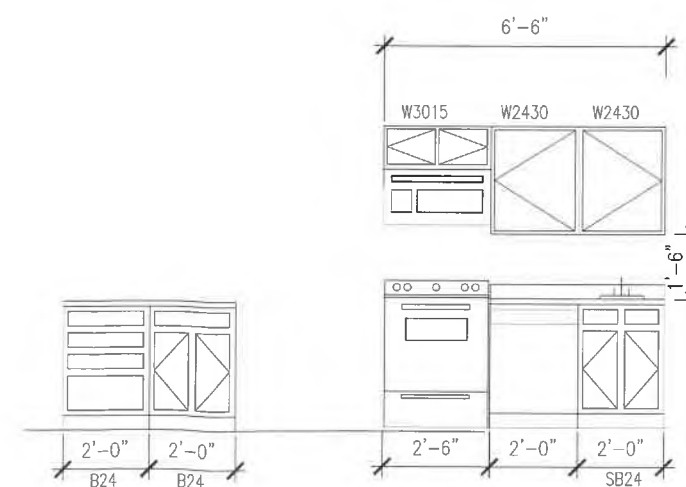
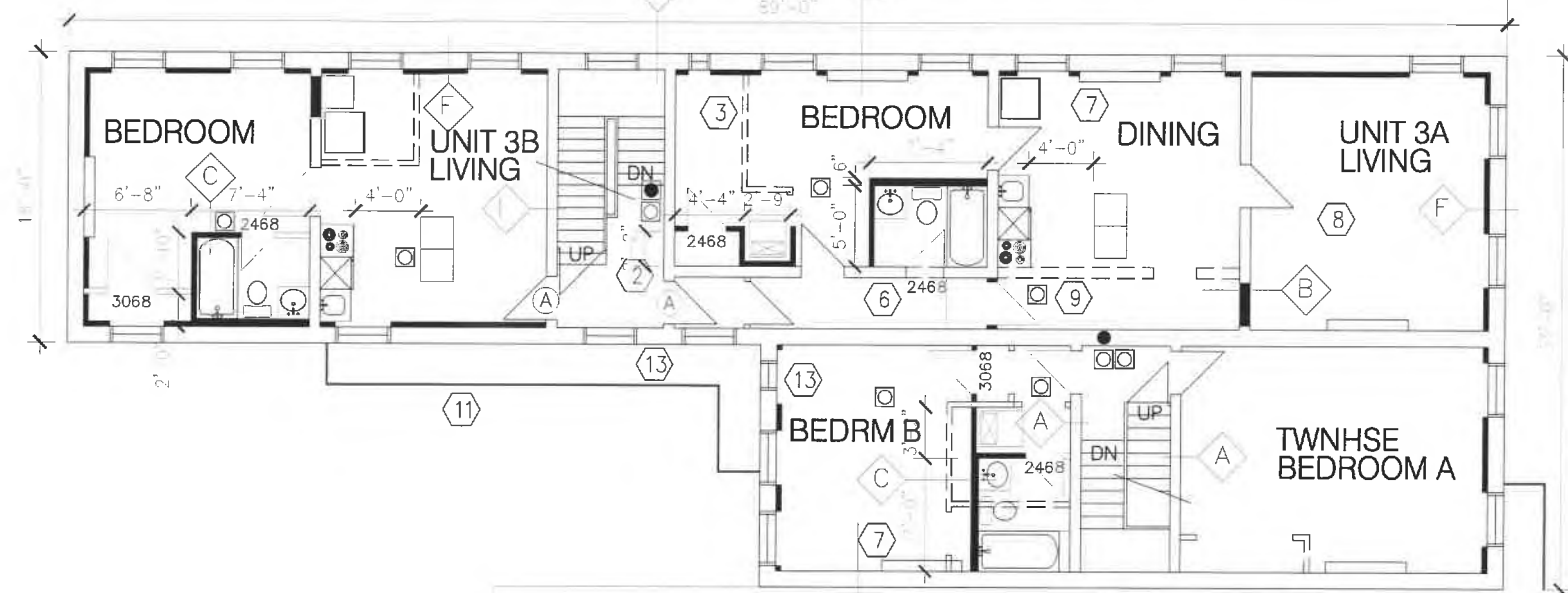
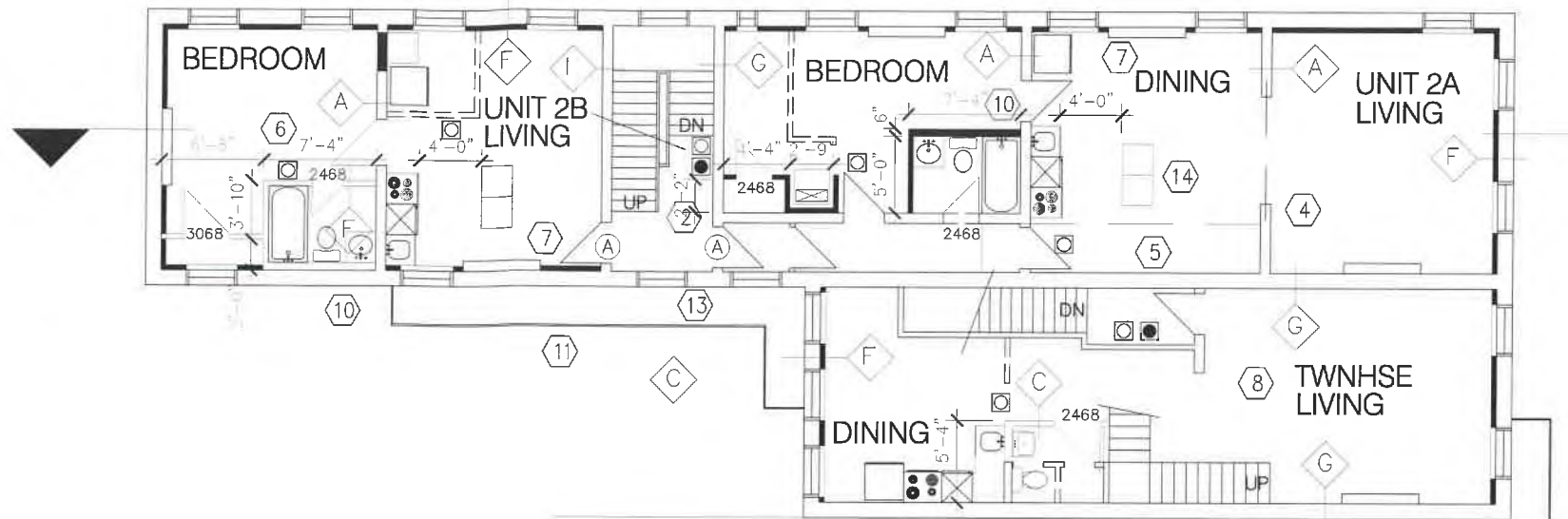
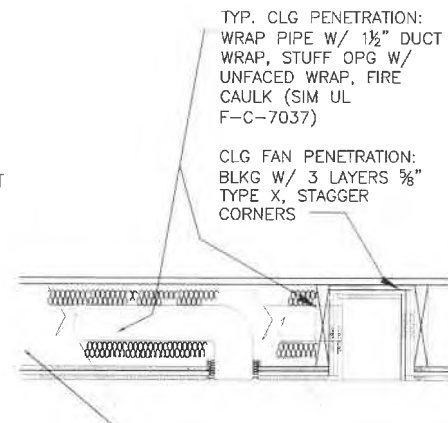
ITEM	REQ.	SIZE	TYPE	NOTE	REMARKS
A	1	VERIFY	4 PANEL	1 1/2 HR	INFILL, NEW MIRROR
1.					RATED DOORS TO INCLUDE ALL ASSOCIATED HARDWARE INCLUDING SLIPERS, FRAMES, HINGES, LATCHES, WEATHER STRIP, GLAZING TO MAINTAIN FIRE RATED PROFILE OF ORIGINAL DOOR.
2.					REUSE AND REPAIR ALL OTHER DOORS AS POSSIBLE. PROVIDE NEW DOORS AS LISTED ONLY WHEN ORIGINAL DOORS ARE NOT IDENTIFIED. INVENTORY OF ALL DOORS ON SITE IS REQUIRED PRIOR TO ANY WORK. NEW DOORS TYPICALLY 4-PANEL 1 1/2" WD.
MFR:					ENTRY- MASONITE STATRU HD OR EQUAL INTERIOR- STEVES PRE-HUNG PINE OR EQUAL RATED-JELD-WEN OR EQUAL
ENERGY:					MIN. U-.35 EXT. DOOR GLAZING: PER WINDOW NOTES HARDWARE: ALL DOORS 1-1/4" PR. HINGES, WALL STOP ENTRY: LOCKSET, DEADBOLT, SCOPE BEDROOM: PRIVACY OTHER: PASSAGE

APPLIANCE SCHEDULE

ITEM	REQ.	SIZE	TYPE	DESCR.
REFRIG	30X70			ELEC (VERIFY W/OWNER)
RANGE	30W			ELEC (VERIFY W/OWNER)
DW	24W			ELEC (VERIFY W/OWNER)
W/D	24X72X27			STACK ELEC, WALL VENT
MWAVE	30X17			ELEC (VERIFY W/OWNER)
WH	40 GAL			ELEC (VERIFY W/OWNER)
BR EXH				WALL VENT

PLAN NOTES

- 1 REFER TO MEP PLANS FOR FINAL SPRINKLER, HVAC, PLUMBING AND ELECTRICAL DEVICE LAYOUTS
- 2 1 HOUR RATED EXIST. CORRIDOR. INSTALL 1 1/2 HR DOORS AND INFILL TRANSOM PER WALL TYPE & APPLY MIRROR VIEW SWAYWALL EQ. SIDE OF FORMER TRANSOM DRUG FRAME W. WD TRIM. TIP AT STAIR
- 3 DEMO NON-HISTORIC WALLS TYP.
- 4 REPAIR HISTORIC WALL WITH LIKE KIND FINISHES FOR PLASTER AND BASE TRIM
- 5 LINE OF DRYWALL SOFFIT FOR HVAC DUCT
- 6 NEW BATHROOM W/ AIR HANDLING UNIT MOUNTED ABOVE. DUCT TO EXTEND TO BATHROOM WALLS ONLY FOR DIFFUSER INTO ADJACENT ROOMS IN OUT AREA
- 7 MAINTAIN ALL EXISTING FIREPLACE SURROUNDS. PAINT WOOD SURROUNDS LIGHT VECT ONLY AT METAL SURROUNDS AND SEAL FINISH
- 8 DEMO VCT FLOORING, REFINISH HISTORIC WOOD FLOORING, PREP AND PAINT CEILING AND WALL PLASTER SHIM COATING CRACKS AS REQ.
- 9 DEMO HISTORIC WALLS, PATCH ALL FINISHES FLOOR, WALL, CEILING
- 10 NEW 2" R. PLUMBING WALL LOCATION, EXTEND VERTICALLY TO UPPER FLOOR
- 11 22" W. FIRE ESCAPE. EVALUATE FOR STRUCTURAL INTEGRITY, PREP AND PAINT.
- 12 LINE OF ADJACENT BUILDING
- 13 PROVIDE WATER CURTAIN SPRINKLER HEADS AT WINDOWS ALONG FIRE ESCAPE TYP.
- 14 2'X4' ISLAND CABINET W/DOOR/TOP



ISSUED FOR:  
REVIEW: 2/13/18  
PERMIT:  
CONST.:

**Tipm, LLC**  
commercial design-build  
3724 EastSt, CinOH 45227  
mbruggerman@tipmllc.com  
T 513.315.1788 / F 513.271.9906

MARK BRUGGEMAN, RA  
OH LICENSE #8043  
EXPIRATION 12/31/18



TENANT NAME:  
1737 VINE ST.  
CINCINNATI, OH  
45202

JOB NUMBER 1121  
DRAWN BY MB  
CHECKED BY MB

2ND FLR PLAN  
3RD FLR PLAN  
INT ELEV

# MATERIALS SCHEDULE

FLOORING		PAINTS		CEILINGS	
WD-1	MFR: MATCH EX. TYPE: MATCH EX. COLOR: MATCH EX.	P-1	MFR: SHERWIN WILLIAMS TYPE: LATEX EGGSHELL COLOR: PENDING	CLG-1	MFR: STYLE: DRYWALL COLOR:
CT-1	MFR: PENDING TYPE: 2X2 CERAMIC TILE STYLE: PENDING COLOR: PENDING	P-2	MFR: SHERWIN WILLIAMS TYPE: SEMIGLOSS COLOR: PENDING		
VIN-1	MFR: ARMSTRONG TYPE: SHEET VINYL STYLE: 66" W. 2MM THICKNESS COLOR: PENDING	P-3	MFR: SHERWIN WILLIAMS TYPE: FLAT LATEX CLG. WHITE COLOR: PENDING		
BASE				COUNTERTOP / BACKSPLASH	
B-1	MFR: MATCH ORIGINAL TRIM COLOR: P-2	P-7	MFR: TYPE: COLOR:	PL-1	SURFACE: COUNTER & SPLASH MFR: STYLE: PENDING COLOR: PENDING
B-2	MFR: TYPE: 1X6 WD COLOR: MATCH EX.	P-9	MFR: SHERWIN WILLIAMS TYPE: FLAME CONTROL 20-20 COLOR: WHITE	GR-1	SURFACE: COUNTER & SPLASH MFR: GRANITE STYLE: PENDING COLOR: PENDING
		ST-1	MFR: MINWAX OR EQUAL TYPE: SATIN STAIN COLOR: CLEAR		

# ROOM FINISH SCHEDULE

ROOM	FLR	BASE	DOOR	FRAME	WALL	CLG.	OCCUPANT LOAD			
							SF	FUNCTION	SF/OCC	OCC
BSMT STORAGE A	CONC	-	P-2	P-2	P-2	P-3	512	STORAGE/MECH	300	1
BSMT STORAGE B	CONC	-	P-2	P-2	P-2	P-3	912	STORAGE/MECH	300	3
BSMT MECH	CONC	-	P-2	P-2	P-2	P-3	704	STORAGE/MECH	300	3
										7
STAIR	WD-1	B-1	P-2	P-2	P-1	P-3				
GRD BAR/REST	WD-1	B-1	P-2	P-2	P-2	P-3	785	ASSEMBLY UNCON	15	40
GRD OFFICE	WD-1	B-1	P-2	P-2	P-1	P-3	145	BUSINESS	100	2
GRD M	CT-1	CT-1	P-2	P-2	CT-1	P-2	45		50	1
GRD W	CT-1	CT-1	P-2	P-2	CT-1	P-2	45		50	1
APT UNIT										44
LIVING	WD-1	B-1	P-2	P-2	P-1	P-3				
BEDROOM	WD-1	B-1	P-2	P-2	P-1	P-3				
DINING	WD-1	B-1	P-2	P-2	P-1	P-3				
TYP. BATH	CT-1	CT-1	P-2	P-2	P-2	P-2				

# MEP NOTES

- ELECTRICAL SYSTEMS:**
- ELECTRICAL CONTRACTOR SHALL DESIGN AND MODIFY EXISTING ELECTRICAL SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
  - ELECTRICAL CONTRACTOR SHALL PROVIDE ANY AND ALL DRAWINGS OR CALCULATIONS NECESSARY TO OBTAIN ELECTRICAL PERMITS. DRAWINGS SHALL BE PREPARED AND STAMPED BY AN ENGINEER LICENSED IN OHIO.
  - ELECTRICAL CONTRACTOR MUST SUBMIT ELECTRICAL SYSTEM DESIGN DRAWINGS AND CALCULATIONS TO OWNER FOR APPROVAL. OWNER APPROVAL MUST BE OBTAINED BEFORE BEGINNING WORK.
  - ELECTRICAL SYSTEM SHALL INCLUDE LIGHTING AND POWER DISTRIBUTION AS ON DRAWINGS AND ADDITIONAL WORK AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION. COORDINATE ELECTRICAL REQUIREMENTS NECESSARY FOR CARD READER AND / OR MODULAR FURNITURE WITH TENANT. COORDINATE ELECTRICAL NECESSARY FOR WATER HEATER WITH PLUMBING CONTRACTOR.
  - ALL OUTLETS TO BE MOUNTED AT 15" A.F.F., SWITCHES AT 48" A.F.F. DEVICES AND COVERS. PROVIDE JUNCTION BOX AND PULL CORDS ONLY AT TELEPHONE AND DATA OUTLETS. PHONE AND DATA WIRING SHALL BE BY TENANT.
  - USE EXISTING LIGHT FIXTURES FROM SPACE AS INDICATED OR FROM BUILDING STOCK WHENEVER POSSIBLE. ALL RELOCATED FIXTURES IN AREA OF WORK ARE TO BE CLEANED AND RELAMPED. REPLACE ANY DEFECTIVE OR DAMAGED BALLASTS AND OTHER COMPONENTS TO ENSURE PROPER OPERATION OF ALL FIXTURES. PROVIDE ADDITIONAL FIXTURES AS NECESSARY. NEW FIXTURES SHALL MATCH EXISTING.

- PLUMBING SYSTEM:**
- PLUMBING CONTRACTOR SHALL DESIGN AND CONSTRUCT PLUMBING SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.
  - PLUMBING CONTRACTOR SHALL PROVIDE ALL DRAWINGS AND CALCULATIONS NECESSARY TO OBTAIN REQUIRED PERMITS.
  - FURNISH AND INSTALL PLUMBING AS INDICATED ON DRAWINGS.
  - COORDINATE WORK WITH OTHERS.
  - INSTALL RADON PIPE UNDER BASEMENT SLAB AND EXTEND UP THROUGH ROOF.
  - INSTALL DRAIN AND PAN AT WATER HEATERS AND WASHER
  - INSTALL ALL PLUMBING FIXTURES AND GAS APPLIANCES WITH INDIVIDUAL SHUT-OFF VALVES
  - PROVIDE FLOOR DRAIN AT BASEMENT LOWEST LEVEL.

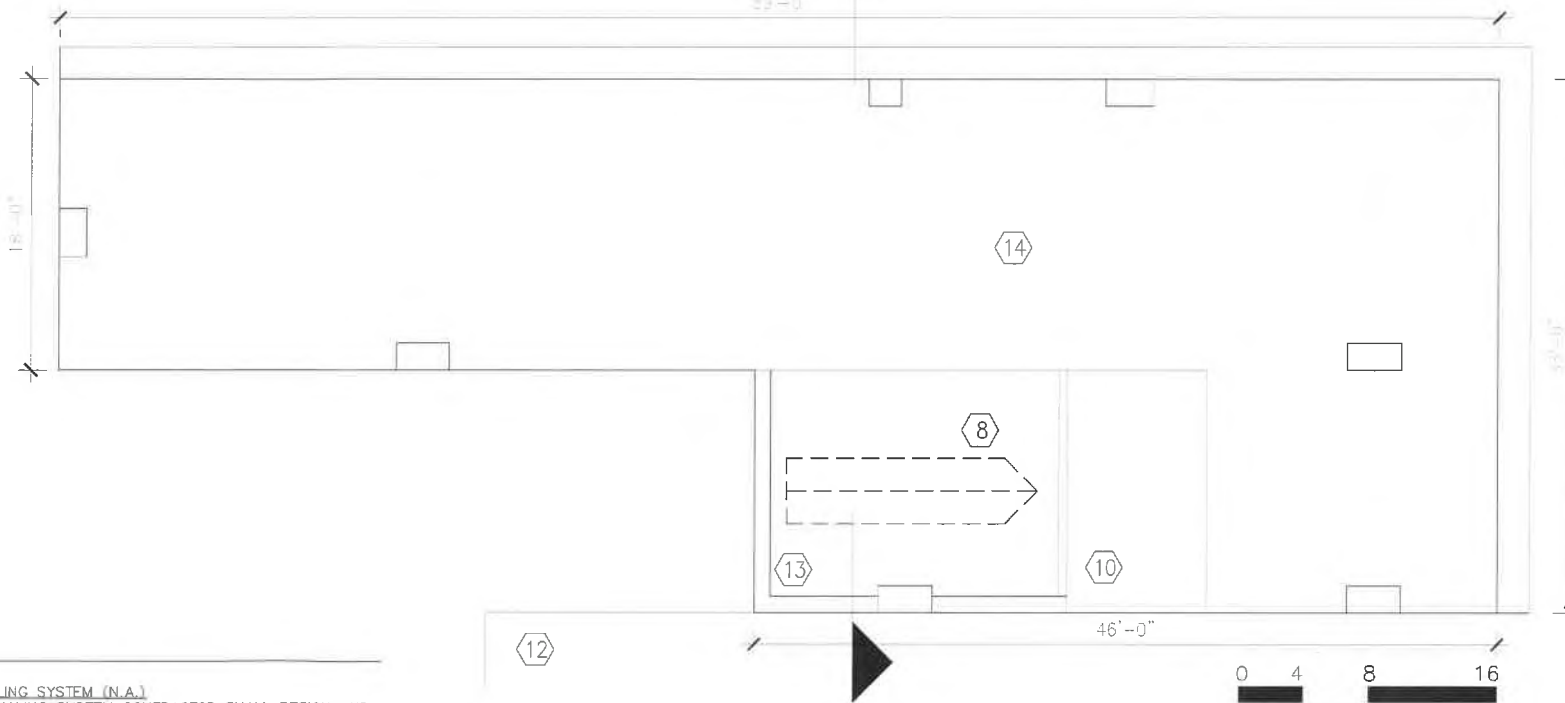
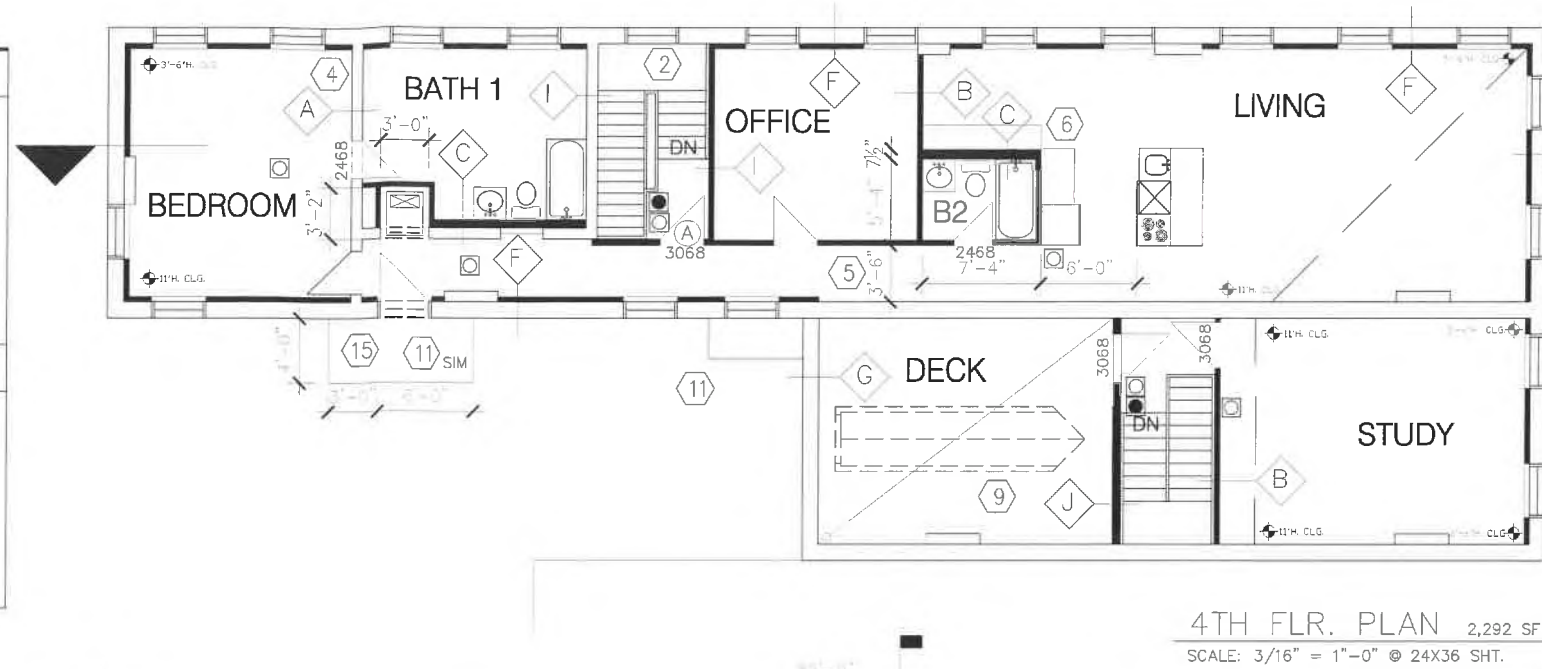
- H.V.A.C. SYSTEMS**
- THE HVAC CONTRACTOR SHALL DESIGN AND MODIFY THE EXISTING HVAC SYSTEMS IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
  - THE HVAC CONTRACTOR SHALL PROVIDE ANY AND ALL DRAWINGS AND CALCULATIONS NECESSARY TO OBTAIN MECHANICAL PERMITS. DRAWINGS SHALL BE PREPARED AND STAMPED BY AN ENGINEER LICENSED IN OHIO. PROVIDE ROOM LOAD CALCULATIONS USING MANUALS J AND D AS REQUIRED.
  - THE HVAC CONTRACTOR MUST SUBMIT SYSTEM DESIGN DRAWINGS AND INFORMATION TO OWNER FOR APPROVAL. OWNER APPROVAL MUST BE OBTAINED IN WRITING PRIOR TO ORDERING OF EQUIPMENT.
  - ALL THERMOSTATS PROGRAMMABLE, MOUNT AT 54" A.F.F.
  - COORDINATE LAYOUT OF DIFFUSERS AND RETURNS WITH REFLECTED CEILING PLAN.
  - EXHAUST KITCHEN/BATH FANS AND DRYER OUTDOORS.
  - WHOLE HOUSE VENTILATION AND KITCHEN/BATH EXHAUST TO COMPLY WITH ASHRAE STD 62.2
  - SEAL HVAC DUCTWORK. LIMIT DUCT LEAKAGE TO 6CFM/100SF.
  - INSTALL AIR FILTER HOUSING AIRTIGHT.
  - CONDUCT REFRIGERANT CHARGE TEST AND RECORD RESULTS.
  - DO NOT SUPPLY OR RETURN AIR THROUGH INTERSTITIAL SPACE.

- FIRE SIGNALING SYSTEM (N.A.)**
- FIRE SIGNALING SYSTEM CONTRACTOR SHALL DESIGN AND MODIFY THE EXISTING SIGNALING SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES.
  - FIRE SIGNALING SYSTEM CONTRACTOR SHALL PROVIDE ANY AND ALL DRAWINGS AND CALCULATIONS NECESSARY TO OBTAIN REQUIRED PERMITS.
  - COORDINATE ALL WORK WITH OTHERS.

- SPRINKLER SYSTEM:**
- SPRINKLER CONTRACTOR SHALL DESIGN AND MODIFY THE EXISTING SPRINKLER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES.
  - SPRINKLER CONTRACTOR SHALL PROVIDE ANY AND ALL DRAWINGS AND CALCULATIONS NECESSARY TO OBTAIN REQUIRED PERMITS.
  - COORDINATE ALL WORK WITH WORK BY OTHERS.
  - SPRINKLER DESIGN ENGINEER SHALL SUBMIT A LETTER FROM SPRINKLER HEAD MANUFACTURER VERIFYING THAT PROPOSED WATER CURTAIN HEAD TYPES AND HEAD SPACING ALONG FIRE ESCAPE ROUTE WILL PROVIDE 100% GLAZING COVERAGE.

# PLAN NOTES

- REFER TO MEP PLANS FOR FINAL SPRINKLER, HVAC, PLUMBING AND ELECTRICAL LAYOUTS
- 2 HOUR RATED EXIT CORRIDOR. INSTALL 1 1/2 HR DOORS W/ CLOSERS. INFILL TRANSOMS
- NEW 2 1/4" WOOD STUD WALL W/ 5/8" DRYWALL EA. SIDE TOP
- REPAIR HISTORIC WALL CEILING WITH LIKE KIND FINISHED FOR PLASTER AND BASE TRIM
- LINE OF DRYWALL SOFFIT FOR HVAC DUCT
- NEW BATHROOM W/ AIR HANDLING UNIT MOUNTED ABOVE. DUCT TO EXTEND TO BATHROOM WALLS ONLY FOR DIFFUSER INTO ADJACENT ROOMS IN LOT AREA
- NEW CLOSED CELL R-49 SPRAY FOAM INSULATION TO UNDERSIDE OF DECK W/ DRYWALL SURFACE
- DEMO EXISTING ROOF W/ CORNER AND FRAME NEW EXTERIOR WALL W/ 4" FIBER CEMENT CLAPBOARD
- NEW SLURRY ROOF MEMBRANE W/ 2" WOOD SLEEPERS W/ 3/4" WD DECK. SLOPE TO 2" DRAIN GRATE. DRAIN CONNECT TO STORM DRAINAGE AND PROVIDE OVERFLOW SCUPPER TO REAR YARD. SEE DETAIL SHT AS SHOWN. VERIFY HEADROOM
- NEW WATER CONNECT TO STORM DRAINAGE
- NEW 22" W. FIRE ESCAPE
- LINE OF ADJACENT BUILDING
- NEW GALV METAL PARAPET FLASHING OVER EX. MASONRY
- EVALUATE EXISTING REEPLASS SHINGLE ROOFING FOR ANY MISSING OR DAMAGED SHINGLES. REPAIR
- NEW PORCH. MODIFY WINDOW UPS FOR NEW DOOR. PROVIDE RAILING W/ MAX 4" OPENINGS



ISSUED FOR:  
REVIEW: 2/13/18  
PERMIT:  
CONST.:

**Tipm, LLC**  
commercial design-build  
3724 East St, Cin OH 45227  
mbrugeman@tipmllc.com  
T 513.315.1788 / F 513.271.9906

MARK BRUGGEMAN, RA  
OH LICENSE #8043  
EXPIRATION 12/31/18



TENANT NAME:  
1737 VINE ST.  
  
CINCINNATI, OH  
45202

JOB NUMBER 1121  
DRAWN BY MB  
CHECKED BY MB

4TH FLR PLAN  
ROOF PLAN

A.3



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

---

APPLICATION #: COA2018015  
APPLICANT: Will Yokel  
OWNER: GBG Strategies LLC  
ADDRESS: **1140 Main Street**  
PARCELS: 075-0004-0377  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: March 23, 2018  
HEARING DATE: April 9, 2018  
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

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### **Existing Conditions**

The property at 1140 Main Street consists of three buildings (1138, 1140 and 1142 Main) consolidated onto one parcel with an overall street address of 1140 Main Street. The buildings consist of three ca. 1880 Italianate buildings located on the northeast corner of Main Street and Michael Bany Way in the Over-the-Rhine Historic District. The properties feature stone foundations, brick-bearing walls, double-hung sash with stone hoods and decorative cornices. The roofs are low-pitched with an existing roof deck utilized by the former office tenants atop 1142 Main, the northernmost building. The first floors feature replacement storefronts.

### **Proposed Conditions**

The applicant is proposing to modify 1140 Main Street with the following:

- Replacement rooftop deck on 1142 Main Street
- New rooftop deck on 1138 Main Street

### **Previous Reviews**

Staff Reviews have occurred under other permits on various aspects of the building renovations including interior renovations, replacement windows and storefront replacement (Permits 2017P10411; 2017P10999; 2018P01364; 2018P01400).



Figure 1. Location of 1140 Main, showing approximate locations of roof decks in blue. Photo from CAGIS.



Figure 2. View of 1140 Main Street, facing northeast. Photo from Google.

**Applicable Zoning Code Sections:**

Zoning District: [Section 1409](#) Commercial District Use Regulations  
Overlays: [Section 1435](#) Historic Preservation  
Historic District/Reg: [Over the Rhine Historic District](#)  
COA Standard: [Section 1435-09-2](#) COA; Standard of Review

**Zoning Review**

The proposed rooftop decks will be utilized by the office tenants of the 1140 Main Street buildings. There will be no outdoor entertainment provided and the size and distance from residential districts is sufficient to be built without requiring Conditional Use approval. No Zoning Relief is required for the roof decks.

The change of use from Assembly and Mercantile to Office on the upper floors results in decrease in nonconformity in parking as less spaces are required for the new uses than the previous. As a result of the decrease in nonconformity, no new parking is required.

**Certificate of Appropriateness Review:**

A COA is required for the rooftop decks.

**Comments on Applicable Guidelines**

All the changes substantially conform to the Conservation Guidelines.

**Applicable Guidelines**

**Site Improvements**

**B. SPECIFIC GUIDELINES**

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

The proposed rooftop decks are appropriate as they will not detract from the character of the building and will not be visible from street level. Decks will consist of wood or composite decking material and metal railings painted black. The existing buildings have gently sloping roofs with a parapet. The deck on the 1142 Main building will replace an existing deck. The proposed new deck will be relocated closer to the front elevation, but will still be set back 6’2” from the front of the cornice and will not be visible when viewed from street level in front of the building on Main Street.

The rear rooftop deck on the 1138 Main building will be built on top of the single-story portion of the rear of the building and will align with the previously approved and appropriate decks for the third and fourth floors above. While the rooftop deck will be larger than the other decks, its location on the single-story rear addition means that it will not be visible from Main Street, but only from Michael Bany Way, which is a narrow primarily pedestrian alley.

**Other Considerations:** N/A

**Prehearing Results:** A prehearing was held on March 21, 2018.

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

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

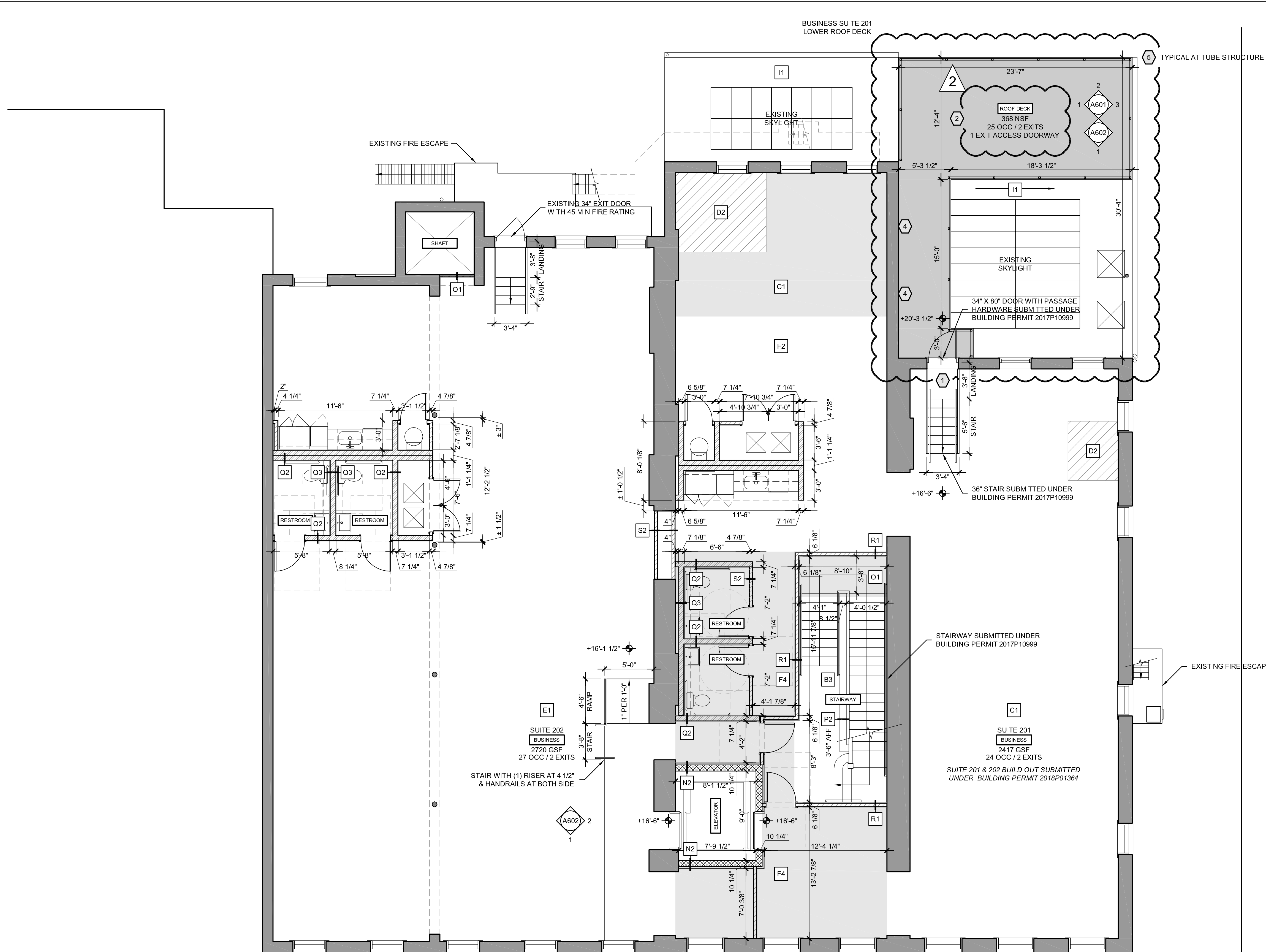
A. **APPROVE** a Certificate of Appropriateness for 1140 Main Street per plans submitted by the applicant and dated 02/20/2018 including any revisions submitted for permit subject to staff review and approval with the following condition:

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

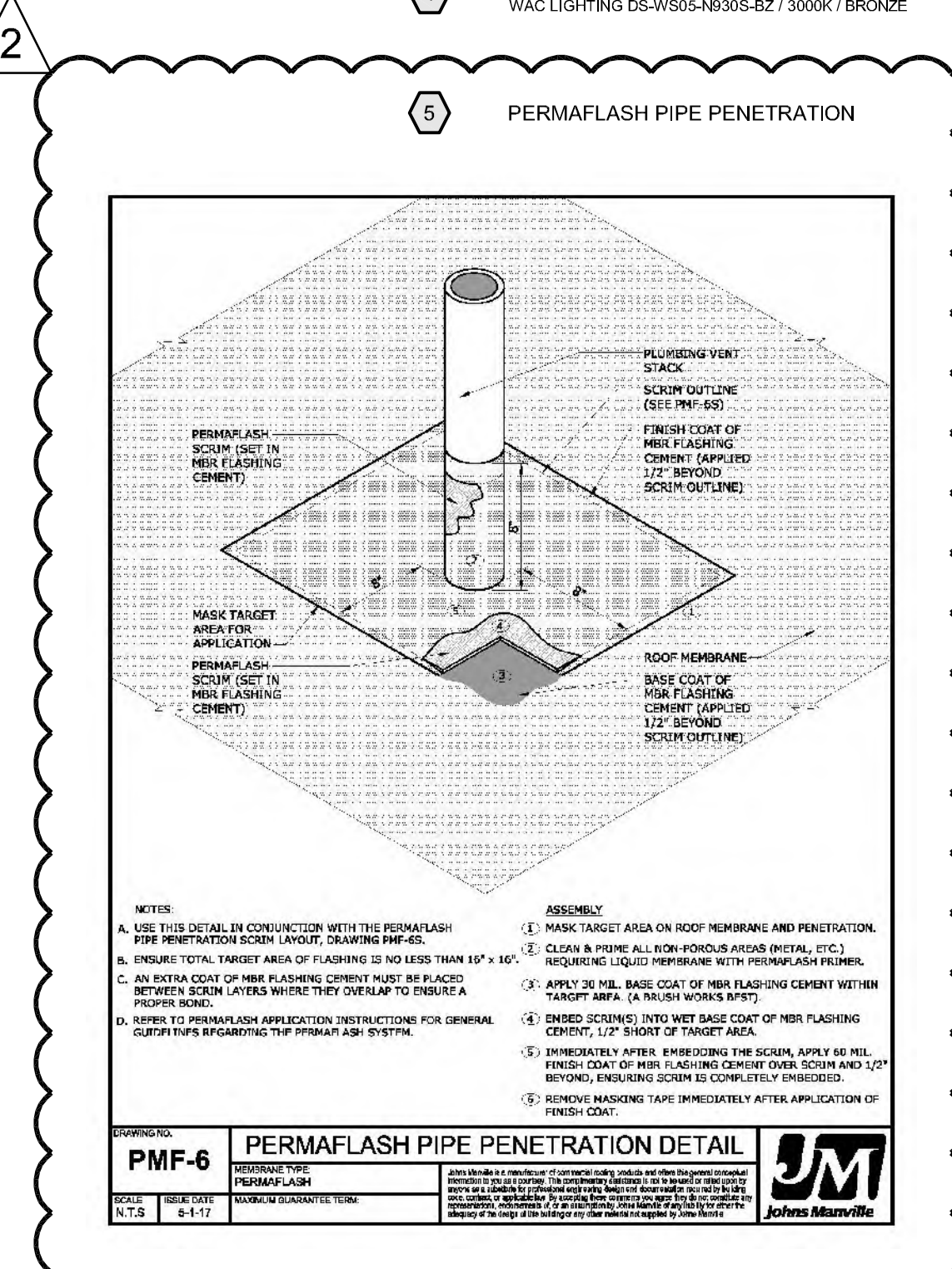
B. **FINDING:** The Board makes this determination per Section 1435-09-2:

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

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- KEY**
- EXISTING CONCRETE WALL
  - EXISTING STONE WALL
  - EXISTING BRICK WALL
  - EXISTING CMU WALL
  - EXISTING STUD WALL
  - CMU WALL
  - 3 5/8" METAL STUD WALL
  - 6" METAL STUD WALL
  - SEE ASSEMBLY SCHEDULE SERIES A500
- KEY NOTE**
- FLOOR / LANDING AT SAME ELEVATION ON EACH SIDE OF EXTERIOR DOOR
  - PRESSURE TREATED WOOD DECKING PPG PROLUKE RUBBOL SOLID 205 WILLOW
  - IPE STRUCTURAL WOOD DECK PAVER & MRP SUPPORT PEDESTAL AT 24" OC
  - WALL TUBE LED LIGHT FIXTURE WAC LIGHTING DS-W505-N8305-BZ / 3000K / BRONZE



OWNER  
 GGG STRATEGIES LLC  
 1209 SYCAMORE STREET  
 CINCINNATI OH 45202

ARCHITECT & CONTRACTOR  
 URBAN SITES CONSTRUCTION LLC  
 1209 SYCAMORE STREET  
 CINCINNATI OH 45202  
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STRUCTURAL ENGINEER  
 ADVANTAGE GROUP ENGINEERS INC  
 1527 MADISON ROAD  
 CINCINNATI OH 45206  
 (513) 396-8900

