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

APPLICATION #: COA2018044
APPLICANT: Dale Doyle & Carissa Barnard
OWNER: Dale Doyle & Carissa L. Barnard
ADDRESS: **207 E. Clifton Avenue**
PARCELS: 094-0007-0273
ZONING: RM-0.7
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: July 30, 2018
HEARING DATE: August 20, 2018
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Existing Conditions

The subject property is located on the south side of E. Clifton Avenue between its intersection with Lang Street on the west and Main Street on the east in the Over-the-Rhine neighborhood (Figure 1). The property is a ca. 1890 Italianate residence with a historic rear ell wing and a rear detached garage. The rear wing is noted as three stories in the 1891 Sanborn Fire Insurance map (Figure 3). While it appears the front building was historically used as a dwelling unit, it is unclear as to the original purpose of the rear outbuilding.

Proposed Conditions

The applicant is proposing to install a new deck structure above the existing rear two-story addition. The porch will be approximately 35 feet above grade. Materials will consist of wood decking with a steel and cable railing system. The deck will be raised above the existing sloped roof on steel supports with additional cross bracing support so the structure will be entirely supported on the subject property without need of anchoring to the adjacent building. The roof will remain in place below the deck. One window opening on the south elevation will be enlarged for a doorway to access the deck from the fourth floor. The deck will not be visible from directly in front of the building, but will be visible from further down the street due to the large open playground abutting the subject property.

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential Multi-Family Districts
Variance Request:	Section 1405-07	Development Regulations
Variance Authority:	Section 1445-07	HCB authority: Section 1435-05-4
Variance Standard:	Section 1445-13 Section 1445-15	General Standards: Public Interest Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	Certificate of Appropriateness; Standard of Review



Figure 1. Location of subject property. Image courtesy of CAGIS.



Figure 2. View of subject property facing west. Image courtesy of Google.

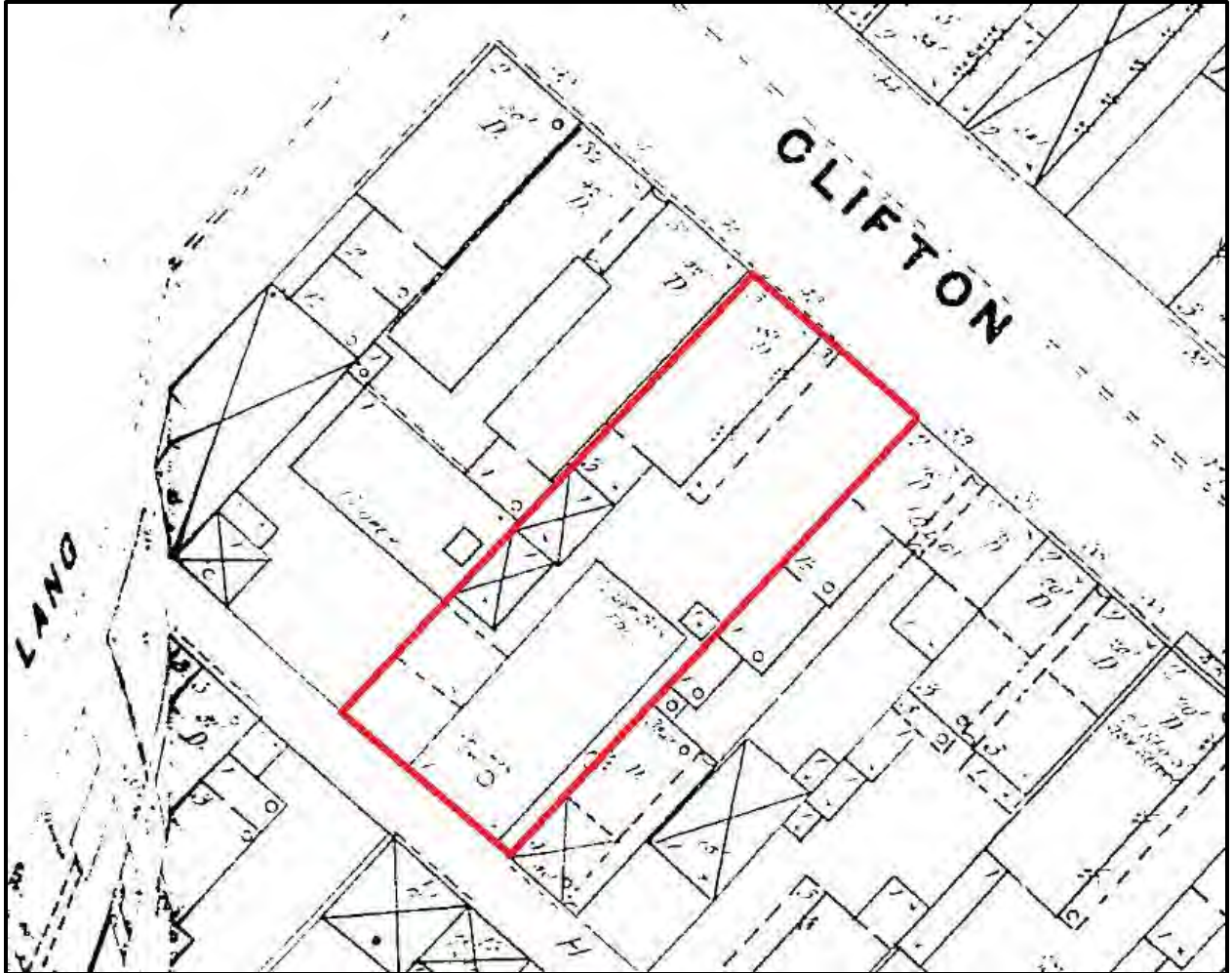


Figure 3. 1891 Sanborn map showing subject property.

Previous Reviews: N/A

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the construction of the deck. The applicant stated that the deck would be fully supported on the subject property and would not be anchored into the adjacent building at 205 E. Clifton. This should be clearly demonstrated on construction drawings submitted for permitting as required by the building code.

Applicable Guidelines

Site Improvements

A. INTENT AND GENERAL GUIDELINES

1. *Site Improvements such as... decks... should be in character with the contributing buildings in the district and should respond to the colors, textures, materials and scale found in the area of the improvement.*

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.*

Staff feels the proposed rehabilitation is generally appropriate in the Over-the-Rhine Historic District. The rehabilitation retains the existing historic structures and will simply expand the outdoor living area of the residence. The addition of the wood deck will not detract from the character-defining features of the property. While the deck will be placed above the existing roof of the building's rear wing, the roof will remain intact.

The wood deck proposed for the property will be of a compatible scale with the surrounding architecture. All wood will be stained and the steel and cable railing is contemporary and compatible and will not distract from the character defining features of the adjacent properties. The deck will not be visible when viewed from directly in front of the property, but will be visible when viewed from an angle from the east of the property. This visibility is due to the adjacent playground serving the Rothberg School. The deck will be minimally intrusive and is compatible with the primarily residential nature of the area. Staff feels the proposed deck is in character with the contributing buildings in the district and is appropriate in colors, textures, materials, and scale.

Other Considerations:

Prehearing Results: A prehearing was held on August 1, 2018.

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

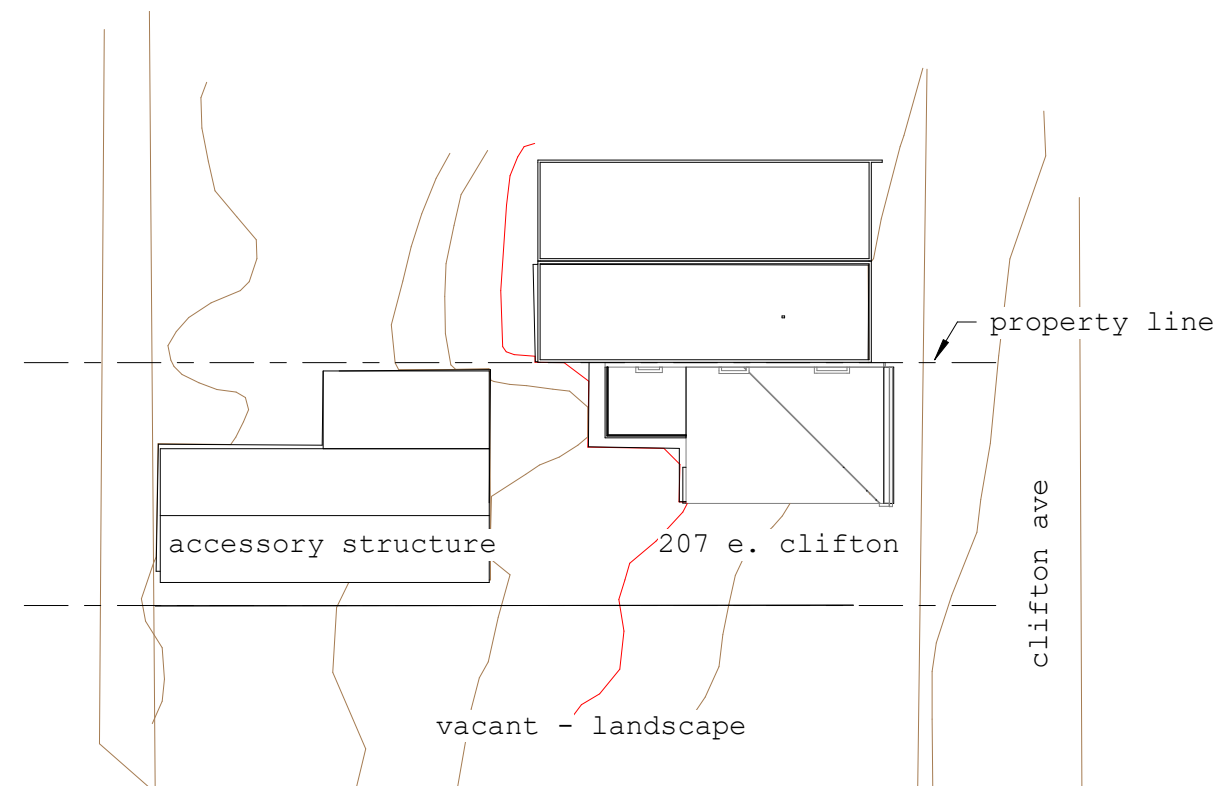
- A. **APPROVE** a Certificate of Appropriateness for 207 E. Clifton Avenue per plans by Eric C. Puryear Architect dated 5.30.2018 including any revisions submitted for permit subject to staff review and approval with the following condition:
 1. Consolidation Plat is required to combine Parcels 094-0007-0273, 094-0007-0274 and 094-0007-0351
 2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
 2. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.

BARNARD | DOYLE RESIDENCE DECK ADDITION



drawing index

- A100 COVER
- A101 DECK PLAN - 4TH FLOOR
- A102 BIRD'S EYE VIEW
- A103 ELEVATIONS



Eric C. Puryear ARCHITECT

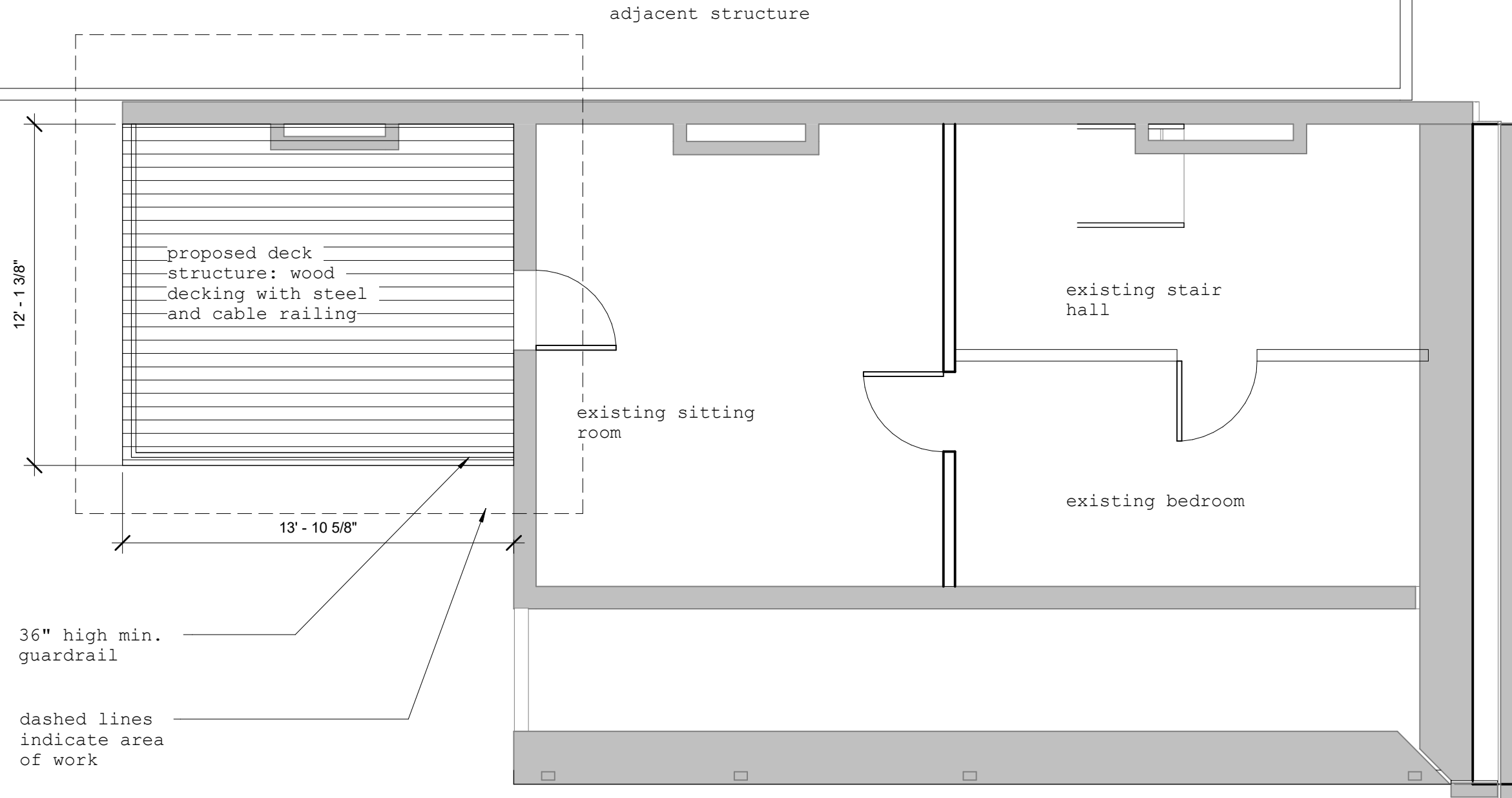
www.ericpuryeararchitect.com

Barnard | Doyle Residence
207 E. Clifton Ave
Cincinnati, OH 45202

COVER
2018 05.30
Scale 1" = 30'-0"