WILLIAM A. YOKEL  
 LICENSE #1315843  
 EXPIRES 12/31/2019

**1140 MAIN STREET**  
 1134-1142 MAIN STREET, CINCINNATI OHIO 45202  
 GGG STRATEGIES LLC

**1 LEVEL 200 FLOOR PLAN**  
 A103 3/16" = 1'-0"

#	DATE	DRAWING SET
1	20180220	BUILDING PERMIT
2	20180320	BUILDING PERMIT REVISION

LEVEL 200  
 FLOOR  
 PLAN  
**A103**



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1 WEST ELEVATION  
A301 3/16" = 1'-0"



KEY

- (A)** WALL TILE  
4 1/4 X 4 1/4 AMERICAN OLEAN GLAZED CERAMIC  
BRIGHT GLOSS BLACK 0049 WITH RADIUS BULLNOSE  
EDGES AND TEC POWER GROUT 941 RAVEN
- (B)** MISCELLANEOUS METAL  
SW 7069 IRON ORE
- (C)** PRESSURE TREATED WOOD  
PPG-PROLUXE RUBBOL SOLID 205 WILLOW

PAINTING SCHEDULE

- (P1)** SW 7050 USEFUL GRAY
- (P2)** SW 7515 HOMESTEAD BROWN
- (P3)** SW 7069 IRON ORE

KEY NOTE

- (1)** SOLAR SHADING SYSTEM  
SWFCONTRACT T300 3% CHARCOAL BRONZE F310
- (2)** PAINT WINDOW BRICKMOLD  
SW 7050 USEFUL GRAY

OWNER  
GBG STRATEGIES LLC  
1209 SYCAMORE STREET  
CINCINNATI OH 45202

ARCHITECT & CONTRACTOR  
URBAN SITES CONSTRUCTION LLC  
1209 SYCAMORE STREET  
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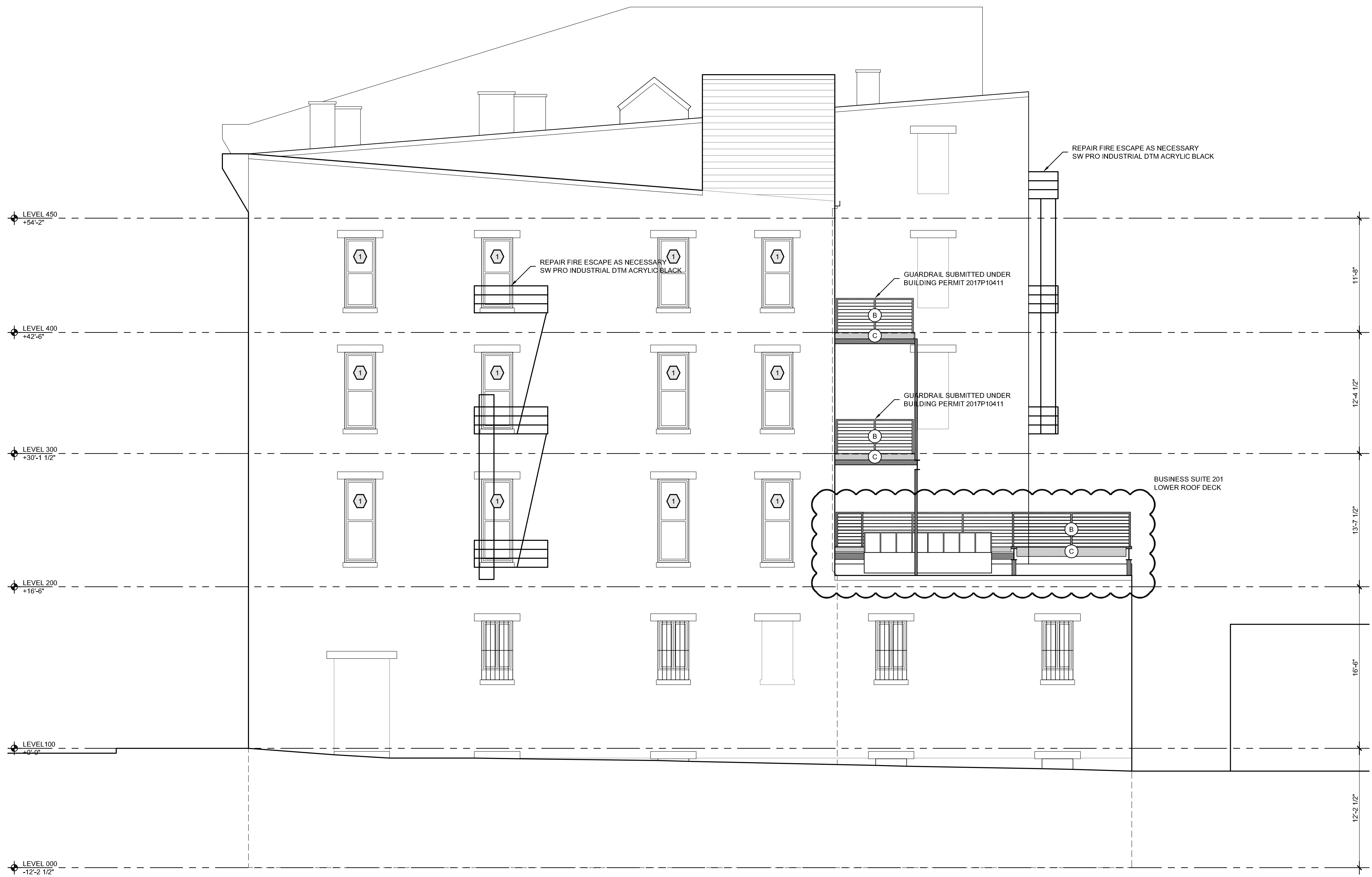
**1140 MAIN STREET**  
1134-1142 MAIN STREET, CINCINNATI OHIO 45202  
GBG STRATEGIES LLC

#	DATE	DRAWING SET	BUILDING PERMIT
1	20160220		

WEST ELEVATION

A301

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**KEY**

- (A)** WALL TILE  
4 1/4 X 4 1/4 AMERICAN OLEAN GLAZED CERAMIC  
BRIGHT GLOSS BLACK 0049 WITH RADIUS BULLNOSE  
EDGES AND TEC POWER GROUT 941 RAVEN
- (B)** MISCELLANEOUS METAL  
SW 7069 IRON ORE
- (C)** PRESSURE TREATED WOOD  
PPG-PROLUXE RUBBOL SOLID 205 WILLOW

**PAINTING SCHEDULE**

- (P1)** SW 7050 USEFUL GRAY
- (P2)** SW 7515 HOMESTEAD BROWN
- (P3)** SW 7069 IRON ORE

**KEY NOTE**

- (1)** SOLAR SHADING SYSTEM  
SWFCONTRACT T300 3% CHARCOAL BRONZE F310
- (2)** PAINT WINDOW BRICKMOLD  
SW 7050 USEFUL GRAY

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WILLIAM A YOKEL  
 LICENSE #1315843  
 EXPIRES 12/31/2019

**1140 MAIN STREET**  
 1134-1142 MAIN STREET, CINCINNATI OHIO 45202  
 G G G S T R A T E G I E S L L C

#	DATE	DRAWING SET
1	20160220	BUILDING PERMIT

**1 SOUTH ELEVATION**  
 A302 3/16" = 1'-0"

SOUTH  
 ELEVATION  
**A302**

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**KEY**

- (A)** WALL TILE  
4 1/4 X 4 1/4 AMERICAN OLEAN GLAZED CERAMIC  
BRIGHT GLOSS BLACK 0049 WITH RADIUS BULLNOSE  
EDGES AND TEC POWER GROUT 941 RAVEN
- (B)** MISCELLANEOUS METAL  
SW 7069 IRON ORE
- (C)** PRESSURE TREATED WOOD  
PPG-PROLUXE RUBBOL SOLID 205 WILLOW

**PAINTING SCHEDULE**

- (P1)** SW 7050 USEFUL GRAY
- (P2)** SW 7515 HOMESTEAD BROWN
- (P3)** SW 7069 IRON ORE

**KEY NOTE**

- (1)** SOLAR SHADING SYSTEM  
SWFCONTRACT T300 3% CHARCOAL BRONZE F310
- (2)** PAINT WINDOW BRICKMOLD  
SW 7050 USEFUL GRAY

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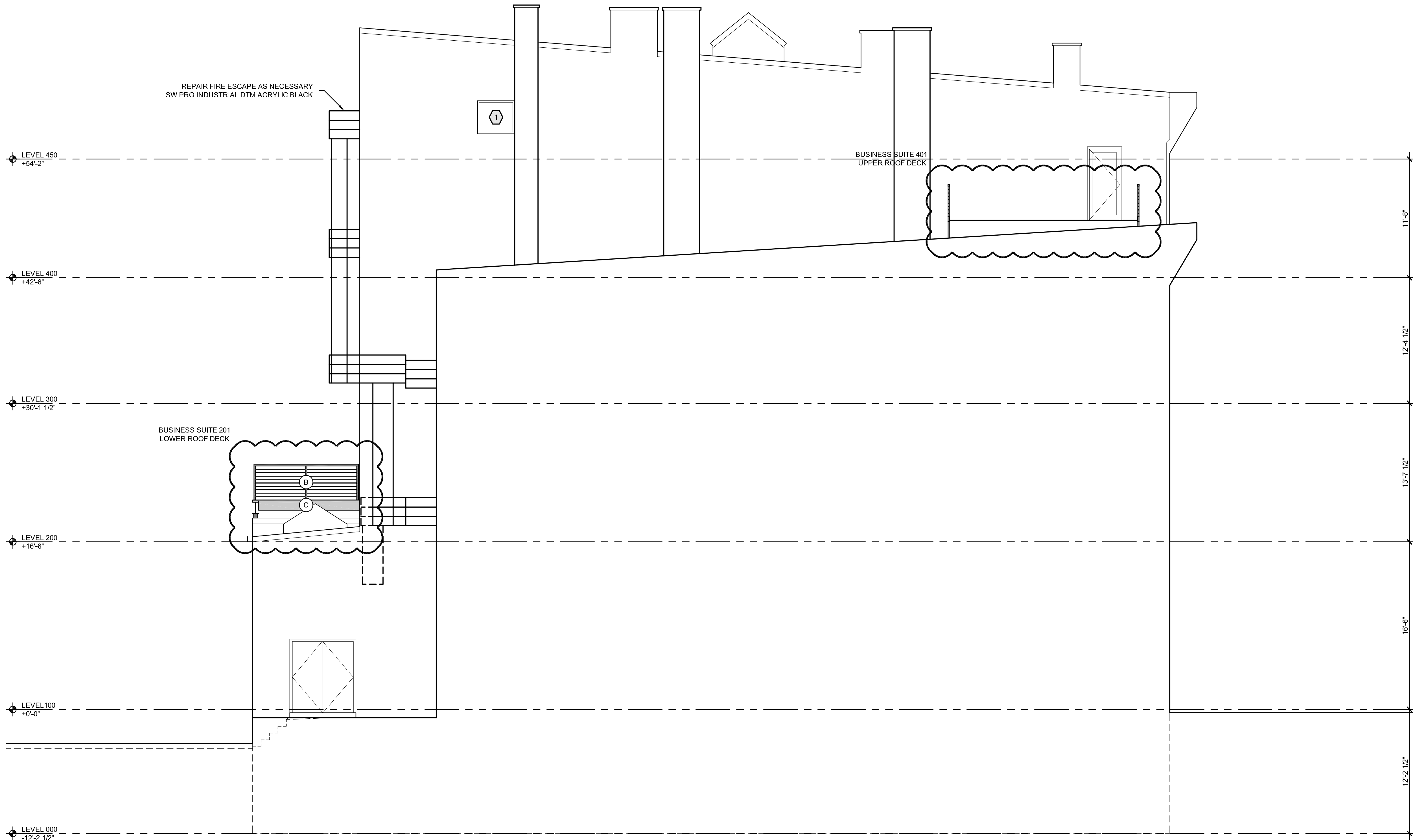
**1140 MAIN STREET**  
1134-1142 MAIN STREET, CINCINNATI OHIO 45202  
GBG STRATEGIES LLC

#	DATE	DRAWING SET
1	20160220	BUILDING PERMIT

**1 EAST ELEVATION**  
A303 3/16" = 1'-0"

**EAST ELEVATION**  
**A303**

P:\Users\WVoska\Desktop\Drawings\CURRENT\CURRENT\A304.dwg  
P:\Users\WVoska\Desktop\Drawings\CURRENT\CURRENT\A304.dwg  
2/16/2016 5:26:07 PM



**KEY**

- A WALL TILE  
4 1/4 X 4 1/4 AMERICAN OLEAN GLAZED CERAMIC  
BRIGHT GLOSS BLACK 0049 WITH RADIUS BULLNOSE  
EDGES AND TEC POWER GROUT 941 RAVEN
- B MISCELLANEOUS METAL  
SW 7069 IRON ORE
- C PRESSURE TREATED WOOD  
PPG-PROLUXE RUBBOL SOLID 205 WILLOW

**PAINTING SCHEDULE**

- P1 SW 7050 USEFUL GRAY
- P2 SW 7515 HOMESTEAD BROWN
- P3 SW 7069 IRON ORE

**KEY NOTE**

- 1 SOLAR SHADING SYSTEM  
SWFCONTRACT T300 3% CHARCOAL BRONZE F310
- 2 PAINT WINDOW BRICKMOLD  
SW 7050 USEFUL GRAY

**OWNER**  
GBG STRATEGIES LLC  
1209 SYCAMORE STREET  
CINCINNATI OH 45202

**ARCHITECT & CONTRACTOR**  
URBAN SITES CONSTRUCTION LLC  
1209 SYCAMORE STREET  
CINCINNATI OH 45202  
(513) 621-8900

**STRUCTURAL ENGINEER**  
ADVANTAGE GROUP ENGINEERS INC  
1527 MADISON ROAD  
CINCINNATI OH 45206  
(513) 396-8900



WILLIAM A YOKEL  
LICENSE #1315843  
EXPIRES 12/31/2019

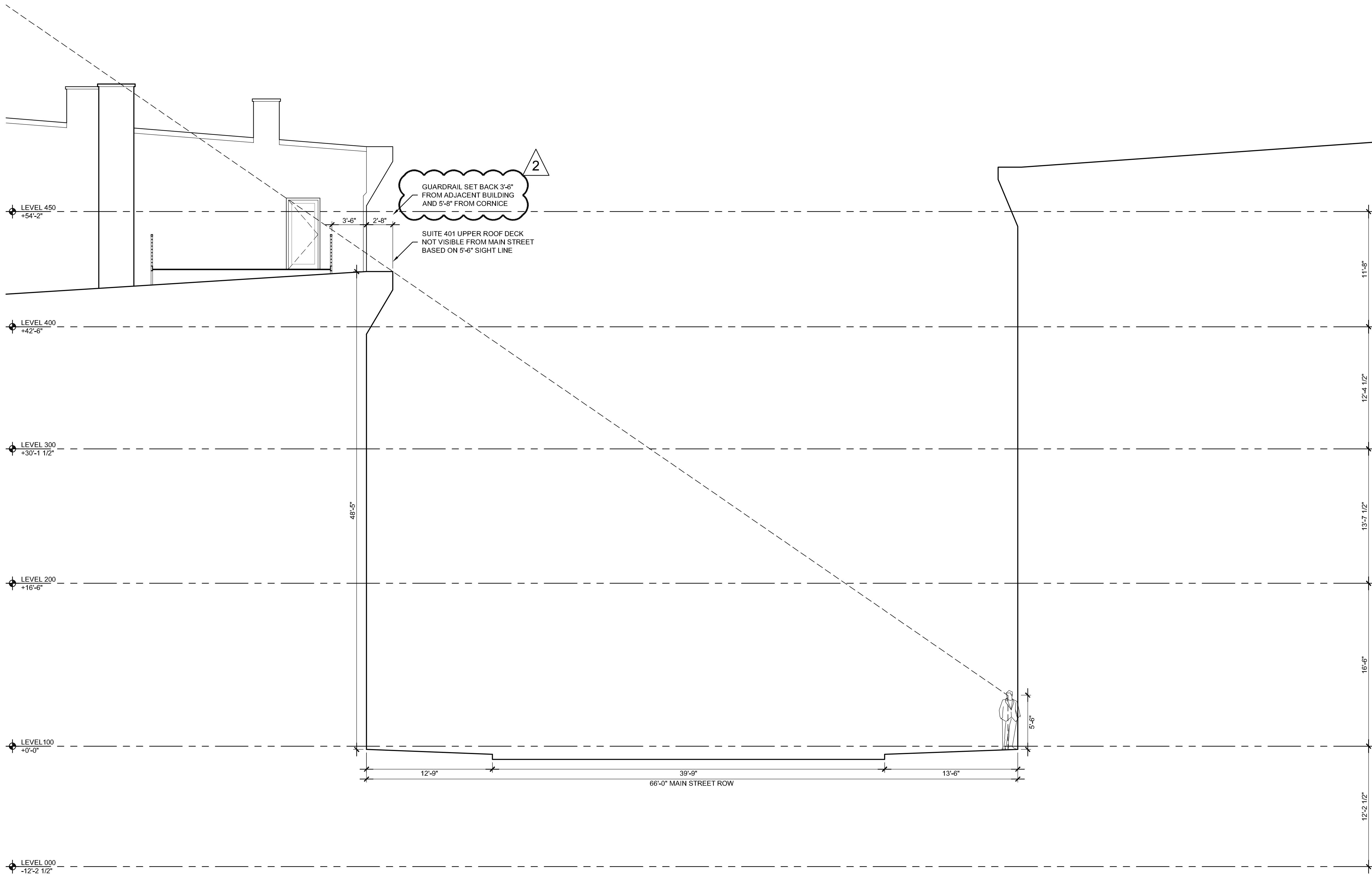
**1140 MAIN STREET**  
1134-1142 MAIN STREET, CINCINNATI OHIO 45202  
GBG STRATEGIES LLC

#	DATE	DRAWING SET	BUILDING PERMIT
1	20160220		

1 NORTH ELEVATION  
A304 3/16" = 1'-0"

NORTH ELEVATION  
**A304**

\\vellbarer\CGMAX\03\_Architecture\1532\_1140\_Main\Drawings\SSUES\01803xx\_Building\_Permit\_Revision\_-\_Roof\_Deck\CURRENT\SHIFTS\A305.dwg  
PlotDate: 2018-03-19 1:04:18 PM



**KEY**

- (A) WALL TILE  
4 1/4 X 4 1/4 AMERICAN OLEAN GLAZED CERAMIC  
BRIGHT GLOSS BLACK 0049 WITH RADIUS BULLNOSE  
EDGES AND TEC POWER GROUT 941 RAVEN
- (B) MISCELLANEOUS METAL  
SW 7069 IRON ORE
- (C) PRESSURE TREATED WOOD  
PPG-PROLUXE RUBBOL SOLID 205 WILLOW

**PAINTING SCHEDULE**

- (P1) SW 7050 USEFUL GRAY
- (P2) SW 7515 HOMESTEAD BROWN
- (P3) SW 7069 IRON ORE

**KEY NOTE**

- 1 SOLAR SHADING SYSTEM  
SWFCONTRACT T300 3% CHARCOAL BRONZE F310
- 2 PAINT WINDOW BRICKMOLD  
SW 7050 USEFUL GRAY

**OWNER**  
GBG STRATEGIES LLC  
1209 SYCAMORE STREET  
CINCINNATI OH 45202

**ARCHITECT & CONTRACTOR**  
URBAN SITES CONSTRUCTION LLC  
1209 SYCAMORE STREET  
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(513) 621-8900

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(513) 396-8900



WILLIAM A YOKEL  
LICENSE #1315843  
EXPIRES 12/31/2019

**1140 MAIN STREET**  
1134-1142 MAIN STREET, CINCINNATI OHIO 45202  
GBG STRATEGIES LLC

#	DATE	DRAWING SET
1	20180220	BUILDING PERMIT
2	20180320	BUILDING PERMIT REVISION

**NORTH ELEVATION**

**A305**

1 NORTH ELEVATION  
A305 3/16" = 1'-0"



BUSINESS SUITE 401 UPPER ROOF DECK MOCK UP



BUSINESS SUITE 401 UPPER ROOF DECK MOCK UP



BUSINESS SUITE 401 UPPER ROOF DECK MOCK UP



MAIN STREET LOOKING EAST - MOCK UP NOT VISIBLE



MAIN STREET LOOKING NORTH - MOCK UP NOT VISIBLE



MAIN STREET LOOKING SOUTH - MOCK UP NOT VISIBLE



**BUSINESS SUITE 401 UPPER ROOF DECK GUARD RAIL & PAVER SAMPLE**

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

---

APPLICATION #: COA2018012  
APPLICANT: Drawing Dept.  
OWNER: Wine House OTR LLC  
ADDRESS: **111 E 12<sup>th</sup> Steet**  
PARCELS: 075-00004-0159  
ZONING: DD  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: March 28, 2018  
STAFF REVIEW: Beth Johnson, Urban Conservator

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**Existing Conditions**

The property at 111 E 12<sup>th</sup> Street is mid-block on the south side of 12<sup>th</sup> Street between Walnut Street and Main Street in the Over-the-Rhine Historic District. The building is a brick two story commercial building set between a three story and a five story building. The building is an existing eating and drinking establishment on both stories.

**Proposed Conditions**

The applicant is proposing to modify 111 E 12<sup>th</sup> Street with the following:

- New rooftop deck
- New enclosed stair for egress over an existing rear roof top addition( The addition has been on the building since at least 1996)

**Previous Reviews**

Staff Reviews have occurred under other permits on various aspects of the building renovations including interior renovations, replacement windows and storefront replacement (Permits 2017P10411; 2017P10999; 2018P01364; 2018P01400).



Figure 1. Location of 111 E 12<sup>th</sup> Street. Photo from CAGIS.



Figure 2. View of 111 E 12<sup>th</sup> Street. Photo from Google.

**Applicable Zoning Code Sections:**

Zoning District: Section 1411 Downtown District  
Overlays: [Section 1435](#) Historic Preservation  
Historic District/Reg: [Over the Rhine Historic District](#)  
COA Standard: [Section 1435-09-2](#) COA; Standard of Review

**Zoning Review**

The proposed rooftop decks will be utilized by the patrons of the current eating and drinking establishment, Revel Winery.

No Zoning Relief is required for the roof decks.

The use is a permitted use and outdoor patios at this location are a permitted use. The property is not within 500 feet of a residential district boundary. Outdoor entertainment is permitted.

**Certificate of Appropriateness Review:**

A COA is required for the rooftop decks.

**Comments on Applicable Guidelines**

All the changes substantially conform to the Conservation Guidelines.

**Applicable Guidelines**

**Site Improvements**

**B. SPECIFIC GUIDELINES**

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

The proposed rooftop deck is appropriate as it will not detract from the character of the building and will not be visible from street level. The roof is a flat roof and the design of the deck will be set back from the parapet with landscaping and a reflecting pool in front of a glass guardrail. This sets back the rail from the edge of the roof taking it out of the line of sight.

To meet building code, an enclosed egress stair is being built on the south east side of the deck. This stair will lead patrons to a rear fire escape. The addition is simple and is out of the line of sight. It is a simple utilitarian design. This addition will go above the neighboring building's roof; however it will only be slightly visible from down Clay Street. (See below) This addition will not detract from the architecture or overpower the building.



**Other Considerations:** N/A

**Prehearing Results:** A prehearing was held on March 21, 2018.

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

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 111 E 12<sup>th</sup> Street per plans submitted by Drawing Department and dated 03/28/2018 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.
2. Exterior color of the stair enclosure shall be a muted neutral tone.

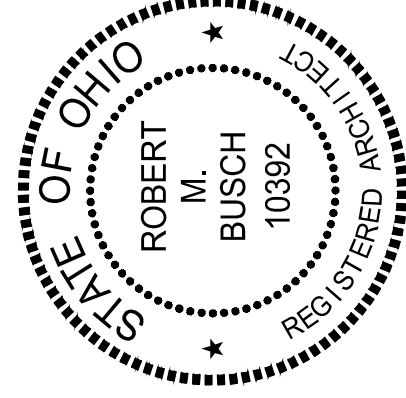
B. **FINDING:** The Board makes this determination per Section 1435-09-2:

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



SHEET INDEX	
SHEET	CONTENTS
1	COVER
2	SITE / CONTEXT PLAN w/ PHOTO TAGS
3	EXISTING ROOF PLAN
4	PROPOSED ROOF PLAN
5	EXISTING & PROPOSED ELEVATION
6	PROPOSED SITE SECTION
7	SITE PHOTOGRAPHY

drawing dept  
 architectural & design  
 3217 madison rd cincinnati ohio 45209  
 513.272.8099 | www.drawingdept.com  
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Robert M. Busch  
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 Exp. Date: 12/31/2018

# REVEL ROOFTOP

111 E. 12th St.  
 Cincinnati, Ohio 45202

**1**  
 cover  
 28 March 2018 - 10 COPIES

WALNUT STREET

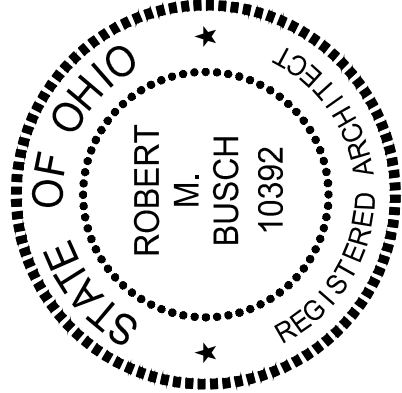
E 12TH STREET

CLAY STREET

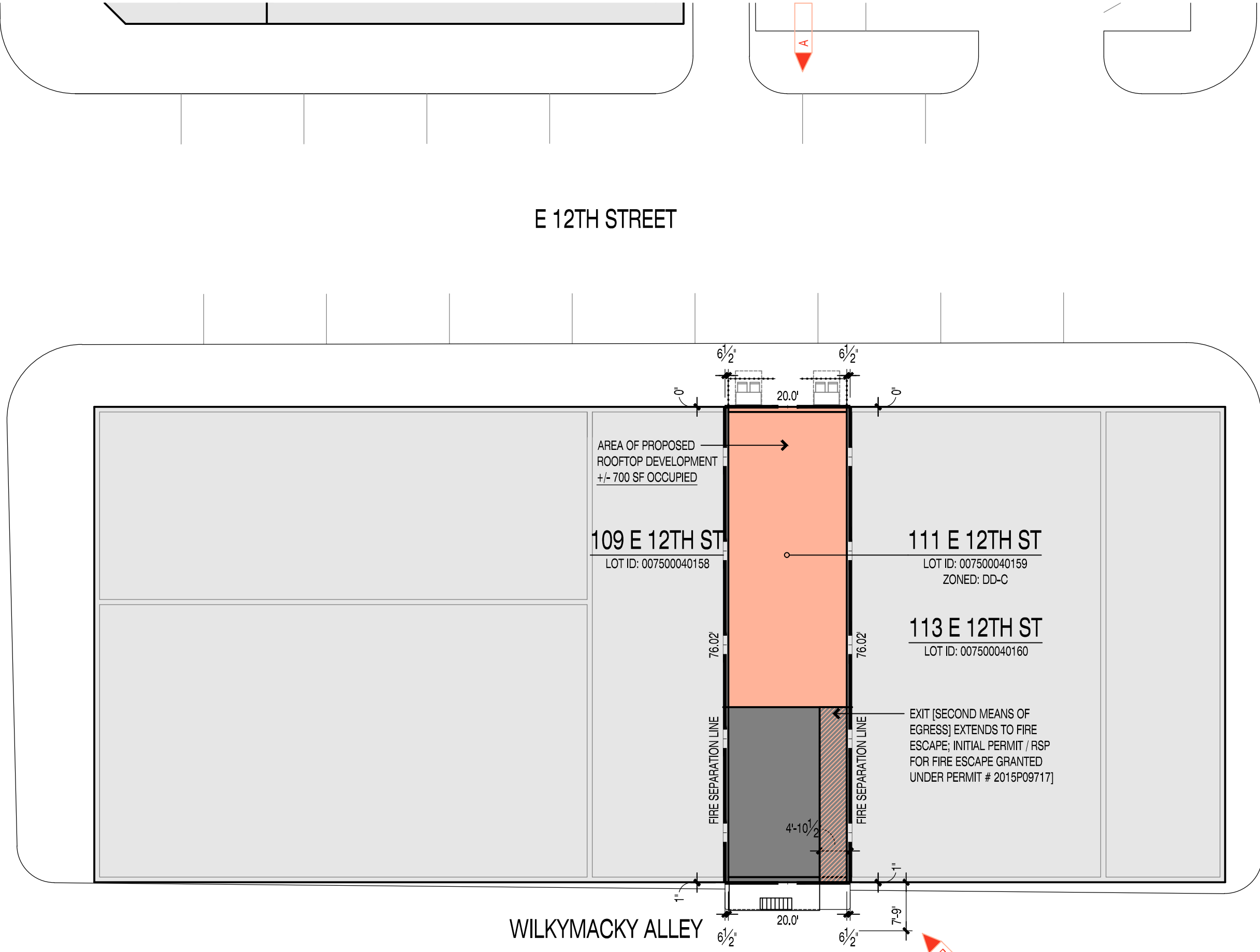
REVEL ROOFTOP

111 E. 12th St.  
Cincinnati, Ohio 45202

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Exp. Date: 12/31/2018



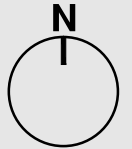
AREA OF PROPOSED ROOFTOP DEVELOPMENT +/- 700 SF OCCUPIED

109 E 12TH ST  
LOT ID: 007500040158

111 E 12TH ST  
LOT ID: 007500040159  
ZONED: DD-C

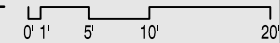
113 E 12TH ST  
LOT ID: 007500040160

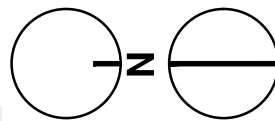
EXIT [SECOND MEANS OF EGRESS] EXTENDS TO FIRE ESCAPE; INITIAL PERMIT / RSP FOR FIRE ESCAPE GRANTED UNDER PERMIT # 2015P09717]



Site Plan

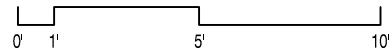
1/16"=1'-0"





# Existing Third Floor / Roof Plan

3/16"=1'-0"



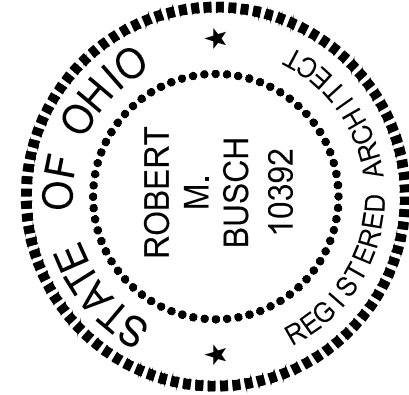
FIRE ESCAPE UNDER PREVIOUS PERMIT / RSP

**UNOCCUPIED**  
325 SF

**ROOF**  
950 SF

EXISTING SKYLIGHT

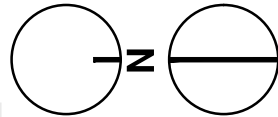
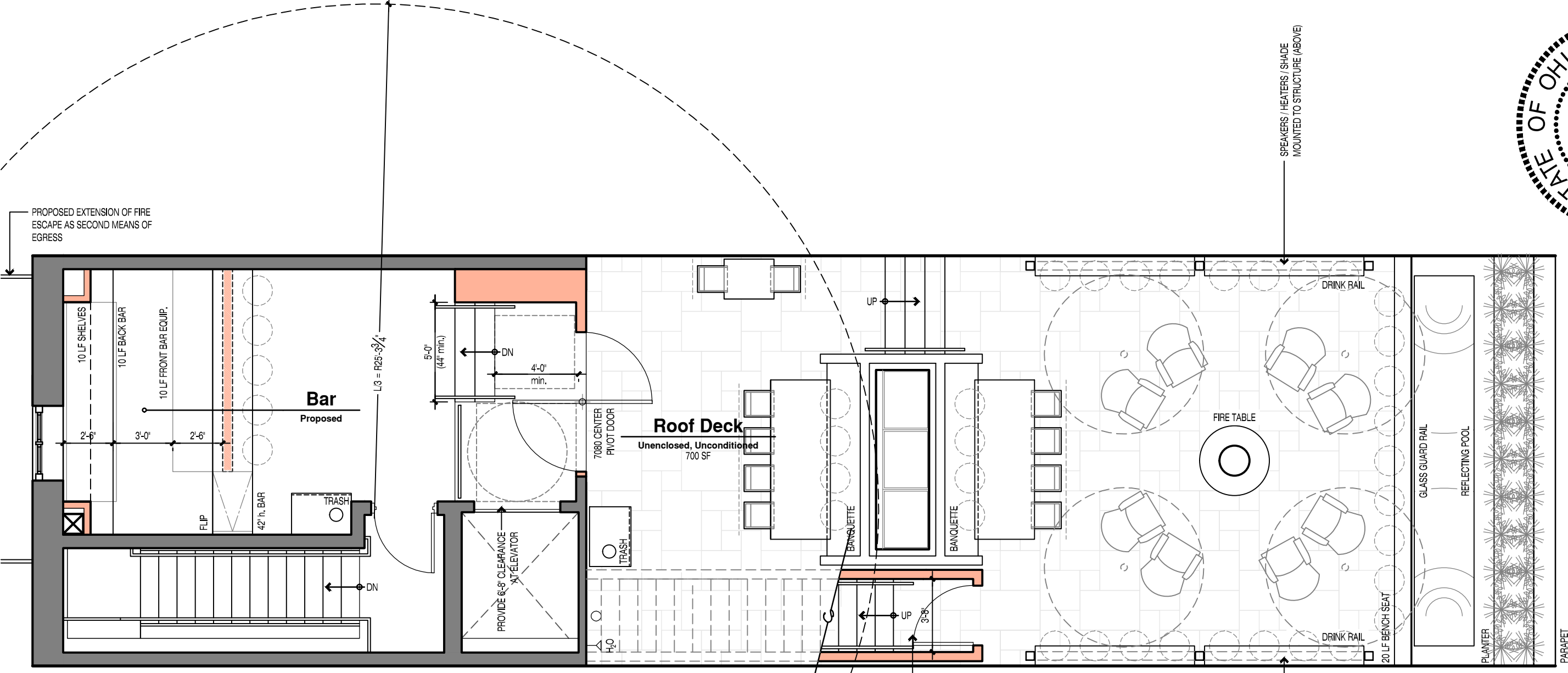
EXISTING PARAPET



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Exp. Date: 12/31/2018

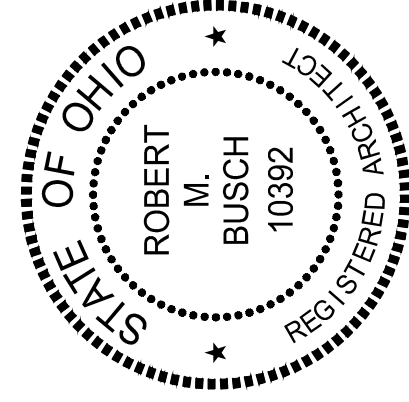
## REVEL ROOFTOP

111 E. 12th St.  
Cincinnati, Ohio 45202



**Proposed Third Floor / Roof Plan**

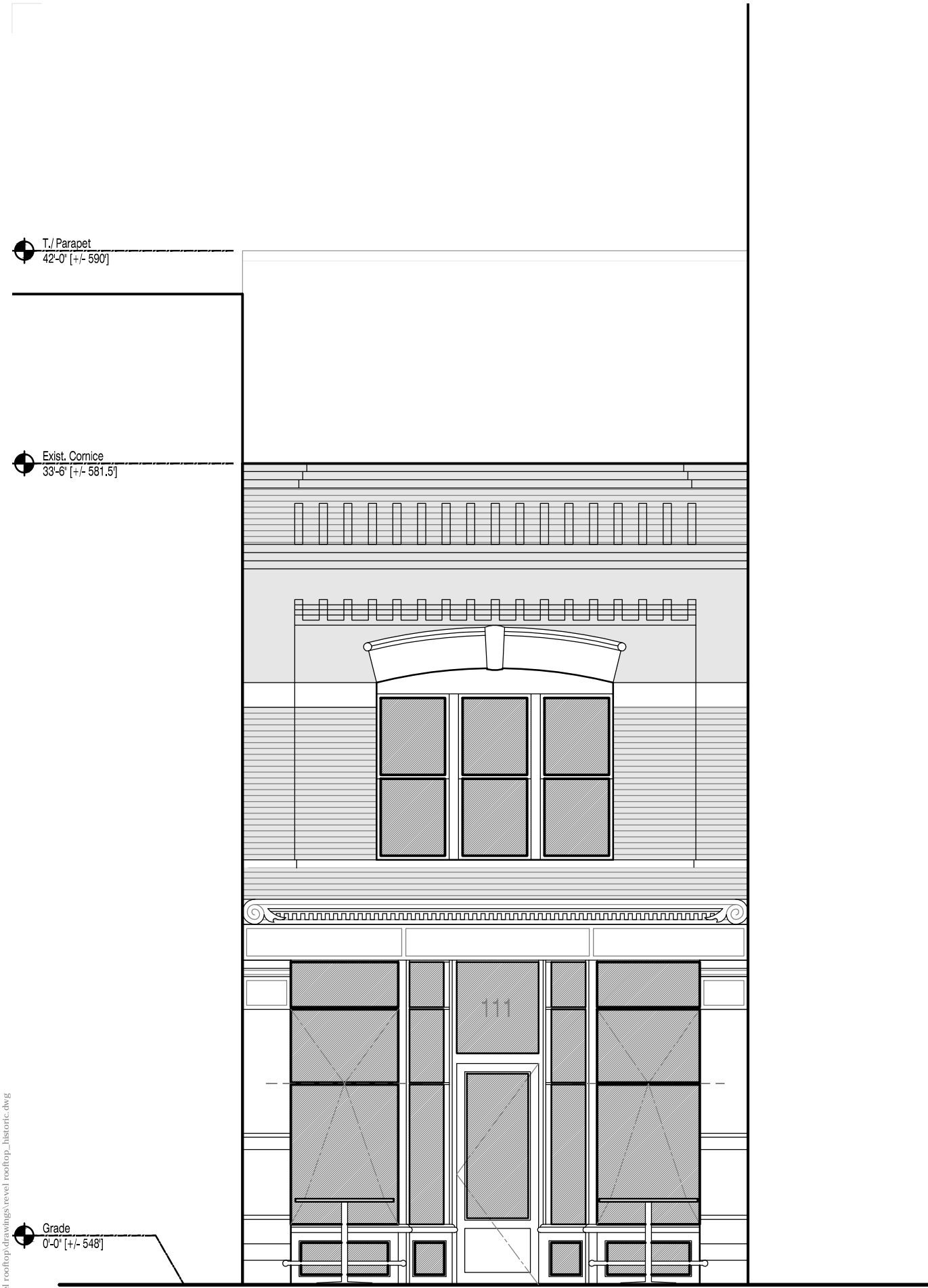
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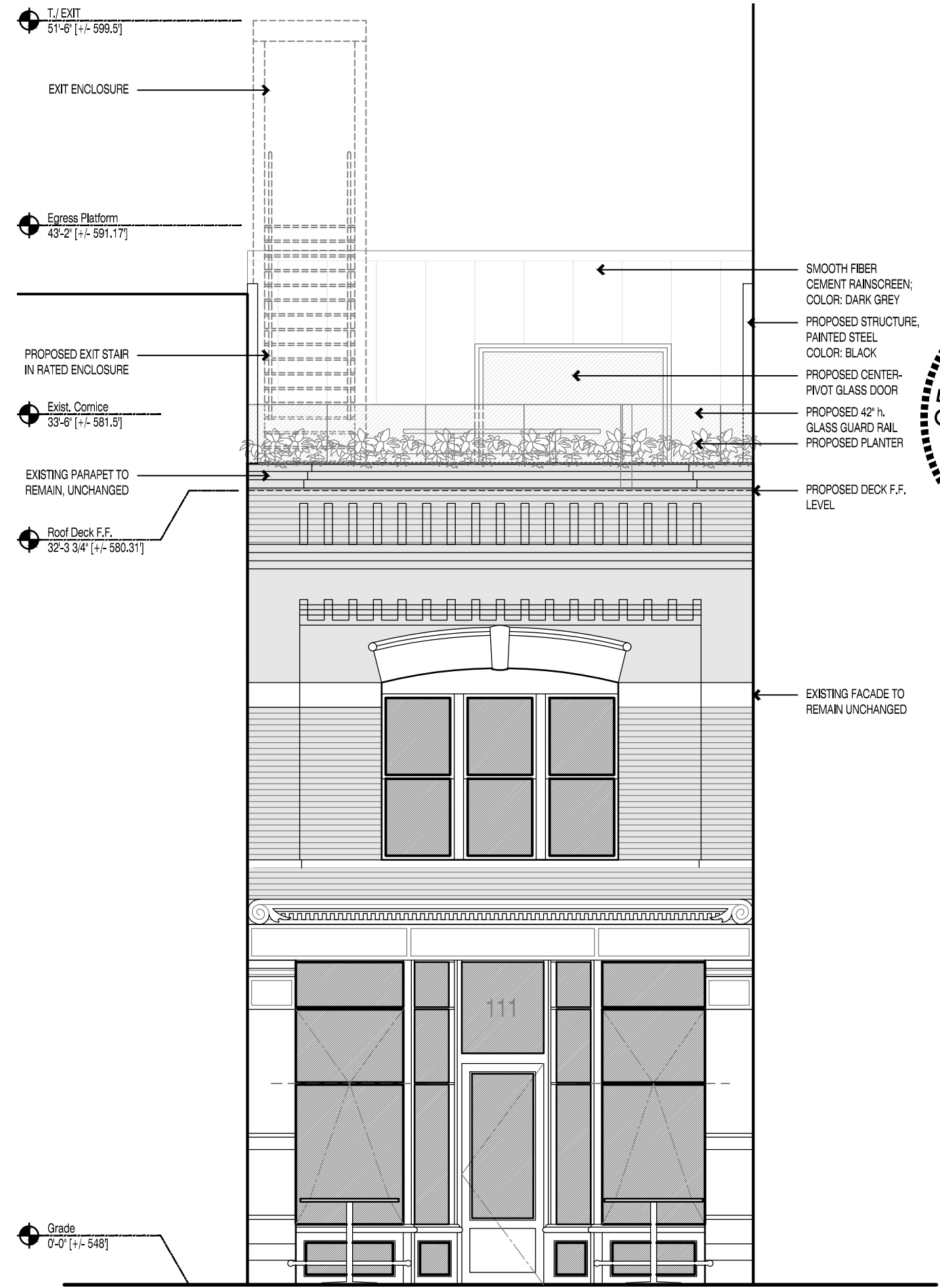
Robert M. Busch  
 License #: 10392  
 Exp. Date: 12/31/2018

**REVEL ROOFTOP**

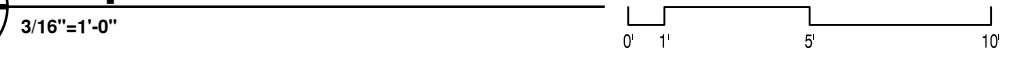
111 E. 12th St.  
 Cincinnati, Ohio 45202



**Existing [North] Elevation**



**Proposed Elevation**



T./EXIT  
51'-6" (+/- 599.5')

EXIT ENCLOSURE

Egress Platform  
43'-2" (+/- 591.17')

PROPOSED EXIT STAIR  
IN RATED ENCLOSURE

Exist. Cornice  
33'-6" (+/- 581.5')

EXISTING PARAPET TO  
REMAIN, UNCHANGED

Roof Deck F.F.  
32'-3 3/4" (+/- 580.31')

SMOOTH FIBER  
CEMENT RAINSCREEN;  
COLOR: DARK GREY

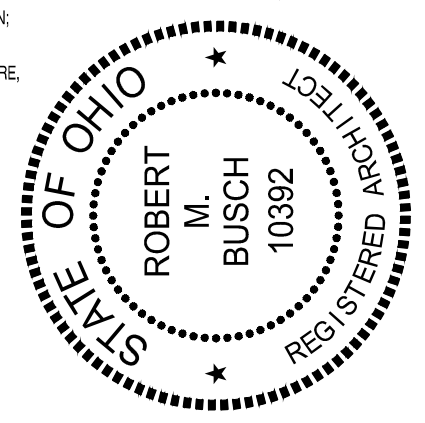
PROPOSED STRUCTURE,  
PAINTED STEEL  
COLOR: BLACK

PROPOSED CENTER-  
PIVOT GLASS DOOR

PROPOSED 42" h.  
GLASS GUARD RAIL  
PROPOSED PLANTER

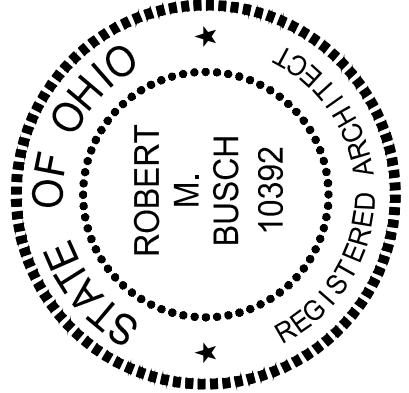
PROPOSED DECK F.F.  
LEVEL

EXISTING FACADE TO  
REMAIN UNCHANGED



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Exp. Date: 12/31/2018

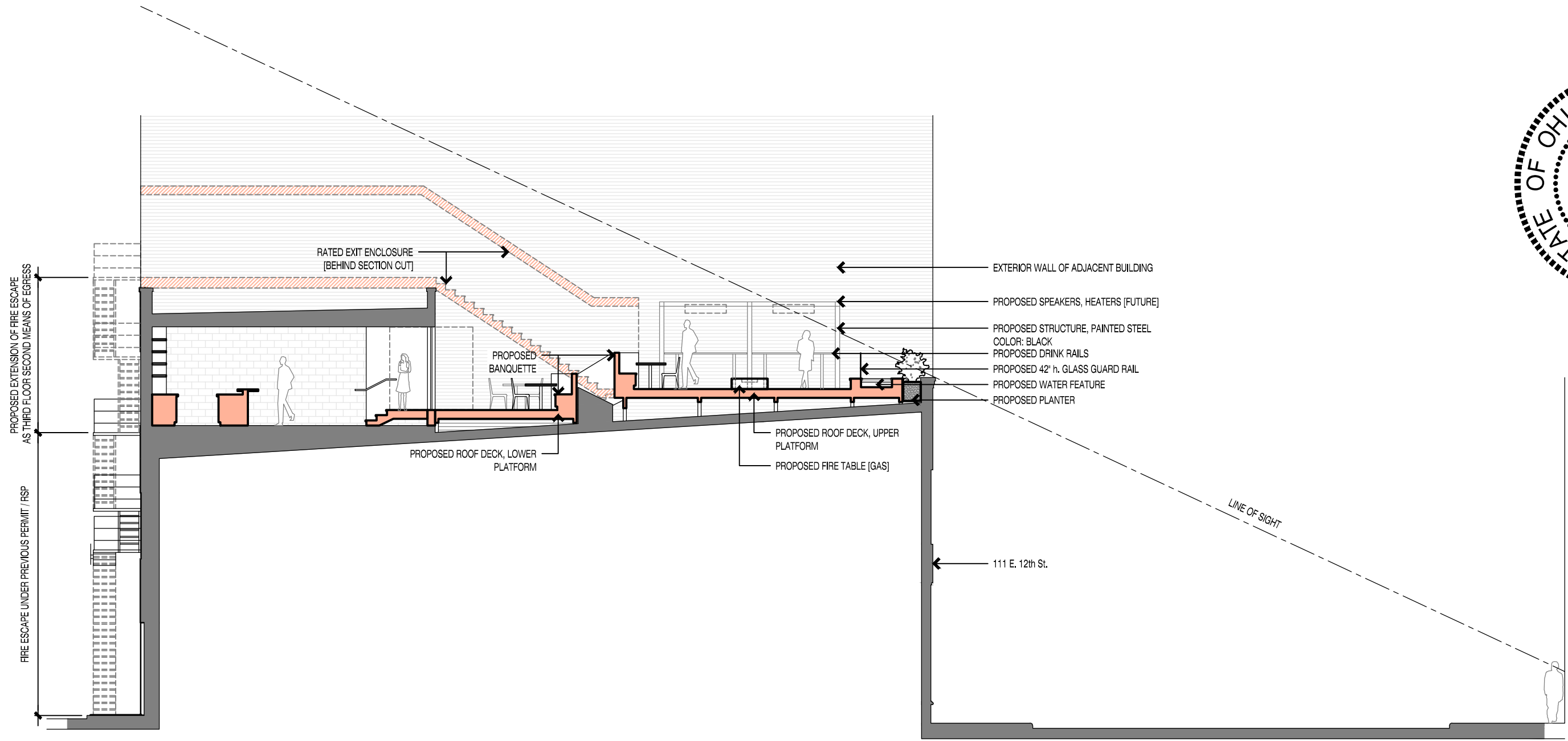
**REVEL ROOFTOP**  
111 E. 12th St.  
Cincinnati, Ohio 45202



Robert M. Busch  
License #: 10392  
Exp. Date: 12/31/2018

# REVEL ROOFTOP

111 E. 12th St.  
Cincinnati, Ohio 45202



PROPOSED EXTENSION OF FIRE ESCAPE  
AS THIRD FLOOR SECOND MEANS OF EGRESS

FIRE ESCAPE UNDER PREVIOUS PERMIT / RSP

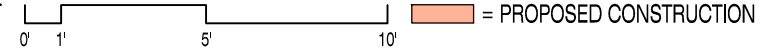
LINE OF SIGHT

111 E. 12th St.

E. 12th St.

## Street Section

3/32"=1'-0"





B. North Facade [along 12th St.] as viewed from West showing streetscape context



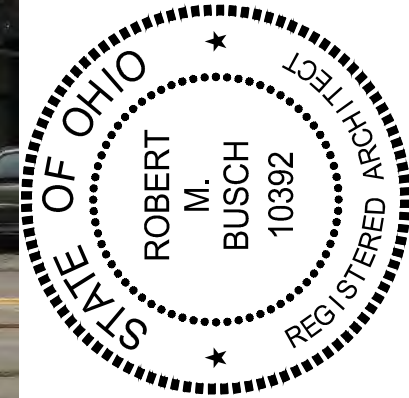
A. North facade [along 12th St.] as viewed from opposite sidewalk



C. North Facade [along 12th St.] as viewed from East showing streetscape context



D. South Facade [from East along Wilkymacky Alley]



Robert M. Busch  
License #: 10392  
Exp. Date: 12/31/2018

**REVEL ROOFTOP**

111 E. 12th St.  
Cincinnati, Ohio 45202

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

---

APPLICATION #: ZH20180043/ COA2018017  
APPLICANT: Andrew Hungerford  
OWNER: Andrew Hungerford  
ADDRESS: **104 W Clifton Ave**  
PARCELS: 095-005-0010  
ZONING: RM 1.2  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over-the-Rhine  
REPORT DATE: March 26, 2018  
STAFF REVIEW: Beth Johnson, Urban Conservator

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

1. **Section 1421-33– Dimensional Variance** – Proposed 2 ft. variance from the 4 foot maximum fence height in a front yard. Proposed 6 foot fence.
2. **Section 1421-33– Dimensional Variance** – Proposed 3 ft. variance from the 6 foot maximum fence height in a front yard. Proposed 9 foot fence.

### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) for the construction of a 6 foot fence set back from the front property line and replace a 9 foot chain link with a decorative metal fence.

### **Existing Conditions:**

The subject parcel is a multi-family residential building set back from the street. The building was built in 1865 about 30 years prior to the majority of other buildings along the street. The building was likely the first building and other lots were subdivided from a larger parcel.



Figure 1. Location of 104 W Clifton Ave. Image courtesy of CAGIS.



Figure 2. Existing condition 104 E Clifton. Image courtesy of Google.

**Proposed Conditions:**

Install two new decorative black metal fences

- 1) 6 foot fence set back from the street.
- 2) 9 foot fence to replace existing 9 foot chain link fence. The fence is 9 feet tall, but it is adjacent to a retaining wall and is approximately 4.5-5 feet above the top of the retaining wall.
- 3) Install a rear security gate
- 4) Front historic decorative fence is to remain

**Previous Reviews:** N/A

**Applicable Zoning Code Sections:**

Zoning District: [Section 1409](#) RM 1.2  
Variance Request: Section 1421 Fences and Walls  
Variance Authority: [Section 1445-07](#) HCB authority: [Section 1435-05-4](#)  
Variance Standard: [Section 1445-13](#) General Standards: Public Interest  
[Section 1445-15](#) Standards for Variances  
Overlays: [Section 1435](#) Historic Preservation  
Historic Dist./Reg: [Over the Rhine Historic District](#)  
COA Standard: [Section 1435-09-2](#) Certificate of App.; Standard of Review

**Zoning Analysis:**

The fences are being proposed due to security issues on the property. The proposal respects the existing historic fabric and does not propose to remove a historic fence but rather install a new fence set back from the front building lines as well as replace an existing non-conforming fence.

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

- a. **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.  
*The underlying zoning is RM 1.2. The proposed use of the subject property conforms to the underlying zone district. The proposal does not conform to the fence regulations as the fence is in the required 20 foot front yard setback.*
- b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.  
*The proposed work conforms to the guidelines for the district.*
- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.  
*This project conforms to the Over the Rhine Comprehensive Plan.*
- d. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.  
*This is not applicable*
- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.  
*This is not applicable*
- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.  
*This is not applicable.*

- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.  
*This is not applicable.*
- h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.  
*The proposed work will not have an adverse impact on the neighborhood and will be improving a vacant lot. Providing landscaping and a 6 foot fence at the street will provide continuity at the street that is not currently there.*
- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.  
*There are no proposed amendments under consideration that would impact this proposed project.*
- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.  
*There are no adverse impacts anticipated. Neighboring land and buildings will not be adversely impacted by the proposed fences. The fence 9 foot fence is replacing an existing fence and due to the change in elevation from one property to the next, this provides necessary railing for the ground above the retaining wall.*
- k. **Blight.** The elimination or avoidance of blight.  
*This is not applicable.*
- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The improves will provide security and visual improvements to the property.*
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
*The proposed project may have a minor job creation effect during construction.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.  
*Property taxes are likely to increase as a result of the development of a formally vacant lot.*
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.  
*The owner has an economic benefit to the proposed establishment.*
- p. **Public Benefits.** The public peace, health, safety or general welfare.  
*There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.*

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

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

*The granting of the variances for the fence will provide added security to the property. The fence is set back from the front property line so as to not disturb the historic fence and not be highly visible when looking down the street.*

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

*The denial would not deprive the owner of economically viable use, but the height variance for the fence is minimal and as the fence will be in-between two existing buildings it is helping to provide better security at a property that has had issues with breakins.*

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

The proposal meets all of the requirements set forth in the guidelines fences. While the 6 foot fence is in the front yard of this building, It is set back from the front of neighboring buildings. The building on the subject lot is set to the rear of the lot which is not a common form within the district.

### **Applicable Guidelines**

#### **Site Improvements**

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

3. Fences and Walls: Wrought-iron or cast-iron fences are encouraged along the sidewalks of vacant lots or where buildings are setback from the sidewalk. Fencing may be set between wrought iron and cast-iron posts, natural stone posts or pre-cast concrete posts. Fencing may also be set on a concrete curb or on top of a retaining wall. Landscaping in front of a fence is encouraged. Plain board fences (vertical boards nailed side-by-side on horizontal stringers) or wire fences are appropriate at the rear of the property or along the side of the property.

Wood fences should be painted or stained but not left to weather naturally. Chain link, stockade, shadow board, basket weave and lattice designs are not appropriate. Masonry privacy walls are not encouraged. Retaining walls built along the front property line or along street frontage should be built of or faced with fieldstone or limestone. Retaining walls at other locations should be built of fieldstone, limestone, brick or specialized masonry block such as split-face concrete block. Concrete products including cinder block, stucco and unfinished concrete masonry units should not be used as the finish material for any retaining

wall.

*Both fences are black metal decorative fences. The historic metal fence is being retained*

**Other Considerations:**

**Prehearing Results:** A prehearing was held on March 21, 2018.

**Comments Provided to Staff:** NA

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

**Other:** NA

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. ZONING VARIANCE**

**A. DIMENSIONAL VARIANCE**

1. **APPROVE** the requested variance to Section 1421-33 to allow a 2 foot fence height variance to allow for a 6 foot fence per plans submitted by Andrew H Hungerford.
2. **APPROVE** the requested variance to Section 1421-33 to allow a 3 foot fence height variance to allow for a 9 foot fence per plans submitted by Andrew H Hungerford.
- 3.

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

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

**II. CERTIFICATE OF APPROPRIATENESS**

**A. APPROVE** a Certificate of Appropriateness for 104 W Clifton Street submitted by Andrew Hungerford 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**  
[Beth.Johnson@Cincinnati-OH.gov](mailto:Beth.Johnson@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: 104 W Clifton Ave.  
 Hamilton Co. Parcel ID No.: 095-005-0010-00 Zoning District: RM 1.2  
 Historic District: Over-the-Rhine Conservation Overlay Zone Overlay District: Hilside Overlay Zone

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

Name: Andrew Hungerford  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: 1849 Cold Canyon Rd  
 City: Calabasas State: CA Zip Code: 91302  
 Phone: 586.549.2244 E-mail: andrew.j.hungerford@gmail.com

### 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:  
Addition of decorative security steel fence at front of property. Replacement of existing chainlink fence at side and rear of property with matching fencing.

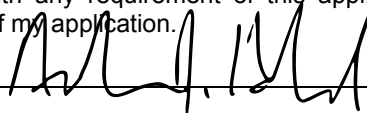
### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:  
Request of a 2' variance to allow a 6'0" fence at the front of property.

### 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: 2/21/18



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 104 W Clifton Ave COMMUNITY Mount Auburn  
 PARCEL ID(S) 095-005-0010-00  
 BASE ZONING CLASSIFICATION RM 1.2 ZONING OVERLAY (if applicable) OtR Conservation, Hillside  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

**Section 2. APPLICANT**

NAME Andrew Hungerford CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS 1849 Cold Canyon Rd CITY Calabasas STATE CA ZIP 91302  
 EMAIL andrew.j.hungerford@gmail.com RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 585.549.2244

**Section 3. OWNER**

NAME Andrew Hungerford CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS 1849 Cold Canyon Rd CITY Calabasas STATE CA ZIP 91302  
 EMAIL andrew.j.hungerford@gmail.com RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 586.549.2244

**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)

Addition of a security fence at the front of the property of 6'0" in height. This request is for a variance of 2'0".

**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 Andrew Hungerford Signature [Signature] Date 2 / 2 / 18

## **Fencing Proposal Narrative - 104 W. Clifton Ave**

### **Existing site layout**

104 W. Clifton predates its surrounding buildings, and is thus set at the back of its lot, abutting Kirk Alley. This means that the property has 82' of front yard, but no usable backyard.

The house itself is located 54" above the grade of the front yard. The neighboring house at 106 West Clifton is 48" above grade of the front yard of 104.

There is an existing chain link fence along the border between 104 and 106 W. Clifton, which is in large part for the safety of occupants of 106.

A 4' cast iron fence with non locking gate lines the streetscape.

(See plates 1 & 3.)

### **Conditions that call for remedy**

While the large set back affords an amount of privacy for the building, it also makes it a secluded and tempting target for theft.

Over 4 years of owning the property, we've experienced a number of thefts from our front porch and side alley: multiple bicycles, a lawn mower, and patio furniture.

In February of 2018, we experienced two break-ins within a single week.

On February 5, 2018, a burglar entered the building through a window from the side alley, stealing a laptop computer and television from inside the occupied house.

On February 11, an individual smashed the window of our front door, and reached inside to unlock the door and gain entry, again while the building was occupied. The perpetrator was chased off by a resident. (Police report 189-003-855. Reported to Officer Stavale, Badge P855).

With the property currently impossible to secure, we frequently have individuals cutting through the alley next to the house, lingering in the front yard, on the porch, and using the yard as a way station for their pets. With the ongoing opioid epidemic, the presence of loiterers is concerning.

Unlike surrounding properties to the north which have gated or secluded backyards, we are unable to fully utilize the potential of our property's outdoor space.

### **Proposal**

In order to secure the property for the safety of ourselves and our tenants, as well as to allow full enjoyment of the land associated with the house, we propose the addition of a 6'0" decorative security fence at the front of the property.

We would retain the existing historic cast iron fence at the property line, installing the new fence at a set back of between 10'6" and 11'0". This distance is intended to echo the set back of the structure at 106 W. Clifton, as well as allow access to utilities at 102 W. Clifton located outside the gated area.

The space between the fences would be landscaped with plantings to improve the aesthetics of the streetscape for the general public.

We also propose to replace the existing chain link along the property line with 106 W. Clifton and the back gate to Kirk Alley with fencing that matches the style of the new addition.

The style of fence proposed is in line with fencing used throughout the Over-the-Rhine Historic District.

Because of the elevation of the structure at 104 W. Clifton Ave above street level, the proposed 6'0" fence will not impact the view from the street of the contributing historic building.

(See plates 2 & 4).

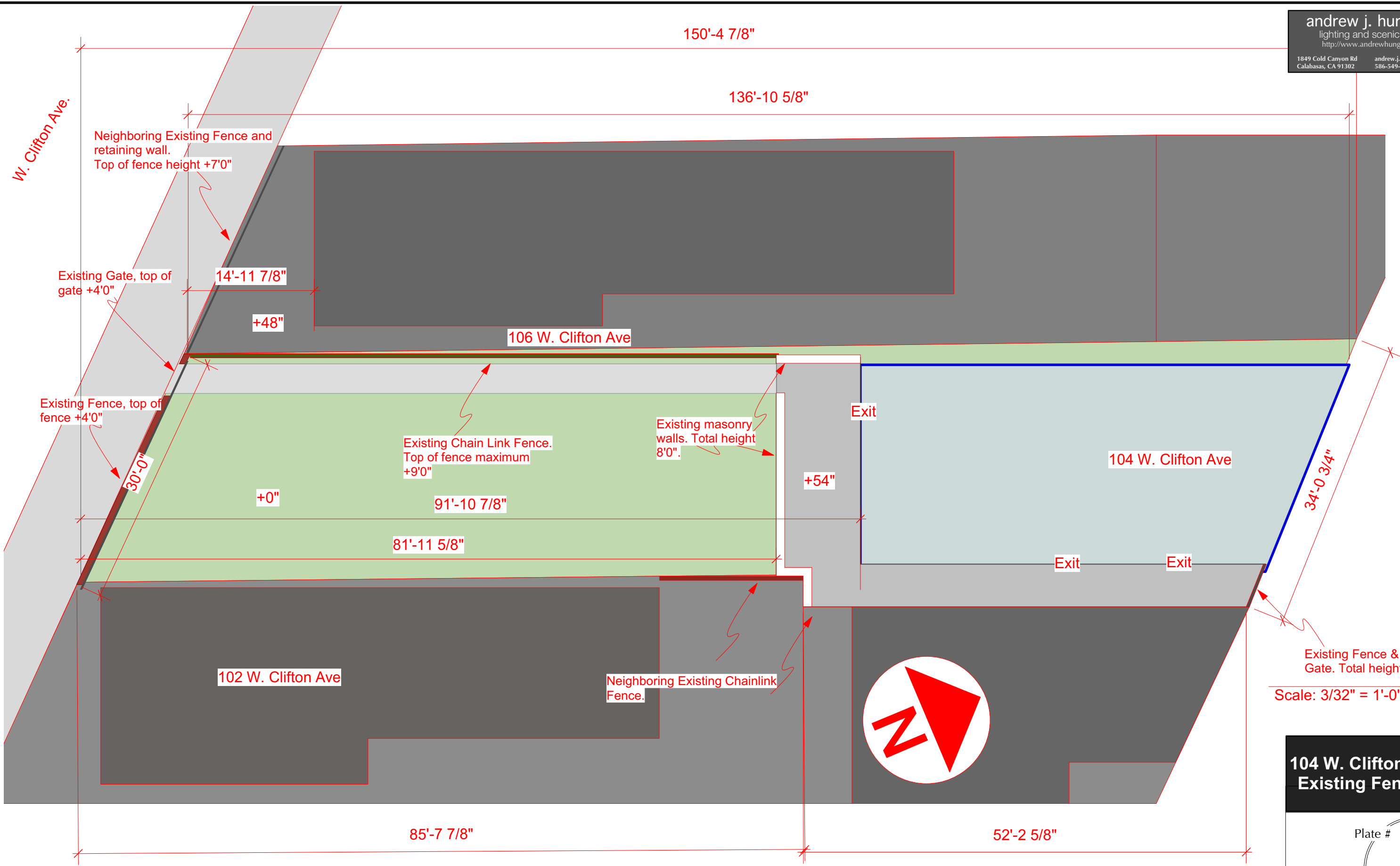
### **Conclusion**

We believe that this fence project and associated plantings will enhance the overall aesthetic of the historic streetscape, as well as enabling us and our tenants to fully enjoy the use of the property at 104 West Clifton through added security,

Sincerely,



Andrew Hungerford  
104 W. Clifton Ave  
586.549.2244  
andrew.j.hungerford@gmail.com



Existing Fence & Gate. Total height: 6'0"  
 Scale: 3/32" = 1'-0"

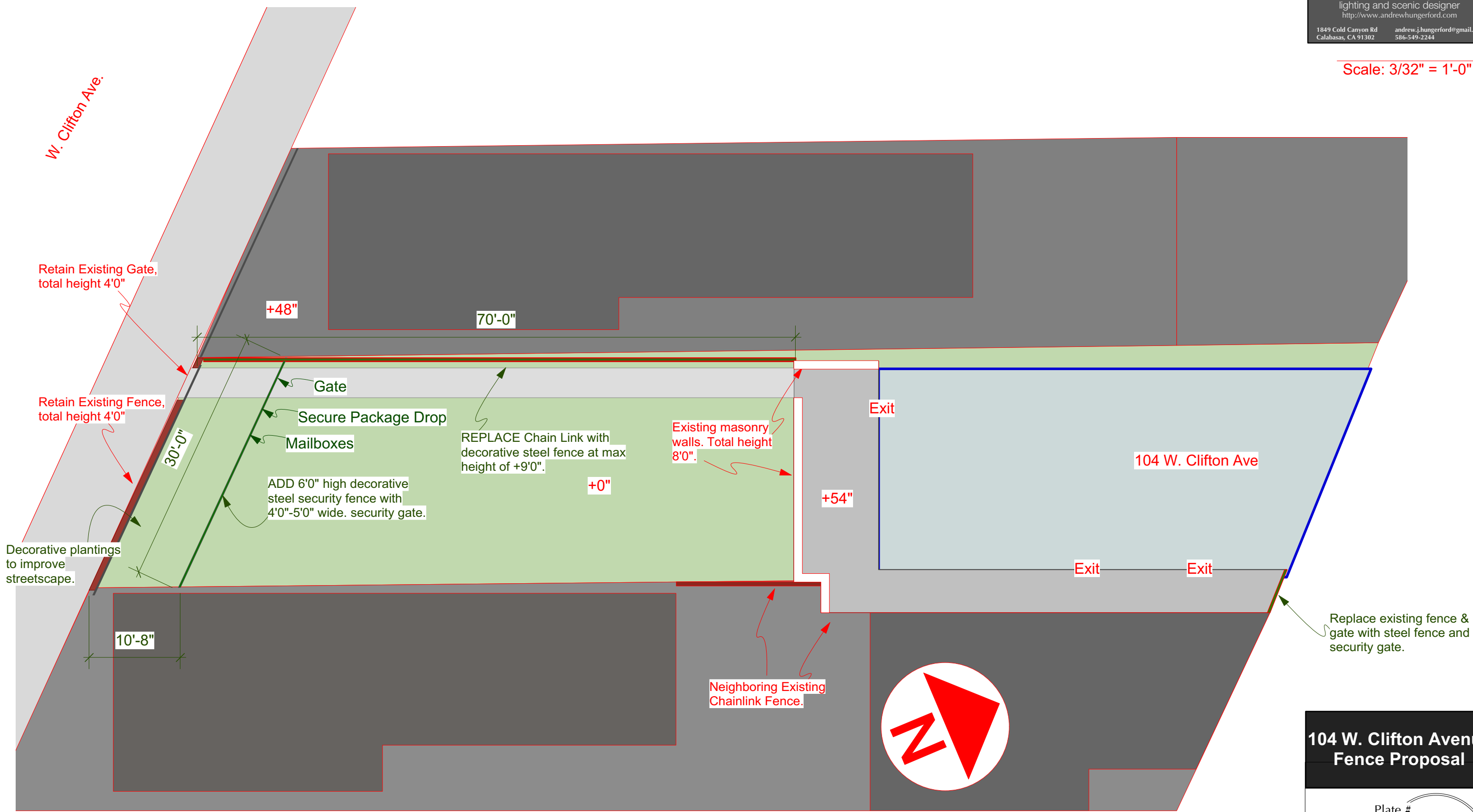


**104 W. Clifton Avenue  
 Existing Fence Plan**

Plate #  
**1**  
 of 4

Date: 2/23/18  
 Time: 10:46:45 AM  
 File name:  
 Drawn by: AJH

Scale: 3/32" = 1'-0"



104 W. Clifton Avenue  
Fence Proposal

Plate #  
**2**  
of 4

Date: 2/23/18  
Time: 10:46:45 AM  
File name:  
Drawn by: AJH

Existing side fence seen from W. Clifton Ave



Existing front fence seen from W. Clifton Ave



Streetview of 102, 104, & 106  
W. Clifton Ave.



Existing non-locking Rear Gate  
(seen from Kirk Alley)



CAGIS Online Map



Hamilton County Ohio

Printed: Sep 07, 2017 ©CAGIS

104 W. Clifton Avenue  
Existing Fence &  
Site Plan

Plate #

3

of 4

Date: 2/23/18  
Time: 10:46:45 AM  
File name:

Drawn by: AJH

Proposed style & height of fence - in use on Race Street in OtR



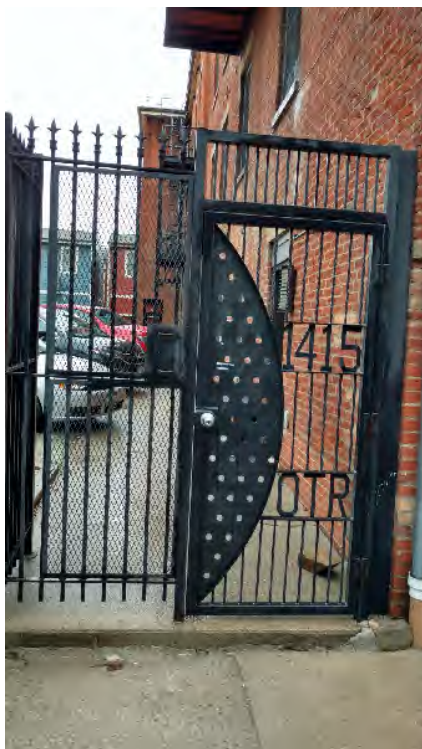
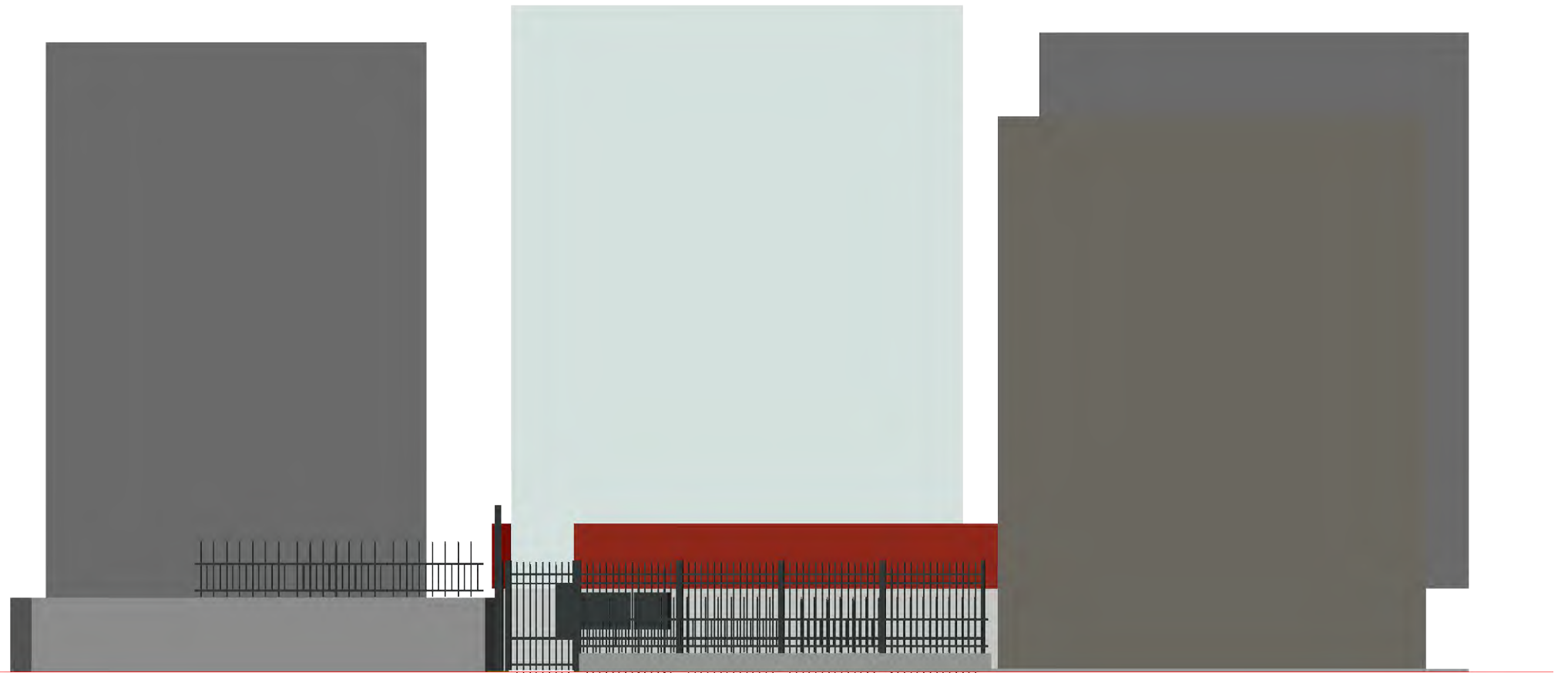
1

### Rough Front Elevation

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

andrew j. hungerford  
lighting and scenic designer  
<http://www.andrewhungerford.com>

1849 Cold Canyon Rd  
Calabasas, CA 91302  
andrew.j.hungerford@gmail.com  
586-549-2244



Sample gate of same height on Race Street in OtR

Montage Classic - steel fence of similar style



2

### Rough Street View

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

104 W. Clifton Avenue  
Proposed Fence Style  
and Elevations

Plate #

4

of 4

Date: 2/23/18  
Time: 10:46:46 AM  
File name:

Drawn by: AJH

# ITEM 7

April 9, 2018

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## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS and ZONING RELIEF HISTORIC CONSERVATION BOARD PUBLIC HEARING

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APPLICATION #: **ZH20180029**  
APPLICANT: Wirenet, Inc.  
OWNER: Kim Kyong  
ADDRESS: 6033 Hamilton Avenue  
PARCEL: 233-0001-0060  
ZONE DISTRICT: T5 MS-O and College Hill Mid Business Historic District  
COMMUNITY: College Hill  
REPORT DATE: 3.20.18  
HEARING DATE: 4.9.18  
STAFF REVIEW: Weston Munzel, Zoning Plan Examiner

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

- 1. Sec. 1411-05 – Conditional Use Approval** – The proposed telecommunications antenna and equipment use is considered a conditional use in the T5 MS-O zone. Based on this, a conditional use approval is required.
- 2. Sec. 1447-05 (a) - Expansion of Non-Conforming Structure** - The proposed telecommunications antenna and equipment is an expansion of an existing legally non-conforming structure. A variance is required to expand the existing legally non-conforming billboard structure.
- 3. Sec. 1447-09 – Expansion of Non-Conforming Use** - The proposed telecommunications antenna and equipment is an expansion of an existing legally non-conforming use. A variance is required to expand the existing legally non-conforming billboard use.

The subject property is also in a historic district and a Certificate of Appropriateness determination is also required as part of this review.

Please note that conformance with Sec. 1419-33 (Wireless Communication Facilities) is also required.

### **Existing Conditions:**

The subject property is an existing billboard structure with one billboard (facing northbound Hamilton Avenue). The billboard is owned by Lamar Advertising and has been in existence since at least 1996 according to CAGIS aerials. The billboard is

permitted by the state. Lamar has an easement from the property owner for the rights to have the billboard on the property.

The property is in the T5 MS-O zoning district and the College Hill Mid-Business Historic District. The surrounding Hamilton Avenue corridor is zoned T5 with a mix of commercial land uses.

The billboard itself is considered a legally non-conforming use as off-site advertising (billboards) are a prohibited use in the T5 MS-O zoning district and roof signs of all types (on-site and off-site) are a prohibited use in the district. The question of if a legally non-conforming use is allowed to expand by adding additional elements to the structure is a question that is crucial to this conditional use request and the expansion of non-conformity questions. Please see the following aerial photo with the subject highlighted by a red arrow.

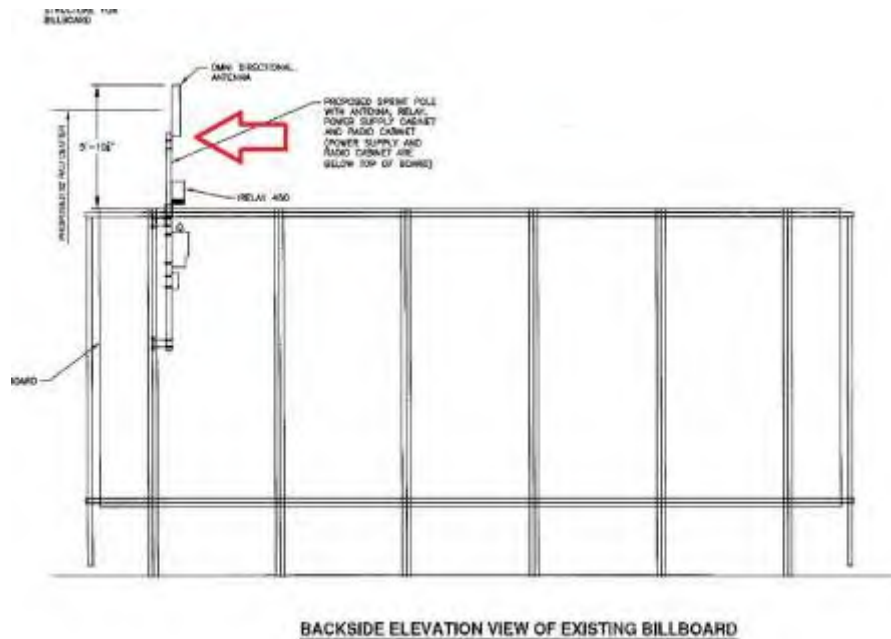


*Aerial photo showing the subject billboard location with red arrow.*

**Proposed Conditions:**

The applicant for the conditional use approval is Wirenet (on behalf of the carrier-Sprint). Lamar (billboard owner) has an easement from the property owner for the rights to have the billboard (signage) on the site. Lamar has to demonstrate the right to have these billboards per their OAS permit. Lamar has leased the right to attach the antennas and equipment to the billboard structure to Sprint (wireless carrier).

The applicant is proposing to construct a support structure and antenna on top of an existing billboard. Specifically, the proposed location is the southern edge of the billboard. The proposed support structure and the antenna is a total of six feet in height above the top of the billboard. The six foot height is minimum height above the billboard that will allow the equipment to work correctly. The equipment associated with the antenna is to be attached to the antenna support structure or on the signage frame (out of view). Lamar has an easement from the property owner for signage and related equipment and electrical connections. Permission from the landowner and or building owner for the Wirenet/Sprint telecommunications antenna to be installed has not yet been provided. This shall be required prior to a building permit being issued. This permission from the landowner to the billboard owner allowing the telecommunication antenna and equipment to be installed is not clearly outlined in the application materials.



*Red arrow shows location of proposed equipment.*



*Subject billboard- Proposed antenna location is shown by red arrow. View is from the south and looking north.*

**Applicable Zoning Code Sections:**

- Section 1419-33 Wireless Communications Facilities.
- Section 1445-07 Authority to Grant Variances, Special Exceptions and Conditional Uses
- Section 1445-13 General Standards- Public Interest
- Section 1445-15 Standards to Variances
- Section 1447-05 Non-conforming Structures
- Section 1447-09 Non-conforming Uses

**Analysis of Conditional Use:**

Telecommunication antennas and equipment are regulated at several levels of government. The federal government has rules based on the Section 6409 of the Spectrum Act (codified at 47 U.S.C. 1455) that requires the local government to approve any eligible facilities request for a modification of an existing tower or base station that does not substantially change the physical dimensions of the tower or base station. Approval is required within a certain number of days based on the specific scenario.

Local municipal regulations follow the City of Cincinnati zoning code Section 1419-33 which regulates new towers and new base stations as conditional uses that are required to follow certain conditions such as screening and that go thru a public hearing process. In addition, the following scenarios could be routed as a conditional use: new base equipment, new antennas/equipment on an existing tower that are on a new mount.

The city interprets an update or replacement of existing equipment on a tower as a like for like scenario and does not require a conditional use approval process and will approve these administratively via the building permit process.

The proposed six foot tall telecommunications support frame, equipment and antenna is a conditional use in the subject's T-5 zone because the site is a new tower structure, new provider, new antenna and new base equipment. In the future, additional carriers with new equipment shall likely require an additional conditional use approval.

There are several key questions about this proposal- will the proposed conditional use and the expansion of non-conformity create any negative or adverse impacts on the adjacent properties and neighborhood?; is the proposal appropriate given the historic district parameters?; and also, is a legally non-conforming use (the billboard and billboard structure) allowed to expand with more equipment and a taller structure?

- Installing an antenna on the top of an existing billboard structure is a reasonable request as this utilizes an existing structure rather than installing a new monopole or tower structure. This helps to minimize the impact of the telecommunications infrastructure in this area. However, the subject is located in a historic district, and the proposed antenna and structure could negatively impact the historic character of the district depending on the historic district guidelines.
- The proposed antenna is a total of six additional feet taller than the billboard and thus has a relatively low height profile.
- The width of the equipment, support structure and the antenna is approximately one foot, thus the equipment is not a dominant fixture in the area.
- The height of the top of the antenna is estimated at approximately 45 feet above the grade of Hamilton Avenue.
- Low volumes of vehicular traffic are expected for this use.
- The proposed tower fills a gap in wireless service for area residents, businesses, for travelers along the Hamilton Avenue corridor and for emergency calls.
- The project will help stimulate the neighborhood's economy.
- Wireless demand is increasing in Cincinnati due to more people using smartphones and other devices. As a result, the capacity of existing nearby towers' is reaching their capacity and new towers are needed to handle existing and the growing need for wireless capacity.
- From a historic district perspective, please see the analysis later in this report about the historic district- Certificate of Appropriateness.
- From an expansion of a legally non-conforming use and non-conforming structure perspective, please see the analysis below.

### Analysis of Legally Non-conforming Structure and Legally Non-Conforming Use

- Please note that the form-based code district in which the subject property is located, has a reference to non-conformities. This refers readers back to Cincinnati Municipal Code section 1447.
- The city has been consistent when applying Section 1447 to non-conformities and does not typically grant permits or approvals that expand a non-conforming use. Sections 1447-05 and 1447-09 outline that non-conforming uses and structures are allowed to be maintained, but not expanded (expansion allowed if certain expansion criteria are met). In this case, the criteria are not met.
- The billboard is a non-conforming structure- that if damaged due to natural causes, would not be allowed to be re-built. Thus, the antenna would be located on a structure or use that would not be permitted to exist- if the structure is not re-built after being damaged.
- The proposal would be an expansion of a non-conforming situation and increase the degree of the non-conformity. The expansion of non-conforming structures or uses is prohibited.
- If the billboard structure were to be damaged or removed, the wireless carrier would most likely want to remain on the site and request a replacement billboard support structure- and thus promote the desire to perpetuate the existence of a non-conforming structure. Yet, the non-conformity would normally be extinguished if the billboard was substantially damaged and/or removed.
- There are other location options in the area- which are compliant with the zoning code- on which an antenna could be installed and thus the proposed location on a non-conforming billboard location would not be needed.