A100

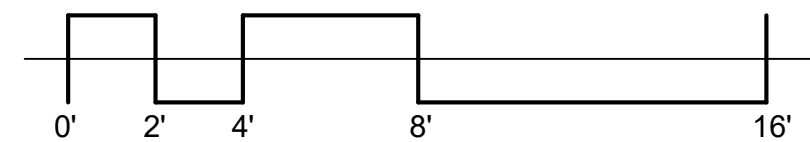
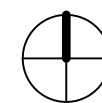
17.11



36" high min. guardrail

dashed lines indicate area of work

north



Eric C. Puryear ARCHITECT

www.ericpuryeararchitect.com

Barnard | Doyle Residence
 207 E. Clifton Ave
 Cincinnati, OH 45202

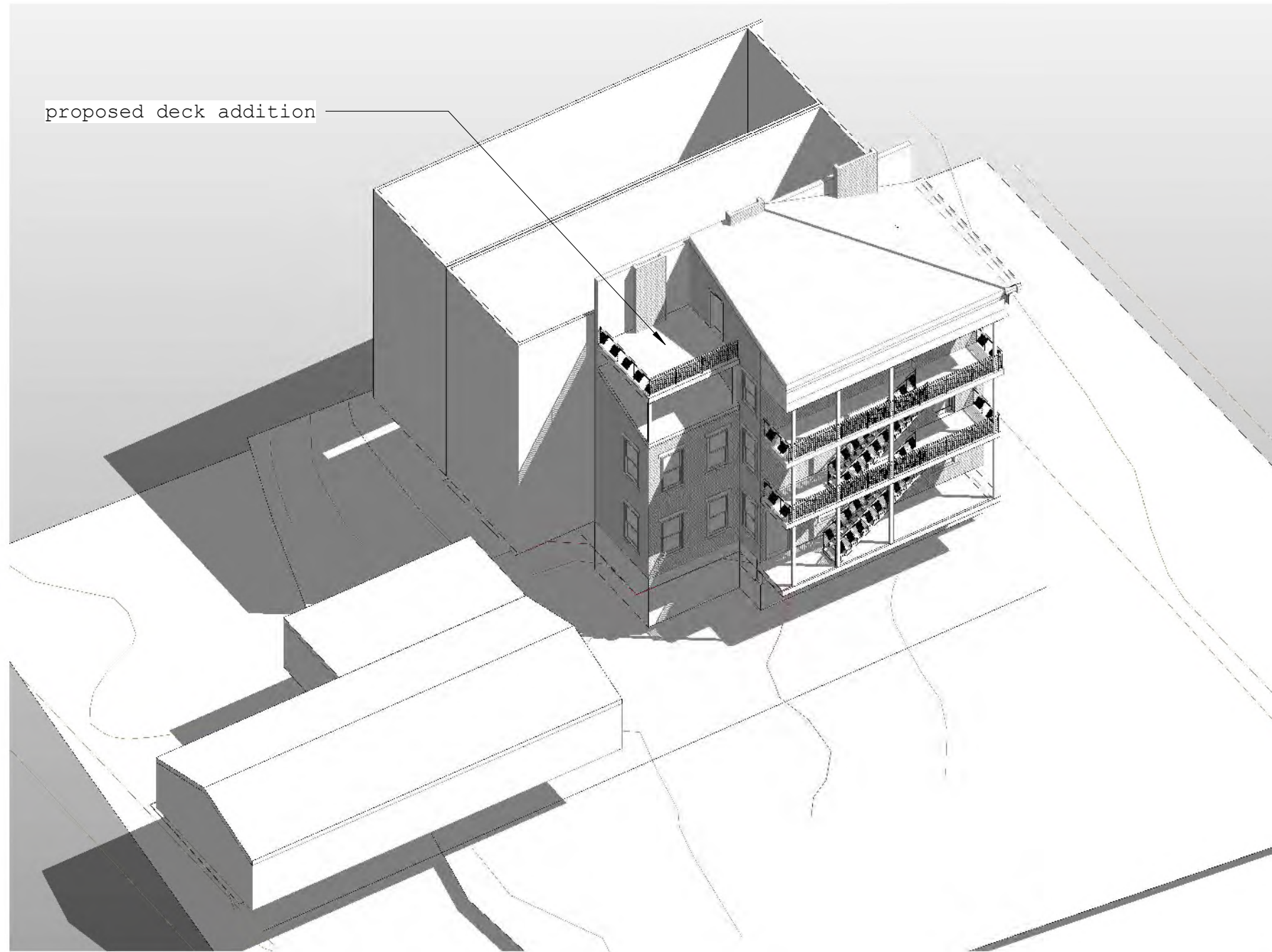
Deck Plan - 4th floor

2018 05.30

Scale 1/4" = 1'-0"

A101

17.11



proposed deck addition

Eric C. Puryear ARCHITECT

www.ericpuryeararchitect.com

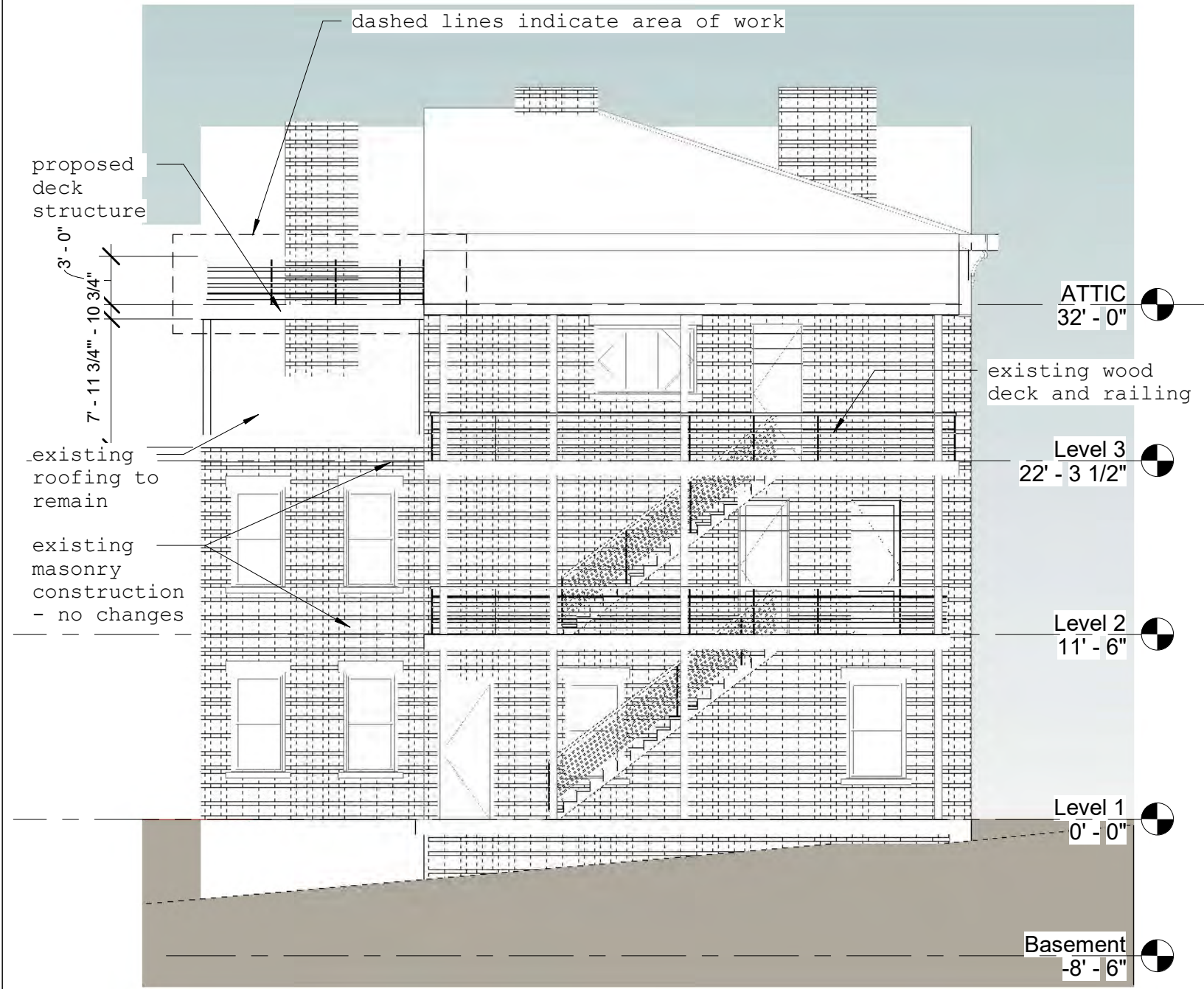
Barnard | Doyle Residence
207 E. Clifton Ave
Cincinnati, OH 45202

Bird's Eye View

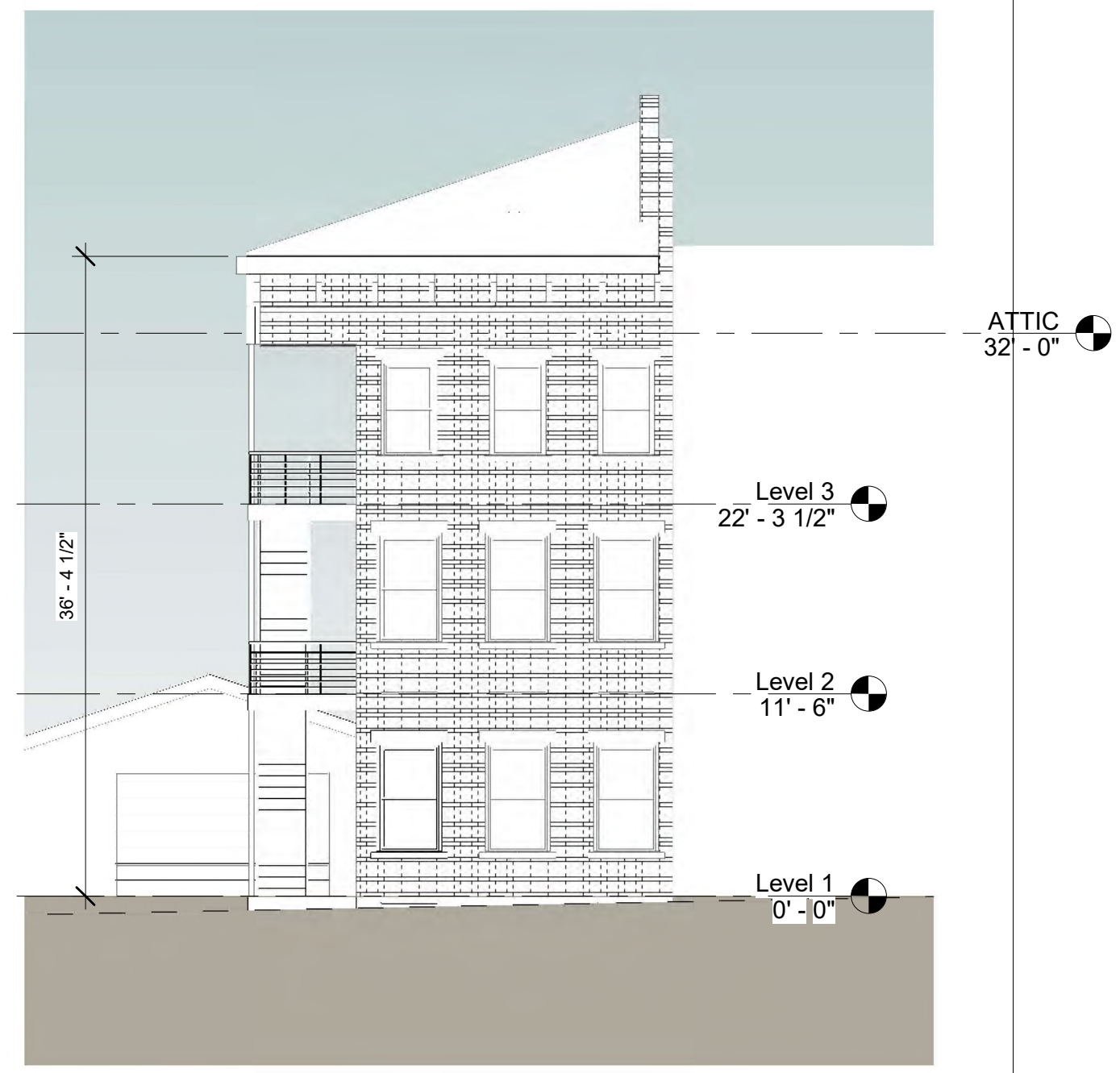
2018 05.30
Scale

A102

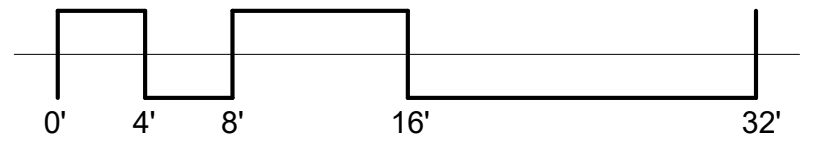
17.11



south elevation



clifton ave elevation- east



Eric C. Puryear ARCHITECT
www.ericpuryeararchitect.com

Barnard | Doyle Residence
207 E. Clifton Ave
Cincinnati, OH 45202

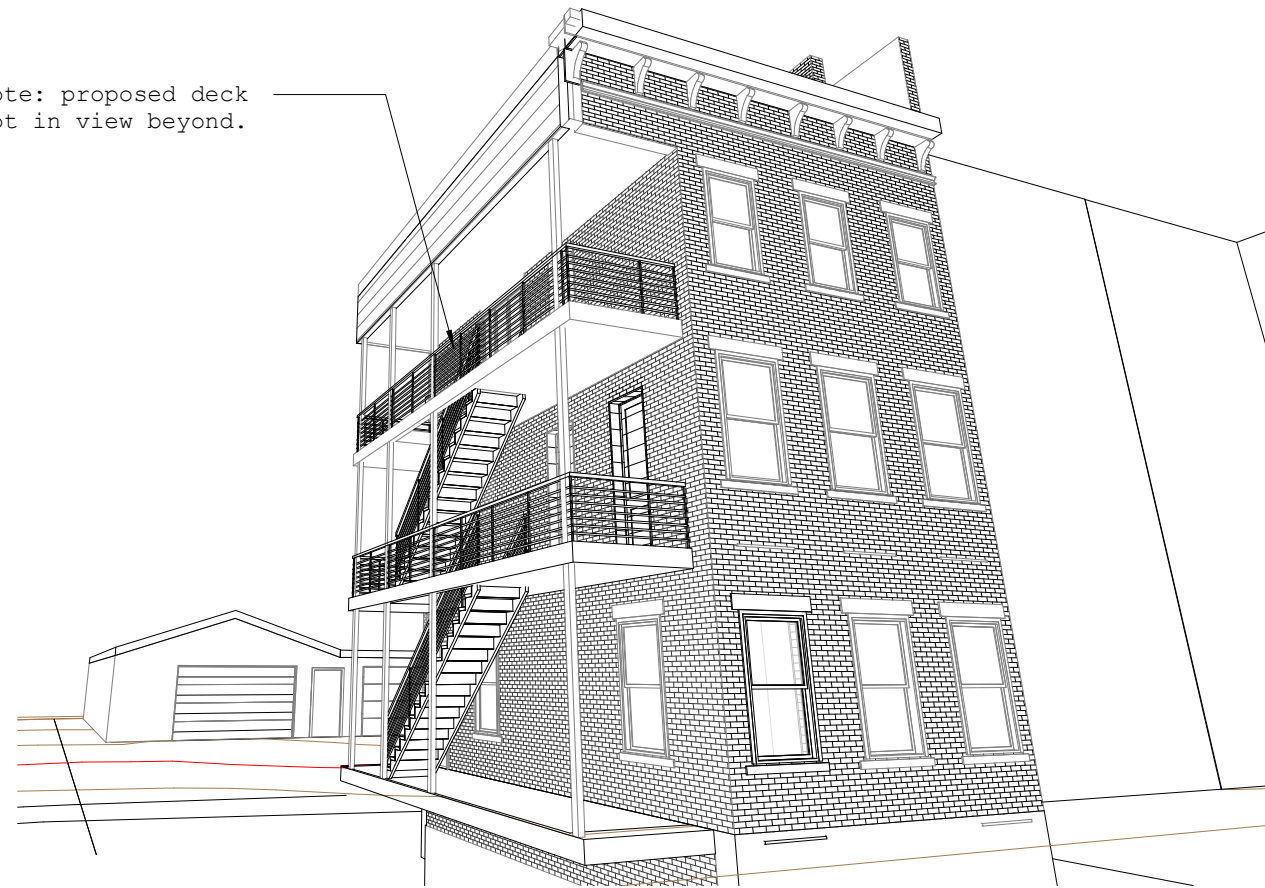
Elevations
2018 05.30
Scale 1/8" = 1'-0"