Per Section 1445-15 Standards the following questions must be answered:

***Was a condition giving rise to the request for the variance created by the owner or any predecessor in title?*** Yes, the proposed use was created by the applicant as per their proposed application for the telecommunications use, though it is unclear that the owner of the property is cognizant of the subleasing of the structure to another tenant.

***Is the variance/conditional use contrary to the intent and purpose of this Code?*** Somewhat; The proposed expansion of the telecommunications use is itself compatible with the intent and purpose of the T5 MS-O district zoning requirements, as the need for such services exists within the business district. However, the means to provide such service, on a legally non-conforming, prohibited roof sign structure, is contrary to the intentions of the zoning district and the community. This nonconforming structure is not, by any measure, the only location that can provide the opportunity to site the proposed antenna. The adjacent building immediately to the south, for example, could be utilized as well as other locations. Utilizing this nonconforming structure allows the perpetuation of the structure, which was intentionally anticipated to be removed over time.

***Is the variance detrimental or injurious to the public health, safety and general welfare?*** Yes, the proposed telecommunications use itself is not

detrimental to the general welfare of the public or the surrounding neighborhood. However, its desire to be located upon and expand a non-conforming structure, prohibited by law to be rebuilt if substantially destroyed, inhibits the community desire to ultimately remove the non-compliant roof sign from the business district.

**(a) Owing to special circumstances or conditions pertaining to a specific piece of property, would the strict application of Code result in unreasonable or practical difficulties?** No, a strict application of the code wouldn't result in unreasonable or practical difficulties in use of the property for the telecommunications use as the proposal could be mounted directly onto the building or be mounted directly on other adjacent buildings of equal or greater height, in immediate proximity to this proposed site.

**(b) Is it necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity?** No, a conditional use approval as outlined is necessary to preserve or enjoy a substantial property right of the applicant that is also possessed by owners of other telecommunication uses in the same vicinity. The applicant is not required to attach their antenna to the non-conforming prohibited roof sign structure. The applicant could be compliant working directly with the property owner or proposing to attach to adjacent buildings of equal or greater height in the immediate vicinity.

### **Consistency with Approved Plans:**

#### *Plan Cincinnati (2012)*

The proposed work would be consistent with the "Geographic Principles" Section of Plan Cincinnati, specifically the action step to "maximize industrial and commercial reinvestment in existing industrial/commercial areas" (p. 96).

### **Public Interest Analysis**

Additionally, the approval of a telecommunications antenna and support structure as a Conditional Use as outlined in this application is in the public interest under Cincinnati Municipal Code Section 1445-13 – General Standards as follows:

- **(A) Zoning**, the proposal does not conform to the underlying zoning district regulations as the proposal expands upon a nonconforming prohibited roof sign structure; and is not in harmony with the general purposes and intent of the Cincinnati Zoning Code.
- **(D) Traffic**, due to the small scale of the proposed use, vehicle traffic is expected to be low and will not overload the existing adjacent streets.
- **(H) Neighborhood Compatibility**, the proposed use would generally be compatible with the predominant commercial zoning, commercial buildings and the commercial development patterns of the surrounding neighborhood and would not have a material net cumulative adverse impact on the neighborhood but for the fact the proposal seeks to expand upon a nonconforming, prohibited roof sign structure.

- **(L) *Economic Benefits***, the proposal indicates that a significant investment will be made to install the antenna and related improvements.
- **(O) *Private Benefits***, the applicant's investment would yield an income stream to the sign owner. It is unclear if this use would provide an income stream to the property; thus the need to confirm the property owner has agreed to the proposed subleasing of the property for an additional use beyond the billboard.
- **(P) *Public Benefits***, the public benefits realized would be an enhanced telecommunications network that eliminates gaps in coverage for area residents, businesses, and emergency 911 calls; and benefits users of the system with fewer dropped calls and minimal wait times.

Please note that the other public interest standards outlined in Section 1445-13 of the code are not applicable to this application.

### **Certificate of Appropriateness**

The property is within the College Hill Historic District. The building is a contributing building to the historic district. The current billboard is a non-compliant sign and does not meet the Historic District Guidelines. Adding elements to this sign, especially its height would only highlight the sign.

The Guidelines state:

#### **12. UTILITY/SYSTEM INSTALLATION: PLACE THEM INCONSPICUOUSLY**

The installation of utility and mechanical systems such as water or gas meters, and central air conditioning cooling units, should be inconspicuously placed and screening should be provided; the installation of such systems should be avoided on the street facade. Wall or window air conditioning units on the street facade should be avoided.

The placement of an antenna on top of a billboard will be highly visible from the street and is not considered to be inconspicuously placed. An antenna at this location would **not** be compliant with the guidelines.

### **Recommendation:**

#### **I. Zoning Relief- Conditional Use**

1. **Sec. 1411-05 – Conditional Use – DENY** - Proposed conditional use for the installation of one (1) six foot tall telecommunications antenna and support structure use on the top of an existing legally non-conforming billboard structure. This is based on the prohibition of the expansion of legally non-conforming uses or structures as noted in Section 1447-05 and 1447-09 as well as previously noted in this report.

**II. Sec. 1447-05 (a) - Expansion of Non-Conforming Structure - DENY** - Proposed telecommunications antenna and equipment on top of a legally non-conforming billboard structure. The proposal is an expansion of an existing legally non-conforming structure, which is prohibited based on Section 1447-05 of the zoning code.

**III. Sec. 1447-09 – Expansion of Non-Conforming Use - DENY** - Proposed telecommunications antenna and equipment is an expansion of an existing legally non-conforming use. The proposal is an expansion of an existing legally non-conforming use, which is prohibited based on Section 1447-09 of the zoning code.

**FINDING:**

1. The proposal expands an existing non-conforming structure and use, which is prohibited based on the zoning code as the intention of the zoning code is to eliminate roof signs and Outdoor Advertising Signs within the site's zoning district.

**IV. Certificate of Appropriateness**

1. **DENY** a Certificate of Appropriateness for 6033 Hamilton Avenue for a wireless antenna on top of the existing billboard.
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
  1. That the property owner has not demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.



PROJECT: LAMAR/SYSCOM - MM PROJECT  
 LAMAR SITE ID NUMBER: 277-7955-1  
 SYSCOM SITE ID NUMBER: 147208  
 SPRINT SITE CASCADE: CI80XS944  
 SITE NAME: MOON BEAUTY SUPPLY  
 SITE ADDRESS: 6033 HAMILTON AVENUE  
 CINCINNATI, OHIO, 45224  
 HAMILTON COUNTY  
 SITE TYPE: LAMAR/SYSCOM - MM PRJ.

LAMAR/SYSCOM - MM PRJ.

PLANS PREPARED FOR:

6580 Sprint Parkway  
Overland Park, Kansas 66251

PLANS PREPARED BY:

250 E. KEMPER ROAD  
LOVELAND, OH 45140  
(513) 774-7759

OEM:

MLA PARTNER:

ENGINEERING LICENSE:

DRAWING NOTICE:

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REVISIONS:	DESCRIPTION	DATE	BY	REV
ISSUED - FOR REVIEW		07/19/17	KEC	A
ISSUED - FOR CONSTRUCTION		09/10/17	KEC	D

SITE NAME:  
MOON BEAUTY SUPPLY

SITE CASCADE:  
CI80XS944

SITE ADDRESS:  
6033 HAMILTON AVENUE  
CINCINNATI, OHIO, 45224  
HAMILTON COUNTY

SHEET DESCRIPTION:  
TITLE SHEET

SHEET NUMBER:  
T-1

**SITE INFORMATION**

**PROPERTY OWNER:**  
KIM KYONG R  
6033 HAMILTON AVENUE  
CINCINNATI, OHIO, 45224

**LATITUDE (NAD83):**  
39° 12' 5.1084" N  
-84.547725° W

**LONGITUDE (NAD83):**  
-84° 32' 51.81" W  
-84.547725°

**COUNTY:**  
HAMILTON

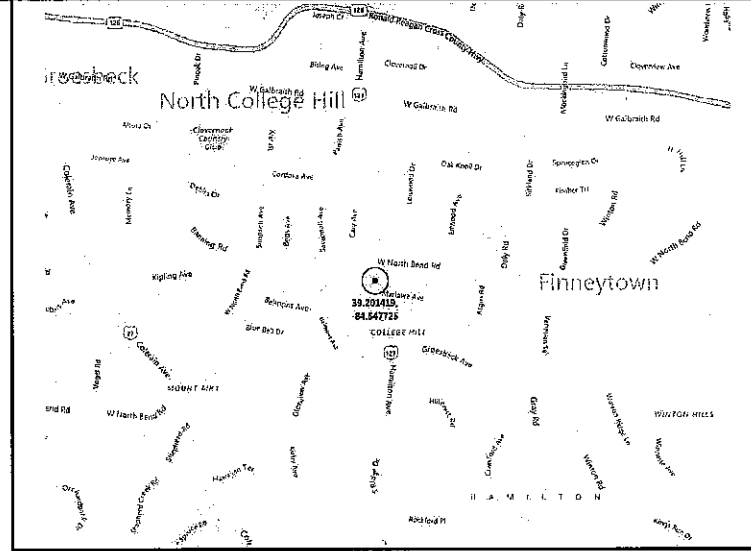
**ZONING JURISDICTION:**  
CITY OF CINCINNATI

**POWER COMPANY:**  
DUKE ENERGY

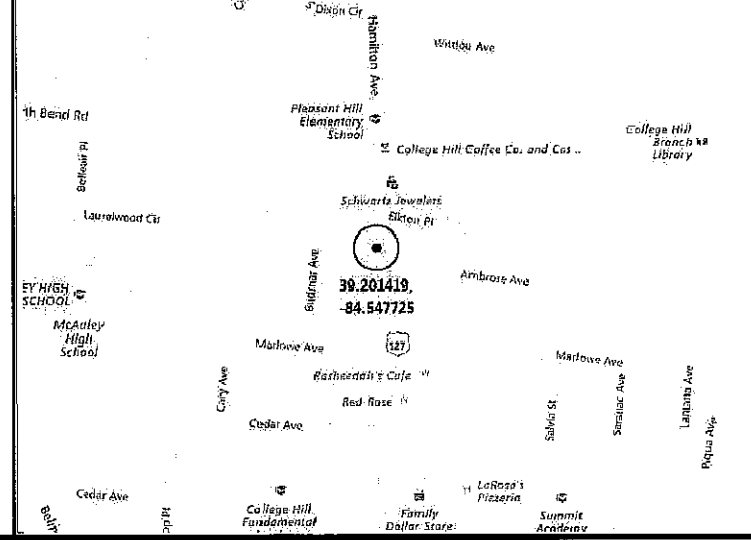
**SPRINT CONTACT:**  
WALTER BESSEY  
4605 DUKE DRIVE, STE 200  
MASON, OHIO, 45040  
OFFICE: (513) 459-5735  
CELL: (513) 685-2322  
EMAIL: WALTER.H.BESSEY@SPRINT.COM

**SYSCOM CONTACT:**  
MICHELLE DEAN  
1250 E. HALLANDALE BEACH BLVD. STE 501  
HALLANDALE BEACH, FLORIDA, 33009  
OFFICE: (305) 456-6504  
CELL: (602) 769-5793  
EMAIL: MICHELLE.DEAN@SYSCOMTELECOM.COM

**AREA MAP**



**LOCATION MAP**



**PROJECT DESCRIPTION**

- INSTALL SINGLE OMNI DIRECTIONAL ANTENNA ON EXISTING BILLBOARD
- INSTALL AIRWAY RADIO
- INSTALL NEW 20 AMP BREAKER IN EXISTING DISTRIBUTION PANEL
- INSTALL BACK-HAUL 360' ANTENNA
- INSTALL NEW CONDUIT FOR POWER TO RADIO, ANTENNAS

**APPLICABLE CODES**

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALL IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

**CURRENT BUILDING CODE:** 2011 OBC (IBC 2009)  
**CURRENT STRUC. CODE:** TIA/EIA-222 REV G (INCL. ADDEN. #1)  
**CURRENT ELECTRIC CODE:** 2014 NEC USE GROUP: U  
**CONSTRUCTION TYPE (OBC):** V B  
**FIRE/LIFE SAFETY CODE:** 2011 OHIO FIRE CODE (2009 IFC)

AMERICAN CONCRETE INSTITUTE 318  
TELECOMM. INDUSTRY ASSOC. TIA-222

**ACCESSIBILITY REQUIREMENTS:**  
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2009 IBC BUILDING CODE.

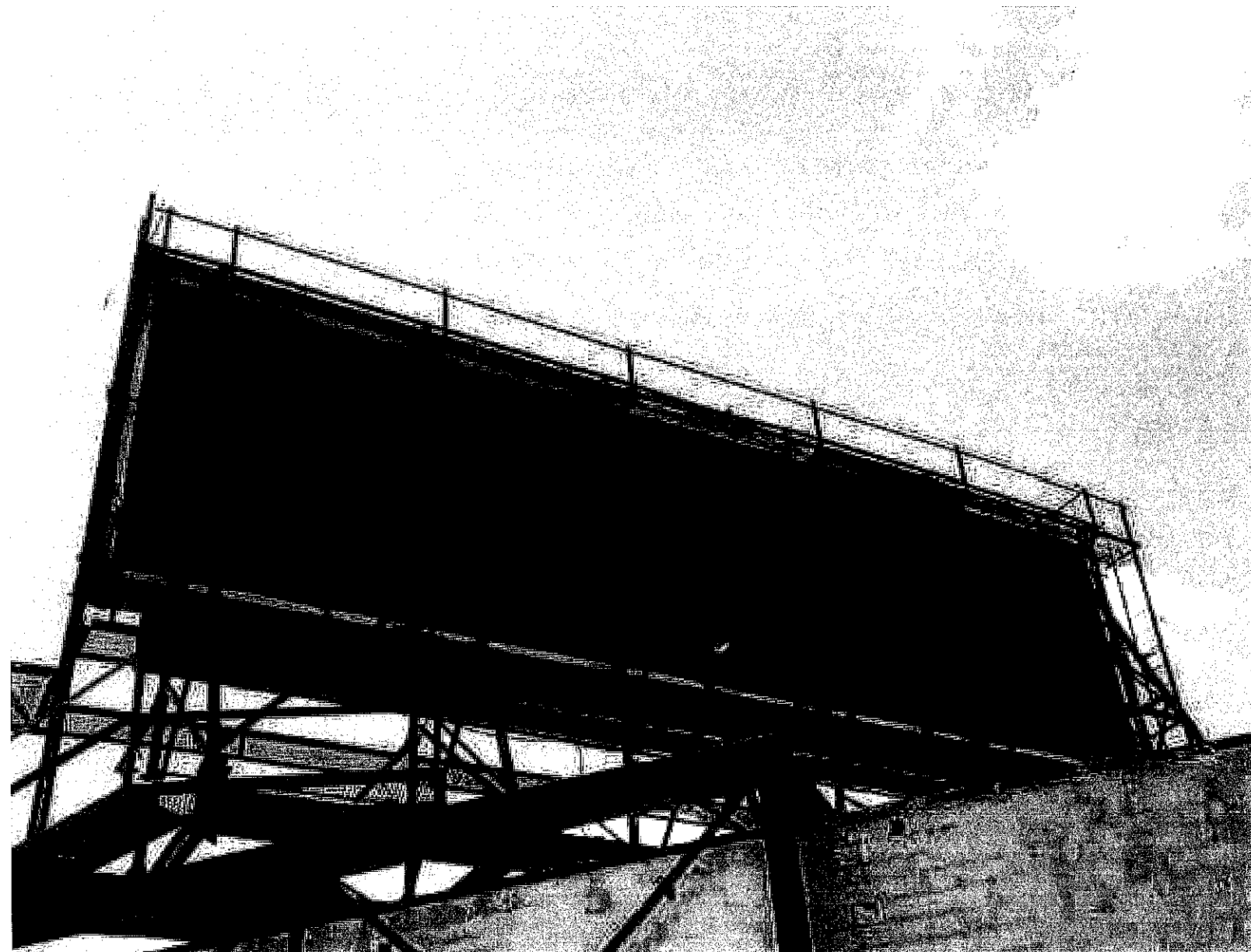
Know what's below.  
Call before you dig.  
www.call811.com

**DRAWING INDEX**

SHEET NO:	SHEET TITLE	REV	SIGNATURES
T-1	TITLE SHEET & PROJECT DATA	1	
A-1	EXISTING BILLBOARD SPECS	1	
A-1A	EXISTING BILLBOARD PLAN AND ELEVATION	1	
A-2	PROPOSED OMNI ANTENNA ASSEMBLY	1	
A-3	EQUIPMENT SPECIFICATIONS (PARTIAL)	1	
A-4	EQUIPMENT SPECIFICATIONS (PARTIAL)	1	
A-5	EQUIPMENT SPECIFICATIONS (PARTIAL)	1	
A-5A	EQUIPMENT SPECIFICATIONS (PARTIAL)	1	
A-6	EQUIPMENT SPECIFICATIONS (PARTIAL)	1	
A-6A	EQUIPMENT SPECIFICATIONS (PARTIAL)	1	
E-1	EXISTING AND PROPOSED ELECTRICAL	1	
E-2	ELECTRICAL PANEL AND ONE LINE DIA.	1	
PH-1	PHOTOGRAPHS OF EXISTING & PROPOSED	1	



EXISTING BILLBOARD



LAMAR/SYSCOM - MM PRJ.

PLANS PREPARED FOR:  
**Sprint**  
 6580 Sprint Parkway  
 Overland Park, Kansas 66261

PLANS PREPARED BY:  
**WIREDNET**  
 incorporated  
 250 E. KEMPER ROAD  
 LOVELAND, OH 45140  
 (513) 774-7759

OEM:

MLA PARTNER:

ENGINEERING LICENSE:  
  
 KENNETH D. COWAN  
 E-55231  
 8-10-17

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ISSUED - FOR CONSTRUCTION	08/10/17	KEC	D

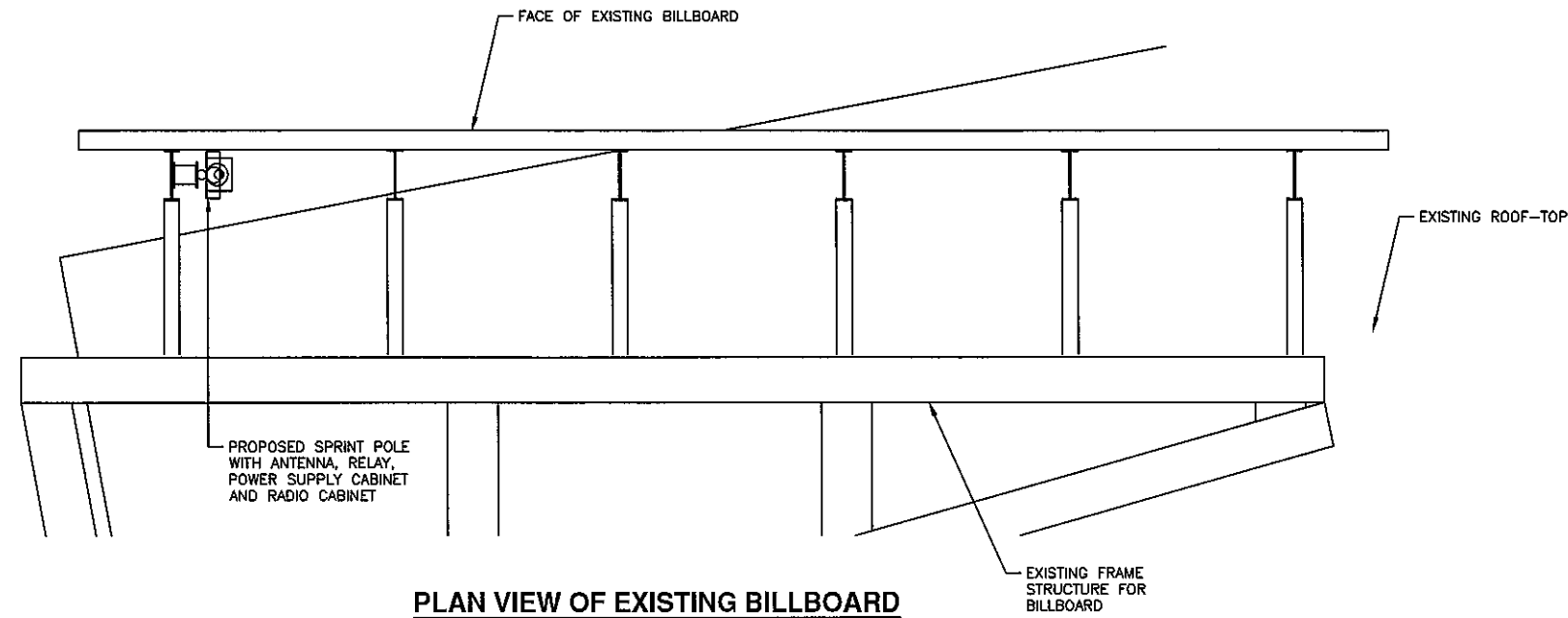
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**MOON BEAUTY SUPPLY**

SITE CASCADE:  
**CI80XS944**

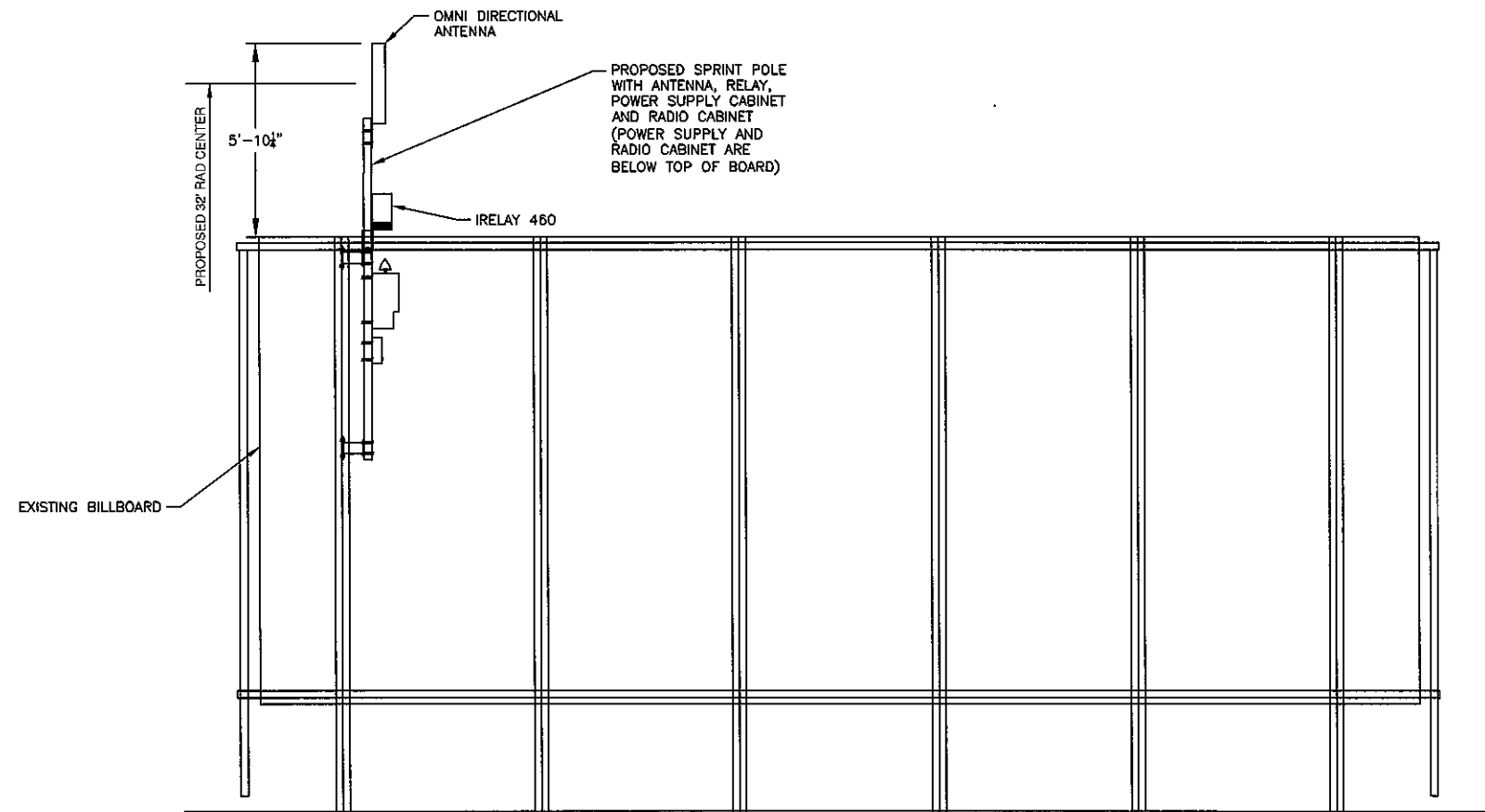
SITE ADDRESS:  
 6033 HAMILTON AVENUE  
 CINCINNATI, OHIO, 45224  
 HAMILTON COUNTY

SHEET DESCRIPTION:  
**SITE PLAN**

SHEET NUMBER:  
**A-1**



**PLAN VIEW OF EXISTING BILLBOARD**



**BACKSIDE ELEVATION VIEW OF EXISTING BILLBOARD**

LAMAR/SYSCOM - MM PRJ.

PLANS PREPARED FOR:

6580 Sprint Parkway  
Overland Park, Kansas 66251

PLANS PREPARED BY:

250 E. KEMPER ROAD  
LOVELAND, OH 45140  
(513) 774-7759

OEM:

MLA PARTNER:

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FOR CONSTRUCTION		08/10/17	KEC	O

SITE NAME:

MOON BEAUTY SUPPLY

SITE CASCADE:

CI80XS944

SITE ADDRESS:

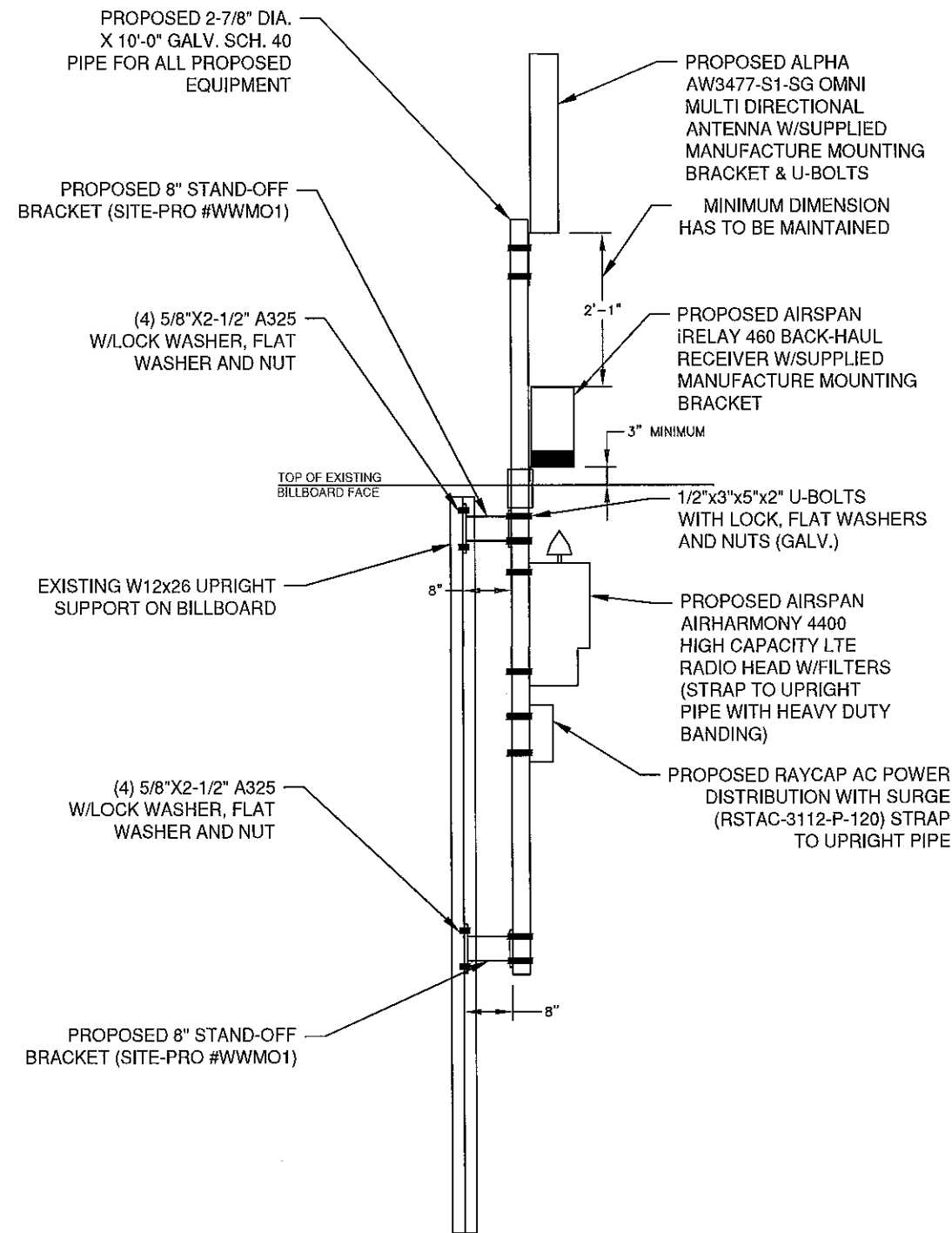
6033 HAMILTON AVENUE  
CINCINNATI, OHIO, 45224  
HAMILTON COUNTY

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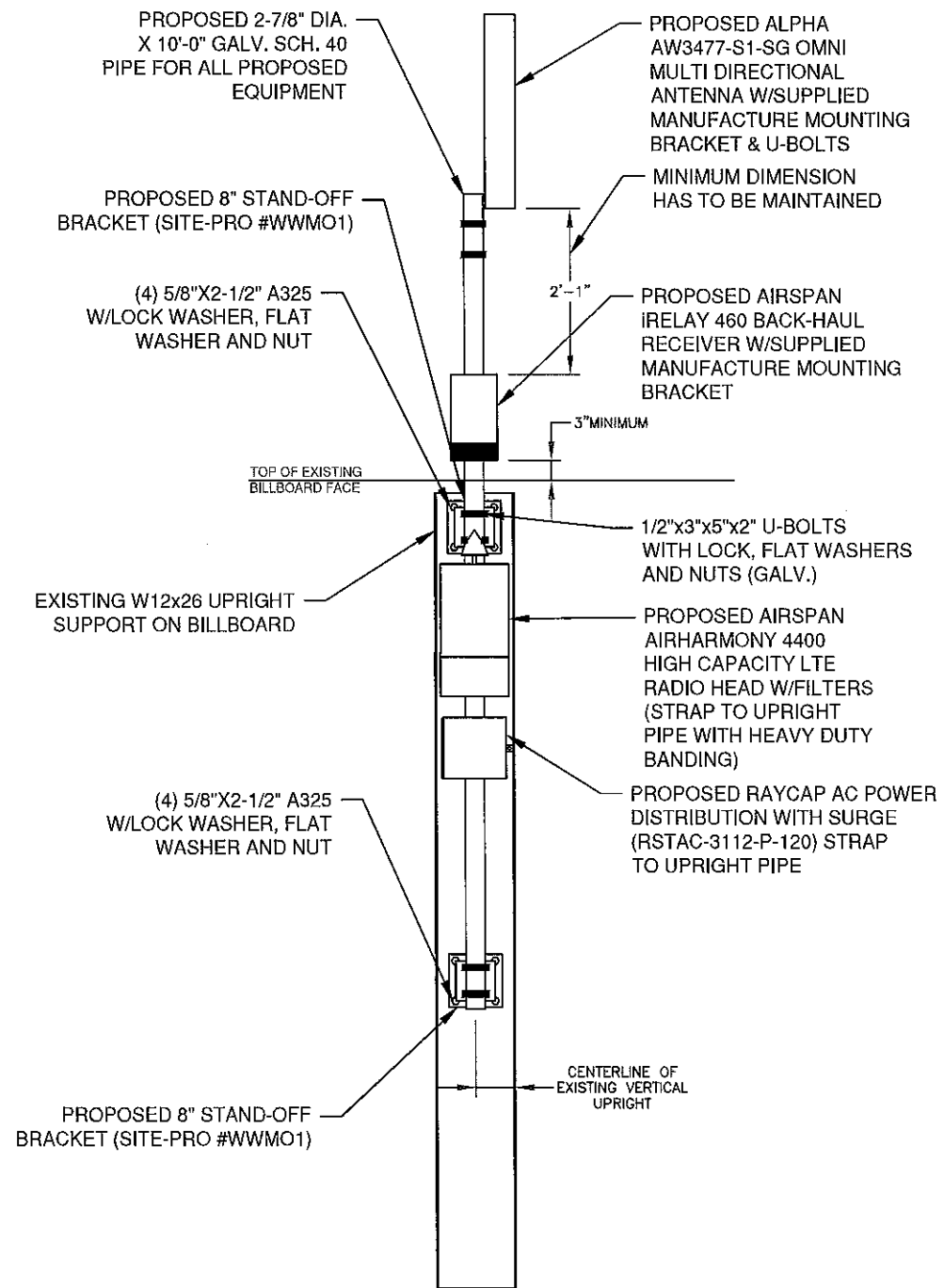
SITE PLAN

SHEET NUMBER:

A-1A



**EXISTING BILLBOARD UPRIGHT (W12x26)**  
(SIDE VIEW SHOWING ATTACHEMENT)



**EXISTING BILLBOARD UPRIGHT (W12x26)**  
(FRONT VIEW SHOWING ATTACHEMENT)

PLANS PREPARED FOR:  
**Sprint**  
6580 Sprint Parkway  
Overland Park, Kansas 66251

PLANS PREPARED BY:  
**WIRENET** incorporated  
250 E. KEMPER ROAD  
LOVELAND, OH 45140  
(513) 774-7759

OEM:

MLA PARTNER:

ENGINEERING LICENSE:  
STATE OF OHIO  
KENNETH D. COWAN  
E-55231  
REGISTERED PROFESSIONAL ENGINEER  
8-10-17

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SITE NAME:  
**MOON BEAUTY SUPPLY**

SITE CASCADE:  
**CI80XS944**

SITE ADDRESS:  
6033 HAMILTON AVENUE  
CINCINNATI, OHIO, 45224  
HAMILTON COUNTY

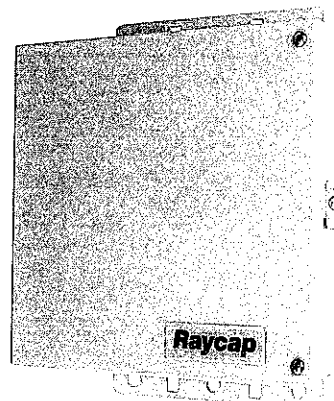
SHEET DESCRIPTION:  
**PROPOSED PIPE & EQUIP. MOUNT**

SHEET NUMBER:  
**A-2**

**DATA SHEET**

**AC Power Protection Cabinet Solutions with Raycap Surge Protection**  
**RSTAC-3112-P-120 (IM#200527)**  
**Vendor ID: 0000345718**

Each compact power panel combines main and load breakers with surge protection.

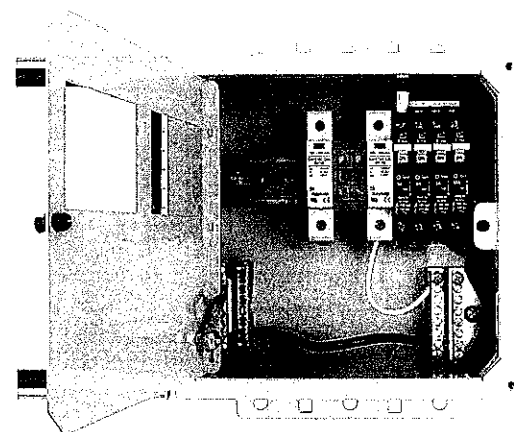


**Features**

- NEMA 4
- 20A single pole main breaker
- Two 5A and one 7A single pole breakers for loads
- Isolated Neutral
- Ground bar
- Dead Front
- UL Listed
- Suitable for use as Service Entrance Equipment
- Raycap Surge Protection Device (SPD) installed
- Hinged Door
- Pad Lock hasp

**Benefits**

- Saves space
- Easy to install
- Cost Effective



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 G02-00-721 160318

**Raycap**

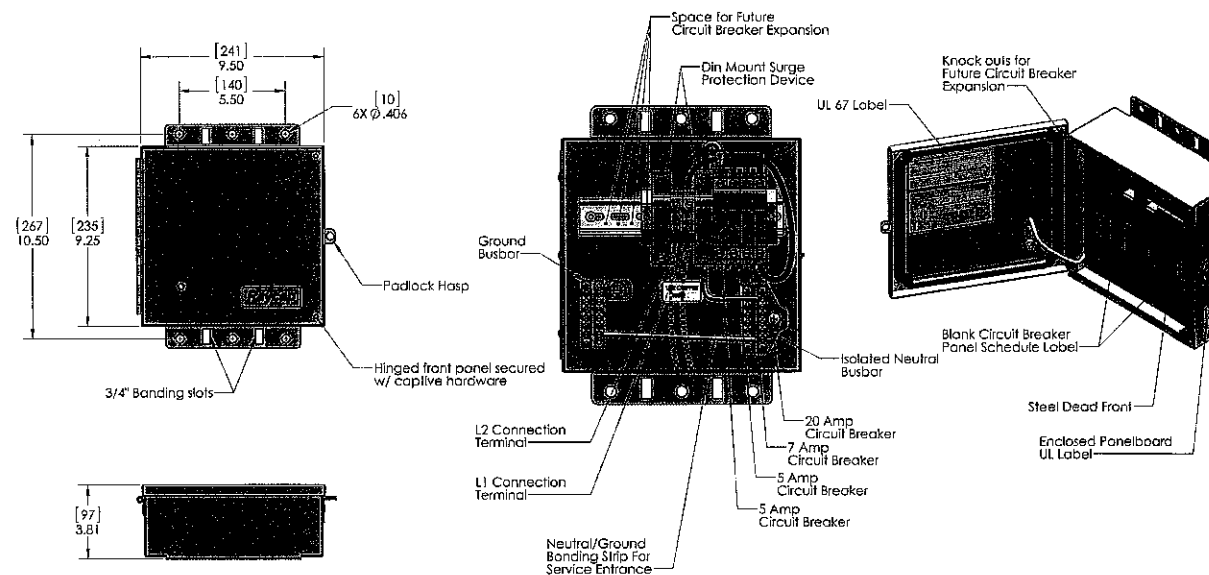
www.raycap.com

**SPECIFICATIONS**

**AC Power Protection Cabinet Solutions with Raycap Surge Protection**  
**RSTAC-3112-P-120**

Electrical		RSTAC-3112-P-120
Utility Breaker		20A, 10kA AIC
Operating AC Voltage		240/120 1 phase 3W+G
Load Center		3 Position - expandable to 6
Surge Suppression		
Surge Protection Device (SPD) Classification to UL		Type 2
Maximum Continuous Operating AC Voltage (MCOV)		150V
Nominal Discharge Current [I <sub>n</sub> ]		20kA
Maximum Surge Current Capacity [I <sub>max</sub> ]		50kA
Voltage Protection Rating (VPR) at 5 kA 8/20 μs		700V
Suppression Technology		MOV
Protection Modes		Line-Neutral
Mechanical		
Terminal Block Wire Range		12-2 AWG
Circuit Breaker Wire Range		18-2 AWG
Operating Temperature (°C)		-40° C to +75° C
Enclosure Type (Outdoor)		NEMA 4 Powder Coated Steel
Enclosure Dimension (H x W x D)		9.25" x 9.50" x 3.81"
Weight		14 lbs.
AC Surge Protection Compliance:		UL 1449 4 <sup>th</sup> Edition
Panel Compliance:		UL 50 Type 4R, UL 1449 4 <sup>th</sup> Edition, UL 67

**Product Diagram**



AWG=American Wire Gauge



**Raycap**

www.raycap.com

G02-00-721 160318

PLANS PREPARED FOR:

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 6580 Sprint Parkway  
 Overland Park, Kansas 66261

PLANS PREPARED BY:

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 incorporated  
 250 E. KEMPER ROAD  
 LOVELAND, OH 45140  
 (513) 774-7759

OEM:

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 KENNETH D. COWAN  
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 REGISTERED PROFESSIONAL ENGINEER  
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		08/10/17	KEC	0

SITE NAME:

**MOON BEAUTY SUPPLY**

SITE CASCADE:

**CI80XS944**

SITE ADDRESS:

6033 HAMILTON AVENUE  
 CINCINNATI, OHIO, 45224  
 HAMILTON COUNTY

SHEET DESCRIPTION:

**PROPOSED RAYCAP  
 DIST. PANEL**

SHEET NUMBER:

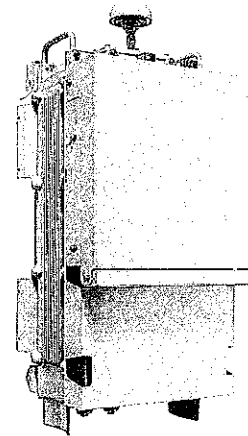
**A-3**



**High Capacity Outdoor LTE-Advanced eNodeB**

AirHarmony 4400 is part of Airspan's carrier-class LTE Advanced small cell eNodeB family. AirHarmony 4400 is a Macro-class product that supports 3GPP's Long Term Evolution (LTE) eNodeB specifications, providing high-speed data, mobility, Voice over LTE, and broadcast/multicast services in order to meet the demands of the LTE Mobile Carriers.

AirHarmony 4400 is a compact, easy to install Macro-class eNodeB, allowing an operator to deploy LTE broadband services using existing infrastructure or Street Furniture. AirHarmony 4400 has two 20W (43dBm) transmit channels and four receive channels. AirHarmony 4400 supports single or dual carrier up to 2x 20MHz.



**Release 10 LTE-Advanced**

AirHarmony 4400 supports 3GPP LTE Broadband access technologies; Airspan's 3GPP LTE implementation is compliant with the 3GPP standards and has interoperable S1 and X2 interfaces and supports commercial GCF tested UE devices, including Smartphones, Dongles and Tablet computers.