A103
17.11



siteline view from clifton ave.

note: proposed deck
not in view beyond.



siteline view from clifton ave.

Eric C. Puryear ARCHITECT

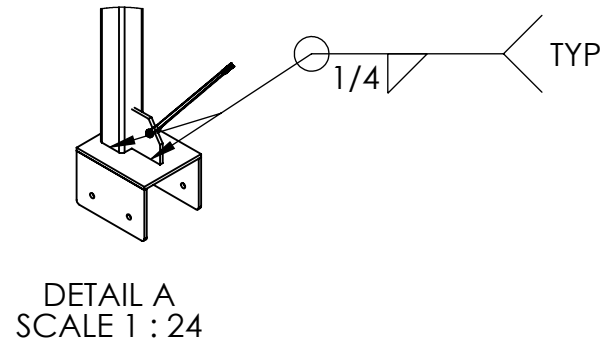
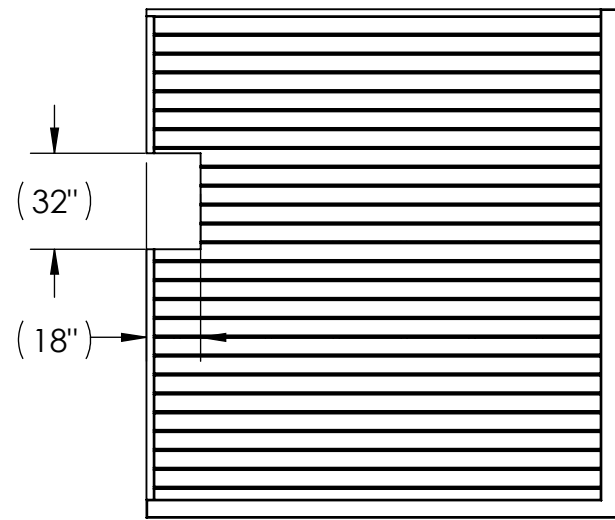
www.ericpuryeararchitect.com

Barnard | Doyle Residence
207 E. Clifton Ave
Cincinnati, OH 45202

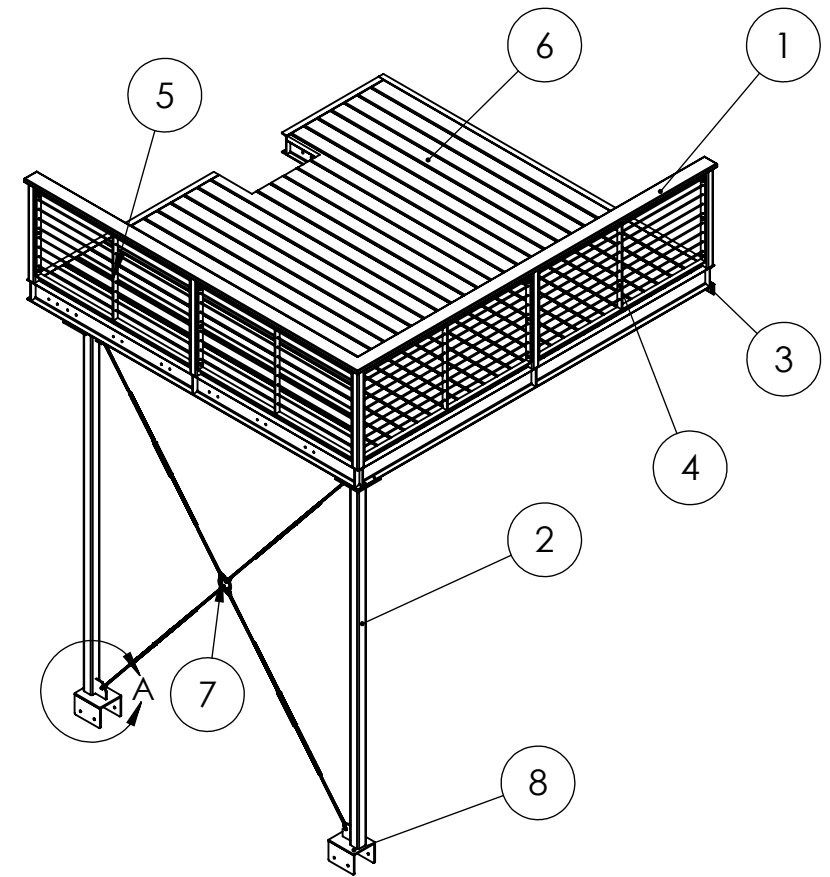
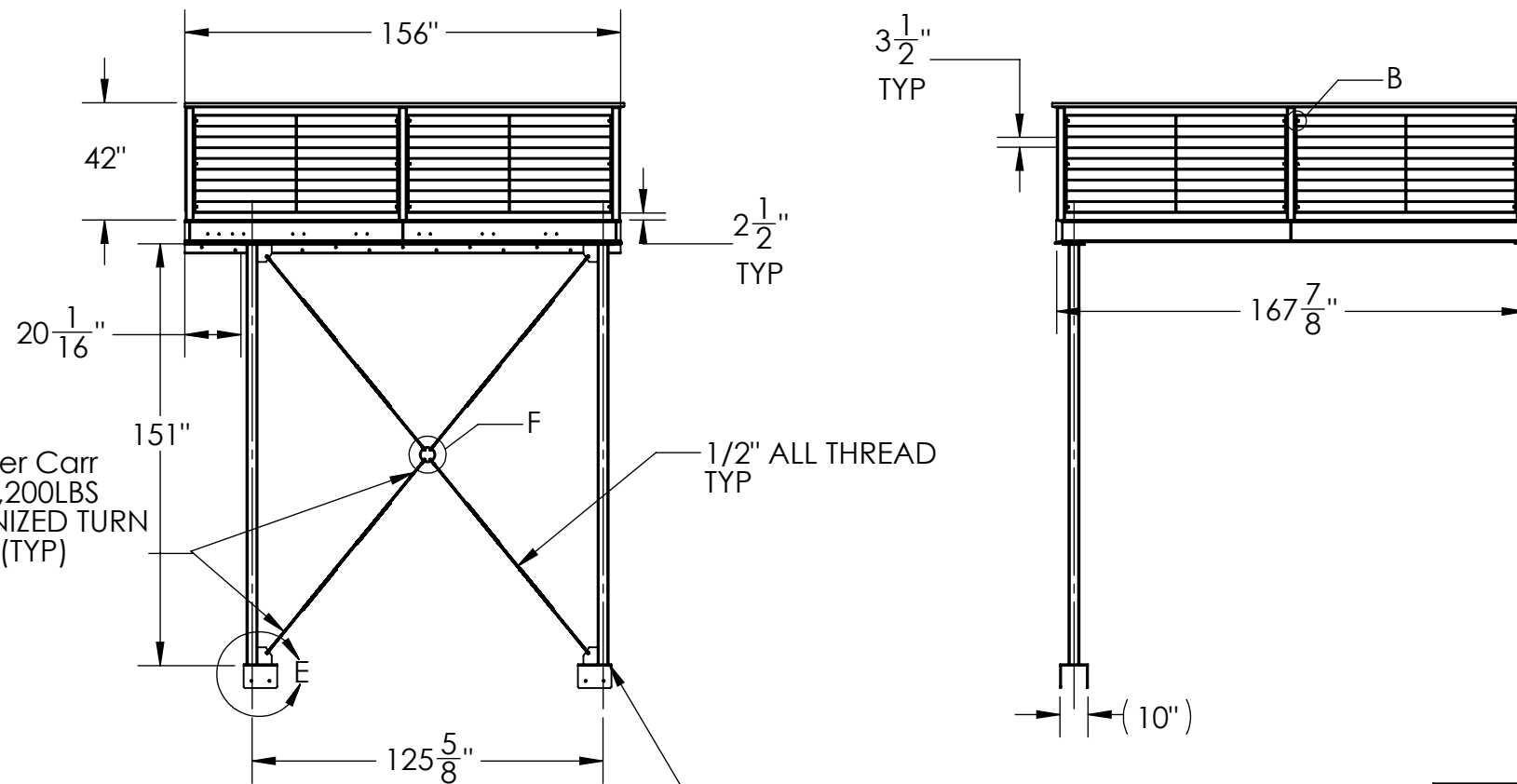
Site Line View
2018 05.30
Scale

A104

17.11



ITEM	QTY.	PART No.	DESCRIPTION	OEM
1	1	18-53213	DECK- MAIN WLDMNT	MSDF
2	2	18-53211	DECK-SUPPORT LEG WLDMNT	MSDF
3	1	10-53225	DECK- WALL MOUNT REAR SUPPORT ANGLE	MSDF
4	2	18-53214	1/2" X 2" BAR A36 @ 79 1/16	MSDF
5	2	18-53215	1/2" X 2" BAR A36 @ 73 1/16	MSDF
6	26	TREX-1	TREX	MSDF
7	1	18-53222	CROSS BRACING	MSDF
8	2	18-53223	LEG MOUNT	MSDF
9	24	-	STANDARD FULL HEX THREADED INSERT	PURCHASED
10	24	-	3/8 GR 8 USS FLAT WASHER	PURCHASED
11	24	-	3/8 GR 8 SPLIT WASHER	PURCHASED
12	24	-	3/8-16x1-1/2 GR 5 HEX CAP TAP BOLT	PURCHASED

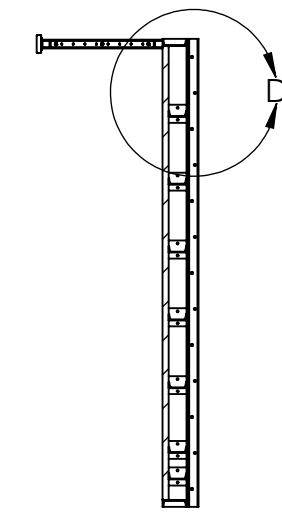
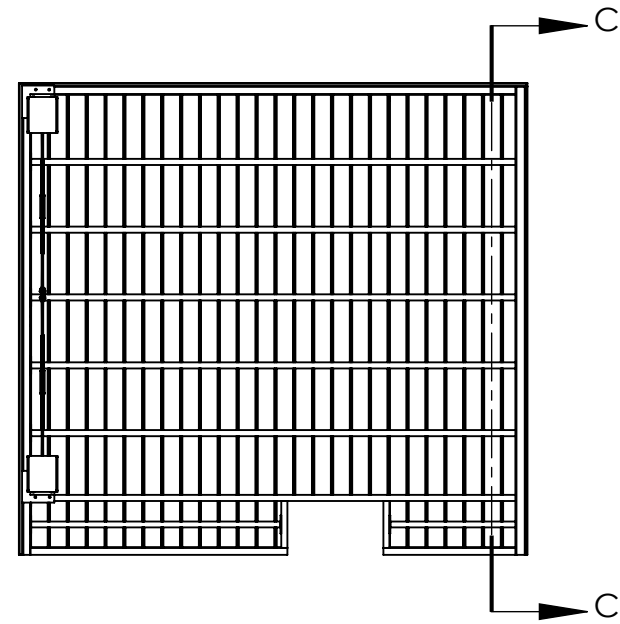


B	24MAY18	MLF	UPDATED PER ENGINEERS INPUT	
A	08MAR18	MLF	INITIAL RELEASE	
REV	DATE	BY	DESCRIPTION	
			TITLE: 207 EAST CLIFTON DECK ASSEM	
215 MAIN STREET DAYTON, KY 41074				
DRWN:	DATE:	CHK:	DATE:	APR:
MLF	08MAR18	-	-	-
SCALE:	SHEET:	WEIGHT:	PART No:	WC:
1:64	1 OF 2	5406.01 LBS	18-53217	B
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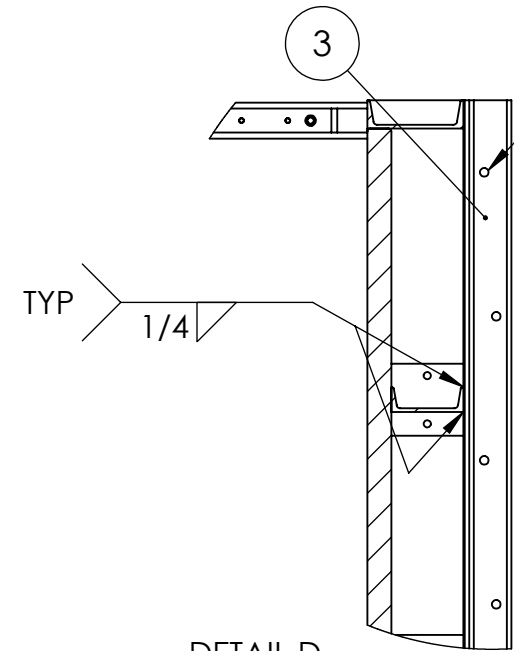
UNLESS OTHERWISE SPECIFIED
ALL DIMENSIONS ARE IN INCHES
INTERPRET ALL DIMENSIONS AND
TOLERANCES AS PER ASME Y14.5M-1994
REMOVE ALL SHARP EDGES AND BURRS
MACHINED SURFACES 125Mu
ANGLES ±5°
FRACTIONS ±3/16
DECIMALS .X ±.030
.XX ±.015
.XXX ±.005