**The Power of HETNETS**

As operators struggle to cope with growing customer demand for higher throughput, they are discovering that layering small base stations into a macro cell coverage area, enables a significant increase in network capacity by filling in coverage gaps and addressing actual traffic distribution where demand is highest. AirHarmony 4400 is ideal for these networks, delivering high data rates where needed most, whether at the macro cell edge or closer to the user base, maximizing coverage and customer satisfaction.

**Broadband Access**

AirHarmony 4400 supports 3GPP LTE Broadband access technologies; Airspan's 3GPP LTE implementation is compliant with the 3GPP standards and has interoperable S1 and X2 interfaces and supports commercial GCF tested UE devices, including Smartphones, Dongles and Tablet computers.

**Integrated Backhaul**

AirHarmony also supports tight integration with iBridge or iRelay, Airspan's small cell backhaul product. AirHarmony plus iRelay creates a single install process for LTE Access and Backhaul, and enables "Just add Power" plug and play deployment method saving deployment CAPEX and OPEX.



**Physical**

**Dimensions**

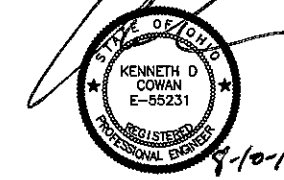
Variant	Dimensions <sup>1</sup> (H x W x D)
Main Unit w/o filters	509 x 262 x 210 mm / 20.0 x 10.3 x 8.3 inch
Main Unit with external filters	509 x 262 x 252 mm / 20.0 x 10.3 x 9.9 inch
Cavity Filter Set (4 filters)	TBD

**Weight**

Variant	Weight
Main Unit w/o filters / duplexers	18 Kg / 39.68 Lbs.
Main Unit with filter set	24 Kg / 52.9 Lbs.
Universal mounting bracket	3 Kg / 6.6 Lbs.
Quadruple Filter Set (B41)	6 Kg / 13.2 Lbs.

**Operational Tolerances**

Type	Details	Standard Compliance
Operating temperature	-40°C to 55°C / -40°F to 131°F	ETSI 300 019 1-4
Operating humidity	5% - 100% non-condensing	ETSI 300 019 1-4
Storage temperature	-40°C to 70° C / -40°F to 158°F	N/A
Storage humidity	5% - 100% non-condensing	ETSI 300 019 1-4
Rain and dust ingress protection	IP66	N/A
Operational altitude	70-106 kPa as well as: From -60m to 1800m @ 40°C From 1800m to 4000m @ 30°C	ETSI 300 019 1-4
Solar radiation	1120 W/m <sup>2</sup>	ETSI 300 019 1-4



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MOON BEAUTY SUPPLY

CI80XS944

6033 HAMILTON AVENUE  
CINCINNATI, OHIO, 45224  
HAMILTON COUNTY

PROPOSED  
AIRHARMONY

A-4

AW3477-S1-G

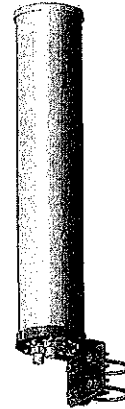


**2496 -2690MHz Omni Antenna**  
(Dual Port, Omni, +/-45° Polarisation, 3 x VET) with integrated GPS

\*The parameters in this specification follow the definitions and recommendations per NGMN P-Basta, Release 9.6

**RF Specifications**

Frequency Range per Input	MHz	2496 - 2690
Polarisation:	NA	+/-45° Slant Linear
Gain		
Over all Tilts	dBi	8.5
Azimuth Beamwidth	Degree	360
Elevation Beamwidth	Degree	12
Electrical Downtilt:	Degree	T0° -T14°
Electrical Downtilt Deviation	Degree <	1
Impedance	Ohms	50
VSWR	NA <	1.4
Return Loss:	dB >	15
Isolation	dB >	28
Passive Intermodulation	dBc <	-150
Upper Sidelobe Suppression, Peak to 20°	dB >	18
Cross Polar Discrimination at Sector	dB >	12
Maximum Effective Power Per Port	W	50



**Mechanical Specifications**

Dimensions (LxØ) mm (in)	mm (in)	780 (30.7) x 120 (4.7) x 120 (4.7)
Dimensions (LxØ) mm (in) inc Bracket	mm (in)	1300 (51.1) x 178 (7.0) x 120 (4.7)
Packing Size (LxWxD)	mm (in)	880 (34.6) x 190 (7.4) x 250 (9.8)
Net Weight (antenna)	kg (lb)	3.2 (7.0)
Net Weight (mount)	kg (lb)	2 (4.4)
Shipping Weight	kg (lb)	6.2 (13.6)
Connector Quantity	NA	Mini Dins
Connector Position	NA	Bottom
Windload calculation	km/h	$F=1/2 \cdot \rho \cdot (Cdp \cdot \lambda) \cdot v^2 \cdot A$
Windload Frontal	N	180
Survival Wind Speed	km/h	200 (125)
Radome Material	NA	UV-Stabilised PVC
Radome Colour	RAL	7035
Product Compliance Environmental	NA	RoHS
Lightening Protection	NA	DC Grounded
Cold Temperature Survival	Celsius	-40
Hot Temperature Survival	Celsius	+ 70

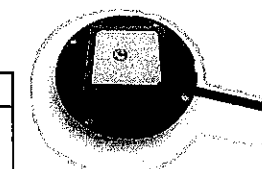
**Note:**  
Independent Adjustable Tilt on each of 3 sectors

© Alpha Wireless Limited 2014. Last modified: July, 22, 2016  
Web: [www.alphaantennas.com](http://www.alphaantennas.com) Email: [info@alphaantennas.com](mailto:info@alphaantennas.com)  
\* Alpha Wireless are always improving products; specification subject to change without notice.

**Integrated GPS Module**

**RF/Electrical Specifications**

Centre Frequency	1575.42 MHz ± 10 MHz
Gain	3 dBic @ 90° -2 dBic @ 20°
Polarization	Right Hand Circular
Current Draw	7.5 mA @ 3.3VDC (typical)



**Low Noise Amplifier Specifications**

Nominal Impedance:	50 Ohm
VSWR:	1.5:1 max (at connector)
Nominal Gain:	@ 3.3VDC: 25 dB @ 5VDC: 25.5 dB
Noise Figure: 3.1	dB (typical)
Voltage: 2.7	- 5 VDC

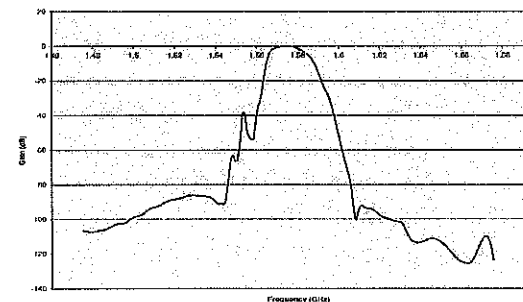
**Mechanical Specifications**

Connector	1 N-Type
-----------	----------

**Environmental Specifications**

Temperature Range	-40°C to +85°C operating
Humidity	95% max (non condensing)

**Out-of-band Filter Rejection Chart**



PLANS PREPARED FOR:  
**Sprint**  
6580 Sprint Parkway  
Overland Park, Kansas 66251

PLANS PREPARED BY:  
**WIREDNET** incorporated  
250 E. KEMPER ROAD  
LOVELAND, OH 45140  
(513) 774-7759

OEM:

MLA PARTNER:

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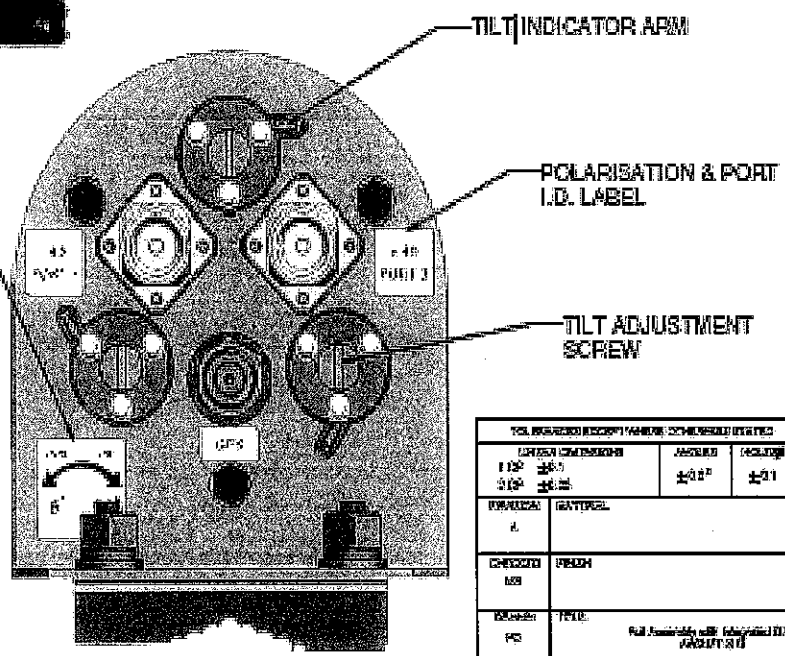
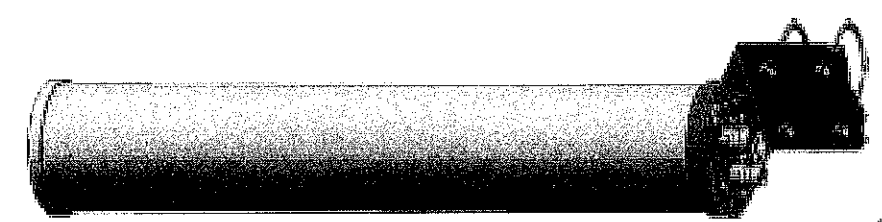
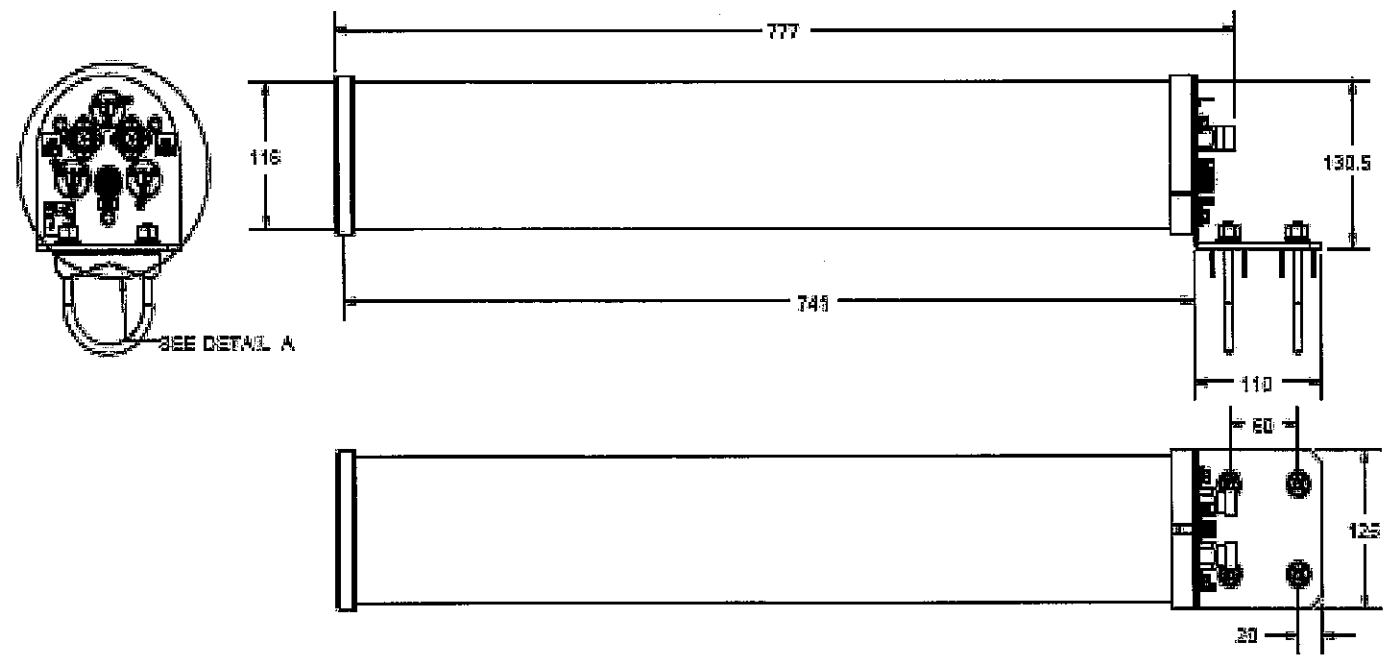
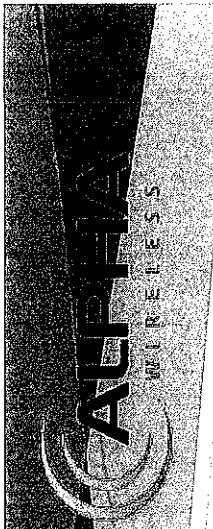
SITE CASCADE:  
**CI80XS944**

SITE ADDRESS:  
6033 HAMILTON AVENUE  
CINCINNATI, OHIO, 45224  
HAMILTON COUNTY

SHEET DESCRIPTION:  
**PROPOSED ALPHA  
AW3477-SI-G**

SHEET NUMBER:  
**A-5**

**CL-V-116 Data Sheet**



**NOTE:**

TO CHANGE THE TILT RANGE OF THE ANTENNA

-TURN THE TILT ADJUSTMENT SCREW CLOCKWISE (CW) TO MOVE THE RANGE TOWARDS 20 DEGREES OF TILT.

-TURN THE TILT ADJUSTMENT SCREW COUNTER CLOCKWISE (CCW) TO MOVE THE RANGE TOWARDS 0 DEGREES OF TILT.

TO ACHIEVE THIS ADJUSTMENT A FLAT HEAD SCREWDRIVER IS REQUIRED.

TOLERANCES UNLESS OTHERWISE SPECIFIED		FINISH UNLESS NOTED		DIMENSIONS APPLY UNLESS NOTED			
UNLESS OTHERWISE SPECIFIED	ANGLES	HOLE	PLATE	WELD	WELD	LET OF	PROJECTION
±0.125	±0.125	±0.125	±0.1	W1	W2	W3	W4
FINISH	W1	W2	W3	W4	W5	W6	W7
CHECKED BY	W1	W2	W3	W4	W5	W6	W7
DATE	W1	W2	W3	W4	W5	W6	W7
REVISED BY	W1	W2	W3	W4	W5	W6	W7
DATE	W1	W2	W3	W4	W5	W6	W7
ALL DIMENSIONS ARE IN INCHES AND DECIMALS THEREOF. UNLESS OTHERWISE SPECIFIED.				112245 Sheet 1 of 1			

PLANS PREPARED FOR:

**Sprint**  
 6580 Sprint Parkway  
 Overland Park, Kansas 66261

PLANS PREPARED BY:

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 LOVELAND, OH 45140  
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SITE NAME:

**MOON BEAUTY SUPPLY**

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 CINCINNATI, OHIO, 45224  
 HAMILTON COUNTY

SHEET DESCRIPTION:

**PROPOSED ALPHA  
 AW3477-SI-G**

SHEET NUMBER:

**A-5A**



## iRelay 460 Product Specification

# iRelay 460 (iR460) Product Specification

Revision: A

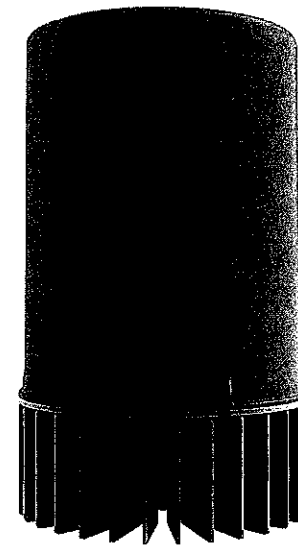
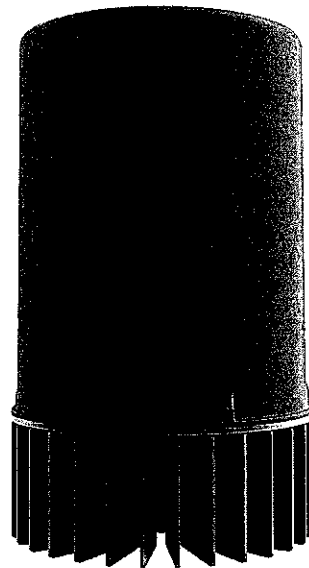


FIGURE 2 IRELAY 460 STANDALONE UNIT

RF Transceiver Configuration: 1Tx 2Rx  
 Number of Carriers Supported: 2 x 20MHz Carrier Aggregation in UL & DL – Band 41 only  
 Frequency Bands Supported: Band 26, Band 25 and Band 41

### 5.2 MECHANICAL SPECIFICATION

The following physical specifications apply to all iR460 units.

#### 5.2.1 DIMENSIONS

	Dimensions
Diameter	200mm / 7 inches (excl mounting brackets)
Height	330mm / 13 inches (excl mating connector clearance)

#### CONFIDENTIAL AND PROPRIETARY DATA

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PLANS PREPARED FOR:

6580 Sprint Parkway  
Overland Park, Kansas 66251

PLANS PREPARED BY:

250 E. KEMPER ROAD  
LOVELAND, OH 45140  
(513) 774-7759

OEM:

MLA PARTNER:

ENGINEERING LICENSE:

8/1-17

DRAWING NOTICE:

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REVISIONS:	DESCRIPTION	DATE	BY	REV
ISSUED – FOR REVIEW		07/19/17	KEC	A
ISSUED – FOR CONSTRUCTION		08/10/17	KEC	D

SITE NAME:

MOON BEAUTY SUPPLY

SITE CASCADE:

CI80XS944

SITE ADDRESS:

6033 HAMILTON AVENUE  
CINCINNATI, OHIO, 45224  
HAMILTON COUNTY

SHEET DESCRIPTION:

PROPOSED AIRSPAN  
iRELAY 460

SHEET NUMBER:

A-6



# iRelay 460 Product Specification

## 5.2.2 WEIGHTS

	Weight
iR460	4kg / 8.8 lbs.

## 5.2.3 POLE SIZES

iR460 is designed to mount on poles. The mounting bracket options as follows:

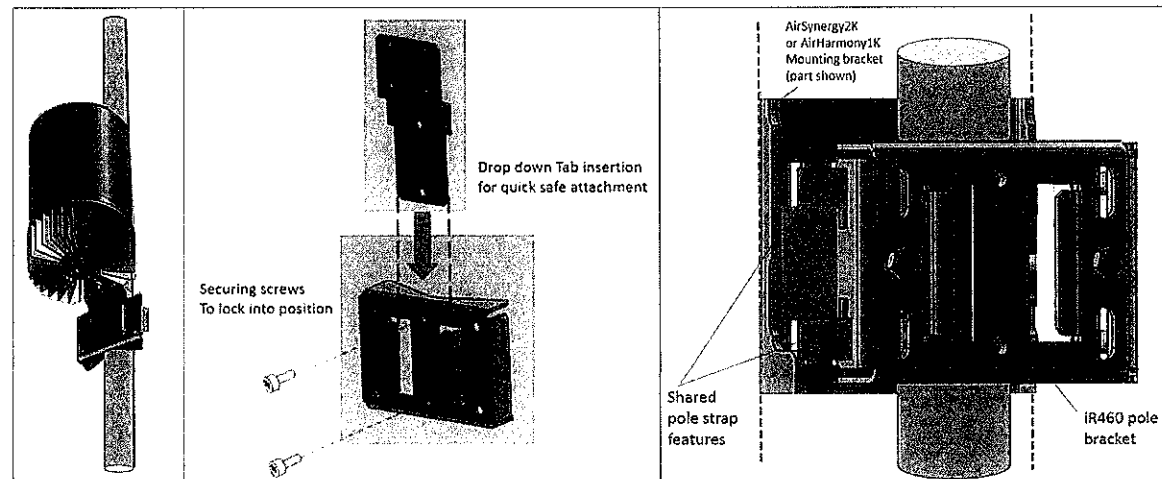


FIGURE 3 IRELAY 460 POLE MOUNTING

## 5.2.4 POWER CONSUMPTION

Max Power Consumption (with -56V POE Input): 20W

## 5.3 PHYSICAL INTERFACES

This section defines all external equipment interfaces for Power, Network and Maintenance connections.

PLANS PREPARED FOR:



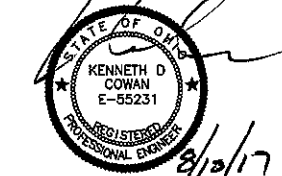
PLANS PREPARED BY:



OEM:

MLA PARTNER:

ENGINEERING LICENSE:



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ISSUED— FOR CONSTRUCTION		08/10/17	KEC	0

SITE NAME:

MOON BEAUTY SUPPLY

SITE CASCADE:

CI80XS944

SITE ADDRESS:

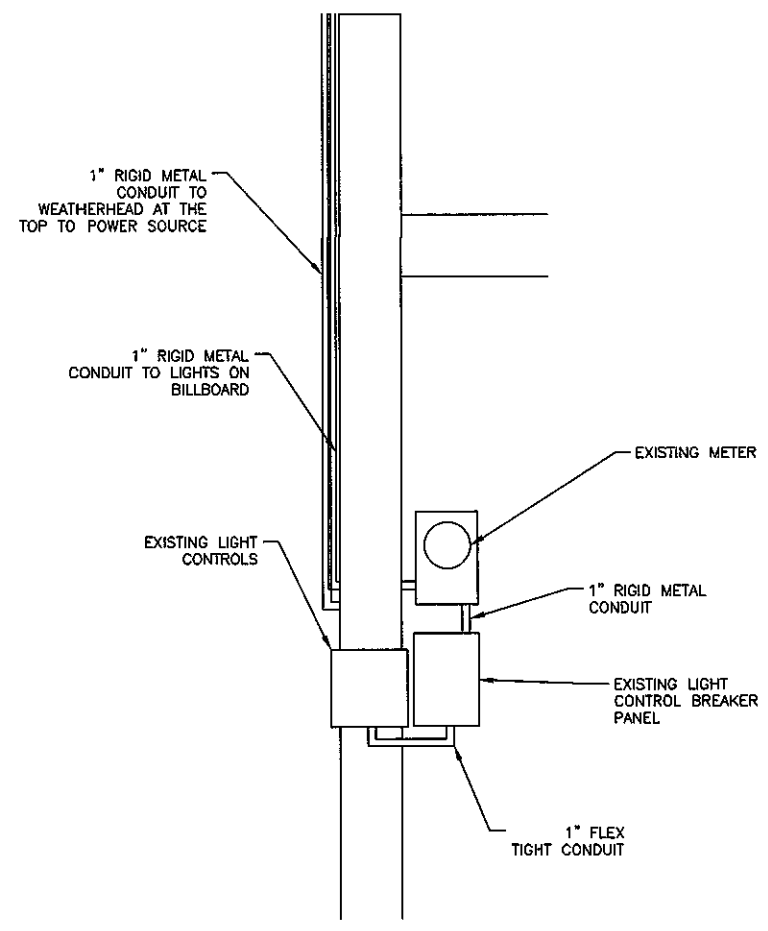
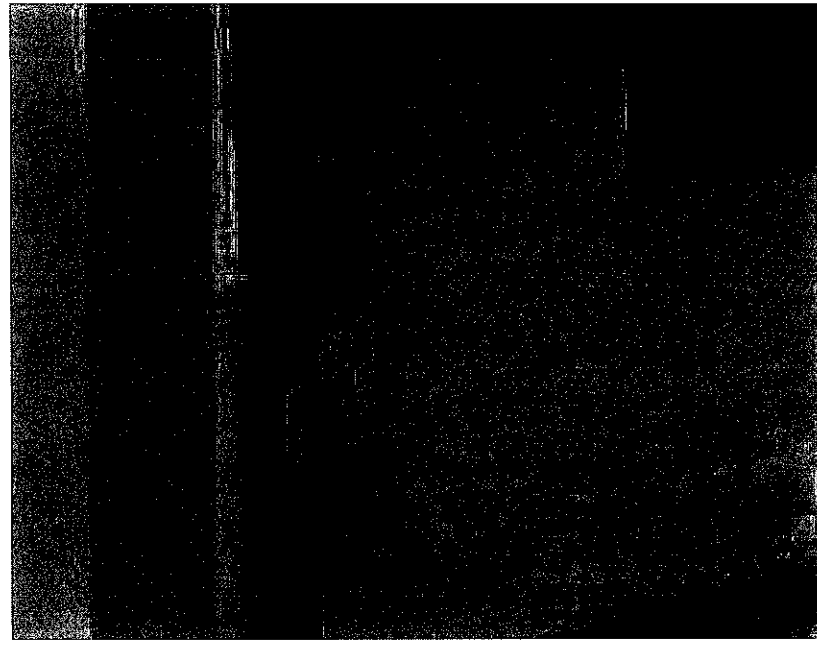
6033 HAMILTON AVENUE  
CINCINNATI, OHIO, 45224  
HAMILTON COUNTY

SHEET DESCRIPTION:

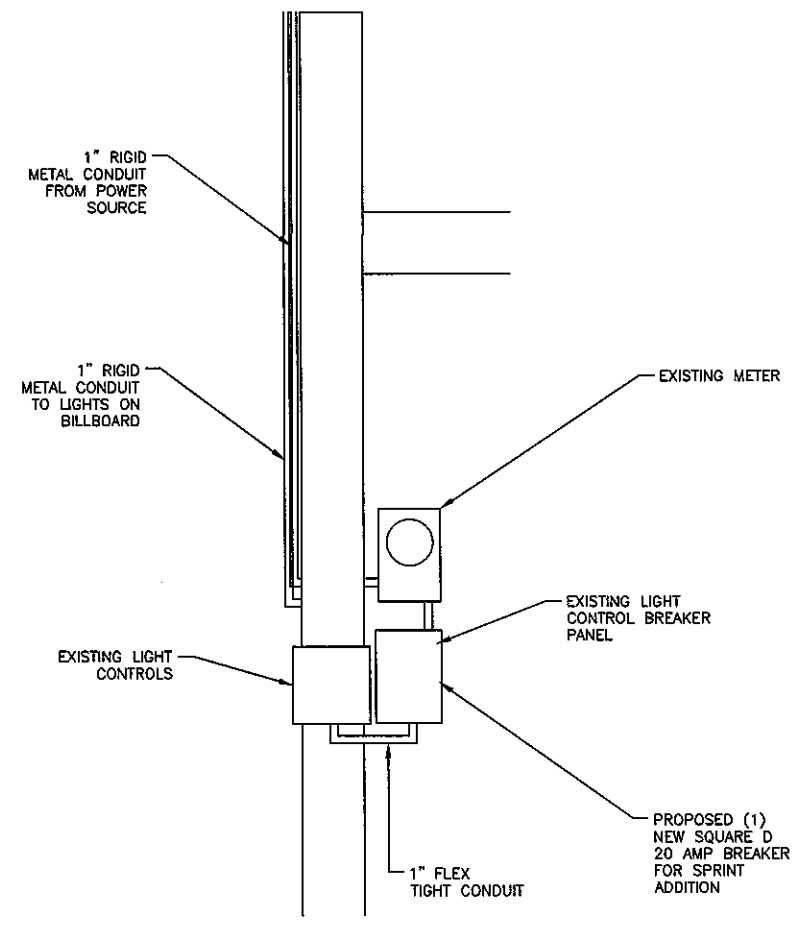
PROPOSED AIRSPAN  
iRELAY 460

SHEET NUMBER:

A-6A



**EXISTING ELECTRICAL LAYOUT**  
(SEE PHOTOGRAPH ABOVE)



**PROPOSED ELECTRICAL LAYOUT**

PLANS PREPARED FOR:

**Sprint**  
6580 Sprint Parkway  
Overland Park, Kansas 66261

PLANS PREPARED BY:

**WIREDNET**  
incorporated  
250 E. KEMPER ROAD  
LOVELAND, OH 45140  
(513) 774-7759

OEM:

MLA PARTNER:

ENGINEERING LICENSE:

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ISSUED - FOR CONSTRUCTION		08/10/17	KEC	O

SITE NAME:

**MOON BEAUTY SUPPLY**

SITE CASCADE:

**CI80XS944**

SITE ADDRESS:

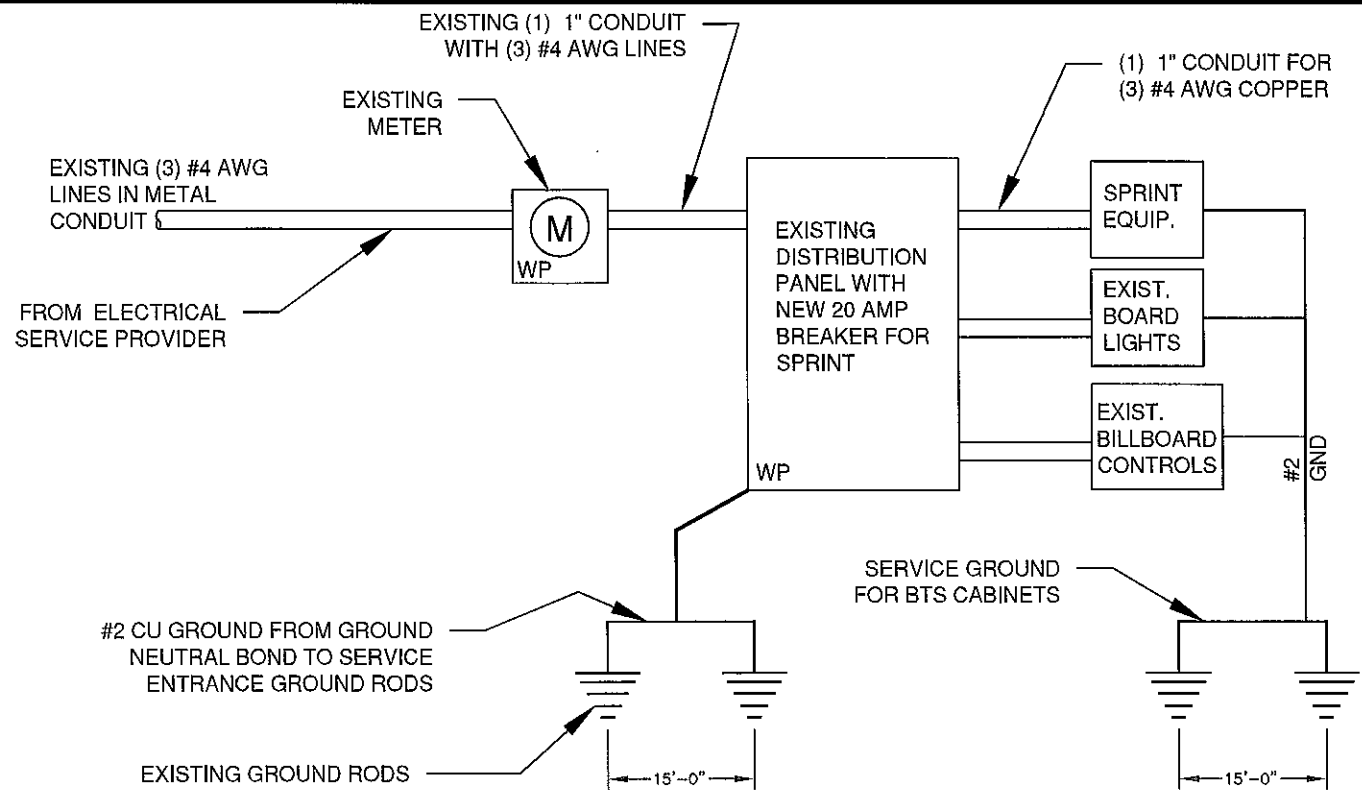
6033 HAMILTON AVENUE  
CINCINNATI, OHIO, 45224  
HAMILTON COUNTY

SHEET DESCRIPTION:

**ELECTRICAL**

SHEET NUMBER:

**E-1**



**ELECTRICAL ONE-LINE DIAGRAM**

NOT TO SCALE

SITE NUMBER:		CI80XS944			MODEL NUMBER:		EXISTING DISTRIBUTION PANEL									
VOLTAGE:		120V			PHASE:		1									
MAIN BREAKER:		70 AMPS			BUSS RATING:		70 AMPS									
MOUNT:		---			NEUTRAL BAR:		YES									
ENCLOSURE TYPE:		NEMA 3R			WIRE:		---									
PANEL STATUS:		PROPOSED			AIC RATING:		10 K									
CKT	LOAD DESCRIPTION	AMPS	POLES	STATUS	SERVICE LOAD VA	USAGE FACTOR	PHASE A VA	PHASE B VA	USAGE FACTOR	SERVICE LOAD VA	STATUS	POLES	AMPS	LOAD DESCRIPTION	CKT	
1	LIGHT	30	2	ON	2725	1.25	3406								2	
3	---	---	---	---	---	---		3406							4	
5	---	---	---	---	---	---									6	
7	LIGHT	20	1	ON	600	1.00	600	2470	1.25	1975	ON	1	20	SPRINT	8	
9	---	---	---	---	---	---					N/A	---	---		10	
11	---	---	---	---	---	---					N/A	---	---		12	
13	---	---	---	---	---	---					N/A	---	---		14	
15	---	---	---	---	---	---					N/A	---	---		16	
							4006	5876	VA	TOTAL KVA		12.35				
									AMPS		51.45					

PLANS PREPARED FOR:  
**Sprint**  
 6580 Sprint Parkway  
 Overland Park, Kansas 66251

PLANS PREPARED BY:  
**WIRENET**  
 incorporated  
 250 E. KEMPER ROAD  
 LOVELAND, OH 45140  
 (513) 774-7769

OEM:

MLA PARTNER:

ENGINEERING LICENSE:  
  
 8/13/17

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SITE NAME:  
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SITE CASCADE:  
 CI80XS944

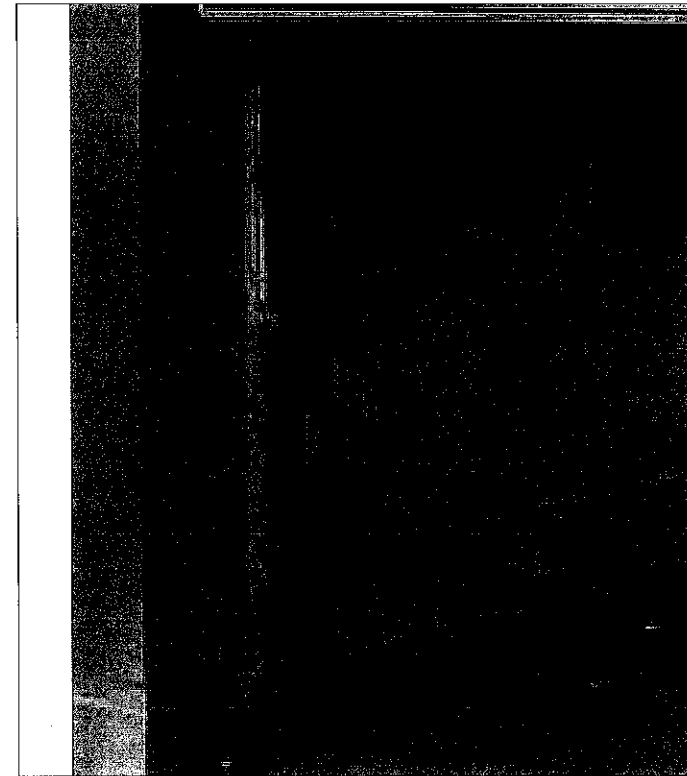
SITE ADDRESS:  
 6033 HAMILTON AVENUE  
 CINCINNATI, OHIO, 45224  
 HAMILTON COUNTY

SHEET DESCRIPTION:  
**ELECTRICAL**

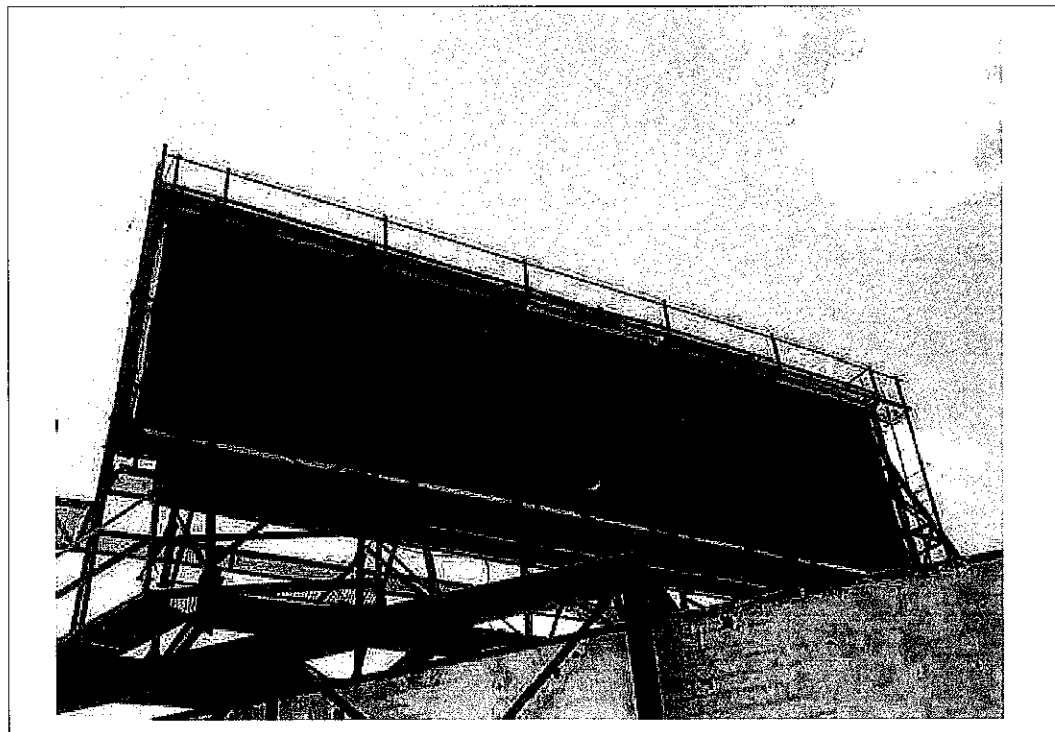
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**E-2**



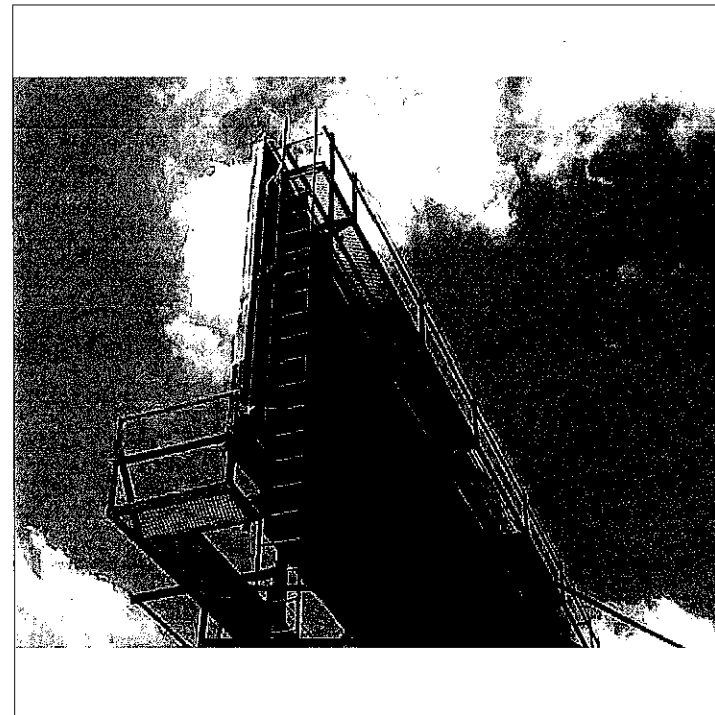
EXISTING LAMAR BILLBOARD



EXISTING ELECTRICAL CONNECTS



EXISTING BILLBOARD UPRIGHTS



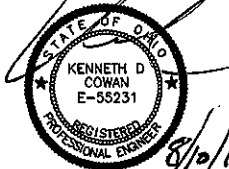
EXISTING BILLBOARD UPRIGHTS

PLANS PREPARED FOR:  
**Sprint**  
 6580 Sprint Parkway  
 Overland Park, Kansas 66251

PLANS PREPARED BY:  
**WIREDNET**  
 incorporated  
 250 E. KEMPER ROAD  
 LOVELAND, OH 45140  
 (513) 774-7759

OEM:

MLA PARTNER:

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REVISIONS:

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ISSUED -	FOR CONSTRUCTION	08/10/17	KEC	0

SITE NAME:  
**MOON BEAUTY SUPPLY**

SITE CASCADE:  
**CI80XS944**

SITE ADDRESS:  
 6033 HAMILTON AVENUE  
 CINCINNATI, OHIO, 45224  
 HAMILTON COUNTY

SHEET DESCRIPTION:  
**PHOTOGRAPHS**

SHEET NUMBER:  
**PH-1**

RECORD FOR TRANS

07 MAY 31 PM 2:44

DUSTY RHODES  
AUDITOR  
HAMILTON COUNTY OHIO

Rebecca Prem Gruppe  
Hamilton County Recorders Office  
Doc #: 07-0079011 Type: DE  
Filed: 05/31/07 02:48:25 PM \$60.00  
Off.Rec.: 10562 02223 F K25 6 471

1056202223FB

### GRANT OF EASEMENT

**TEKO Land Group a/k/a TEK Land Group, LTD, an Ohio limited liability company ("Grantor")**, whose address is 3665 Erie Avenue, Cincinnati, Ohio 45208, in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged, does hereby grant to **TLC Properties, Inc.**, (TIN: 72-0640751), a Louisiana corporation, d/b/a Lamar Outdoor Advertising Company of Cincinnati, whose mailing address is 1260 Edison Drive, Cincinnati, Ohio 45216 ("**Grantee**"), an exclusive, perpetual, irrevocable easement on, over, across, under and above the real property more particularly described in **Exhibit A** ("Easement Area") which is attached hereto and incorporated herein by reference, for the construction, operation, use, maintenance, repair, removal, improvement and replacement (collectively, the "Operation") of an outdoor, off-premises advertising structure and all footings, fixtures, service ladders and any and all necessary or desirable appurtenances related thereto (collectively, the "**Sign**").

Grantor does hereby further grant to Grantee a non-exclusive easement of ingress and egress on, over, across, under and above the Easement Area to enable Grantee to access and conduct the Operation of the Sign.

The rights granted to Grantee hereunder shall also include a right of overhang for electrical service, a right to maintain telecommunication devices (including but not limited to telecommunications towers and related ground facilities) and a right of unobstructed view from the adjoining highway or other public right-of-way, prohibiting Grantor, or persons or entities controlled by (directly or indirectly), or affiliated with or under common control with Grantor, from placing or permitting the placement of any vegetation, structures or other improvements, equipment or ornamental devices, on the Easement Area that obstructs or would obstruct the view or visibility, or affect the use and viability in any way, of the Sign from the adjoining highway or other public right-of-way.

This Easement is granted subject to the following terms and conditions:

1. **Other Consistent Uses.** Grantor reserves the right to use the Easement Area for any purposes not inconsistent with rights granted by this Easement.
2. **Indemnification; Restoration of Property.** Grantee by its acceptance of this Easement shall indemnify, defend and hold Grantor harmless against any claims, damages, losses or expenses, arising as a result of Grantee's exercise of the rights granted by this Easement, but excepting any claims, damages, losses or expenses caused by the negligence or wrongful actions of Grantor or Grantor's agents, employees or contractors, or others for whom Grantor is responsible. Each party shall give prompt and timely notice of any claim made or suit or action commenced against the other party which in any way would result in indemnification under this Easement.

10562 2223

TRANSFER NOT NECESSARY

DUSTY RHODES  
COUNTY AUDITOR

3. **Ownership of Easement Area; Title.** Grantor covenants with Grantee that Grantor is the owner of the Easement Area and has full power to convey the rights conveyed by this Easement and that the Easement Area is not subject to any liens that have not been subordinated to the rights granted herein, that such Easement Area is not encumbered by any restrictions, easements, covenants, leases or other rights that are in any conflicting with or inconsistent with the conveyance of the rights granted herein. Grantor warrants and will defend the same against the claims of all persons, subject, however, to (a) all legal highways, (b) real estate taxes and assessments not yet due and payable, and (c) zoning, building and other applicable laws, codes and regulations. Notwithstanding the above, Grantor covenants that Grantee has the right, but not obligation, to cure any overdue real estate taxes or assessments of the Easement Area. Any said payments made by Grantee for said real estate taxes or assessments for the Easement Area shall be promptly reimbursed by Grantor to Grantee within ten (10) days of payment. Any outstanding amounts shall accrue interest at ten percent (10%) until paid. Grantee shall be permitted to offset payments made against any amounts due, if any, to Grantor.

4. **Ownership of Sign.** The Sign is, and shall be and remain at all times, the property of Grantee. Grantee shall always have the right to remove the Sign or any part thereof from the real property described herein without any obligation to compensate Grantor. Grantor and Grantee acknowledge and agree that Grantee shall be solely entitled to the proceeds of any taking under the power of eminent domain or the threat of the exercise of the power of eminent domain relative to the removal or relocation of the Sign.

5. **Maintenance and Expenses.** Grantee covenants and agrees to maintain in good condition and repair the Sign throughout the duration of this Easement and to pay all expenses incurred in connection therewith. If at anytime Grantee fails to properly maintain the Sign or perform its obligations herein, then Grantor must provide Grantee written notice of such failure and allow Grantee six (6) months to cure its performance. If after six (6) months Grantee has not cured its performance, then Grantor may cure the performance for Grantee and bill Grantee for the cost of such cure. Any outstanding amounts shall accrue interest at ten percent (10%) until paid. Grantor agrees that Grantee may trim any or all trees and vegetation in, on or about the Easement Area, as often as Grantee deems necessary to prevent obstruction or to improve the appearance of the Sign. Notwithstanding the foregoing, inasmuch as the billboard is to be located on the roof or top of a building located on the Easement Area, from time to time, the roof of the building may need repair and/or replacement to allow Grantee to continue to enjoy this Easement and the use of the billboard under this Easement. Grantor agrees to keep roof in good repair so that Grantee may always enjoy the benefits of this Easement. Grantee, its successors and assigns, agrees to pay for any damage to roof attributable to the construction or maintenance activities related to structure located on the property described. Grantor further agrees to, at all times, keep the building in good repair and free from any orders to demolish or not occupy same so that Grantee may always enjoy the benefits of this Easement. If the building is destroyed for any reason, voluntarily or involuntarily, Grantor agrees that at Grantee's election Grantor will permit Grantee to relocate the billboard on the Easement Area at a location of Grantee's choosing.

6. **Compliance with Law.** Grantee covenants and agrees, with respect to the Easement Area and Sign, to comply with all laws, rules, regulations and requirements of all public authorities in carrying out the terms of this Easement.

**7. Miscellaneous.**

(a) Applicable Law. This Easement will be governed by, and construed and enforced in accordance with the laws of the state of Ohio.

(b) Covenant Runs With Land. All of the language, statements, words, paragraphs, sections and articles of this Easement shall be deemed to constitute covenants, conditions, restrictions or easements; and all of said covenants, conditions, restrictions and easements shall run with the land and bind the land, and shall be binding upon and inure to the benefit of any part and all of said land, and all present and future parties having any right, title or interest in all or part of said land and their respective mortgagees, tenants, invitees, licensees, guests, customers, agents, heirs, executors, administrators, successors, and assigns forever. Liability for the obligations of each of the Grantor or Grantee shall be limited to the period of time during which each shall have owned an interest in their respective parcel and shall be limited from time to time to the obligations related to the portion of said parcel that each such entity then owned.

(c) Entire Agreement. This Easement will constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Easement will not be binding on either party except to the extent incorporated in this Easement.

(d) Headings. The headings at the beginning of each section are intended to facilitate convenient reference only and are not to be used in construing the intent of the parties.

(e) Severability. The invalidity of any covenant, restriction, condition, limitation, or any other provision of this Easement, or any part thereof, shall not impair or affect in any manner the validity, enforceability or effect of the rest of this Easement.

(f) No Waiver. The failure of either party to this Easement to insist on the performance of any of the terms and conditions of this Easement, or the waiver of any breach of any of the terms and conditions of this Easement, will not be construed as waiving any such terms and conditions from that point, but the terms and conditions will continue and remain in full force and effect as if no forbearance or waiver had occurred.

(g) Amendments. Except as elsewhere specifically provided to the contrary, the terms of this Easement may be changed, amended, expanded or altered only by means of the written consent all of the parties hereto.

(h) Binding Effect. The covenants, agreements and undertakings set forth in this Easement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, administrators, successors and assigns, as the case may be.

(i) No Joint Venture. Nothing contained in this Easement shall be construed to make the parties partners or joint venturers or to render any party liable for the debts and obligations of the other except as expressly provided in this Easement.



**GRANTEE:**

TLC PROPERTIES, INC.,  
a Louisiana corporation, d/b/a  
Lamar Outdoor Advertising Company of  
Cincinnati

*Thomas V. Fahey*  
By: Thomas V. Fahey  
Its: VP/GM

STATE OF KENTUCKY )  
 ) SS:  
COUNTY OF KENTON )

BE IT REMEMBERED, that on MAY 24, 2007, before me, a Notary Public in and for said County and State, the foregoing instrument was acknowledged by Grantee, by and through Thomas V. Fahey, its Vice-President and General Manager of TLC Properties, Inc., a Louisiana corporation, d/b/a Lamar Outdoor Advertising Company of Cincinnati.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

*William O. Williamson*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

This instrument prepared by:  
William O. Williamson  
STRAUSS & TROY, LPA  
50 East RiverCenter Blvd., Suite 1400  
Covington, Kentucky 41011  
(513) 621-8900



**WILLIAM O. WILLIAMSON**  
Notary Public  
State of Kentucky  
My Commission Expires  
December 19, 2009

Exhibit A  
To Grant of Easement

(Legal Description of Easement Area)

Parcel No. 233-0001-0060-00

Situate in the City of Cincinnati, County of Hamilton and State of Ohio, and being all of Lot No. 43 and the north ten and one-half (10 ½ ) feet of Lot No. 44 of Cary's Homestead Subdivision as recorded in Plat Book. 13, page 57, Hamilton County Recorder's Office, together with part of lots 47 and 48 of said Cary's Homestead Subdivision and being more particularly described as follows:

Commencing at the northeast corner of said Lot No. 48; thence in a westerly direction along the north line of said Lot No. 48, nineteen and 03/100 (19.03) feet to a point thence in a southerly direction and parallel with the west line of Hamilton Avenue, one hundred one and 07/100 (101.07) feet to a point; thence in an easterly direction and parallel with the north line of Lot No. 47, six and 92/100 (6.92) feet to a point in the east line of Lot No. 47; thence northwardly along the east line of Lots Nos. 47 and 46, one hundred and 92/100 (100.92) feet, more or less, to the northeast corner of Lot No. 48, the point and place of beginning. Said real estate acquired by Certificate of Transfer recorded-in Deed Book 2720, Page 332, Hamilton County Records.



## ASSET UTILIZATION AGREEMENT

This Asset Utilization Agreement (“**AUA**”) is made and entered into as of the latter signature date hereof (“**AUA Effective Date**”) between Syscom Telecom, LLC, a Delaware limited liability company, hereinafter designated as LICENSOR, SprintCom, Inc., a Kansas corporation hereinafter designated as LICENSEE, and Lamar Media Corporation, a Delaware corporation, hereinafter designated as BILLBOARD OWNER.

1. Integration with Master Utilization Agreement: This AUA is entered into pursuant to that certain Master Utilization Agreement between Sprint Spectrum L.P., on behalf of itself and its Affiliates, a Delaware limited partnership, Syscom Telecom, LLC, a Delaware limited liability company, and Lamar Media Corp., a Delaware corporation, dated April 7, 2017 (“**MUA**”). All of the terms and conditions of the MUA are incorporated herein by this reference and made a part hereof without the necessity of repeating or attaching the MUA. Except as set forth in the MUA, in the event of a contradiction, modification or inconsistency between the terms of the MUA and this SUA, the terms of the MUA shall govern. Capitalized terms used in this SUA shall have the same meaning described for them in the MUA unless otherwise indicated herein.

2. Site Number and Name (if applicable):

LICENSOR: 147208  
LICENSEE: CI80XS944  
BILLBOARD OWNER: 277-7955-1

3. Site Address and Legal Description: More particularly described in Attachment 1, attached hereto and incorporated herein.

4. Site Latitude and Longitude: 39.20136; -84.54742

5. Description of Equipment located on the Billboard: The Equipment to be placed on the Billboard are detailed in and shall be consistent with Attachment 2 and 5, attached hereto and incorporated herein.

6. Term: The Term of this AUA is as set forth in Section 4(b) of the MUA.

7. License Fee Commencement: The first payment of the License Fee shall be due within sixty (60) days following the Commencement Date.

8. License Fee Amount: The License Fee for the Initial Term of this AUA shall be Two Hundred and Fifty Dollars \$250.00 and paid as set forth in the MUA.

9. Underlying Lease. If the Property is subject to an Underlying Lease, a copy of such agreement is attached hereto as Attachment 3. If consent is required from the Owner, it is attached hereto as Attachment 4.

10. Licensor Contact for Emergency (not for legal notices): 1-877-655-8657

11. Licensee Contact for Emergency (not for legal notices): 1-866-400-6040

12. Special Provisions (insert any special provisions): N/A

- a. Electrical Fee: \$55.00
- b. Ground Space Pass Through Fee: N/A

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals as of the dates written below:

**LICENSOR: Syscom Telecom, LLC, a Delaware limited liability company**

DocuSigned by:  
By: Michael Goodman  
E63255232762497...  
Printed Name: Michael Goodman

Title: COO

Date: 11/10/2017 | 08:32:17 PST

**LICENSEE: SprintCom Inc., a Kansas corporation**

DocuSigned by:  
By: Richard Helmbricht  
60449E7F086344A...  
Printed Name: Richard Helmbricht

Title: Market Manager

Date: 11/10/2017 | 05:10:07 PST

**BILLBOARD OWNER: Lamar Media Corporation, a Delaware corporation**

DocuSigned by:  
By: Lee Kantrow Jr.  
90EF6318EBA1470...  
Printed Name: Lee Kantrow Jr.

Title: Vice President, Business Development

Date: 11/15/2017 | 07:38:54 PST

**ATTACHMENTS:**

Attachment 1: Legal Description of Land

Attachment 2: Licensor's Application Form Completed by Licensee

Attachment 3: Underlying Lease

Attachment 4: Owner's Consent

Attachment 5: Approved Plans

## ATTACHMENT 1

### LEGAL DESCRIPTION OF LAND

Parcel No. 233-0001-0060-00

Situate in the City of Cincinnati, County of Hamilton and State of Ohio, and being all of Lot No. 43 and the north ten and one-half (10 ½) feet of Lot No. 44 of Cary's Homestead Subdivision as recorded in Plat Book. 13, page 57, Hamilton County Recorder's Office, together with part of lots 47 and 48 of said Cary's Homestead Subdivision and being more particularly described as follows:

Commencing at the northeast corner of said Lot No. 48; thence in a westerly direction along the north line of said Lot No. 48, nineteen and 03/100 (19.03) feet to a point thence in a southerly direction and parallel with the west line of Hamilton Avenue, one hundred one and 07/100 (101.07) feet to a point; thence in an easterly direction and parallel with the north line of Lot No. 47, six and 92/100 (6.92) feet to a point in the east line of Lot No. 47; thence northwardly along the east line of Lots Nos. 47 and 46, one hundred and 92/100 (100.92) feet, more or less, to the northeast corner of Lot No. 48, the point and place of beginning. Said real estate acquired by Certificate of Transfer recorded in Deed Book 2720, Page 332, Hamilton County Records.

**ATTACHMENT 2**

**LICENSOR'S APPLICATION FORM COMPLETED BY LICENSEE**

Syscom ID: 147208  
Lamar ID: 277-7955-1  
Sprint ID: CI80XS944

**ATTACHMENT 3**

**UNDERLYING LEASE**

The Underlying Lease is attached hereto.

**ATTACHMENT 4**  
**OWNER'S CONSENT**

Owner's consent is attached hereto if required under the Prime Lease.

**N/A**

## **ATTACHMENT 5**

### **LICENSOR'S APPROVED PLANS**

Approved plans omitted on this Exhibit, but will be available between both Parties prior to issuance of NTP.



---

November 20, 2017

Site Name & Number: Moon Beauty Supply – CI80XS936  
Site Address: 6033 Hamilton Ave, Cincinnati, OH 45224

RE: Conditional Approval

To Whom It May Concern,

As per Section 1411-05 of the zoning code, we are requesting a conditional use approval from the zoning hearing officer for new installations of telecommunications equipment/antennas.

Per Section 1419-33, Wireless communication towers and antennas greater than 20 feet in height must conform to the following:

- (a) *Conditional Use Approval Required.* Approval of a conditional use is required, pursuant to Chapter 1445, Variances, Special Exceptions and Conditional Uses. In determining whether approval of an application for a wireless communication tower or antenna greater than 20 feet in height as a conditional use is in the public interest, the Zoning Hearing Examiner has the duty to evaluate whether technically suitable space is available on commercially reasonable terms on an existing tower or structure within the geographic area to be served. To enable this determination, the applicant is required to submit with the permit application a list of the location of every tower, building or structure that could support the proposed antenna so as to allow it to serve its intended function. The applicant must demonstrate that a technically suitable location is not available on commercially reasonable terms on an existing tower, building or structure. If another communication tower is technically suitable, the applicant must show that it has offered to allow the owner to co-locate an antenna on another tower within the city owned by the applicant on reciprocal terms and the offer was not accepted or that other tower is presumed to be reasonably available. Consideration of these factors is in addition to the standards enumerated in Chapter 1445, Variances, Special Exceptions and Conditional Uses, and in this section. The failure of an applicant to offer to other wireless communication service providers on reciprocal term rights to install wireless communication antennas on wireless communication towers within the city controlled by the applicant is cause to deny approval of an application for a wireless communication tower as a conditional use. **As this is an attempt to co-locate onto an billboard, with whom Sprint already has a commercial lease with its owner, we are not requesting the building of a new tower, and we assume this billboard to be considered “a technically suitable location on commercially reasonable terms on an existing building or structure.”**
- (b) *Wireless Communication Network Plan Required.* Any person licensed by the Federal Communications Commission to provide wireless communication services within the City of Cincinnati who has installed or intends to install a wireless communication



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antenna within the city is required to file its wireless communication network plan with the Director of Buildings and Inspections. A provider must file an amended plan with the director any time there is a change in company name, ownership, location of facilities or operations. The director must send a copy of each amended plan to every person who has filed a plan and to every community organization affected by the amendments to the plan.

- (c) *Minimum Site Area.* Monopole towers in an SF or RF-R district must be located on a site larger than three acres. **We are not proposing the erection of a Monopole.**
- (d) *Required Setbacks.* Poles, towers, equipment structures and antennas placement must meet the minimum yard standards for all setbacks as set forth in the applicable district regulations of the Cincinnati Zoning Code. Further, a wireless communication tower should be at least 110 percent of its height distant from any existing residential structure in any residential district.
- (e) *Design Compatibility.* Apart from the tower or monopole structure, the facility appurtenances must be aesthetically and architecturally compatible with the architecture of the surrounding environment. **As the antenna is small and cylindrical, it is architecturally compatible with the Billboard upon which it is proposed to be mounted.**
- (f) *Screening Required.* Screen fencing must be provided for aesthetic and public safety reasons and a fence at least six feet in height must be erected completely around any communication tower and any related support facilities. Barbed and razor wire fencing is prohibited in residential districts. **As this is a small, omnidirectional antenna mounted onto an existing billboard sign, relief from this requirement is requested.**
- (g) *Landscaping.* A Type B planted buffer yard is required along residential district boundaries and adjacent to residential uses, as prescribed in Schedule 1423-13-B. Buffer yards must meet the standards of Chapter 1423, Landscaping and Buffer Yards. Buffer yard planting may be located in a required setback area. **As this is a small, omnidirectional antenna mounted onto an existing billboard sign, relief from this requirement is requested.**
- (h) *Obsolete Facility.* The owner or operator must agree to remove an obsolete facility within 12 months of ceasing its active use for wireless communications.
- (i) *Outdoor Storage.* Outdoor storage of any supplies, vehicles or equipment related to the use of the facility is prohibited in a residential district.
- (j) *Lighting.* An antenna or a tower may not be illuminated and lighting fixtures or signs may not be attached to the antenna or tower, except as required by law or to protect the safety of the general public. **There is no proposed lighting or signage.**
- (k) *Certification.* The applicant must provide written certification from a registered engineer that the antenna and tower are to be constructed in compliance with all applicable federal, state and local regulations pertaining to the construction. **Please see construction drawings.**



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- (l) *Tower Height.* A tower must be a monopole unless the tower is more than 200 feet high. **There is to be no tower erected.**
- (m) *Limitations on Authority to Deny.*
- (i) The Zoning Hearing Examiner may not deny an application for a wireless communication antenna as a conditional use if the denial would unreasonably discriminate among providers of functionally equivalent services or prohibit or have the effect of prohibiting the provision of personal wireless services.
  - (ii) The Zoning Hearing Examiner may not deny an application for a wireless communication antenna as a conditional use on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Federal Communication Commission's regulations concerning such emissions.
  - (iii) The Zoning Hearing Examiner may not deny an application for a conditional use for the collocation of new transmission equipment, the removal of transmission equipment, or the replacement of transmission equipment on an existing wireless communications tower, antenna or any base station that does not substantially change the physical dimensions of such communications tower, antenna, or base station.

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

APPLICATION #: COA2018014/ZH20180042  
APPLICANT: Sanyog Rathod/Sol Design  
OWNER: Thomas Hadley and Pamela Luttmers  
ADDRESS: **519 Liberty Hill**  
PARCELS: 0075-00020112  
ZONING: Residential Multi-Family (RM 1.2)  
OVERLAYS: Prospect Hill Historic District/ Hillside District  
COMMUNITY: Mount Auburn  
REPORT DATE: March 26, 2018  
STAFF REVIEW: Beth Johnson, Urban Conservator

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**Details of Zoning Relief Required:**

1. **1433-17 (B) Side setback** is determined by averaging the side setbacks of the two adjacent properties. The average east side setback is 39 feet. The proposed setback is 0 feet. **A dimensional variance of 39 feet is required.** The west side setback average is 22 and the proposed setback is 0. **A dimensional variance of 22 feet is required.**

**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness for a one story garage addition to 519 Liberty Hill.

**Existing Conditions:**

519 Liberty Hill is an existing single family brick Queen Anne Victorian building. It has an existing curb cut and driveway/parking pad to the west of the house on a previously consolidated lot. Next to this property is a large lot with a non-standard building type for the district. This property is also in a hillside and the rear of the property has a substantial elevation change down to Liberty Street.



Figure 1: Google Street View of 519 Liberty Hill. Provided by Google Street views



Figure 2: Map of 519 Liberty Hill. Map provided by Cagis Maps

**Proposed Conditions:**

The proposal is to construct an addition to the west of the contributing structure on the open portion of the parcel over the existing parking pad.

The new construction will feature the following:

1. A one story structure with a small portion that is another half story tall.
2. The structure will be a garage with a roof deck and garden and a small room at the rear.
3. It will have a flat roof.
4. It will be set back 22'2" from the property line.
5. On the front at the first story will be a roll-up garage door will glass windows on one side.
6. The additional will be clad in a burnished block and the 1/2 story deck and rear room will be clad in cedar siding.

**Applicable Zoning Code Sections:**

Zoning District:	Section 1405	Residential
Variance Requests:	<a href="#">Section 1433-17</a>	Land Use Regulations

Variance Authority:	<a href="#">Section 1445-07</a>	
HCB authority:	<a href="#">Section 1435-05-4</a>	
Variance Standard:	<a href="#">Section 1445-13</a>	General Standards: Public Interest
	<a href="#">Section 1445-15</a>	Standards for Variances
Overlays:	Section 1433	Hillside
	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	Prospect Hill Historic District	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Analysis:**

The property is currently a single family residence. The applicant is proposing that a garden apartment be created, which is permitted in the zone and on this property. The applicants are requesting a side yard variance to allow for a zero lot line on the west side of the property. This is a common form within the neighborhood. Due to the larger parcel to the west of the subject property a large variance is required. The rest of the block has much smaller side setbacks.

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

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

*The underlying zoning is RM-1.2. The proposed use of the subject property conforms to the underlying zone district regulations and is in*

*harmony with the general intent of the Zoning Code. The proposal does not conform to the setback requirements of the hillside district.*

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

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

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

*Not Applicable*

- 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.

*Traffic will not be impacted by the construction of the infill/addition structure. The parcel already has a curb cut and provides off street parking.*

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

*No buffering is present as the proposed infill/addition structure has zero lots lines on the side. The rear yard is greater than the required rear yard for the district creating buffering with landscaping and a fence in the rear from adjacent properties.*

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

*This is not applicable.*

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

*This is not applicable.*

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

*The proposed work is compatible with the use and patterns of the neighborhood and will not have an adverse impact on the neighborhood. In Prospect Hill there are many garages.*

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

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

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

*There are no adverse impacts anticipated. The two properties have the same owner and it's designed to continue the rhythm of the streetscape in appearance. The neighboring property to the west is a vacant parcel.*

- k. **Blight.** The elimination or avoidance of blight.  
*The proposed work will not have an effect on blight.*
- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The proposed work will increase the property value by adding useable square footage and an off street parking to the property.*
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
*The proposed project will create temporary jobs during construction.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.  
*Property taxes may increase slightly due to a possible increase in property value from the addition of space, both interior and exterior, for the house.*
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.  
*The owner has an economic benefit to the proposed establishment.*
- p. **Public Benefits.** The public peace, health, safety or general welfare.  
*There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.*

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

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

*The proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District.*

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

*While the denial of the requested variances would not deprive the property of all economically viable uses, the granting of the variances would increase the economic viability of the property by increasing the amount of indoor and outdoor square feet.*

## **Certificate of Appropriateness Review**

*This project generally meets the guidelines for the Prospect Hill Historic District. The project is an addition that is street fronting on a portion of the lot that was previously a separate lot. In other cases in this district we have supported additions in similar situations when the addition takes the form of an infill building. In this case, this is not required due to the context of the lot. The lot and building directly west of this property is an extremely wide lot and the building is not adjacent to the subject property created a large open space between the buildings which breaks the street continuity significantly. It is this reason that staff is supportive of an addition being set back from the existing building line. The church and its surroundings are a historic building and keeping a significant break to keep the open space and view to the church is an appropriate approach for an addition at this location.*

STATEMENT OF COMPATIBILITY Applications for certificates of appropriateness shall be judged by their conformance to these guidelines. All alterations and environmental changes shall be designed and executed in a manner which is compatible with and sympathetic to the architecture within the Prospect Hill Historic District and shall respect the landscape characteristics of the site.

### **NEW CONSTRUCTION / ADDITIONS**

1. **Materials** – The type of materials and their color, texture, scale, and detailing should be compatible with those of the District and/or the original building.

*The addition is using a burnished block that is of a similar color to the existing stone work on the building and a cedar wood siding on secondary elevations. Both materials are compatible with the district and with this building in particular. As this is a Queen Anne Building, there are more wood elements making wood an appropriate materials*

2. **Form** – The shape, massing, and proportions of new work should be compatible with the District and/or the original building.

*The proposed building is rectangular in form with a flat roof. As the building is an addition it is simple in form as to take a backseat to the main building.*

3. **Detailing** – The detailing, including but not limited to, the following features and their placement on additions and new construction:

- **Walls:** *The walls are flat with the only intrusions from the garage door on the front and windows on the rear.*
- **Eaves:** *There are no eaves provided on the building as it is a simple rectangular building.*
- **Railings:** *NA*
- **Roofs:** *The roof is a flat roof as it has a roof deck on top. The walls act as the railing of the roof and therefore the deck is not visible from the street.*

- **Cornices:** *As this is an addition its aim was to be simple in form and not overpower the main building. A cornice is not added as this is one story addition.*
  - **Belt courses:** NA
  - **Windows:** *The only opening windows on the building are on the rear. The windows are larger plate glass style windows that are contemporary in style but still vertically oriented. These windows are not visible Liberty Hill and will be slightly visible from Liberty Street. While these windows are larger than a typical historic window, they are still vertical in orientation and as the building will not be in between two historic buildings, the buffer of a vacant lot and more utilitarian spaces creates a space where a more contemporary design will not disrupt the architectural integrity of the streetscape.*
  - **Chimneys:** NA
  - **Appurtenances:** NA
  - **Doors:** *A garage door is being proposed for the front façade. The use of the gray Prodema panels helps to blend the door into the gray of the brick. Milton Street has many examples of front facing garage doors on both infill buildings as well as cut into the basements along the north side of the street. 515 Milton Street, 508-510 Milton Street and 456 Milton.*
4. **Height** – The height of an addition should not exceed the height of the original building. The height of new buildings should be comparable to the height of existing adjacent buildings. The height of new buildings constructed in undeveloped areas should not detract from the character and appearance of the District.  
*The proposed building is an addition and is designed as an addition which is secondary in nature to the main building. The addition is only 1 ½ stories tall.*
5. **Setback** –The setback of new buildings should be comparable to the setbacks of existing adjacent buildings.  
*The proposed addition is set back 22 ½ feet from the public right of way. This accomplishes a few things*
- 1) *Respecting the original open space to the west of the house and the street line that ended at this house.*
  - 2) *Making the addition as a secondary structure to the main structure*
  - 3) *Allowing for room for a car parked in front of the garage to be completely off of the public right of way (requirement of DOTE)*
6. **Historic Integrity** – Compatibility of new work to original work is required, but imitation of old work in new construction should be avoided. New work should appear to be new work. Where new additions meet original work, the connection should be carefully designed so as not to detract from the original but to also reflect the fact that the connection is new. If original openings are filled in, the outline of the original opening should remain apparent by setting new in-fill material back from the surface and leaving original sills and lintels in place.

Historic integrity is to be maintained by designing new buildings, structures, appurtenances, additions, connections and filled-in openings so that they do not appear to have been constructed when the affected historic structure was originally built.

*The addition is simple in detailing in order to be a back ground building. The burnished block is a similar color to the historic stone work making it compliment the main building. The connection to the main building is simple and along a wall that does not have openings, therefore not covering architectural details. Through the simple rectangular shape and the use of a contemporary style door the addition has a contemporary stamp while blending into the main historic building through texture and color of the material.*

### **Other Considerations:**

#### **Prehearing Results**

March 21, 2018 –Applicants were present

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

### **Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

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

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

1. **APPROVE** a 39 foot east side and a 22 foot west side foot **Dimensional Variance** to allow a zero lot line setback on the both property lines.

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

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

#### **II. CERTIFICATE OF APPROPRIATENESS**

1. **APPROVE** a Certificate of Appropriateness an addition at 519 Liberty Hill per drawings submitted by Sol Design dated 2-23-2018 including any revisions with the following conditions
  - a. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
  - b. The gravel driveway shall be replaced with a driveway compliant with Sec. 1425-37(b).
2. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.



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](mailto:Beth.Johnson@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: 519 Liberty Hill, Cincinnati, OH 45202  
 Hamilton Co. Parcel ID No.: 007500020112 Zoning District: RM-1.2  
 Historic District: Prospect Hill Historic District Overlay District: Hillside

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

Name: Sanyog Rathod  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: 501 E 13th St.  
 City: Cincinnati State: OH Zip Code: 45202  
 Phone: 513-455-8228 E-mail: sanyogr@solconsults.com

**PROPERTY OWNER INFO**     SAME AS ABOVE

Name: Thomas Hadley and Pamela Luttmers  
 Contact Person (if legal entity): \_\_\_\_\_  
 Address: 519 Liberty Hill  
 City: Cincinnati State: OH Zip Code: 45202  
 Phone: 513-702-4069 E-mail: tom.hadley@ymail.com

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

New Construction     Alteration     Demolition

Provide a very brief summary of the project:

The project is an addition of a garage, three-seasons porch, and deck to the west side of the existing residential building. The proposed materials include burnished masonry block, wood siding, and a green roof.

**ZONING RELIEF**     Yes     No

Provide a very brief summary of the zoning relief requested:

We are requesting a zero-lot-line side setback and a 22' front setback.


### 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: 2/21/18

Beth Johnson  
City Urban Conservator, Historic Conservation Office  
Department of City Planning and Buildings  
Two Centennial Plaza, Ste. 720, 805 Central Ave., Cincinnati, OH 45202  
beth.johnson@cincinnati-oh.gov

March 26, 2018

Subject: Certificate of Appropriateness for 519 Liberty Hill St. Addition

Dear Beth,

By way of reference, Sol design + consulting is the Architect for a proposed addition to 519 Liberty Hill, Cincinnati, OH 45202. The existing use of the property is Residential Single Family. The existing home comprises an existing 3-story front on Liberty Hill. The finished area of the existing building is approximately 3,000 sf.

Intent of the addition is to meet the functional needs of the homeowners. The proposed addition expands the area of the home by 200 s.f. of conditioned habitable space, and 829 s.f. of unconditioned space, including a garage and three-seasons porch.

Following is a summary of how the proposed addition complies with the Conservation Guidelines for the Prospect Hill Historic District.

#### **Historic Integrity**

The composition and materials have been designed and selected to be compatible with the existing historic buildings without imitating them.

#### **Scale**

The scale of the addition is similar to existing garages and stone retaining walls in the neighborhood. The height of the building steps with the hillside, and serves as a transition from the existing historic building to the neighboring lot.

#### **Form**

The addition is designed to minimize its visual impact, by setting back the garage from the street, and further setting back the taller roof terrace. It is designed to be subservient to the existing house, without mimicking or impeding the historic character of the existing house.

#### **Setback**

The front setback of the garage is 22'-2". This is further than the primary residence, in order to avoid conflict with the front porch of the existing historic home, minimize the visual impact of the addition, and create a smooth visual transition between the existing house and the large side yard setback of the adjacent property to the west. The addition does not extend into the rear yard beyond the existing home. The rear setback is 39'-1".

#### **Height**

The total height of the addition is 18'-9", which does not exceed the existing home. This height serves as a transition in scale between existing home (to the east) and the existing church (to the west).

### **Materials**

Stone-faced masonry units and wood siding are fitting with the surrounding materials, and are complementary to the existing brick and stone construction, intended to highlight the existing historic house without being imitative. The proposed green roof enhances the view of the addition from uphill properties. The garage door is a simple charcoal gray with sidelights that complement the asymmetrical composition of the historic home.

### **Detailing**

The proposed detailing of the addition is simple, to avoid competing with the rich historic detailing of the existing historic home. Visible railings on the second floor terrace are avoided. The new door on the second floor utilizes an existing window opening; the existing lintel will remain. The new garage door is set into the wall by 12", providing a rich shadow line (similar to recessed openings of neighboring historic buildings).

We respectfully request that you review the above-mentioned summary and enclosed design drawings and grant us the Certificate of Appropriateness for us to proceed.

Please feel free to contact me should you have any further questions.

Sincerely,



**Sanyog B. Rathod, AIA, LEED AP + Homes**  
President, Sol Developments LLC  
501 E 13<sup>th</sup> St, Cincinnati, OH-45202  
Mobile: 513-939-8400, Fax: 513-455-8227  
Email: [sanyogr@solconsults.com](mailto:sanyogr@solconsults.com)



## ADJUDICATION/DENIAL LETTER

Date: 02/22/2018

Location: 519 Liberty Hill

Request: addition

Zoning District: RM 1.2/Prospect Hill Historic Conservation Overlay Zone; Hillside Overlay Zone

Applicant Name: Mr Sterner

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 under the Historic Conservation Board Review and Required for all New Construction, Major Alterations and Additions section **that are checked** 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 \$606.09 fee is required with the submission as well.** The next deadline is February 23, 2018 for April 9, 2018 Historic Conservation Board Meeting.

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

1. 1433-17 (B) Side setback is determined by averaging the side setbacks of the two adjacent properties. The combined side setbacks for the property to the east is 4 feet the combined side setbacks for the property to the west is 185. The average setback required would be 95 feet. The proposed side setback is 5 feet a 90 foot variance is required.

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

# CINCINNATI'S HISTORIC CONSERVATION OFFICE

## Documents Required for Review 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. \$ 606.09

### 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 Only elevations showing height and style of side/rear fence are required.
  - 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

- 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
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**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  
 513-352-1559  
[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 519 Liberty Hill COMMUNITY Prospect Hill  
 PARCEL ID(S) 007500020112  
 BASE ZONING CLASSIFICATION RM-1.2 ZONING OVERLAY (if applicable) Hillside  
 Non-Residential Project     Residential Project (RCO) One -, Two -, and Three- Family Dwelling

**Section 2. APPLICANT**  
 NAME Sanyog Rathod CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS 501 E 13th St. CITY Cincinnati STATE OH ZIP 45202  
 EMAIL sanyogr@solconsults.com RELATIONSHIP TO OWNER (if not owner) Architect  
 TELEPHONE 513-455-8228

**Section 3. OWNER**  
 NAME Thomas Hadley and Pamela Luttmers CONTACT PERSON (if legal entity) \_\_\_\_\_  
 ADDRESS 519 Liberty Hill CITY Cincinnati STATE OH ZIP 45202  
 EMAIL tom.hadley@ymail.com RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 513-702-4069

**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 is an addition of a garage, three seasons porch, and deck to the west side of the existing residential building. The proposed materials include burnished masonry block, wood siding, and a green roof.~~

**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 Sanyog Rathod Signature [Signature] Date 2/21/18

Beth Johnson  
City Urban Conservator, Historic Conservation Office  
Department of City Planning and Buildings  
Two Centennial Plaza, Ste. 720, 805 Central Ave., Cincinnati, OH 45202  
beth.johnson@cincinnati-oh.gov

February 23, 2018

Subject: Zoning relief for site setbacks

Dear Beth,

By way of reference, Sol design + consulting is the Architect for a proposed addition to 519 Liberty Hill, Cincinnati, OH 45202, which is in a Hillside District as well as Prospect Hill Historic District.

The side setbacks mandated by the Hillside District guidelines are based upon averaging the setbacks of the two adjacent properties. This results in a required side setback of 95'-0", due to unusually large 185' side setbacks of the church on the neighboring property. The total width of the property in question is 46'-10", so the prescribed setback would effectively prohibit all construction. The proposed side setback is 3'-8" total, comprised of an existing 3'-8" setback to the east and a 0'-0" setback to the west. This requires a 96'-4" variance. The proposed setback is needed to maintain the minimum width for a 2-car garage, and is comparable to typical structures on the block, including the adjacent building to the east.

Aside from the side setback, the proposed structure meets all other requirements for the Hillside District and is within the allowable heights and sizes for the district. Attached you will find all necessary documentation, including the site survey, site plan, architectural drawings, and preliminary geotechnical engineering report.

Sincerely,



**Sanyog B. Rathod, AIA, LEED AP + Homes**  
President, Sol Developments LLC  
501 E 13<sup>th</sup> St, Cincinnati, OH-45202  
Mobile: 513-939-8400, Fax: 513-455-8227  
Email: [sanyogr@solconsults.com](mailto:sanyogr@solconsults.com)

**Hamant Engineering, LLC**

513-383-7040

hamantengineering@gmail.com

December 10, 2017

**Client:**

Tom Hadley and Pam Luttmers  
519 Liberty Hill Street  
Cincinnati, OH 45202  
c/o Sol Design and Consulting  
Mr. Carl Sterner, AIA LEED AP

**Project:**

Geotechnical Consulting Services  
Proposed Additions  
519 Liberty Hill Street  
Cincinnati, Ohio

Attention: Mr. Hadley and Ms. Luttmers:

This report is intended to summarize our Geotechnical services and provides foundation recommendations for a proposed addition to the residence at 519 Liberty Hill Street in Cincinnati, Ohio. The scope of these services included an Engineering reconnaissance of the site, the review of samples obtained from a series of test borings performed by CinDrill, Inc., preparation of test boring logs and the development of Engineering opinions regarding bearing capacity of the on site soils, including appropriate foundation design recommendations.

PROJECT AND SITE CHARACTERISTICS

The existing residence (circa 1870) is a 3-story wood and brick structure supported on mortared stone basement/foundation walls. The proposed addition is being designed by Sol Design+Consulting. For preparation of this report. we were provided schematic design drawings dated October 20, 2017. These drawings provide an addition to the west side of the structure consisting of a street level slab-on-grade garage (4' +/- below existing finished floor) with a green roof, a second level terrace over part of the garage, a single-story addition with lower-level access stairs and a first-floor level three-season porch along the south side of the addition. The footprint of the garage and single-story addition is 21' x 30' +/- and will be supported on cast-in-place concrete foundation walls. These walls will step from the minimum depths required for adequate bearing (or frost protection) at the front of the garage (north wall), to lower-level (basement) depth for the rear 9 feet of the addition. The three-season porch will be supported on 3 posts located roughly 10 feet south of the rear wall of the addition. Design loads generated by the structure were not calculated as part of these services, but are presumed to be on the order of 3 to 5 kips per lineal foot of wall, with isolated column loads of 25 kips or less.

Relatively minor site work is anticipated, as a retaining wall creating the current parking pad closely aligns with the proposed foundation walls. Site grades beyond the addition are presumed to remain essentially unchanged.

The site is along the base of the south facing slope that rises out of the downtown Cincinnati basin. Grades along this slope are generally on the order of 2 to 3 horizontal to 1 vertical (2-3H:1V), however, grades at this specific site are slightly flatter. The slope to the north is known to be comprised of

relatively shallow bedrock, interbedded shale and limestone, while the downtown basin is comprised of deep alluvial deposits of silt and sand.

### FIELD EXPLORATION

In order to determine the subsurface profile at the site, we recommended a series of test borings. Due to difficult access to the lower portions of the site, 2 test borings were recommended that were able to be drilled from the parking pad. The approximate locations of the borings are shown on the attached Boring Plan, which was created from the Architect's Site Layout. Ground surface elevations at the boring locations were estimated from the spot elevations on the survey provided by Dettmer Surveying.

CinDrill completed the test borings on December 7, 2017 using a drill rig that advanced 3-1/4 inch hollow stem augers. Sampling was performed in advance of augering by driving a 2-inch O.D. split-spoon sampler with a 140 pound hammer dropping 30 inches. This is defined as the Standard Drive Sample Method and results in the Standard Penetration Test, ASTM D1586.

The test boring samples were reviewed by this writer and visually classified based upon color, moisture content, apparent stiffness/density and visual review of material types/particle distribution. Based upon the drilling field logs and the Engineer's visual classification of the samples, the final test boring logs were prepared. These logs are enclosed, along with a Soil Classification Sheet that describes the terms and symbols used in preparation of the test boring logs. The transition between soil types on the logs should be considered to be approximate. Only changes within samples can be accurately determined and are identified by solid lines on the logs.

The borings encountered a very thin gravel pavement (less than 2 inches) underlain by 8.0 to 8.5 feet of fill. The fill is a mixture of silty clay, sand and gravel with some limestone fragments, cinders and brick. Underlying the fill is medium dense clayey fine sand. This material was found to have N-values of 15 blows per foot (bpf). The N-value is defined as the number of blows required by a 140-pound hammer to advance the 2-inch split-spoon sampler a distance of 1 foot. The blow counts are recorded in 6-inch intervals as shown on the logs. It is customary to disregard the initial 6 inch reading and to report the N-value as the sum of the second and third readings. This value corresponds to the density of the non-cohesive materials based upon the table on the Soil Classification Sheet.

The clayey sand transitions to a more silty sand between 12.5 and 13.5 feet from the ground surface and N-values reduce to 9 to 10 bpf. silty fine sands or silts were encountered through the remainder of the drill depth (30 feet), with N-values ranging from 6 to 20 bpf.

Groundwater was encountered in Borings B-1 and B-2 at between 19 and 20 feet from the ground surface. This water remained at 28 to 29 feet at the completion of drilling. Both test boring were immediately backfilled, but it should be assumed that the 19 to 20 foot depth is a somewhat static groundwater depth, although spikes in the groundwater may occur after rain events.

### RECOMMENDATIONS

Based upon the results of the test borings and our understanding of the site and proposed construction, we offer the following conclusions and recommendations. This information should be considered specific to this site and the recommendations are intended solely for use by the Client and Design Team for this specific project. Geotechnical information is limited in the fact that sampling is not continuous and conditions may change between borings, or between samples within the borings. If information is known or if conditions are found that vary from the facts and the assumptions discussed in this report, we request that this information be immediately brought to the attention of the Project Geotechnical Engineer. Recommendations may need to be modified.