THIRD ANGLE PROJECTION

DO NOT SCALE

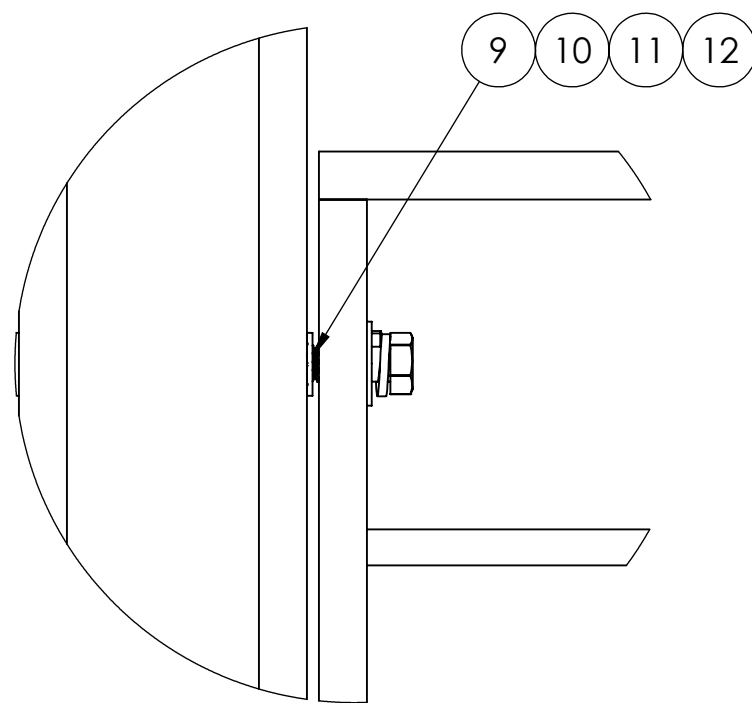


SECTION C-C



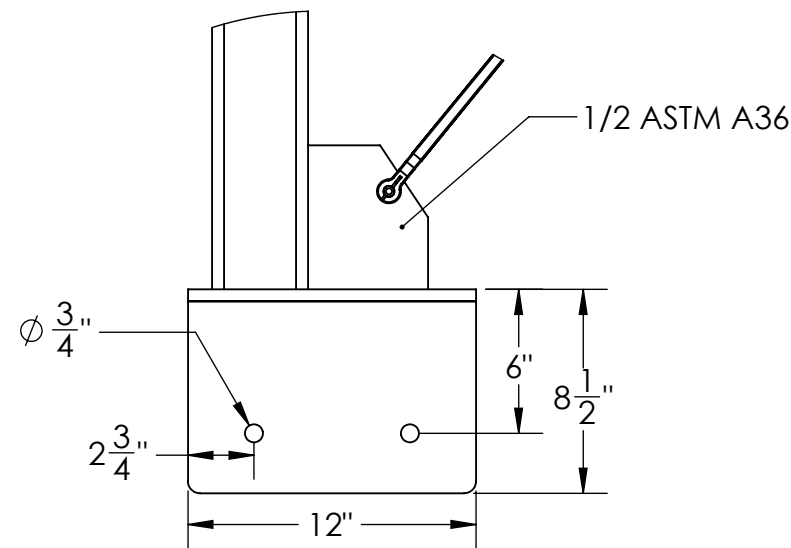
DETAIL D
SCALE 1 : 16

5/8-11 X 8" EPOXY ANCHORS WITH HILTI HITHY70 EPOXY AND SCREEN TUBES TO BE USED TO MOUNT EXISTING MULTIPLY BRICK WALL, MINIMUM 6" ENBED (11PLCS)

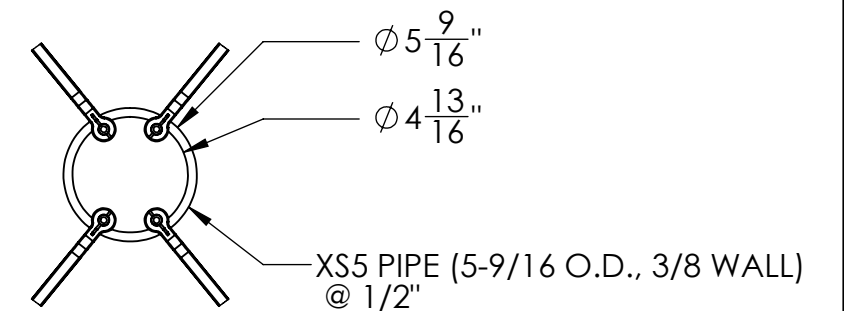


DETAIL B
SCALE 1 : 2

3 PLCS EACH END OF INFILL PANEL (TYP)



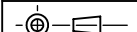
DETAIL E
SCALE 1 : 8



DETAIL F
SCALE 1 : 8

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN INCHES INTERPRET ALL DIMENSIONS AND TOLERANCES AS PER ASME Y14.5M-1994 REMOVE ALL SHARP EDGES AND BURRS MACHINED SURFACES 125Mu ANGLES ±5° FRACTIONS ±3/16 DECIMALS .X ±.030 .XX ±.015 .XXX ±.005

THIRD ANGLE PROJECTION

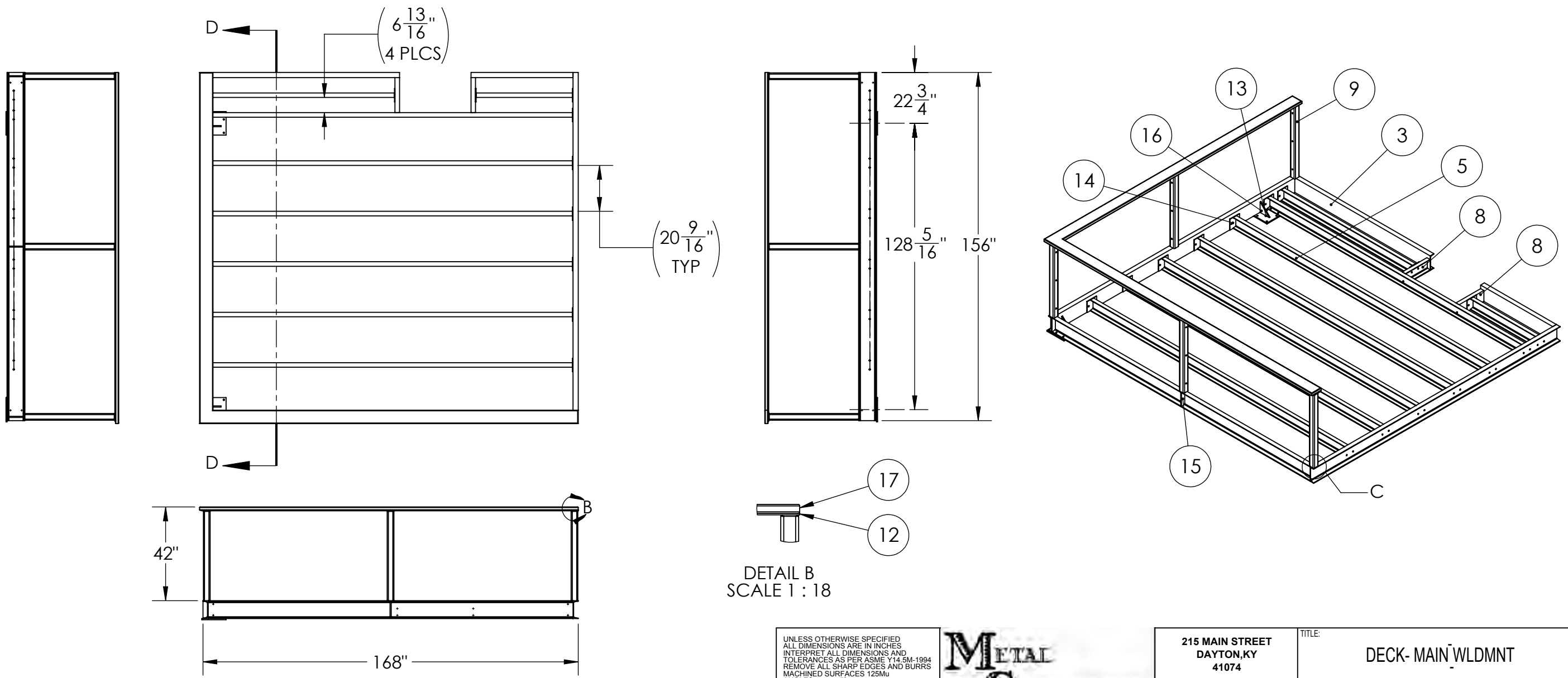


DO NOT SCALE



215 MAIN STREET DAYTON, KY 41074		TITLE: 207 EAST CLIFTON DECK ASSEM	
DRWN: MLF	DATE: 08MAR18	CHK: -	DATE: -
SCALE: 1:64	SHEET: 2 OF 2	WEIGHT: 5406.01 LBS	PART No: 18-53217
		WC: B	SIZE: B

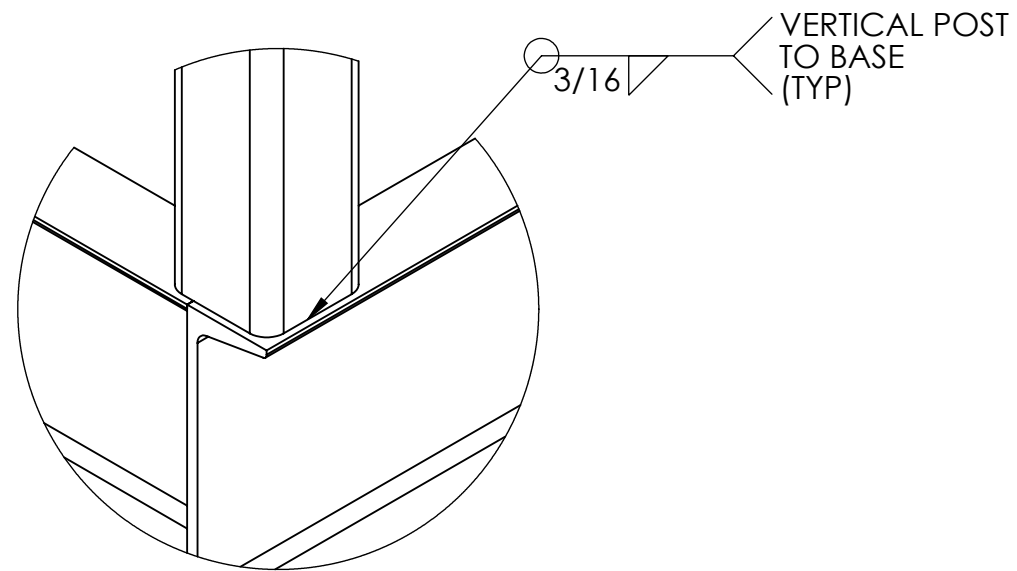
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1	3		C8x13.75	85 11/16"	Plain Carbon Steel
1	4		C8x13.75	45 11/16"	Plain Carbon Steel
6	5		C6x10.5	162 13/16"	Plain Carbon Steel
1	6		C6x10.5	83 1/8"	Plain Carbon Steel
1	7		C6x10.5	43 1/8"	Plain Carbon Steel
2	8		C6x10.5	15 11/16"	Plain Carbon Steel
5	9		TS3x3x0.25	40"	Plain Carbon Steel
2	10		1/4" A36		Plain Carbon Steel
5	11		1/4" A36		Plain Carbon Steel
1	12		1/4" A36		Plain Carbon Steel
2	17		1/2" A36		Plain Carbon Steel
2	13		1/2" A36		Plain Carbon Steel
16	14		1/4" A36		Plain Carbon Steel
4	15		1/2" A36		Plain Carbon Steel
2	16		1/2" A36		Plain Carbon Steel
1	17		TREX COMPOSITE		Plain Carbon Steel



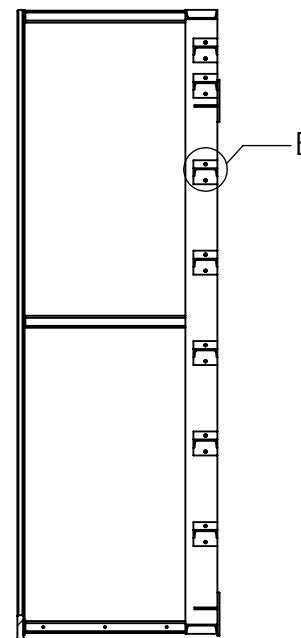
UNLESS OTHERWISE SPECIFIED
ALL DIMENSIONS ARE IN INCHES
INTERPRET ALL DIMENSIONS AND
TOLERANCES AS PER ASME Y14.5M-1994
REMOVE ALL SHARP EDGES AND BURRS
MACHINED SURFACES 125Mu
ANGLES ±.5°
FRACTIONS ±3/16
DECIMALS .X ±.030
.XX ±.015
.XXX ±.005