From a Geotechnical standpoint, the proposed addition is feasible. The fill is random and is presumed to be uncontrolled. The addition can be supported on shallow foundations (spread footings) extending through the fill and supported on the medium dense, undisturbed (native) clayey sand. The majority of the foundation elements for the addition will be located south of the existing pre-cast panel retaining wall, and therefore, beyond the known areas of deep fill. Although we were unable to obtain specific subsurface information below the wall, the test borings suggest that the fill extends to El. 628 +/- . The lower level finished floor is proposed at El. 630.8, such that the footings for the lower level and terrace addition will be near the base of the fill at minimum depths required for frost protection. The footings for the garage walls will encounter the deeper fills and will need to be extended by trenching through the fill. Alternately, the garage footings could be designed on deep foundations, either drilled piers (caissons) or helical piers.

The interpolation of the base of the fill in relation to the proposed foundation elements is shown on the attached sketch from Sheet A3.5 of the plans.

#### Shallow Foundations

All foundation elements should bear on medium dense undisturbed clayey fine sand and should be proportioned for a maximum allowable bearing pressure of 2,000 pounds per square foot, full dead and full live load. Where fill is encountered at the design bearing level, low-strength concrete sub-footings

can be trenched to the native sand and cast to the design base of footing. Alternately, full-strength concrete can be used throughout to avoid multiple concrete pours.

Bearing surfaces should be free of loose, saturated or otherwise disturbed soils. Non-cohesive bearing surfaces should be recompact in place with a vibratory plate compactor or a hand tamp to reconsolidate disturbed soils. Footing concrete should be cast immediately after bearing surfaces are prepared. If the surfaces become disturbed, saturated or desiccated prior to concrete being cast, reinforcing steel should be removed and the bearing surfaces should be re-cleaned.

All footings should extend a minimum 30 inches below finished exterior grade. Thirty inches is the accepted maximum depth of frost penetration in the Greater Cincinnati Area.

### Deep Foundations

The porch piers at the south end of the project can be installed by using drilled piers (shafts or caissons). Furthermore, it is anticipated that fills will extend 5 or more feet below the designed footing depth along the north garage wall and the northern portions of the west garage wall. Trenching footings to native soils while avoiding excessive fall-in may be difficult. In these areas, we recommend designing the foundation on drilled piers and grade beams.

The piers can likely be drilled with small drilling equipment, such as an attachment on a skid-steer loader. Drilled piers should be proportioned for an allowable bearing capacity of 4,000 pounds per square foot (psf), full dead and full live load at an embedment of 1 foot into the medium dense clayey sand. We recommend a minimum pier diameter of 24 inches.

Piers should be drilled relatively straight and plumb and the bottoms of the piers should be relatively free of loose, saturated or otherwise disturbed soil. If the piers are unable to be advanced due to excessive fall-in of the fill, the Contractor could provide temporary casings. Alternately helical piers could be used. Helical piers are typically designed as a proprietary system, where the installer provides allowable capacity of each pier based upon review of the boring logs and field confirmation of drilling torque as the piers are installed. Further discussion of appropriate pier design can occur between the Design and Construction Team as the plans are further developed.

The posts or columns used to support the porch can be supported directly on the piers. Grade beams will be required to span between the piers for the support of continuous walls along the garage walls. These grade beams should extend a minimum 30 inches below finished exterior grades.

Slabs

The garage floor slab subgrade will expose fill left from demolition of the former residence on the lot and from the backfill of the existing retaining wall. Casting slabs-on-grade upon this fill is feasible, but the Owner will be accepting some degree of risk that the soils could settle beneath the slab. While these fills are believed to be quite old and much of the consolidation of the fill materials has likely already occurred, there could be organic materials (wood, topsoil, etc.) buried, or voids in the fill which the new construction could disturb and reactivate settlement potential. As footings are excavated, the quality of the fill will be better explored and the Owner can make decisions regarding acceptable risk with respect to floor slab support. The risk could be reduced by either partial undercutting or structural improvements to the floor slab.

General

We recommend that the spread footing and the drilled pier excavations and bearing surfaces be reviewed by the Project Geotechnical Engineer or a representative thereof.

Finished grades should be established to promote the flow of surface water away from the structure. Soil should slope away from the walls at a minimum grade of 10% for 10 feet. Paved areas should slope away from the structure at minimum 2% grades. Excess material not used for backfill should be hauled off-site to allow finished grades to closely match existing grades.

We appreciate the opportunity to provide the Geotechnical services for this project. If you have any questions, please do not hesitate to contact us.

Sincerely,



Christopher C. Hamant, P.E.  
Geotechnical Engineer

**Hamant Engineering, LLC**



- Attachments: Boring Plan (from Architect's Site Layout Plan)  
Cross Section (from Architect's Section, Sheet A3.5)  
Test Boring Logs, Boring B-1 - B-2  
Soil Classification Sheet



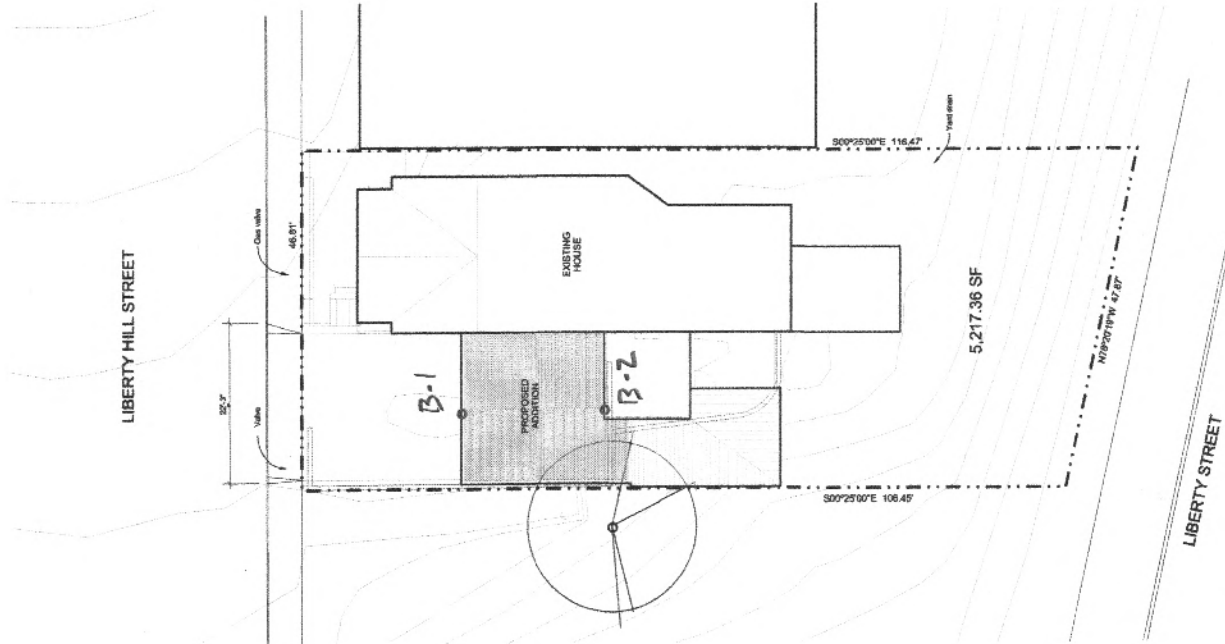
101 Elm Hill Street  
 Cincinnati, OH 45202  
 P 513 462 8228  
 F 513 462 8229  
 www.sol-design.com

**Hadley Residence**  
 Tom Hadley & Lisa Lammers  
 919 Liberty Hill Street  
 Cincinnati, OH 45202  
 Project No. 17100

**Document Date:**  
 October 20, 2017

No.	Date	Description
1	10/20/17	Schematic Design

Page 2



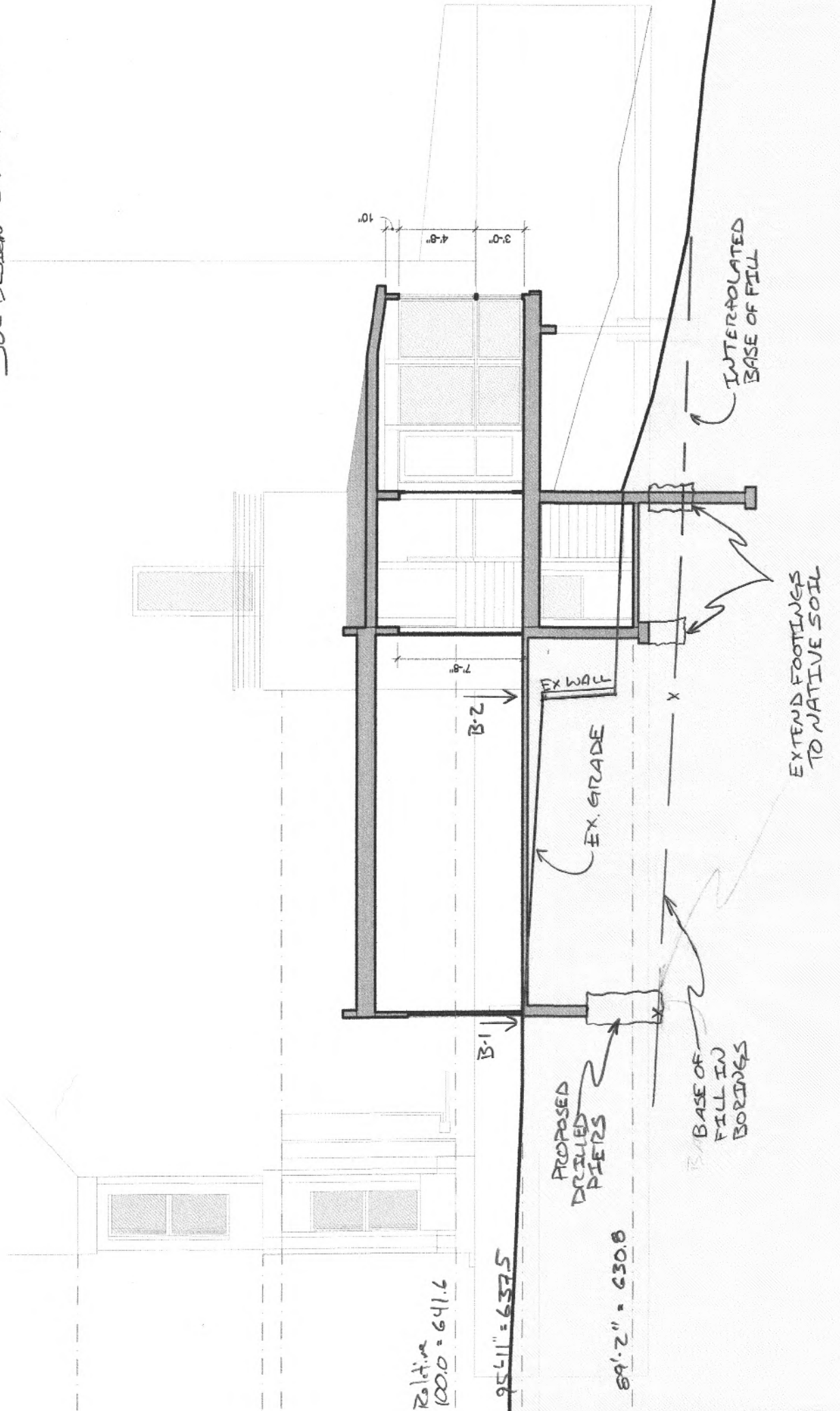
1 Page 2  
 A1.1 10/20/17

**A1.1**

*Not To Scale*

FROM: SHEET A3.5

SOIL DESIGN + CONSULTING



Relative  
100.0 = 641.6

95.11" = 637.5

89.2" = 630.8

1/8" = 1'-0"

CLIENT: TOM HADLEY AND PAM LUTTMERS  
 PROJECT NO.: 10736  
 PROJECT: CONSULTING SERVICES - PROPOSED ADDITION  
 PROJECT LOCATION: 519 LIBERTY HILL STREET  
 LOCATION: CINCINNATI, OHIO  
 DATE DRILLED: 12-7-2017 DRILLING CONTRACTOR: CINDRILL, INC.  
 LOGGED BY: DC REVIEWED BY: CCH

LOCATION / COORDINATES: SEE BORING PLAN  
 SURFACE ELEVATION: 637.6 +/-  
 DRILLING METHOD: 3.25 HSA HOLE SIZE: 8"  
 GROUNDWATER LEVELS:  
 ▽ DURING DRILLING: 19.5'  
 ▽ AT COMPLETION: 28.5'  
 ▽ 48HRS AFTER DRILLING: \_\_\_\_\_

ELEV.	MATERIAL DESCRIPTION	DEPTH (ft.)	SCALE (ft.)	SAMPLE			
				TYPE	Blows/6"	No.	Rec. (ft.)
637.6		0.0					
637.5	GRAVEL PAVEMENT	0.1					
629.1	Mixed brown, dark brown and black moist medium dense FILL, sand and gravel, little medium stiff to stiff silty clay, trace cobbles, brick, cinders and limestone fragments.	8.5	5	ss	9/6/5	1	0.9
				ss	13/10/8	2	0.3
				ss	6/5/7	3	0.8
				ss	6/7/8	4	1.1
625.1	Brown moist medium dense clayey fine SAND, little silt.	12.5	10				
621.6	Light brown moist loose silty fine SAND.	16.0	15	ss	4/4/5	5	1.3
				ss	5/7/8	6	1.4
615.6	Light brown moist medium dense silty fine SAND.	22.0	20				
607.6	Brown wet loose SILT.	30.0	25	ss	6/3/4	7	1.5
				ss	5/3/3	8	1.5
	Bottom of test boring at 30.0 feet.		30				
			35				

CLIENT: TOM HADLEY AND PAM LUTTMERS  
 PROJECT NO.: 10736  
 PROJECT: CONSULTING SERVICES - PROPOSED ADDITION  
 PROJECT LOCATION: 519 LIBERTY HILL STREET  
 LOCATION: CINCINNATI, OHIO  
 DATE DRILLED: 12-7-2017 DRILLING CONTRACTOR: CINDRILL, INC.  
 LOGGED BY: DC REVIEWED BY: CCH

LOCATION / COORDINATES: SEE BORING PLAN  
 SURFACE ELEVATION: 636.3 +/-  
 DRILLING METHOD: 3.25 HSA HOLE SIZE: 8"  
 GROUNDWATER LEVELS:  
 ▽ DURING DRILLING: 19.8'  
 ▽ AT COMPLETION: 28.0'  
 ▽ 48 HRS AFTER DRILLING: \_\_\_\_\_

ELEV.	MATERIAL DESCRIPTION	DEPTH (ft.)	SCALE (ft.)	SAMPLE			
				TYPE	Blows/6"	No.	Rec. (ft.)
636.3		0.0					
636.2	GRAVEL PAVEMENT	0.1					
630.5	Mixed brown and gray moist loose FILL, sand and fine gravel, trace silty clay, brick, cinders and limestone fragments.	5.8	5	ss	9/7/3	1	0.8
628.3	Mixed brown and gray moist medium stiff FILL, silty clay, little fine to coarse sand and fine gravel, trace brick.	8.0		ss	8/14/6	2	0.4
622.8	Brown moist medium dense clayey fine to coarse SAND, trace silt.	13.5	10	ss	4/18/12	3	0.7
617.3	Light brown moist loose silty fine SAND.	19.0	15	ss	6/6/9	4	0.8
614.3	Brown, trace gray moist medium dense SILT.	22.0	20	ss	4/5/5	5	1.3
608.8	Brown wet loose SILT.	27.5	25	ss	8/10/10	6	1.5
606.3	Brown very moist medium dense SILT.	30.0	30	ss	4/4/4	7	1.5
	Bottom of test boring at 30.0 feet.		35		5/5/6	8	1.5

## SOIL CLASSIFICATION SHEET

The soils in this report have been classified in accordance with the Unified Soil Classification System (USCS). The following terms are used to supplement the descriptions:

### Minor Component

<i>Descriptor</i>	<i>Approx. Percent (by weight)</i>
trace	1-10
little	11-20
some	21-35
and	36-50

### Density (non-cohesive soils only - silt, sand, gravel)

very loose	5 blows/foot (bpf*) or less
loose	6-10 bpf
medium dense	11-30 bpf
dense	31-50 bpf
very dense	51+ bpf

\* blows per foot - defined as the number of blows required to advance a 2" O.D. split-spoon sampler a distance of 1 foot.

### Particle size Distribution

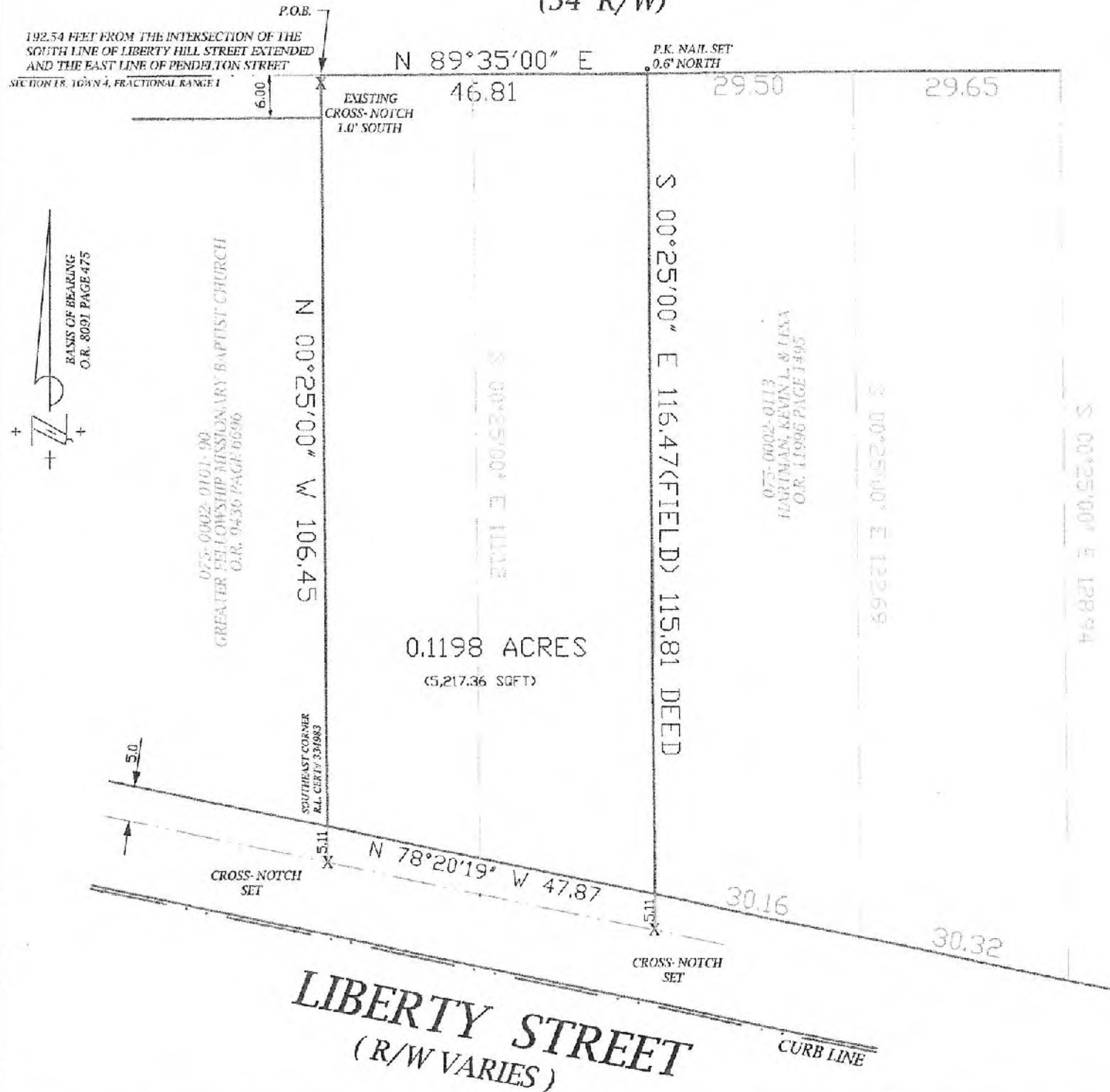
<i>Term</i>	<i>Diameter</i>
Boulders	- 8" or larger
Cobbles	- 3" to 8"
Gravel	
coarse	- 3/4" to 3"
fine	- 3/16" to 3/4"
Sand	
coarse	- 2mm to 5mm (pencil lead)
medium	- 0.45mm to 2mm (paper clip)
fine	- 0.075mm to 0.45mm (human hair)
Silt	- 0.005mm to 0.075mm

### Consistency (cohesive soils - clay and clay combinations)

<i>Description</i>	<i>Field Identification</i>	<i>Approximate Unconfined Compressive Strength (tons/sq. ft)</i>
very soft	easily penetrated by fist	< 0.25
soft	easily penetrated several inches by thumb	0.25 - 0.5
medium stiff	can be penetrated several inches by thumb with moderate effort	0.5 - 1.0
stiff	readily indented by thumb, but penetrated only with great effort	1.0 - 2.0
very stiff	readily indented by thumbnail	2.0 - 4.0
hard	indented by thumbnail only with great effort	> 4.0

CONSOLIDATION PLAT  
FOR  
PARCELS 075-0002-0112 & 0229  
#519 LIBERTY HILL STREET  
SITUATED IN  
CITY OF CINCINNATI, HAMILTON COUNTY  
OHIO

**LIBERTY HILL STREET**  
(54' R/W)



CONSOLIDATION OF PARCELS:  
I/WE THOMAS D. HADLEY & PAMELA J. LUTTMERS, OWNER(S) OF THE TRACT OF LAND SHOWN ON THIS PLAT OF SURVEY, DEPOSE THAT THIS TRACT IS ENTERED AS TWO OR MORE ITEMS OR PARCELS ON THE HAMILTON COUNTY AUDITOR'S TAX LIST AND THE HAMILTON COUNTY AUDITOR'S TAX MAPS. I/WE HEREBY REQUEST THE HAMILTON COUNTY AUDITOR TO COMBINE SAID ITEMS OR PARCELS INTO ONE ENTRY ON THE HAMILTON COUNTY AUDITOR'S TAX LIST, AND ALSO TO REMOVE AND DELETE FROM THE HAMILTON COUNTY AUDITOR'S TAX MAPS THE LINES WHICH DIVIDE SAID PARCELS ON SAID TAX MAPS AND SHOW THE COURSES AND DISTANCES OF THIS SURVEY AS THE BOUNDARY OF THE COMBINED TRACTS OF LAND. IF THIS REQUEST IS GRANTED, I/WE AGREE TO DESCRIBE ANY PART OR ALL OF THE TRACT OF LAND SHOWN HEREON FOR FUTURE CONVEYANCING PURPOSES BY METES AND BOUNDS SO THAT SUCH DESCRIPTION SHALL BE AGREEABLE WITH THE SURVEY SHOWN HEREON. I/WE AGREE TO RECORD THIS SURVEY IN THE HAMILTON COUNTY RECORDER'S OFFICE.

I/WE ALSO CERTIFY THAT THERE ARE NO DELINQUENT TAXES AGAINST THE ABOVE DESCRIBED PROPERTY AND IT IS ALL IN ONE TAXING DISTRICT.

SIGNED:

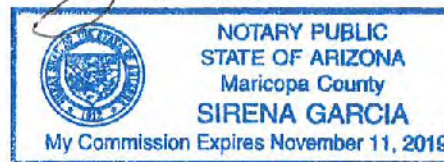
*Thomas D. Hadley*  
*Pamela J. Luttmers*

STATE OF Arizona, SS  
COUNTY OF Maricopa, SS

BE IT KNOWN THAT ON THIS 8th DAY OF Feb., 2018 A.D. BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY APPEARED THOMAS J. HADLEY & PAMELA J. LUTTMERS, WHO THEN AND THERE DID ACKNOWLEDGE THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT; TO BE THEIR VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIX NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID

*Sirena Garcia*  
NOTARY PUBLIC  
NOV. 11, 2019  
MY COMMISSION EXPIRES



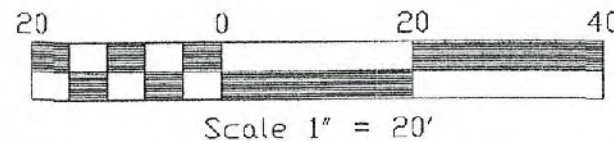
SURVEYOR'S NOTES:

- IRON PINS SET ARE 36" LONG-5/8" DIA. CAPPED
- OCCUPATION GENERALLY FITS AS NOTED
- EXISTING MONUMENTATION FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a true and complete survey made under my supervision and all monuments have been set as shown.

*R. Michael Dettmer*  
R. MICHAEL DETTMER REG. NO. 8078



REVISION	DATE	BY

TOM & PAM HADLEY  
#519 LIBERT HILL STREET  
CINCINNATI, OHIO 45202

**DETTMER**  
SURVEYING  
4069 BRAMBLE COURT HAMILTON, OHIO 45011 (513) 742-9990  
www.dettmersurveying.com

JOB No. 20180007
DATE: 1/10/2018
SCALE: 1" = 20'
DRAWN BY: RMD

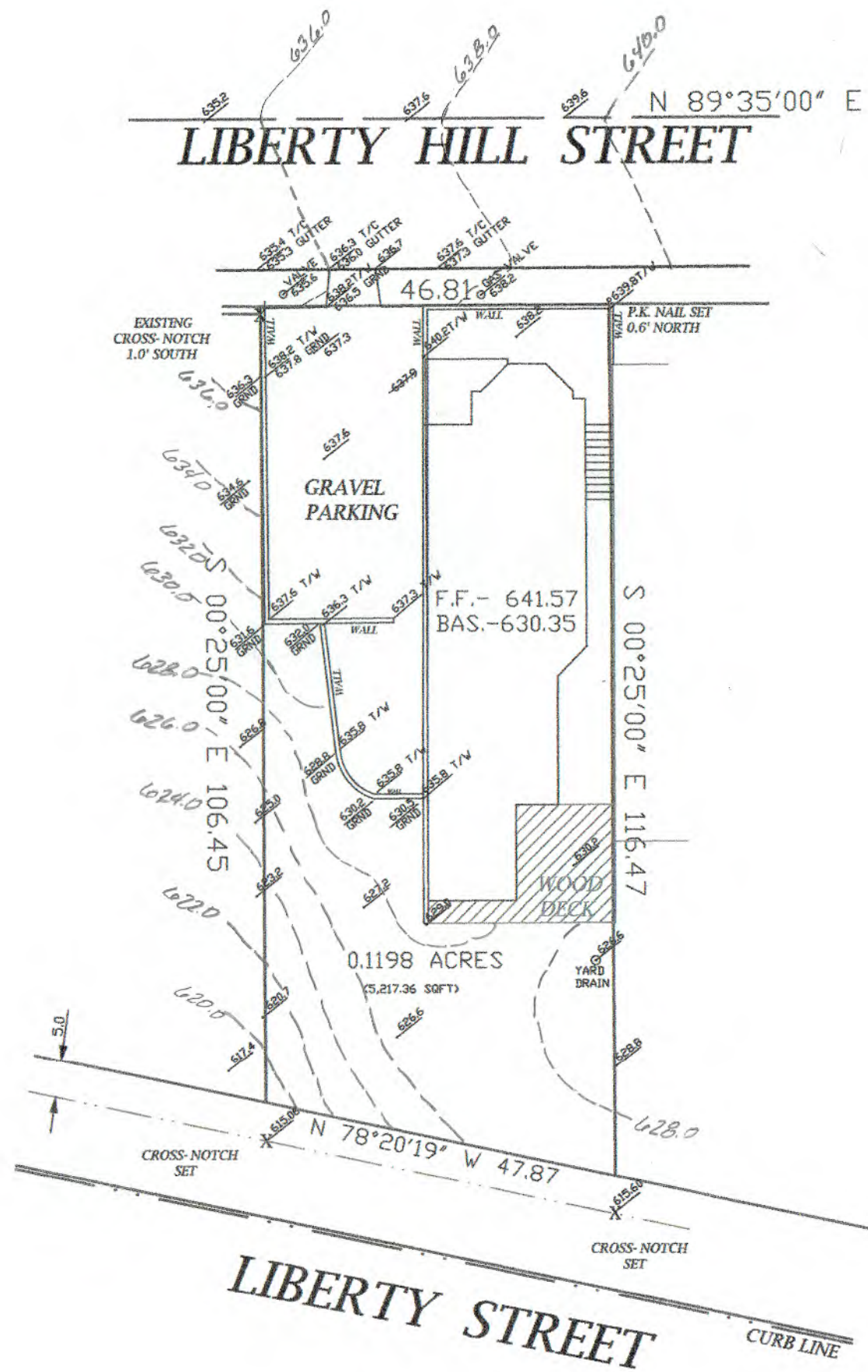
# PLAT of SURVEY

FOR

## #519 LIBERTY HILL STREET

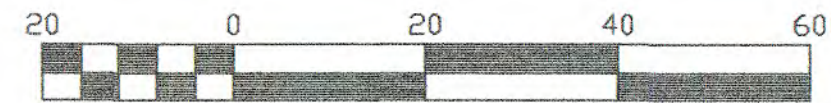
SITUATED IN

### CITY OF CINCINNATI, HAMILTON COUNTY OHIO



#### SURVEYOR'S NOTES:

IRON PINS SET ARE 36" LONG-5/8" DIA. CAPPED  
 OCCUPATION GENERALLY FITS AS NOTED  
 EXISTING MONUMENTATION FOUND ARE IN  
 GOOD CONDITION UNLESS NOTED OTHERWISE



Scale 1" = 20'

#### SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a true and complete survey made under my supervision and all monuments have been set as shown.

*R. Michael Dettmer*  
 R. MICHAEL DETTMER REG. NO. 8078



REVISIONS:	DATE:	BY:

TOM & PAM HADLEY  
 #519 LIBERTY HILL STREET  
 CINCINNATI, OHIO 45202

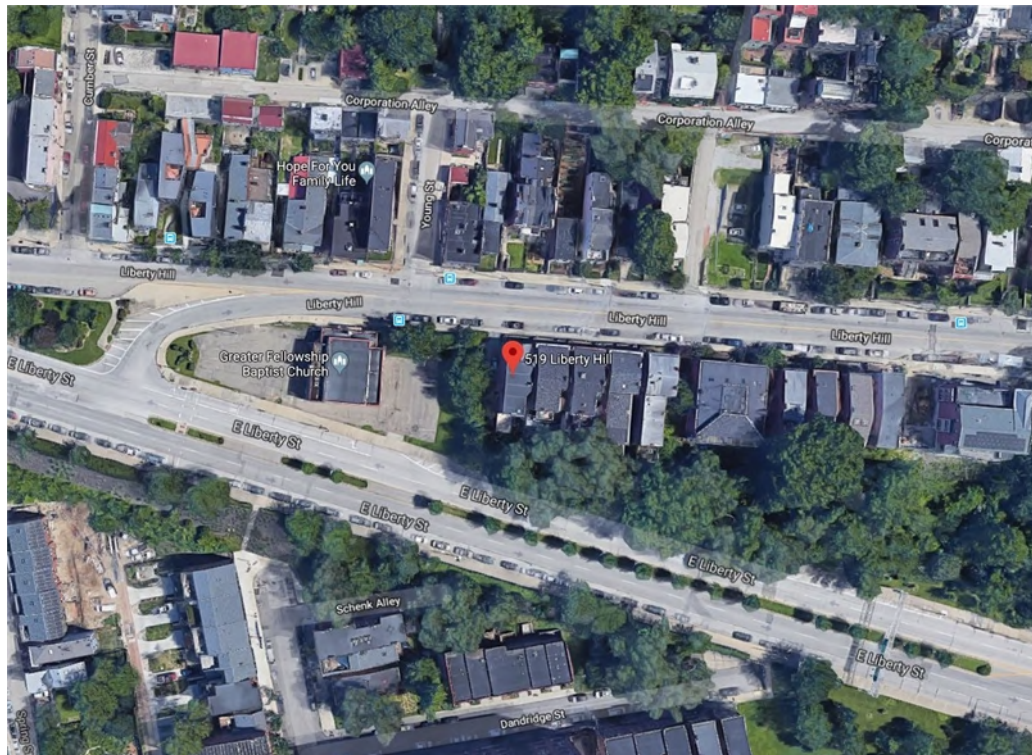
**DETTMER**  
 SURVEYING  
 4069 BRAMBLE COURT HAMILTON, OHIO 45011 (513)-742-9890  
 www.dettmersurveying.com

JOB No. 20170100
DATE 7/3/2017
SCALE: 1" = 20'
DRAWN BY: RMD

## DRAWING INDEX

1. Index & Context Map
2. Existing Photos
3. Existing Site Plan & Floor Plans
4. Existing Elevations
5. Existing Elevations
6. Existing Elevations
7. Existing Street Elevation
8. Proposed Site Plan
9. Proposed Floor Plans
10. Exterior Elevations
11. Exterior Elevations
12. Exterior Elevations with Materials
13. Exterior Elevations with Materials
14. Proposed Street Elevation
15. Proposed Exterior Perspectives
16. Materials Sheet - Proposed Masonry Block
17. Materials Sheet- Proposed Wood Cladding
18. Materials Sheet - Proposed Green Roof & Garage Door

## CONTEXT MAP





NORTH



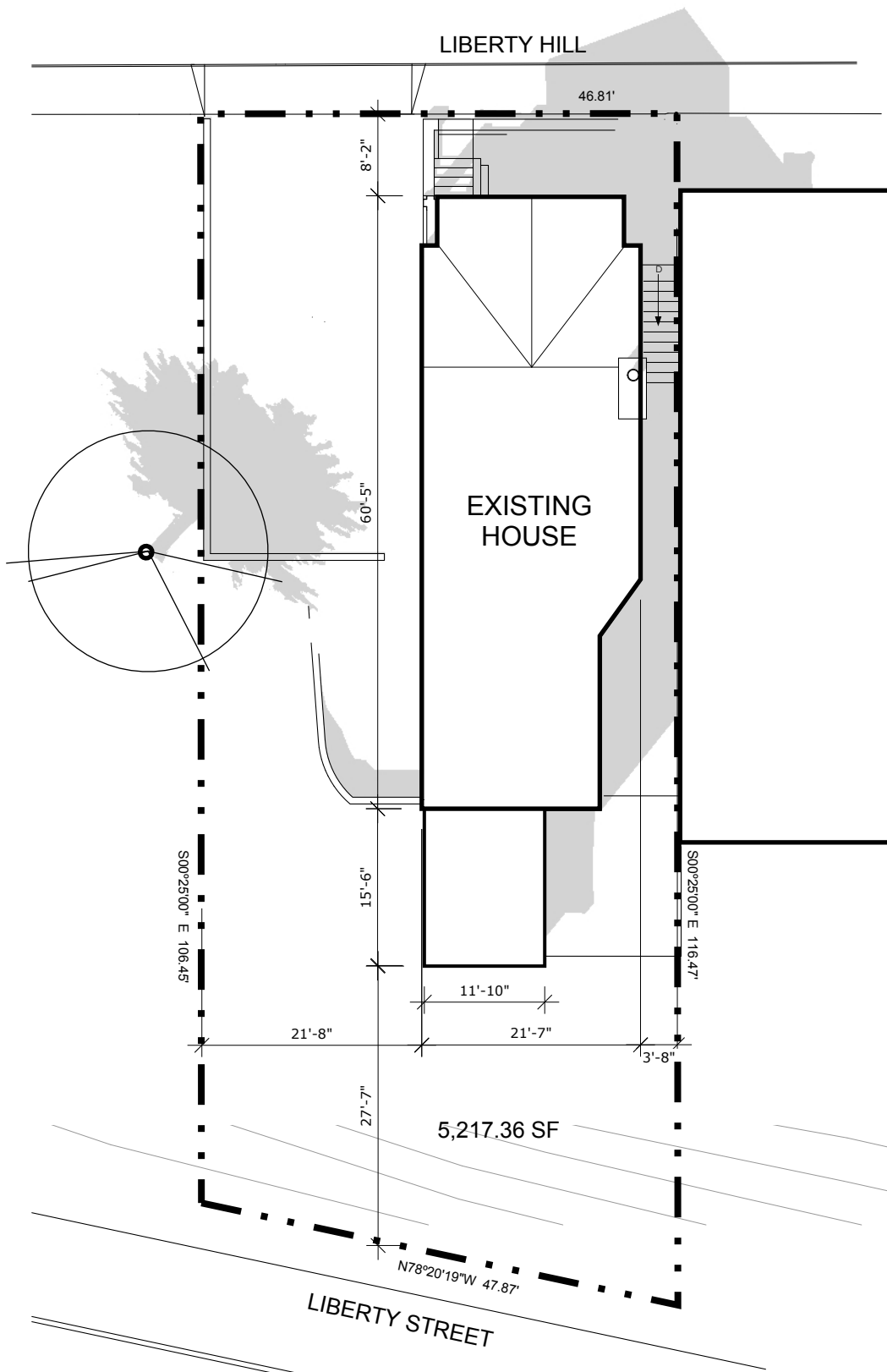
NORTH WEST



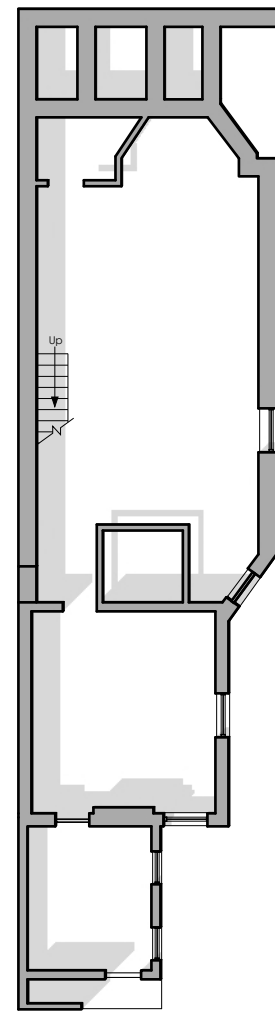
NORTH WEST



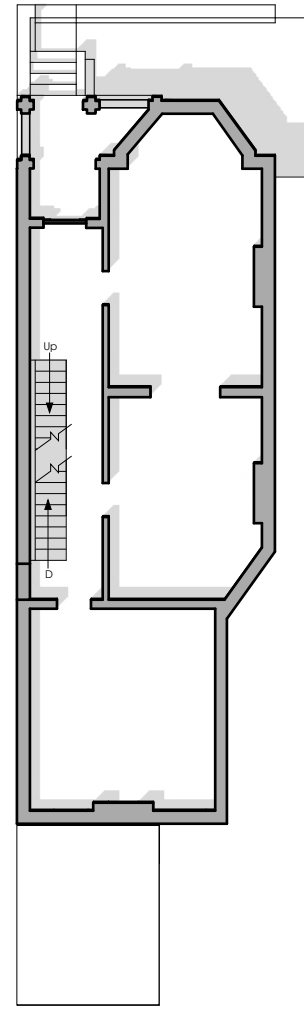
SOUTH WEST



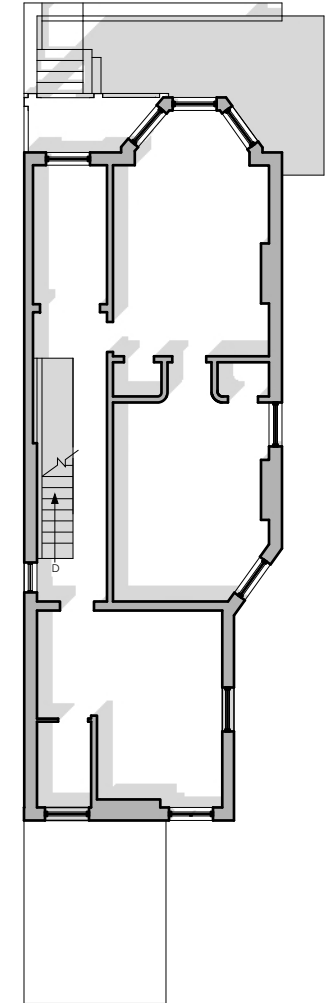
EXISTING  
SITE PLAN



EXISTING  
LOWER LEVEL



EXISTING  
GROUND LEVEL



EXISTING  
SECOND LEVEL

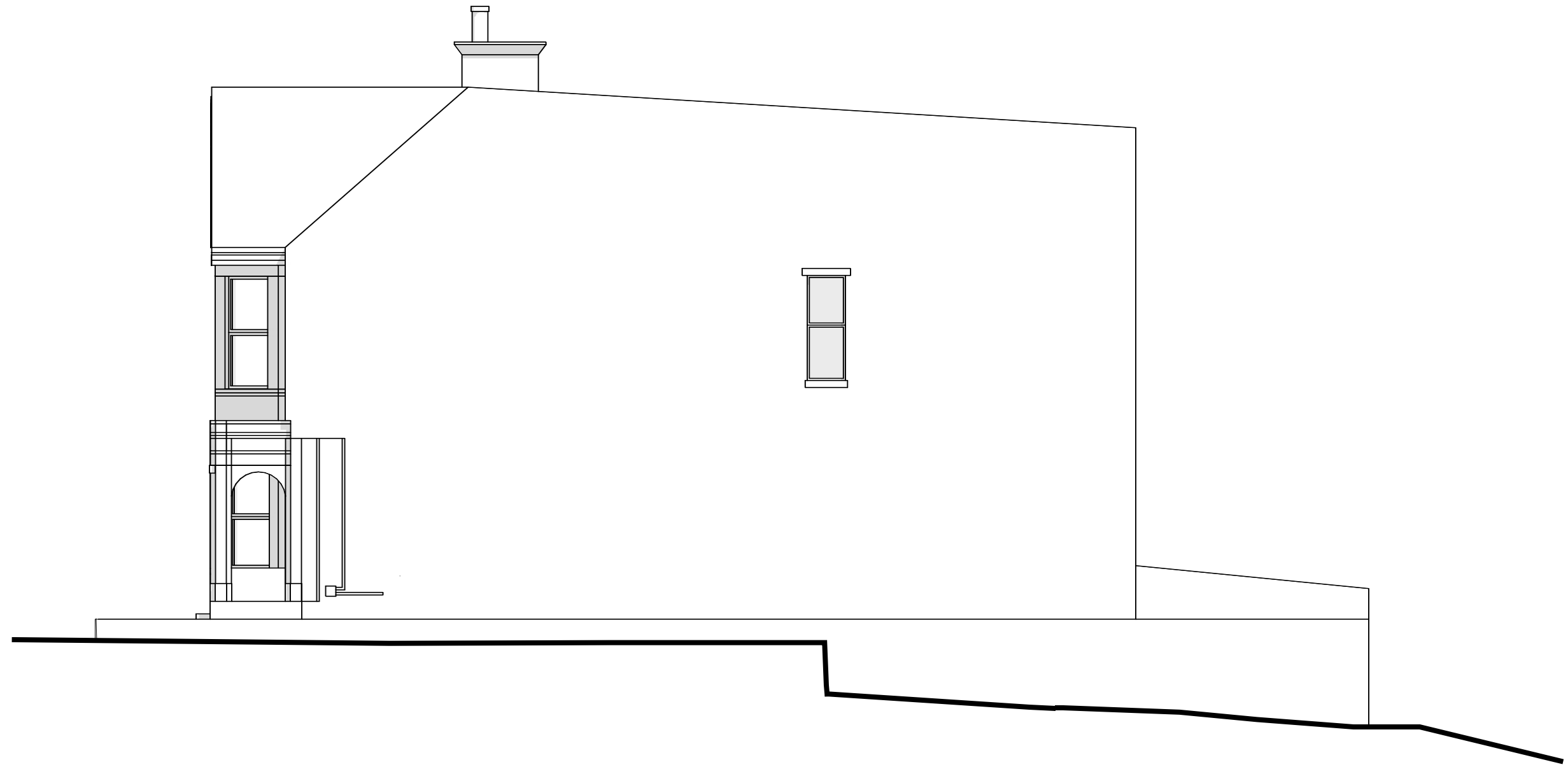




EXISTING  
NORTH ELEVATION (FRONT)



EXISTING  
SOUTH ELEVATION (REAR)



0 2 4 8

EXISTING  
WEST ELEVATION (SIDE)

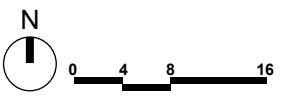
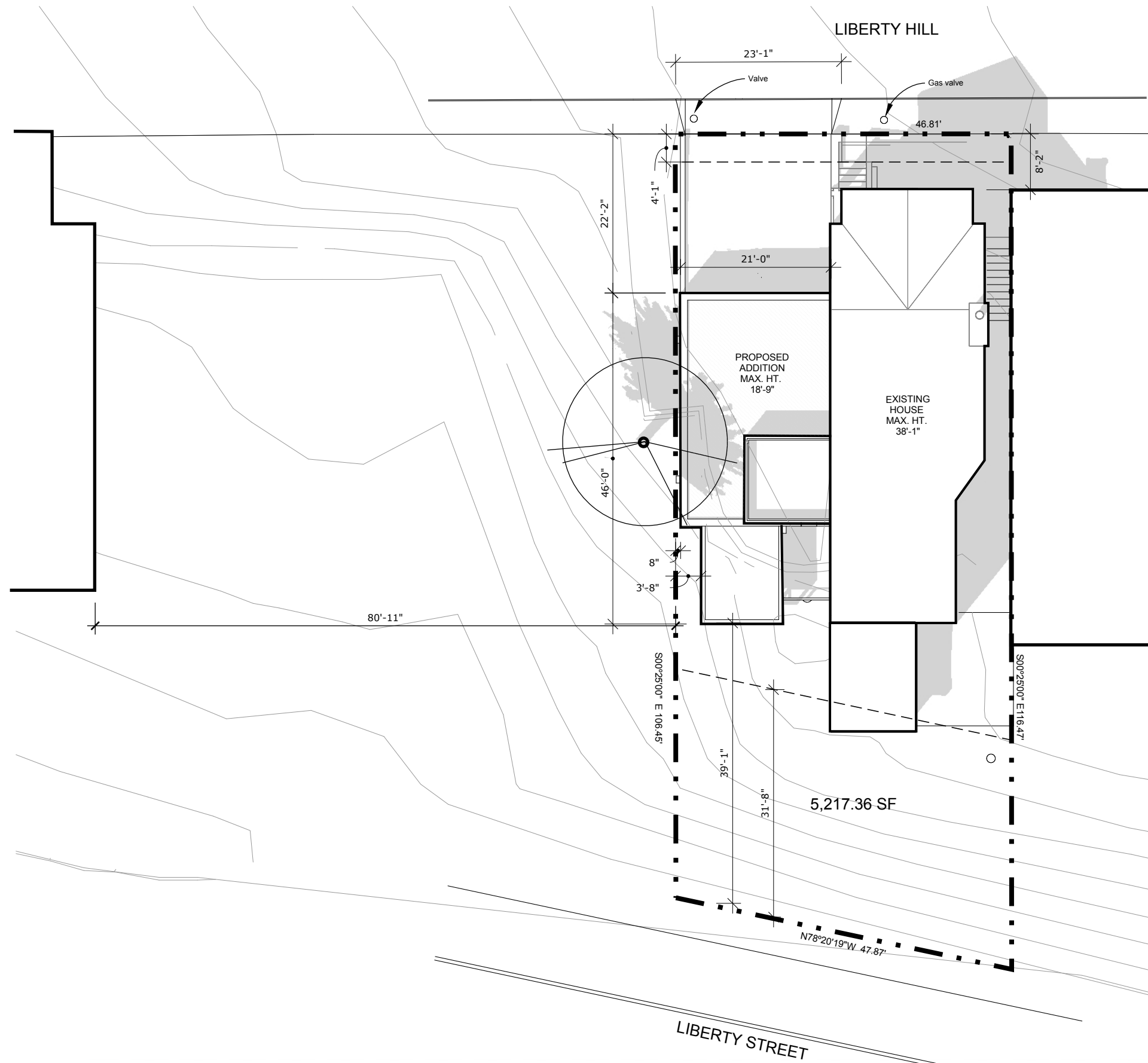


**HADLEY RESIDENCE** | **EXISTING ELEVATIONS**

Project No. 17020 | Scale: 1/8" = 1'-0"

MARCH 26, 2018

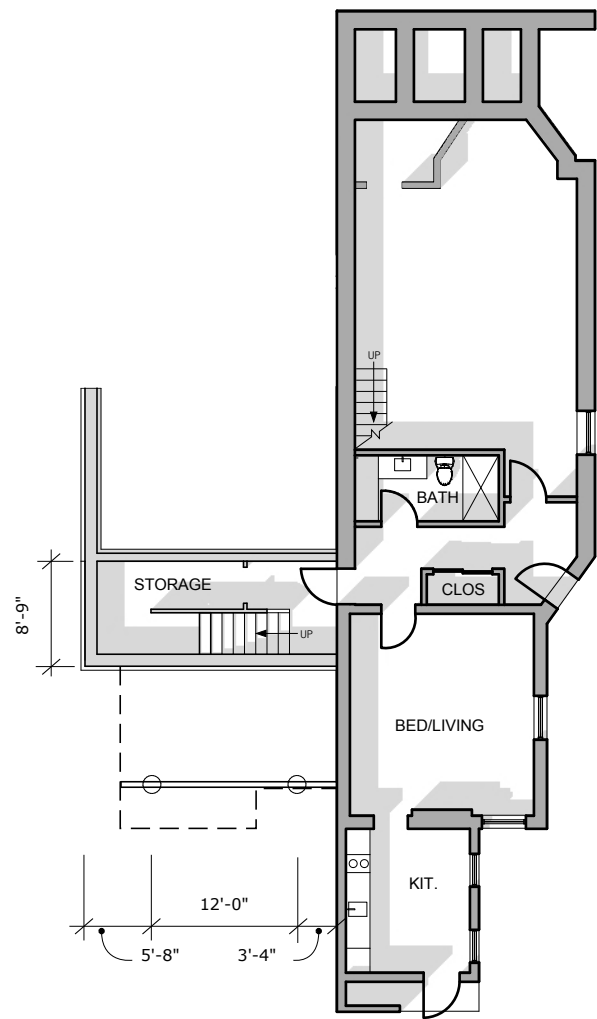




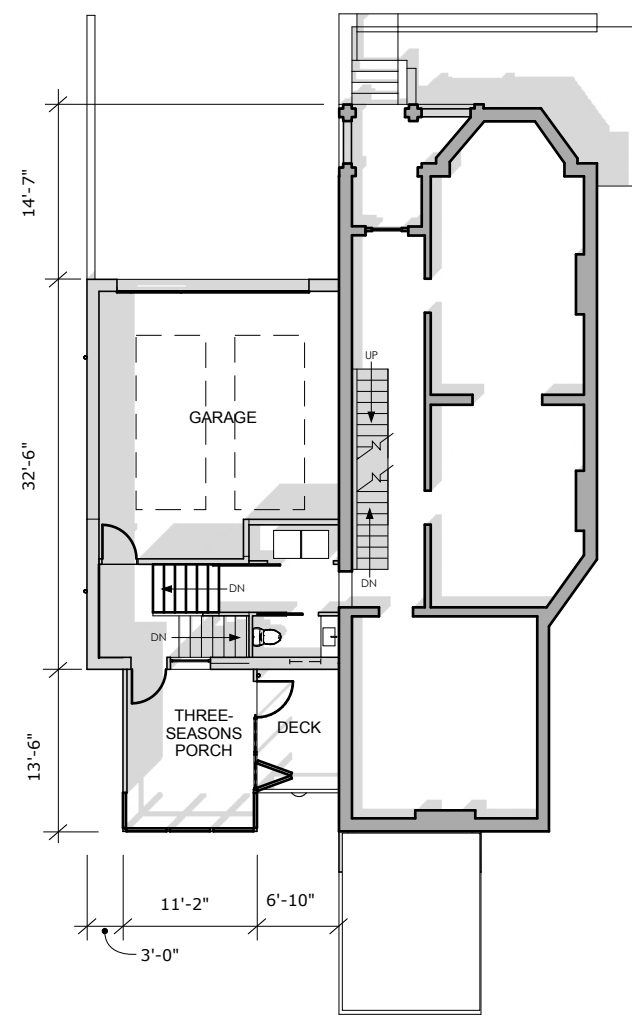
**HADLEY RESIDENCE | PROPOSED SITE PLAN**

Project No. 17020 | Scale: 1/16" = 1'-0"  
 MARCH 26, 2018

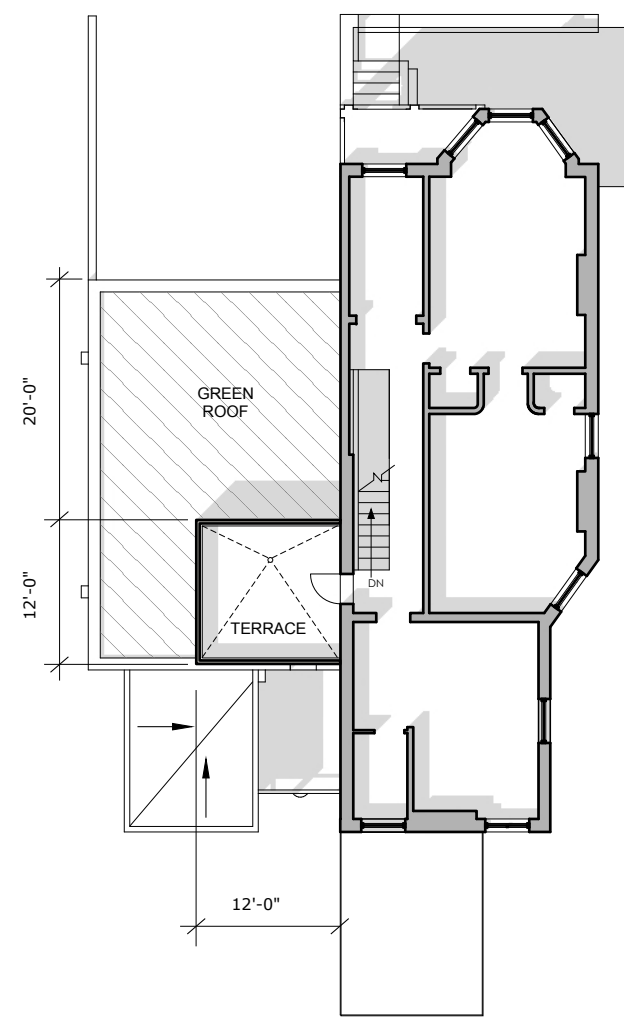




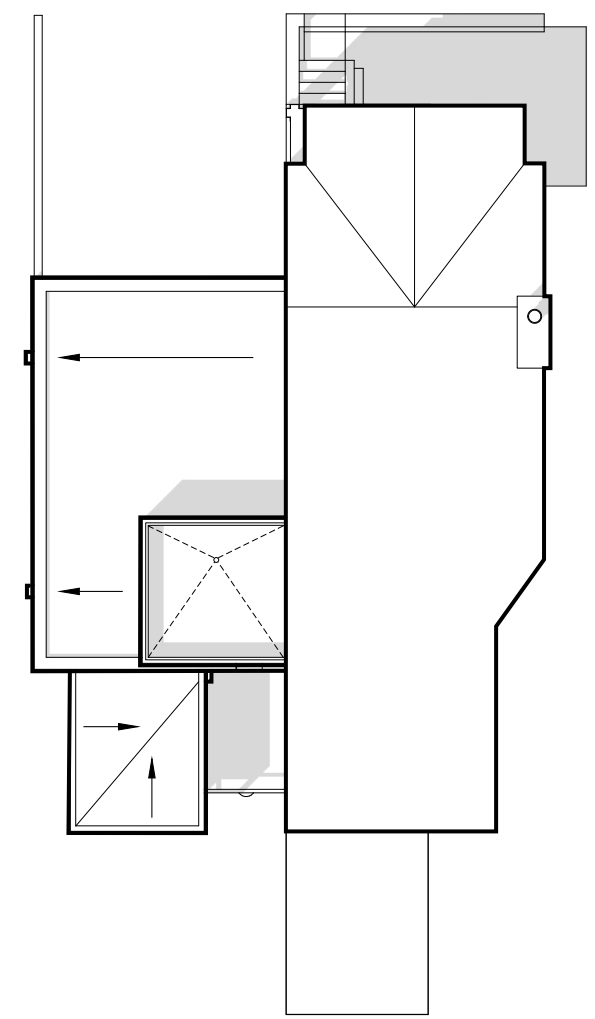
LOWER LEVEL



GROUND LEVEL

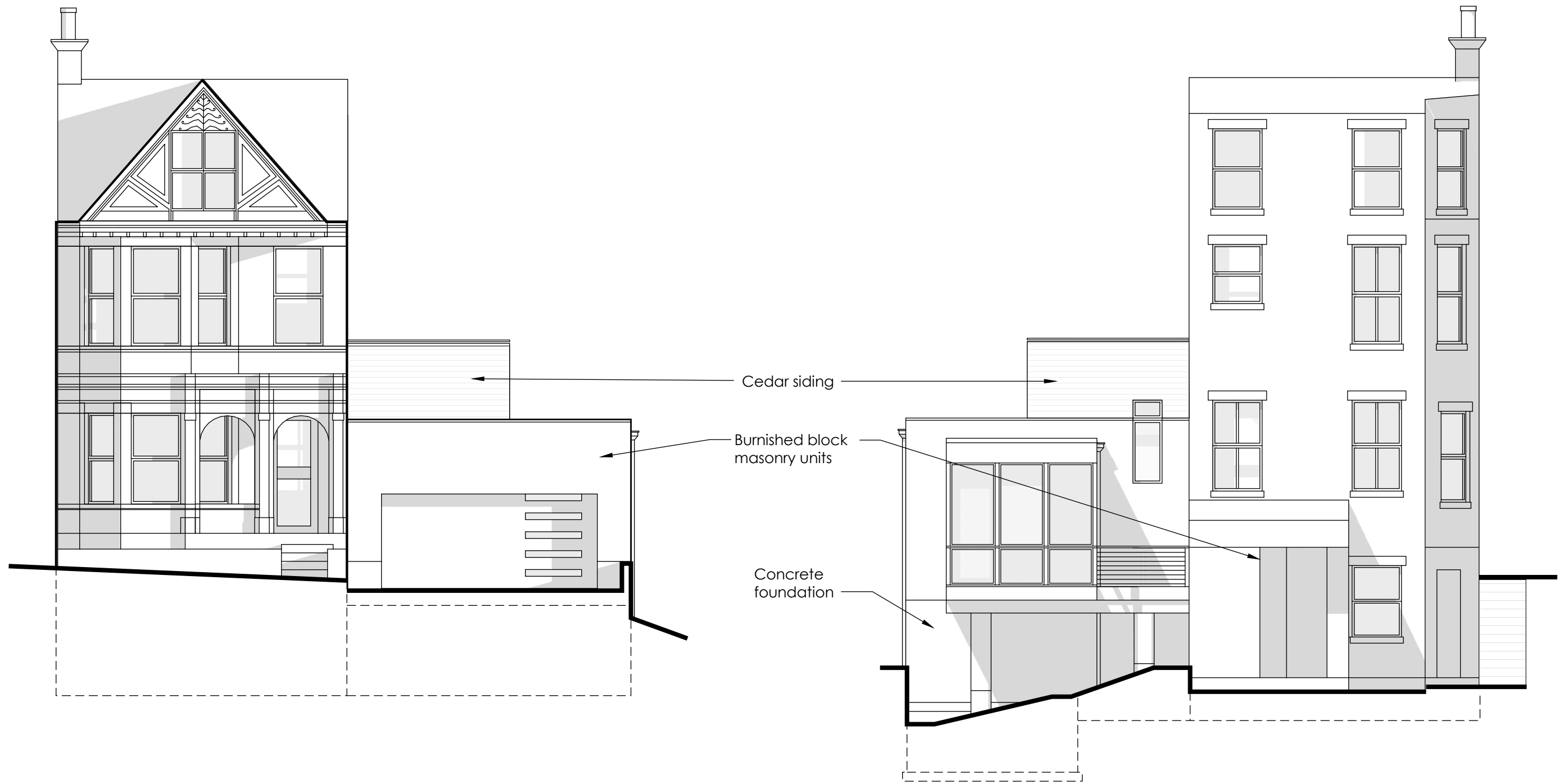


SECOND LEVEL



ROOF PLAN

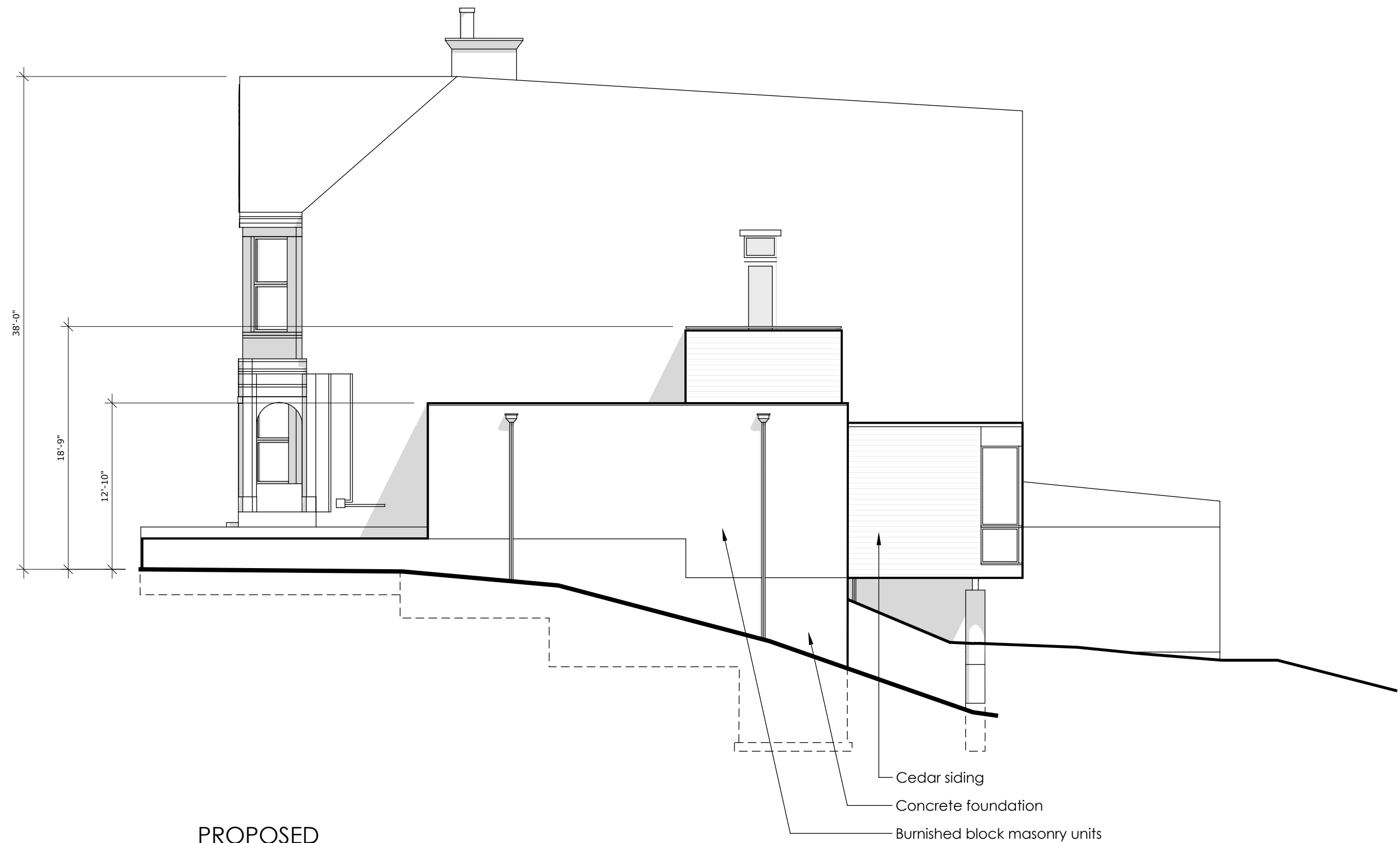




PROPOSED  
NORTH ELEVATION (FRONT)

PROPOSED  
SOUTH ELEVATION (REAR)

0 2 4 8



PROPOSED  
WEST ELEVATION (SIDE)

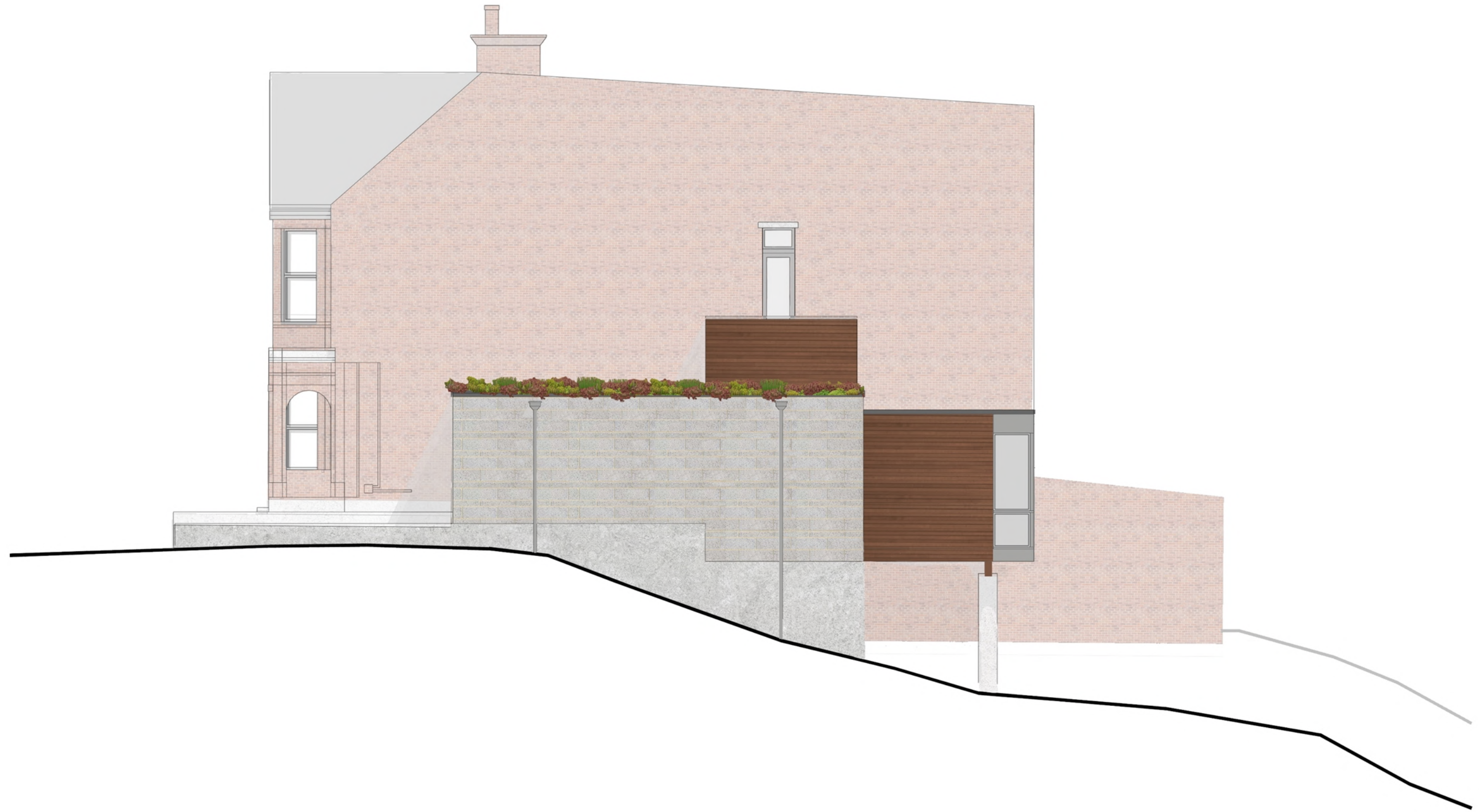
0 2 4 8



0 2 4 8

PROPOSED  
NORTH ELEVATION (FRONT)

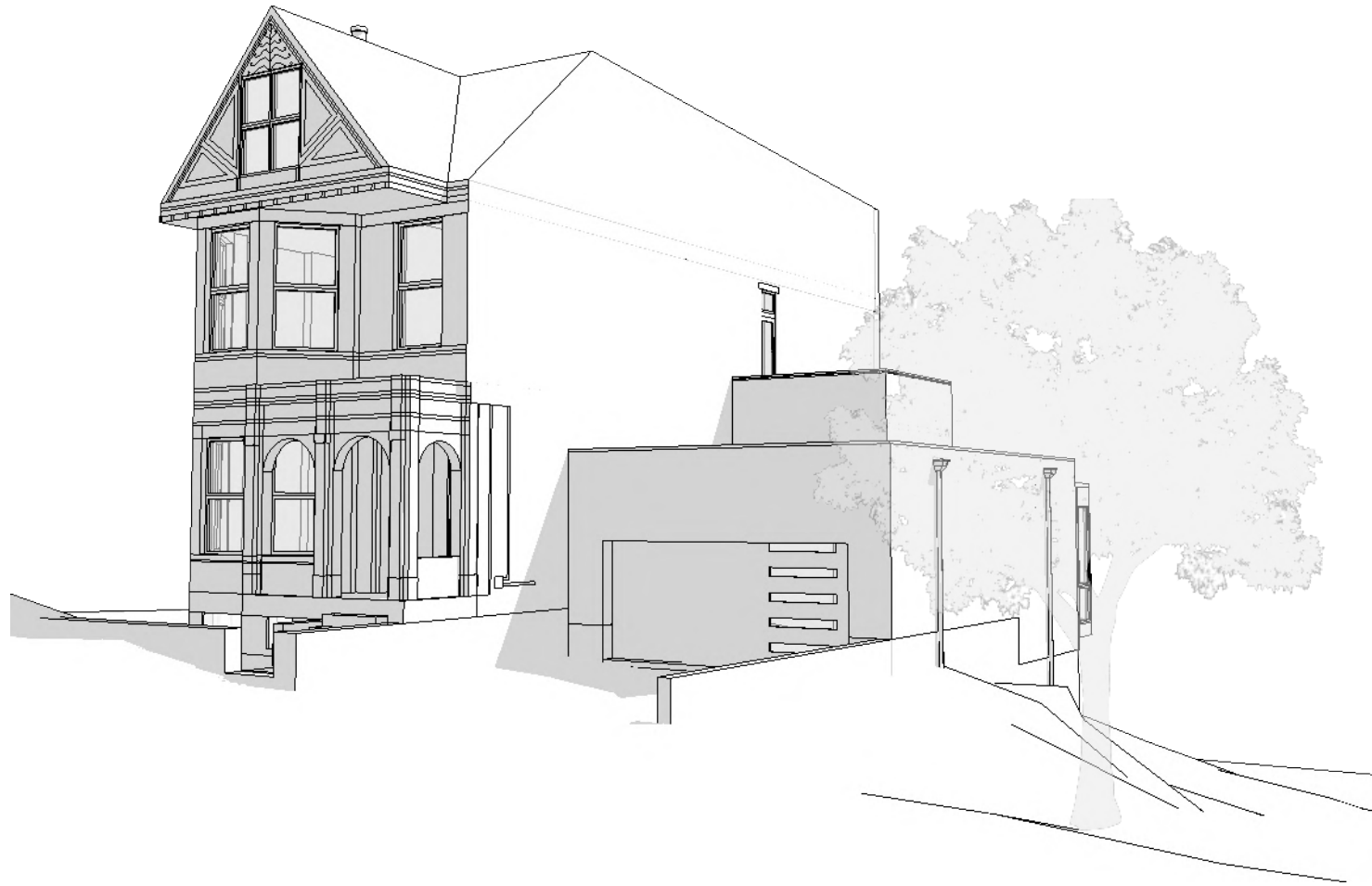
PROPOSED  
SOUTH ELEVATION (REAR)



PROPOSED  
WEST ELEVATION (SIDE)







NORTH WEST  
PERSPECTIVE



SOUTH WEST  
PERSPECTIVE

# Stone-Faced Block

Stone-Faced Block mimics the aesthetic and durability of quarried stone. It is manufactured by grinding the top surface off of a precision block face to reveal the aggregate matrix within the block. The installation of Stone-Faced Block is similar to that of precision block, except that a sealer is often applied to bring out the color of the aggregates. Stone-Faced Blocks reveal the natural beauty of their multi-colored interior aggregates to create a finish similar to polished stone at a substantially reduced cost.



## Manufacturer

Eschelon Masonry or Arriscraft

## Sizes and Shapes

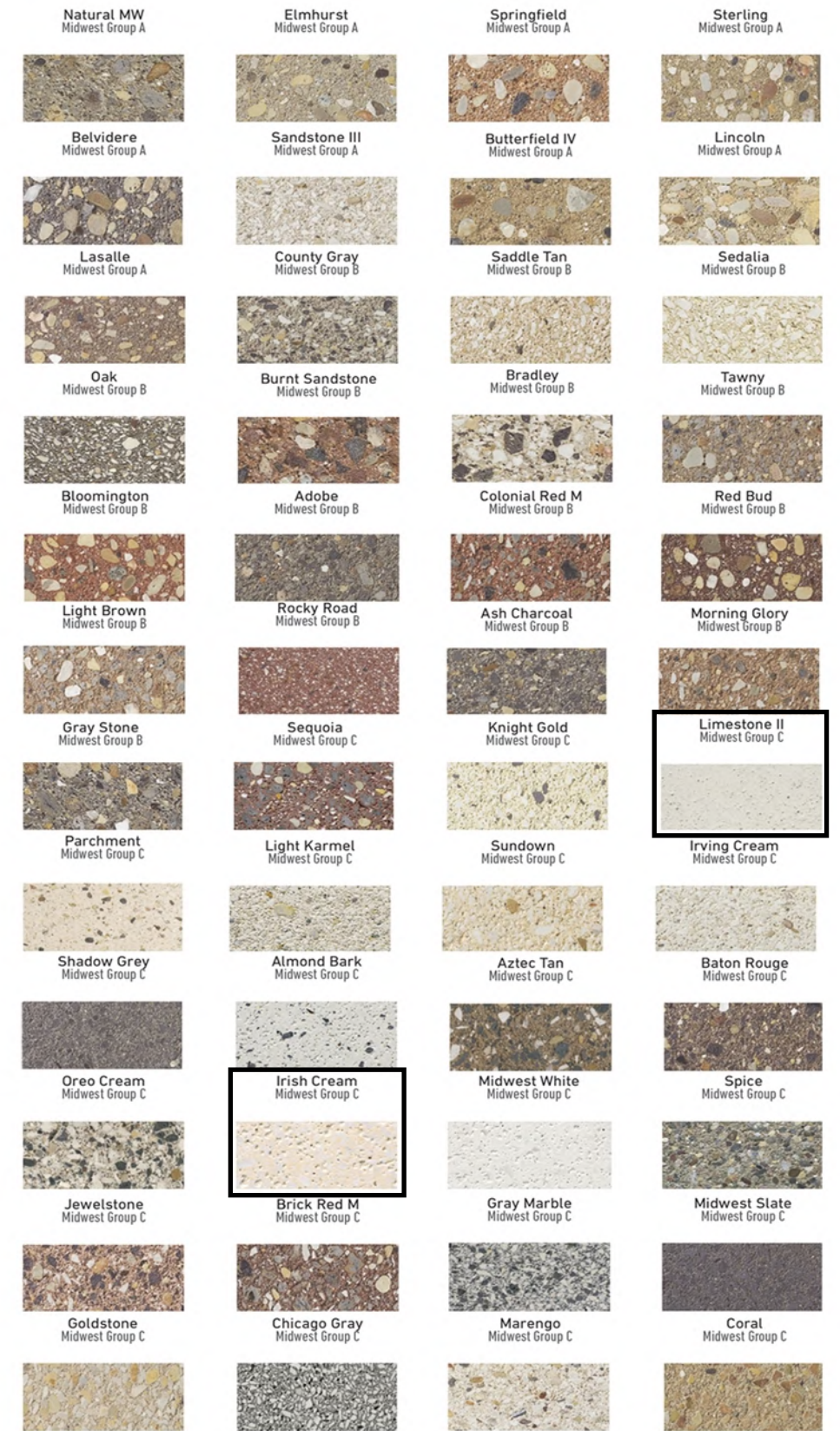
Surfaces are manufactured to provide finished dimensions of 7-5/8" x 15-5/8" ± 1/8". Bed depth dimensions for single face units are 3-9/16", 5-9/16", 7-9/16", 11-9/16" ± 1/8". Two face units are 3-1/2", 5-1/2", 7-1/2", 11-1/2", ± 1/8". Nominal 2", 4", 6", 8", 10" and 12" standard block thickness are available as well as all standard block shapes.

## Fire Resistance

Fire rated for 1 to 4 hours.



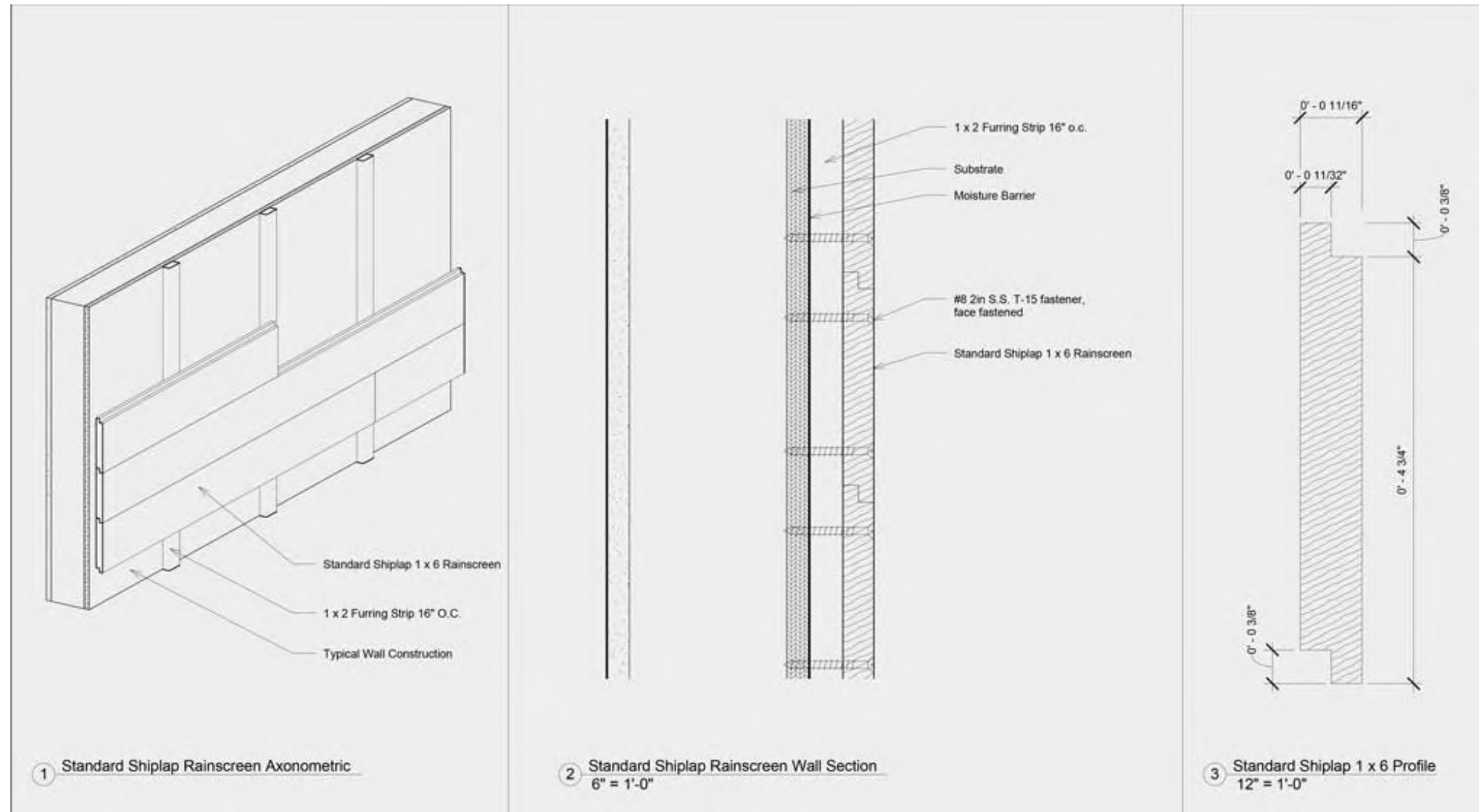
## Colors



# Cedar Siding

## Features & Benefits

- Has one of the lowest rates of energy consumption and greenhouse gas production
- The ability to produce its own preservatives and protective compound deterring rot and pests, cedar oil is entirely organic and safe for regular human contact.
- The wood easily stands up to a wide variety of outside forces, including weather and impact.
- It is a durable, high-impact material, but can also bend and shape to fit nearly any construction need.
- Low in resin and pitch, cedar bonds well to a range of adhesives, paints, and stains, making it easy to customize.
- Because of the density, less heat is transported through the wood, keeping heat from escaping in the winter and the cool air from escaping in the summer



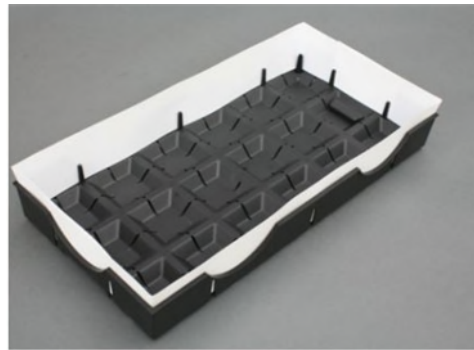
# Green Roof

## Manufacturer

LiveRoof

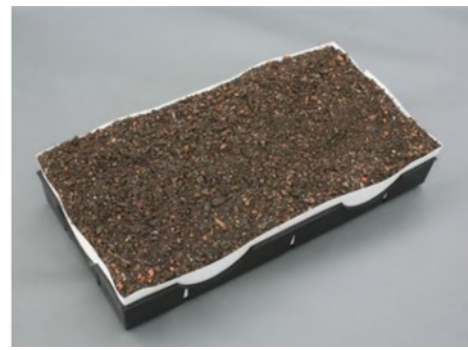
## Features & Benefits

- Green roof Vegetation helps by cooling the air, slowing air movement and acting as a substrate for pollution to settle out and detoxify.
- LiveRoof modules are made from 100% recycled plastics.
- Help to extend the life of roof membranes, keeping them on the roof and out of landfills longer
- Plants, soil, and air trapped in the soil are great acoustic insulators reducing indoor sound by as much as 40 decibels.
- Succulent green roof plants help reduce the risk of fire
- Extensive green roof systems can reduce water runoff by up to 90% annually
- They buffer acid rain and remove nitrate pollution as water slowly percolates through the soil



**STEP 1**

The Licensed Grower inserts the LiveRoof Soil Elevator into the module



**STEP 2**

LiveRoof module is filled to the top of Soil Elevator with LiveRoof engineered growing medium



**STEP 3**

LiveRoof plants are grown to maturity approximately 1 inch above the LiveRoof module



**STEP 4**

Certified Installer sets LiveRoof modules tightly in place on the roof within RoofEdge aluminum edge restraint



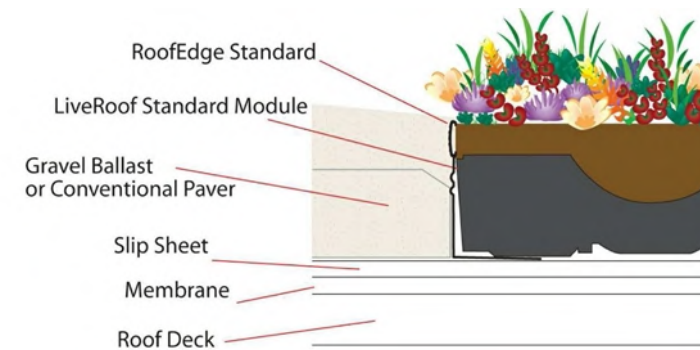
**STEP 5**

LiveRoof Soil Elevator is removed for a beautiful, seamless instantly mature green roof



**STEP 6**

Water thoroughly to settle any loose growing medium and to get the green roof off to a great start



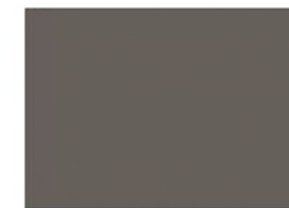
# Garage Door

## Manufacturer

Clopay Door

## Features & Benefits

- Available as either a flush or grooved steel panel design
- Available in 3, 2, or 1-layer steel and insulation construction options
- Garage door insulation options include 2" or 1-3/8" Intellicore polyurethane, 2", 1-3/8", 1-5/16" or 7/8" polystyrene
- Insulated door R-values range from 4.4 to 18.4
- The steel skins are protected by the use of a tough, layered coating system, which includes a hot-dipped galvanized layer and baked-on primer and top coat



Bronze