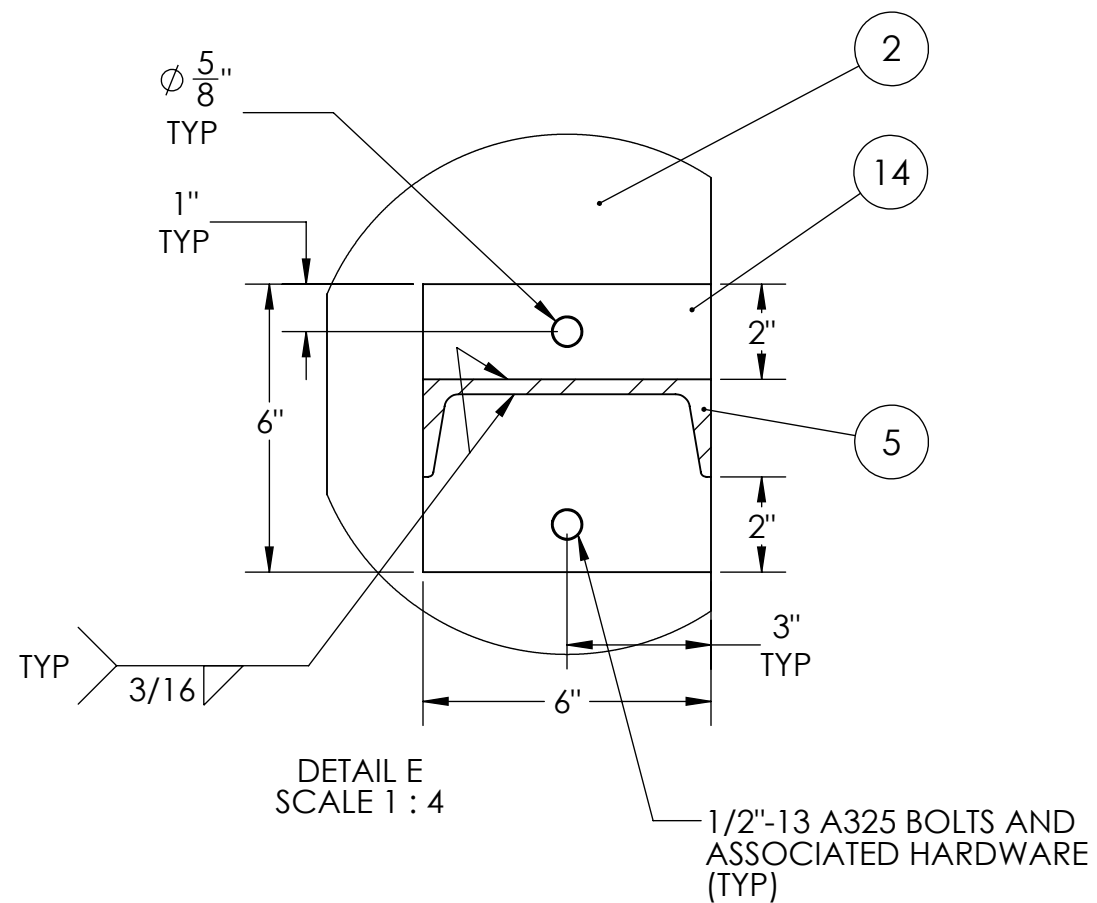
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DRWN: MLF	DATE: 08MAR18	CHK:	DATE:
APR:	DATE:	SCALE: 1:48	SHEET: 1 OF 2
WEIGHT: 2809.77 LBS	PART No: 18-53213	WC: A	SIZE: B



DETAIL C
SCALE 1 : 4



SECTION D-D

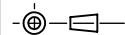


DETAIL E
SCALE 1 : 4

1/2"-13 A325 BOLTS AND
ASSOCIATED HARDWARE
(TYP)

UNLESS OTHERWISE SPECIFIED
ALL DIMENSIONS ARE IN INCHES
INTERPRET ALL DIMENSIONS AND
TOLERANCES AS PER ASME Y14.5M-1994
REMOVE ALL SHARP EDGES AND BURRS
MACHINED SURFACES 125Mu
ANGLES ±.5°
FRACTIONS ±3/16
DECIMALS .X ±.030
.XX ±.015
.XXX ±.005

THIRD ANGLE PROJECTION



DO NOT SCALE



215 MAIN STREET DAYTON, KY 41074		TITLE: DECK- MAIN WLDMNT	
DRWN: MLF	DATE: 08MAR18	CHK: -	DATE: -
APR: -	DATE: -	SCALE: 1:48	SHEET: 2 OF 2
WEIGHT: 2809.77 LBS	PART No: 18-53213	WC: A	SIZE: B
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Historic Conservation Board
Department of Community Development & Planning
Centennial Two Plaza
805 Central Avenue, Suite 700
Cincinnati, OH 45202

July 1st, 2018

To the Historic Conservation Board and Urban Conservator,

I'm writing this letter in support of the renovation project at 207 East Clifton Avenue located in the Over-the-Rhine Historic District.

This project involves updating the historic structure to meet modern needs for private outdoor living through constructing a 4th floor rooftop deck to the rear of the existing building. As the adjacent owner of 205 East Clifton (which will share a party wall with this proposed rooftop deck) and also as a resident of 203 East Clifton Ave #3, I believe that this project tastefully fits within the historic character of the OTR historic district and I welcome its addition by my neighbors.

The best way for us to protect our historic assets for future generations is to ensure that they remain economically viable and competitive with modern needs and desires while respecting the unique historic features that characterize the district. I believe that the proposed addition to 207 East Clifton adds to this property's long term viability by making it more competitive with adequate outdoor living space for entertaining larger groups. Past experience at this property has made clear the limitations imposed by the existing balcony space for this type of outdoor recreation. I also believe that that proposed design in the rear of the property adequately limits any negative impacts to the district from primary streets.

As a business owner and resident of OTR in this area north of Liberty for many years, I know firsthand how hard it is to protect the OTR historic district from disinvestment and neglect. It is encouraging to see new owners of historic structures going above and beyond to make new investments that will help the entire district thrive by introducing even more people to our unique urban fabric in spaces such as proposed. This positive investment will further strengthen the will of surrounding owners in the area to reinvest in the remaining blighted and vacant historic structures in the area (of which there are still numerous in neglect north of Liberty).

I respectfully ask that the Urban Conservator recommend this project's Certificate of Appropriateness be approved by the Historic Conservation Board and fully ratified by the Board at their next scheduled meeting.

Thank you for the work that you do for our city,

Matt Jacob

Owner/Manager of Buckeye Street Ventures LLC
Resident of 203 E. Clifton Avenue, Cincinnati, OH 45202

Historic Conservation Board
Department of Community Development & Planning
Centennial Two Plaza
805 Central Avenue, Suite 700
Cincinnati, OH 45202

July 5, 2018

To the Historic Conservation Board and Urban Conservator,

I'm writing you to gain approval on a deck that Carissa and I would like to have constructed on the rear of our home on 207 East Clifton Ave. I am a life-long Cincinnati, and moved to Over-The-Rhine one year ago in order to be closer to work, and enjoy the rebirth of this community.

As you know, the area in which we live in OTR is in transition, and we're working hard to bring our home back to the beautiful place it once was. The deck that we've designed is simple, clean and modern, with the objective of integrating seamlessly above the addition that already exists on the backside of the house. This deck will add to the living space and give us an opportunity to take advantage of the views of the city from the 4th floor.

Lastly, we are here for the long haul, this place is a home for our family. We are invested, not only in this property, but improving the entire neighborhood through volunteer work and engaging in various community programs.

Thank you for your considering these plans and our efforts to make OTR a more appealing place to live.

Dale Doyle and Carissa Barnard
207 East Clifton Ave
Cincinnati, OH 45202

1711 LANG STREET

CHEZ HART JACOBS

July 10, 2018

Historic Conservation Board
Architecture Review Board

To who it may concern,

We are submitting this letter in support of the improvements to the property located at 207 East Clifton OTR 45202. Over the past year we've seen first-hand the transformation of the Barnard / Doyle residence as well as the change it has brought to our neighborhood. First, the neighborhoods north of Liberty St. are desperate for attention - both architecturally and from a community - building stand point - abandoned buildings and litter abound. But caring and design-oriented inhabitants like Carissa and Dale not only breathe new life into these underutilized buildings but also work diligently to maintain and improve the community fabric. The property at 207 East Clifton OTR 45202 is an import anchor in the revitalization of the Brewery District. By continuing to improve the property and enhancing its structure the value and beautification of our neighborhood will improve. This signals progress to others, investment in the future and models a caring attitude towards the legacy of the district. A place for Cincinnatians to honor and be proud of instead of allowing it to devolve into a blighted and abandoned area.

Dale and Carissa have the design backgrounds, professional architects and the best interest of the neighborhood at heart. Their addition to the property in no way detracts from the historic nature of building, but simply serves to unity their use-ability of the building, enhance its value, and to improve the landscape of the neighborhood.

We lend our support for these changes in service to the better of Over-The-Rhine and because it will be a small step in revitalization of one of the greatest neighborhoods in America.

Thank you,

Valerie Jacobs

Kevin Hart

Cheif Innovation Officer

Founder

LPK

HART & CRU

valerie.Jacobs@lpk.com

kevin@hartandcru.com

1711 LANG STREET CINCINNATI, OHIO 45202

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

APPLICATION #: ZH20180122/ COA2018043
APPLICANT: Corporation for Findley Market
OWNER: City of Cincinnati
ADDRESS: **1801 Race Street**
PARCELS: 094-0008-0355
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: August 9, 2018
HEARING DATE: August 20, 2018
STAFF REVIEW: Beth Johnson, Urban Conservator

Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1421-03: (a) Accessory Non-residential Structure Location: Accessory structures, other than fences and walls, are not permitted in a front yard or a side yard. The proposed structure is in the front yard and will require a locational variance for its placement.

Existing Conditions

The subject property is home to Findlay Market. The east end of Findlay Market currently has tables and a temporary structure for kitchen and cooking demonstrations. This structure was erected last year as a temporary structure.

Proposed Conditions

The applicant is proposing to make the temporary structure a permanent fixture of the Findlay Market Complex. The accessory structure is a one story hexagonal metal and wood, open sided cooking demonstration kiosk.



Figure 1. 1801 Race Street. Map provided by CAGIS.



Figure 2. Image of 1801 Race Street. Image from Google circa 2017.

Previous Reviews: N/A.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
Variance Request	Section 1421	Accessory Structures
Variance Authority	Section 1445	
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

Zoning Review

Accessory structures are not permitted to be in front yards. As the Findlay Market Property has a double frontage lot, it has 2 front yards; a variance is required for its placement between the east entrance of Findlay Market and Race Street.

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 accessory structure has proved to be a useful tool in marketing the products that are sold inside the market. Having this on the exterior and to the side and separated from the market structure provides the use without negatively impacting the Findlay Market structure in a view shed or in destruction or materials.

(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 of the requested variance may not deprive the property of all economically viable uses; however, the variance will allow for marketing the vendors inside the market and therefore making the market more economically viable.

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

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

The underlying zoning is CC-P. The use as a demonstration kitchen is permitted in conjunction with the market use. The placement of the structure is not in conformance of the Cincinnati Zoning Code.

- 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 does meet the Over-the-Rhine Historic Conservation Guidelines. (See below for COA discussion)
- 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.
The application conforms to the Preserve our Built Environment section of Plan Cincinnati.
- 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.
Findlay Market and its surrounding buildings are mixed use atmosphere with a pedestrian heavy environment directly surrounding the market on the north and south. The market is set back from Race Street to provide a plaza and gathering area. The proposed structure provides an activity to engage the plaza and encourage gatherings and pedestrian activity at the east side of the market. The compatibility of design is appropriate for this location. Please see COA discussion for a thorough analysis.
- 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.
As this was originally built as a temporary structure and it has proven to be a desired and welcomed addition to the market, there has not been an adverse effect that has presented itself. It maintains a character of market stalls, consistent with the market environment and in keeping with the temporary stalls often placed along the sides of the market building.
- i. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed structure has economically benefited the vendors inside the market as it has become a marketing tool for their products.
- p. **Public Benefits.** The public peace, health, safety or general welfare.
The public has benefited through a more engaged plaza on the east end of Findlay Market.

Certificate of Appropriateness Review:

A COA is required for the proposed accessory structure.

Comments on Applicable Guidelines

When the original structure was proposed it was for a temporary instalment for the summer of 2017. The success of the structure and the programing on the structure has produced a structure that with construction improvements for its longevity would

become a permanent fixture at the east plaza of Findlay Market. Due to this change, the project is now coming through for a Certificate of Appropriateness.

Applicable Guidelines

New Construction

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.*

As this is an accessory structure many of the new constructions guidelines do not apply to this project. Staff has included only the guidelines we feel are applicable.

- 2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.*

This addition has been designed to be complimentary but new in design to the Historic Findlay Market. Its materials and colors reflect those seen in both the market and other neighboring buildings.

- 3. Additions should not overpower the original building.*

The accessory structure is much smaller than any of the surrounding buildings and its placement to the side of the market does not obscure the overall façade or entrance to the Market.

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

Please see below

Specific Guidelines

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

The roof on the structure is a butterfly roof. While this roof form is not a form seen in the district, in this instance the roof form is used to open up the kiosk for interaction as well as draw your eye back toward Findlay Market.

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

The proposed setback is appropriate in this situation as Findlay Market is also set back from the edge of the street to have a pedestrian plaza. Situating the structure on the northern edge of the plaza and back from the street helps to create a draw for pedestrians into the Market while making it not obscure the building or sightlines to the street.

3. **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.*

As this is an accessory structure the height needs to be such that it does not overpower the building. A structure that is small and less than a typical story in height is appropriate for this proposal.

4. **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 proposed materials of wood and metal are an appropriate choice as it reflects materials used in Findlay Market.

Other Considerations:

Prehearing Results: A prehearing was held on August 1, 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. ZONING RELIEF- VARIANCE

A. 1421-03: (a) Accessory Non-residential Structure Location: APPROVE

the proposed structure is the existing location in the Front Yard.

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 1801 Race Street per plans submitted by Bradley Cooper with the submission dated 06/22/2018 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.
2. The proposed accessory structure is designed in a way that is complimentary to the materials and use at Findlay Market.
3. Findlay Market is a unique parcel, building, and use within the Over-the-Rhine Neighborhood and City. Its uniqueness in use as a public gathering space and its uniqueness as a market building lends itself to be treating differently than the typical Over-the-Rhine Mixed-Use or Residential building.

ADJUDICATION/DENIAL LETTER

Date: 6/7/2018

Location: 1801 Race Street

Request: Accessory Structure

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

Applicant Name: Bradly Cooper

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3** copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$606.09 fee is required with the submission as well.** The next deadline is June 8, 2018 for the July 23, 2018 Historic Conservation Board Meeting.

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

1. 1421-03: (a) Accessory Non-residential Structure Location: Accessory structures, other than fences and walls, are not permitted in a front yard or a side yard. The proposed structure is in the front yard and will require a locational variance for its placement.

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 5th floor of 805 Central Avenue in the Permit Center. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

CINCINNATI'S HISTORIC CONSERVATION OFFICE

Documents Required for

Historic Conservation Board Review

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



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

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 1801 RACE STREET COMMUNITY OVER-THE-RHINE
 PARCEL ID(S) 094-0008-0355-00
 BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) HISTORIC
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME Corporation for Findlay Market CONTACT PERSON (if legal entity) Joe Hansbauer
 ADDRESS 19 W. Elder St CITY CINCINNATI STATE OH ZIP 45202
 EMAIL J.HANSBAUER@FINDLAYMARKET.ORG RELATIONSHIP TO OWNER (if not owner) LEASEE
 TELEPHONE 513-604-7567 → J.HANSBAUER@FINDLAYMARKET.ORG

Section 3. OWNER

NAME CITY OF CINCINNATI CONTACT PERSON (if legal entity) _____
 ADDRESS 801 PLUM ST ROOM 122 CITY CINCINNATI STATE OH ZIP 45202
 EMAIL _____ RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE _____

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

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

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

Proposed Accessory Structure in the Front Yard of 1801 Race St.

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. SEE PAGE 9 & ATTACHED

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 Bradley Cooper Signature Bradley Cooper Date 6/22/18



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

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: 1801 Race Street
 Hamilton Co. Parcel ID No.: 094-0008-0355-00 Zoning District: CC-P
 Historic District: OVER-THE-RHINE Overlay District: HISTORIC

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

Name: JOE HANSBAUER ~~580 HANSBAUER CORPORATION FOR FINDLAY MARKET~~
 Contact Person (if legal entity): JOE HANSBAUER
 Address: 1019 W. ELDER
 City: CINCINNATI State: OH Zip Code: 45202
 Phone: 513-604-7567 E-mail: J.HANSBAUER@FINDLAYMARKET.ORG

PROPERTY OWNER INFO SAME AS ABOVE

Name: CITY OF CINCINNATI
 Contact Person (if legal entity): _____
 Address: 801 PLUM ST / ROOM 132
 City: CINCINNATI State: OH Zip Code: 45202
 Phone: _____ E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

New Construction Alteration Demolition

Provide a very brief summary of the project:
PROPOSED ACCESSORY STRUCTURE TO PRINCIPAL STRUCTURE @ 1801 RACE ST.
THE ACCESSORY STRUCTURE IS AN OPEN AIR AND WILL BE USED FOR DEMONSTRATION
COOKING & FOOD SALES

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:
RELIEF TO PLACE AN ACCESSORY STRUCTURE IN THE FRONT YARD IN A CC-P
DISTRICT. FINDLAY MARKET (1801 RACE) IS A UNIQUE CONDITION AS ITS USE AS
A "PUBLIC MARKET" THAT PROVIDES A UNIQUE PATH FOR AN EXEMPTION & VARIANCE APPROVAL

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: *Pythian Cooper* Date: 6-22-18

SECTION 6. Summary of Reasons Why Relief Should be Granted

As home to Findlay Market, 1801 Race St is a unique parcel. While a technical Front Yard is clear, visitors to Findlay Market experience four different front yards: Elm and Race Street Plazas, Pedestrian axes along Pleasant Streets (north and south).

The generous plazas on Elm and Race Streets are an active space and often punctuated by temporary shelters and stands related to the Market functions: cooking and selling food, temporary retail shops, or information booths. Elaine's Kitchen proposes a permanent addition to the East Plaza on Race Street, in the Front Yard of 1801 Race.

Elaine's Kitchen provides a place for new businesses to test their concept in a more permanent structure between a full brick and mortar shop and a weekend tent set-up. Elaine's Kitchen serves as a demonstration kitchen, teaching visitors how to cook certain recipes and where they can buy the ingredients at the Market. The addition of an accessory structure provides an opportunity to Findlay Market that could not be achieved in a temporary structure or an addition to the principle structure. It is both part of the Market and the Plaza.

The unique siting of Findlay Market, set back 50 feet from the street curb, provides an opportunity for Elaine's Kitchen at 1801 Race St that is unique for the CC-P District. While accessory structures are not permitted in the Front Yard of CC-P, the use of principle and accessory structure, Elaine's Kitchen's height, design, and context provide a unique exception for approval.

LEASE AGREEMENT
BETWEEN THE CITY OF CINCINNATI AND
THE CORPORATION FOR FINDLAY MARKET OF CINCINNATI

This agreement is entered into by and between the City of Cincinnati, 801 Plum Street, Cincinnati, Ohio, 45202 ("City") and The Corporation for Findlay Market of Cincinnati, an Ohio non-profit corporation, 1720 Race Street, Cincinnati, Ohio 45202 ("CFFM").

WHEREAS, City is the owner of the land and building currently operated as the historic public market known as "Findlay Market" ("Market") including the Findlay Market House, 1801 Race Street ("Market House"), land and buildings at 112, 114, 116 and 118 W. Elder Street (collectively the "North Addition"), that portion of Pleasant Street north of Elder Street to Sellew Alley, Pleasant Street south of Elder Street to Glass Alley, and the four parking lots adjacent to the Market consisting of: (i) the customer parking lot north of the Market, (ii) the vendor parking lot on Race Street, (iii) the customer parking lot south of the Market between Race and Pleasant, and (iv) the customer parking lot south of the Market between Pleasant and Elm Streets (collectively the "Parking Lots") (collectively overall, the "Property"); and

WHEREAS, The City has invested substantial funds to renovate the Market House, and has determined that it is advantageous to retain a private, non-profit organization to manage and operate the Property; and

WHEREAS, CFFM was created at the City's request to operate and manage the Market and the parties believe that CFFM can do so in an efficient manner, while at the same time promoting the Market as a catalyst for economic development in the Over-The-Rhine section of Cincinnati; and

WHEREAS, contemporaneous with the execution of this Lease Agreement, the parties are entering into a Findlay Market Management Agreement (the "Management Agreement") concerning the efficient management of the Market; and

WHEREAS, the City Manager, being the officer having supervision and management responsibility of said Property, has advised the Council of the City of Cincinnati ("Council") that the said Property is not needed for any municipal purpose during the lease term set forth herein; and

WHEREAS, the Council of the City of Cincinnati, by Ordinance No. 225-2004, duly passed on June 30, 2004 has determined that said Property shall be leased to The Corporation for Findlay Market of Cincinnati and has authorized the City Manager to enter into this Lease Agreement for said Property;

NOW THEREFORE, in consideration of the mutual promises contained herein and set forth below, the parties agree as follows:

1. The City, in consideration of the rents and covenants hereinafter specified to be paid and performed by CFFM, does hereby lease to CFFM the Property more specifically described in the attached Exhibit A. CFFM agrees to lease said Property from the City for a period commencing on July 1, 2004 and terminating on June 30, 2009. City hereby grants to CFFM the option to renew this lease for three (3) additional terms of five (5) years each, unless either party serves the other with a notice of termination not less than six months prior to the beginning of the next succeeding term. Furthermore, either party may terminate this Lease at any time by serving the other with notice at least six months prior to the termination date.
2. CFFM hereby agrees to pay City, as annual rent, one (\$1.00) dollar per year. All payments shall be made by check payable to the City of Cincinnati and sent to Real Estate Services at Room 122 City Hall, 801 Plum Street, Cincinnati, Ohio 45202.
3. CFFM agrees to provide all routine maintenance of the Property. Said maintenance will be at a level reasonably acceptable to City. In addition, CFFM will perform normal maintenance related to seal-coating and striping of the Parking Lots, as deemed necessary by CFFM. However, the City shall be responsible for any patching and paving of the Parking Lots, in addition to providing suitable lighting and drainage.
4. CFFM will use the Market House exclusively as a public market. The North Addition shall be used for: a) a public market on the first floor; b) related commercial activities and residential purposes on the upper floors. The adjacent streets shall be used for access to and from the Market. The Parking Lots shall be used for parking of vehicles for Market-related activities. The Property may be used for purposes other than those set forth above only with the written permission of City. Said written permission shall contain the conditions of such other use. Should CFFM, or those claiming through it, use the Property for any purposes other than those set forth above, or an approved alternate use, then this Lease Agreement shall be subject to immediate termination by the City after written notice to CFFM and reasonable opportunity to cure.
5. Should CFFM, or those claiming through it, cease functioning as a not-for-profit corporation, or if the Management Agreement is terminated, then this lease agreement shall immediately and automatically terminate.
6. CFFM shall pay all charges for any utilities if used on said Property, during the term of said lease. City shall be responsible for all real estate and personal property taxes and assessments.
7. CFFM, at its sole expense, shall keep in force a comprehensive general liability policy on an occurrence form basis. The policy shall have a combined limit coverage for personal injury of one million dollars (\$1,000,000.00) per occurrence and one million dollars (\$1,000,000.00) aggregate. CFFM shall also obtain an excess liability policy in the amount of four million dollars (\$4,000,000.00). The City of Cincinnati shall be named as an additional insured on all policies. The City shall be provided with copies of all such

policies immediately upon receipt by CFFM. CFFM is not responsible for insuring the Property against property damage, loss or destruction. All policies shall include a provision prohibiting the insurer from canceling the policy without 30-day prior written notice to the City. The City may terminate this Agreement if such policies are not kept in effect after reasonable notice to CFFM and opportunity to cure.

8. City and its agents shall have the right to enter the Property at all reasonable times for the purpose of inspection.
9. No waiver of any provision of this lease shall be construed to be a waiver of a succeeding breach, and payment by CFFM of rent, or the receipt by City of rent, shall not be deemed a waiver of such breach.
10. CFFM agrees to neither assign nor sublet the Property, or any part thereof, without the prior written consent of City. Except for the licensing of individual vendors or renting to individual tenants, the right to assign or sublet belongs exclusively to City and the exercise of such right will be at City's sole discretion.
11. In the event of the partial or total loss or destruction of the Property or any City-owned equipment or improvements located in the Property, City shall have the option to repair the building, rebuild it, or restore the Property, such equipment or improvements to the condition it was in prior to the construction of the building. Each such option will be at City's sole discretion and expense. City is not liable to CFFM for loss of use should there be partial or total loss or destruction of the Market or any buildings. CFFM is not responsible for repairing or rebuilding any Property, equipment or improvements subject to partial or total loss or destruction.
12. CFFM will surrender the Property in the same condition in which CFFM received it, ordinary wear and tear excepted.
13. CFFM shall not commit or suffer any waste of the Property nor use the Property for any unlawful purpose. CFFM shall fully and promptly comply with and obey all laws, ordinances, rules, orders, regulations and requirements of any public authority, which in any way affect the Property or use thereof.
14. In the event of condemnation or appropriation, this lease agreement shall immediately and automatically terminate and CFFM shall have no right to damages from City. City is entitled to all proceeds received in any appropriation suit, or proceeds received under threat of eminent domain.
15. CFFM shall indemnify City against any and all claims which may be asserted against it as a result of CFFM's failure to perform any covenant required hereunder; any accident or injury occurring on or about the Property caused by the negligence of CFFM; or any mechanic's lien filed against the leased property for any equipment, materials or labor provided to CFFM in the construction of any improvement on the Property.

16. At the end of CFFM's tenancy hereunder, CFFM shall have no claim against the City of Cincinnati for any improvements made on the leased property or for the value thereof.

With the approval of the City, CFFM may remove, at CFFM's sole cost, any improvements upon the leased property made by CFFM. Any improvements not so removed by CFFM at the end of CFFM's term, shall become the property of the City. The City shall have the right to remove any improvements and charge CFFM for the cost of such removal.

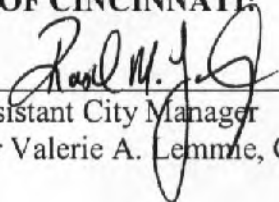
17. All notices required to be given hereunder by either party, without further written notice otherwise by either party, shall be in writing and sent by Certified Mail, addressed to the City of Cincinnati, Real Estate Services at Room 122 City Hall, 801 Plum Street, Cincinnati, Ohio 45202, or to the CFFM at P.O. Box 14727, Cincinnati, Ohio 45250, Attn: Robert J. Pickford, Executive Director. Either party may give notice of change of their respective addresses from time to time.
18. To the extent the provisions of this Agreement and those of the Management Agreement are inconsistent, the terms of the Management Agreement shall take priority and supercede the terms of this Agreement.

WHEREOF, the City of Cincinnati, by and through its City Manager, authorized by Ordinance No. 225-2004 and The Corporation for Findlay Market of Cincinnati, acting by and through H.C. BUCK NIEHOFF, its PRESIDENT entered into this agreement on the 1st day of July, 2004.

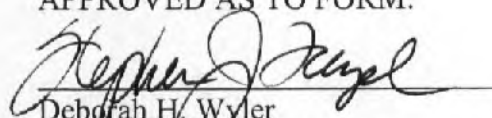
THE CORPORATION FOR FINDLAY MARKET OF CINCINNATI:

By: HC Buck Niehoff
Name:
Its: President

CITY OF CINCINNATI:

By: 
Assistant City Manager
For Valerie A. Lemme, City Manager

APPROVED AS TO FORM:


Deborah H. Wyler
Assistant City Solicitor

City of Cincinnati



Office of the City Manager

Room 152, City Hall
801 Plum Street
Cincinnati, Ohio 45202-5706
Phone (513) 352-3241
Fax (513) 352-6284

July 19, 2004

Valerie A. Lemmie
City Manager

Mr. Chuck Meyer
Santen & Hughes
312 Walnut Street, Suite 3100
Cincinnati, OH 45202

Dear Chuck:

Enclosed is a signed original copy of the Findlay Market Management Agreement between the Corporation for Findlay Market of Cincinnati and the City of Cincinnati for your files.

Should you have any questions, please contact me at (513) 352-5326.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Eilerman".

Chris Eilerman
Findlay Market Manager

FINDLAY MARKET MANAGEMENT AGREEMENT

This Management Agreement ("Agreement") is entered into as of July 1, 2004 ("Effective Date") by and between **The City of Cincinnati**, 801 Plum Street, Cincinnati, Ohio 45202 ("City") and **The Corporation For Findlay Market of Cincinnati**, an Ohio non-profit corporation, 1720 Race Street, Cincinnati, Ohio 45202 ("CFFM"), concerning the public market operations known as 'Findlay Market' ("Market").

Background Information

A. For the purposes of this agreement, the "Market Facilities" shall include the Findlay Market House at 1801 Race Street ("Market House"); the land and buildings at 112, 114, 116 and 118 W. Elder Street (collectively the "North Addition"); Pleasant Street north of Elder Street to Sellev Alley; Pleasant Street south of Elder Street to Glass Alley, and the four parking lots adjacent to the Market consisting of: (i) the customer parking lot north of the Market, (ii) the vendor parking lot on Race Street, (iii) the customer parking lot south of the Market between Race and Pleasant, and (iv) the customer parking lot south of the Market between Pleasant and Elm Streets (collectively the "Parking Lots").

B. The City has invested substantial funds to renovate the Market House, and has determined that it is advantageous to retain a private, non-profit organization to manage and operate the Market and the Market Facilities (collectively "Market Operations").

C. CFFM was created at the City's request to operate and manage the Market, and the parties believe that CFFM can do so in an efficient manner, while at the same time promoting the Market as a catalyst for economic development in the Over-The-Rhine section of Cincinnati.

D. The Council of the City of Cincinnati ("Council"), by Ordinance No. 225-2004, duly passed on June 30, 2004, has determined that it is advantageous for the City to enter into this Agreement with CFFM.

E. In entering into this Agreement, the parties hope to achieve various policy objectives including but not limited to: (i) the promotion of equal employment opportunities as enunciated in Chapter 325 of the Cincinnati Municipal Code; (ii) enhancement of the Small Business Enterprise Program resulting in a fair share of contracts being awarded to small, minority and female-owned businesses, as sources of supplies, equipment and maintenance services being rendered in connection with Market Operations; and (iii) compliance with the City's Living Wage Ordinance contained in Chapter 317 of the City's Municipal Code.

NOW, THEREFORE, in consideration of the mutual promises and obligations contained in this Agreement, the parties agree as follows:

1. **Grant of Right to Operate Market:** The City hereby grants to CFFM the exclusive right to manage and operate the Market in accordance with the terms set forth in this Agreement, and CFFM accepts this responsibility.

2. **Term:** This Agreement shall be for a period commencing on July 1, 2004 and terminating on June 30, 2009. The term of this Agreement will thereafter be automatically renewed for three successive terms of five years each, unless terminated in accordance with the provisions of this Agreement.

3. **Termination:** Throughout the initial term or any renewal term of this Agreement, either party may terminate this Agreement upon six months prior written notice to the other party. In the event of such termination, the funding to be provided by the City to CFFM during the final six months of the Agreement will be equal to the greater of 50% of the budgeted annual amount or 50% of the funding provided during the twelve month period prior to notification of termination. In the event of termination, each party shall expressly reserve and retain all rights and remedies to which it may be lawfully entitled, but there shall be no further rights or liabilities accruing to the parties pursuant to this Agreement except as specifically set forth hereinabove.

4. **Funding:** CFFM shall obtain funding for Market Operations from subtenant rents, Market activities, other sources it develops, and City support payments. City support payments shall be subject to appropriation by City Council. For the period extending from the effective date of this agreement through December 31, 2004, the City will provide funding to cover expenses reimbursable under the terms of this agreement in an amount not to exceed \$ 332,500.00. Thereafter, funding will be determined in accordance with the City's normal budgetary process. CFFM has submitted to the City its proposed budget for the City's 2005 fiscal year. Subsequent proposed annual budgets will be submitted to the City by June 30th of each year. The City will respond to CFFM with an approved budget by October 1st of each year with the amount that the City Administration will recommend to City Council for approval of funding for Market Operations during the following year. The City's annual budgetary process and the amount of the City support payment to CFFM will be finally determined by City Council. The projected City support payment to CFFM for the year 2005 is \$665,000.00. In the event that the Market's revenues, other than those revenues consisting of private funds raised or donated for specific non-operating related purposes, exceed expenses approved in CFFM's budget by more than 5%, such revenues shall be invested by CFFM, with the consent of the City, in the Market Facilities or the operation of the Market.

5. **Operating Expenses:**

(a) The City will reimburse CFFM for properly documented approved operating expenses for Market Operations in accordance with the provisions of this Agreement. Operating expenses shall include all direct costs incurred by CFFM and approved by the City. In general, operating expenses shall include all costs except for debt service and property taxes. Operating expenses include, but are not limited to:

- (i) Wages (salary and fringe benefits including Social Security, Unemployment Insurance, and Worker's Compensation) of all on-site personnel employed by CFFM.
- (ii) Cost of all contractual services including security personnel required for safe and efficient Market Operations, uniforms, administrative overhead, snow/trash removal, etc...

- (iii) Taxes, excluding property, franchise or other taxes owed by CFFM as a result of income from Market Operations.
- (iv) Utilities such as electric, telephone, water, sewage, stormwater, etc...
- (v) Cost of all insurance, except for property insurance, on the Market Facilities.
- (vi) Wages (salary and fringe benefits including Social Security, Unemployment Insurance, and Worker's Compensation) of all janitorial, operational and supervisory personnel.
- (vii) Routine preventative maintenance, general maintenance, and repairs.
- (viii) Accounting/bookkeeping fees and office expenses.
- (ix) Costs of operating equipment approved by the City.
- (x) Other items approved by the City.

(b) Operating expenses shall not include any interest, penalties or service fees charged to CFFM as the result of CFFM's failure to pay its debts in a timely fashion.

(c) To obtain reimbursements for operating expenses, CFFM shall submit to the City a fully executed "City of Cincinnati Claim Voucher-Invoice" (Form 37 Rev. 3/79) for the amount of the requested disbursement. CFFM shall include sufficient documentation to support all operating expenses. The City shall process CFFM's invoice within 60 days of receipt by the City provided all expenses are adequately documented.

6. **Rights & Responsibilities of CFFM:**

(a) **CFFM Management Rights:** CFFM shall operate and manage the Market Facilities. CFFM may establish days/hours of operation for the Market, and such rules and regulations as CFFM deems in its discretion to be reasonable and proper concerning Market Operations. The City assigns its rights under existing contracts with subtenants at the Market to CFFM. CFFM shall enter into license or lease agreements with existing and new subtenants regarding occupying space in the Market and the Market Facilities. CFFM shall have the discretion to determine the amounts of consideration to be paid, and the responsibility for collecting those amounts and using the revenues to pay for Market Operations. CFFM may enter into license or lease agreements with individual Market subtenants with terms that extend beyond the then existing term of this Agreement, which the City will assume and attorn to upon termination of this Agreement.

(b) **Utilities:** CFFM shall be responsible for the payment of all utilities consumed in Market Operations. The City shall use its best efforts to provide utilities, except telephone service, for Market Operations on the same prices and terms as the City pays for utilities in other publicly-owned properties. CFFM may charge Market subtenants and other users of the Market and Market Facilities for utilities they consume. In the event that the cost of utility services

increases in the future to substantially exceed budgeted amounts, CFFM and the City agree to work together in good faith concerning CFFM obtaining additional funding from the City to cover some or all of such increases.

(c) Maintenance: CFFM shall be responsible for all routine janitorial services and routine maintenance and repair of the Market Facilities in connection with Market Operations. CFFM shall, as appropriate, contract with service companies to provide an annual maintenance program for HVAC and refrigeration equipment. CFFM shall also provide for repair and replacement of expendable supplies such as light bulbs, filters and belts, or other items having a planned obsolescence of less than five years.

(d) Trash and Snow Removal: CFFM shall be responsible for all trash removal and snow removal concerning the Market Facilities, except that the City will be responsible for snow removal on W. Elder Street.

(e) Financial Reporting: CFFM shall maintain a complete set of books and records, in a form and manner approved by the City, showing all revenue collected and all expenditures made in connection with the operation of the Market Facilities along with such supporting data and documents as prescribed by the City. Such books and records shall be kept in such a manner as to make them easily reconcilable with the reports and forms to be submitted to the City by CFFM. The City shall have the right at any time to examine the records, books, data and documents kept by CFFM regarding the operation and maintenance of the Market Facilities. CFFM shall provide its annual audited financial statements to the City by September 15th of each year. On a quarterly basis, CFFM shall deliver to the City a report, in a format acceptable to the City, by no later than the 30th day of the month following the end of each quarter.

(f) Insurance: CFFM, at its sole expense, shall keep in force a comprehensive general liability policy on an occurrence form basis. The policy shall have a combined limit coverage for personal injury of one million dollars (\$1,000,000.00) per occurrence and one million dollars (\$1,000,000.00) aggregate. CFFM shall also obtain an excess liability policy in the amount of four million dollars (\$4,000,000.00). The City of Cincinnati shall be named as an additional insured on all policies. The City shall be provided copies of all such policies immediately upon receipt by CFFM. CFFM is not responsible for insuring the Market Facilities against property damage, loss or destruction. All policies shall include a provision prohibiting the insurer from canceling the policy without 30-day prior written notice to the City. The City may terminate this Agreement if such policies are not kept in effect after reasonable notice to CFFM and opportunity to cure.

(g) Equal Employment, Compliance with Applicable Laws, Labor Policies: In the performance of its obligations under this agreement, CFFM shall:

1. Comply with all applicable laws, ordinances and governmental regulations.
2. Provide equal employment opportunity for all individuals without regard to race, creed, color, sex, age, national origin, religion, political affiliation or disability.

APPLICATION FOR CERTIFICATE OF OCCUPANCY & ZONING VARIANCE

1801 RACE STREET, ACCESSORY STRUCTURE



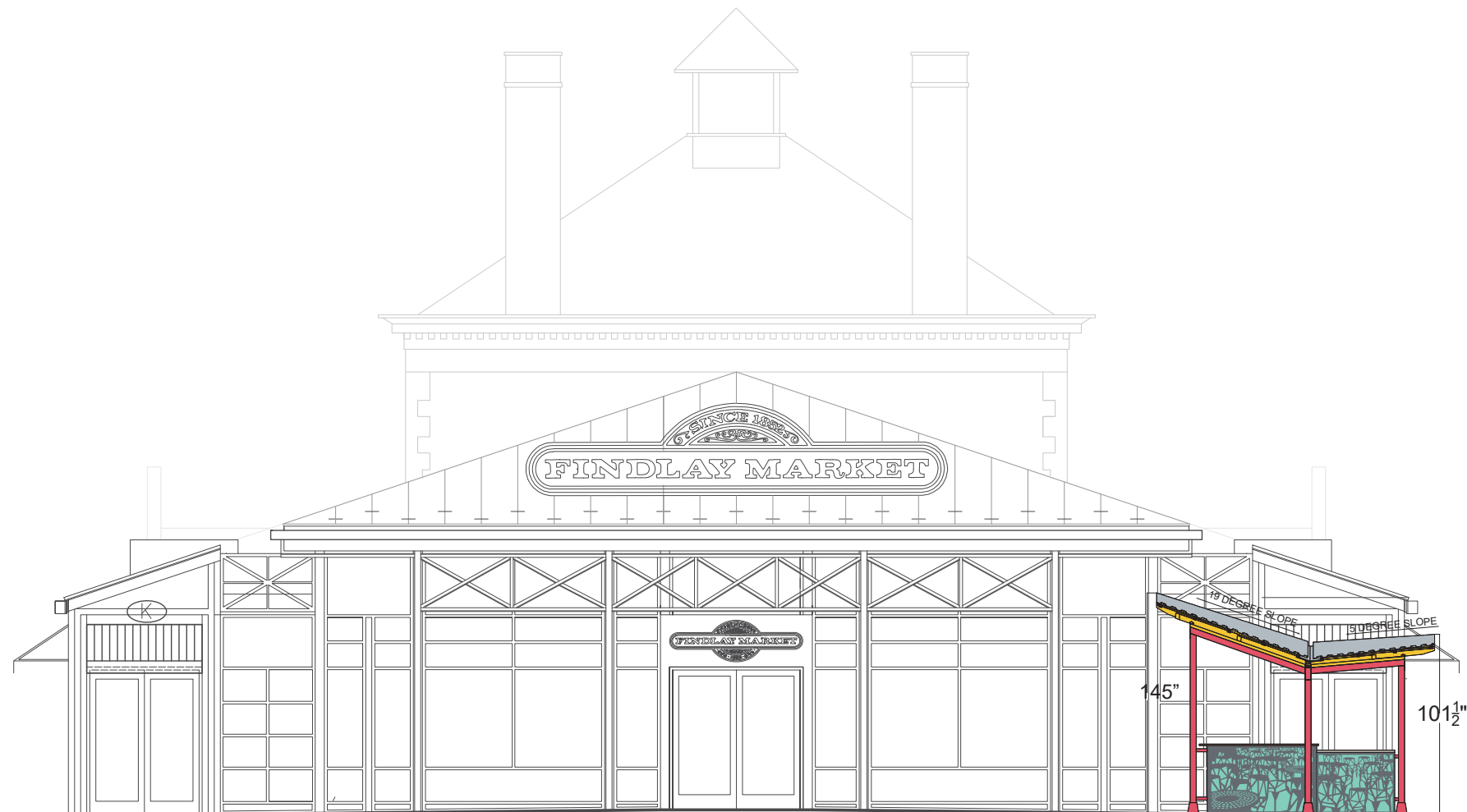
6-22-18

Elaine's Kitchen is a present day synthesis of the context around 1801 Race, Findlay Market. It is an open air structure that bows and opens to the Findlay Market's central market hall as its northeastern punctuation.

There is respectful interpretation of the surrounding buildings and deft consideration to the Market's Race Street Front Yard plaza. Elaine's Kitchen is not Italianate, but its proposed style, detail, and expression blends into the surrounding environment and stands out when your gaze settles on it alone. There is incredible variation in the surrounding buildings. Elaine's Kitchen is intended to be part of that mix.

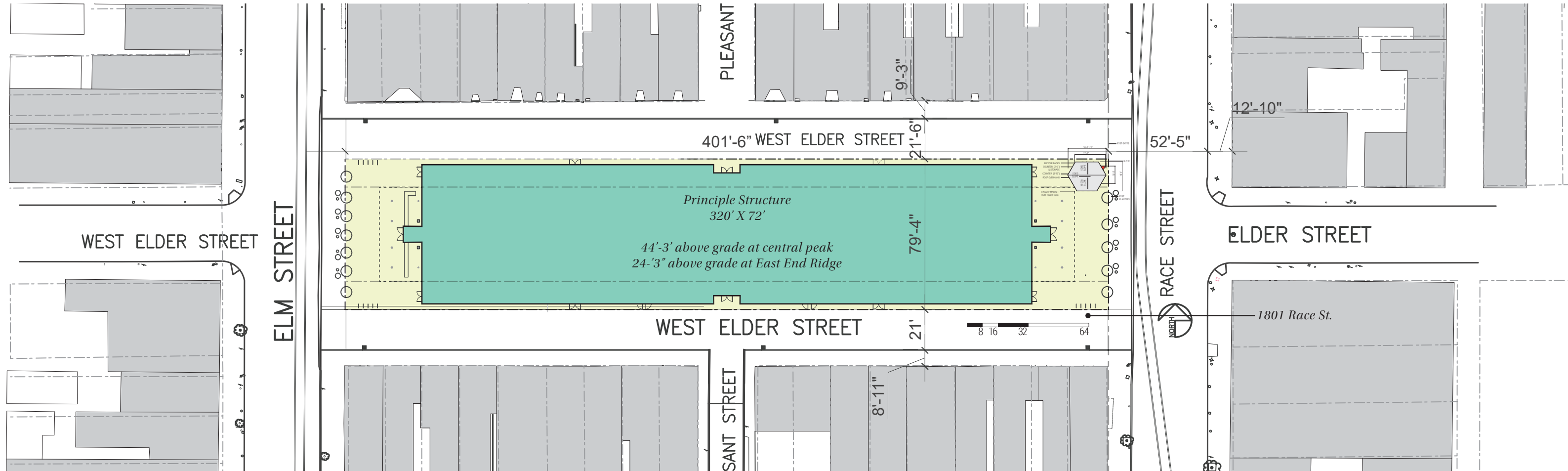
INDEX OF DRAWINGS

PAGE 1:	Title Page
PAGE 2:	Existing Site Plan, Context
PAGE 3:	Proposed Site Plan, Floor Plan, ROof Plan
PAGE 4:	Context
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PAGE 6:	Context "Elevations"
PAGE 7:	Proposed and Existing Elevations
PAGE 8:	Proposed and Existing Elevations
PAGE 9:	Property Report, "Section 6" Reasons for Relief to be granted.



EXISTING SITE

The principal structure, Findlay Market Central Hall, is located at 1801 Race St, which spans from Race St. to Elm St. between Elder Streets. Located in a CC-P District, there are 0' setbacks on all sides. There is no alteration to the existing structure.



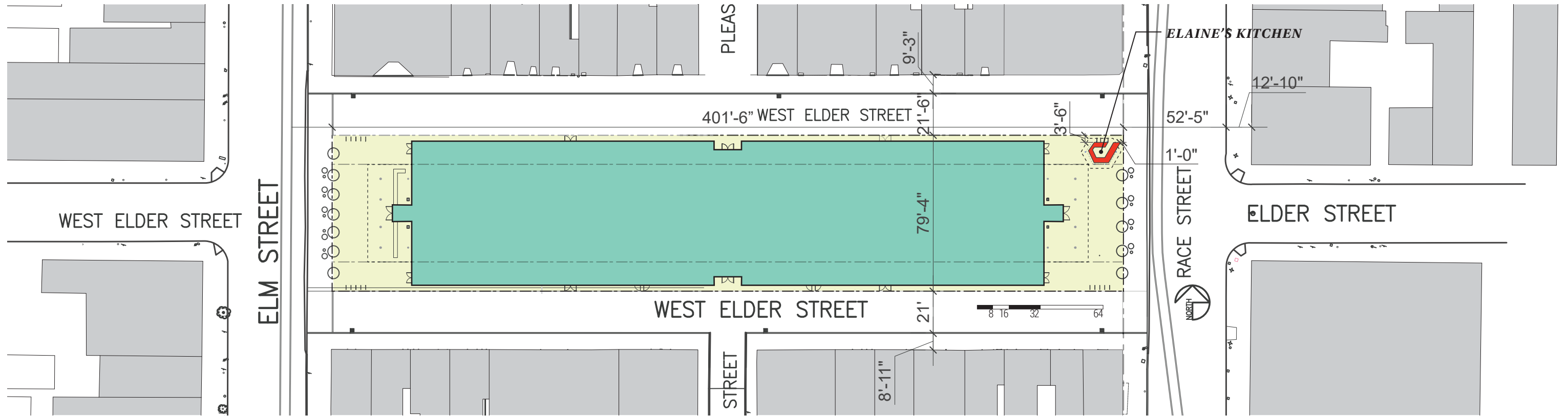
EXISTING SITE PLAN



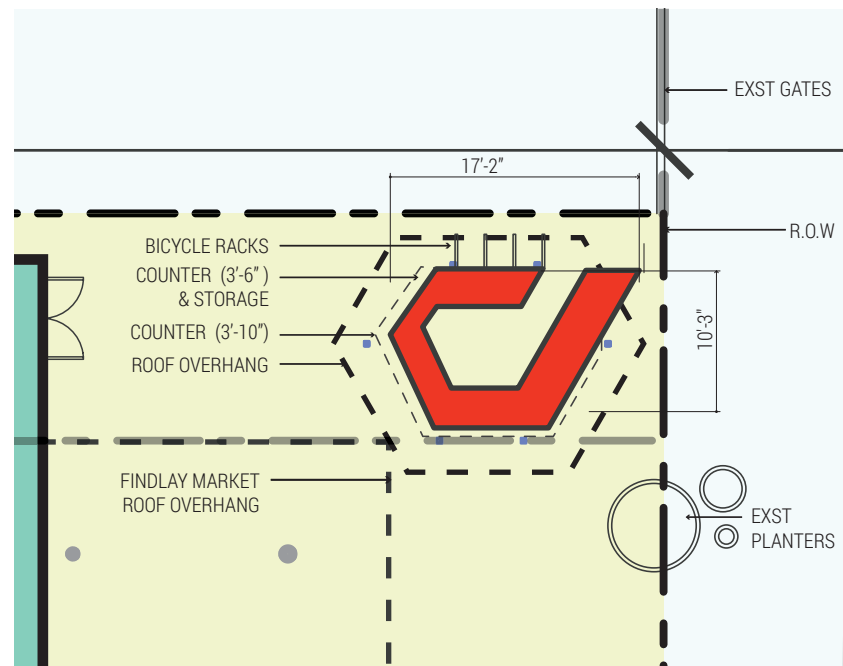
PERSPECTIVAL EAST ELEVATION COLLAGE, RACE STREET

SITE

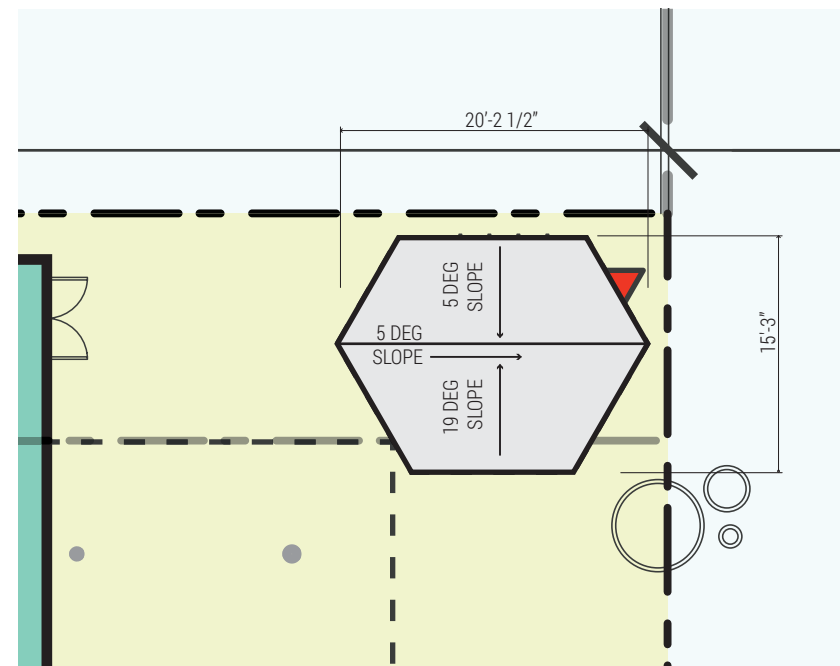
*Elaine's Kitchen rests in the NE corner of 1801 Race Street.
Setbacks are indicate on the site plan.*



PROPOSED SITE PLAN



FLOOR PLAN: 120 sq. ft.



ROOF PLAN: 240 sq. ft.



CONTEXT

Materials and textures studied and photographed around Findlay Market reveal a rich diversity of textures, depth and ornamentation.

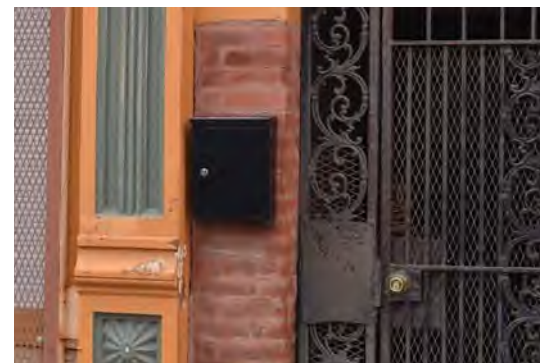
NEIGHBORHOOD CHARACTERISTIC STUDY / ANALYSIS



Surrounding Findlay Market color and texture



Metals tend to be more prevalent in the area



HISTORY OF FINDLAY MARKET

The market's original cast and wrought iron frame caused a lot of problems during construction because it was unfamiliar to the US at the time.

Awareness of the hazards of urban expansion caused the enclosure and addition of plumbing and refrigeration to the market.

The significance of Cincinnati's industrial beginnings are spread throughout the neighborhood surrounding Findlay Market and are prevalent still today.

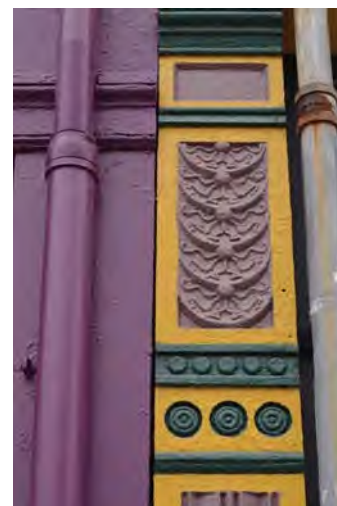
HISTORY OF FINDLAY MARKET

Before 1849, North of Liberty Street was called The Northern Liberties - a place for bootleggers, saloons, gambling houses, brothels and any other institutions that were not tolerated in the city to thrive.

James Findlay, hoping to develop the area, recorded a Northern Liberties town map in 1833 that established an area for a market.

Findlay Market was opened by James Findlay in 1855. Local farmers, fishermen and butchers from around the city began delivering their goods to the market to sell.

Findlay market is the only Cincinnati market-house that has survived and was listed on the National Register of Historic Places in 1972.



Darker tones are usually found with hints of color

3. Determine all labor and personnel policies concerning CFFM employees.
4. Hire employees and/or enter into contracts for the services of independent contractors concerning Market Operations as necessary. CFFM shall train such personnel and supervise their performance, provide all necessary workers' compensation and unemployment insurance, and comply with all tax withholding and social security requirements.

(h) Structural Alterations: CFFM shall not perform any material alterations to structural components of the Market Facilities without the prior written approval of the City.

(i) Grants: CFFM shall utilize its best efforts to pursue grants and private gifts to increase the operating revenue of the Market.

(j) Diversity: CFFM shall use its best efforts to increase the diversity of the vendors and tenants on the Market Facilities.

(k) Maximize Business: CFFM shall covenant and agree that it will take all reasonable measures to maintain, develop, and maximize the business generated by the Market Facilities.

7. **Rights & Responsibilities of the City:**

(a) Taxes: The City will be responsible for paying real estate and personal property taxes, if any, associated with the Market Facilities or any City-owned equipment.

(b) Repair/Replacement: The City will be responsible for the repair and replacement of the foundations, roofs, walls, sidewalks, streets, structural elements, major systems and equipment having a useful life of five years or more, comprising the Market Facilities or used in the Market Operations.

(c) Completion of Construction: The City will complete all planned construction of the Market that remains unfinished at the time this Agreement is executed, including but not limited to the installation of refrigerated cases and other vendor equipment, the resolution of "punch list" items, the installation of market and parking control signage, the build-out of vendor stands, and the repair of damaged property. The City will also obtain a certificate of occupancy.

(d) Capital Improvements: City shall be responsible for any capital improvements to the Market Facilities. However, CFFM shall be permitted to make capital improvements after obtaining the prior written consent of the City.

(e) Street Closures: City shall close W. Elder Street and Pleasant Street (between Elder Street and Glass Alley) to vehicular traffic during prime Market hours of operation when it will promote human safety and/or the conduct of business.

(f) Security: The City recognizes that safety is a critical element to the success of the Market. The City is willing to work in cooperation and partnership with CFFM to achieve desired safety goals.

8. **Force Majeure:** CFFM will not be charged with default nor will the City be held liable because of delays in the performance of the services or payments due as a result of any of the following:

(a) Act of the federal government, including restrictions upon Market Operations or the use of or the obtaining of materials, equipment, tools, or labor essential to perform required services or complete work, by reason of war, national defense, terrorist activity or any other national emergency; or

(b) Causes not reasonably foreseeable by the parties to this Agreement at the time of its execution, which are beyond the control of, and through no fault or negligence of CFFM or the City. This shall include, but not be limited to: acts of God or the public enemy, freight embargoes, court actions, floods, epidemics, quarantine, and strikes; weather of unusual severity such as hurricanes, tornadoes, and cyclones; nuclear radiation or radioactive contamination; terrorist activities; and other factors of unusual severity which directly affect or prohibit the performance of either party under this Agreement.

9. **Waiver of Terms:** The City will have the right to waive any requirement of this Agreement to be performed by CFFM if, in the sole discretion of the City, such waiver is in the best interest of the City. The waiver of any requirement of this Agreement, or waiver of the breach thereof, will not be deemed to be a waiver of any subsequent breach of that or any other requirement.

10. **Assignment:** CFFM shall not assign any of its rights and obligations under this Agreement without the prior written consent of the City.

11. **Destruction/Condemnation:** In the event that any of the Market Properties are substantially damaged or destroyed, the City, at its sole expense and discretion, shall have the option to repair or rebuild them, or terminate this Agreement with respect to such Market Facilities. CFFM shall have no obligation to repair or rebuild in the event of damage or destruction. In the event that any of the Market Facilities are condemned or appropriated, the City or CFFM has the right to terminate this Agreement with respect to such condemned or appropriated Market Facilities. CFFM will not be entitled to any portion of the award with respect to such condemnation or appropriation, except there may be a separate award with respect to subtenants' or licensees' moving expenses.

12. **Improvements:** Any improvements made to the Market Facilities will become the property of the City, unless the City has agreed otherwise in writing.

13. **Amendments:** This Agreement will not be modified except by written instrument agreed to and signed by CFFM and the City.

14. **Contacts/Notices:** The City will designate a person to serve as the official point of contact for issues that arise in connection with this Agreement or Market Operations. CFFM may rely on this designated person to have authority to make decisions for the City concerning such issues. The point of contact for CFFM will be its Executive Director. These contacts may be changed upon further written notice of either party to the other. Any notices, schedules and

reports, provided for in this Agreement, will be sent to the addresses set forth below, or such other address as either party may designate in the future:

For the City:

City of Cincinnati
DEPARTMENT/ASST CM
805 Central Avenue/801 Plum Street
Suite 801
Cincinnati, OH 45202
Attn: _____

For The Corporation For Findlay Market of Cincinnati:

The Corporation For Findlay Market of Cincinnati
P.O. Box 14727
Cincinnati, OH 45250
Attn: Robert J. Pickford, Executive Director

15. **Equal Employment:** This Agreement is subject to the City of Cincinnati's Equal Employment Opportunity Program contained in Chapter 325 of the Cincinnati Municipal Code. The Equal Employment Opportunity Clause in Section 325-9 is hereby incorporated by reference in this Agreement.

16. **Small Business Enterprise:**

(a) It is the policy of the City that a fair share of contracts be awarded to small, minority and women's business firms. Accordingly, notwithstanding Cincinnati Municipal Code Chapter 323, during the term of this Agreement CFFM shall take affirmative steps to assure that Small Business Enterprises (SBE's) are awarded no less than twenty (20%) percent of the total dollar amount of all annual purchases of supplies, materials, equipment, and services. An SBE means a consultant, supplier, contractor or subcontractor who is certified as an SBE by the City in accordance with Chapter 323. (A list of SBE's may be obtained from the Office of Contract Compliance). CFFM may refer interested firms to the Office of Contract Compliance for review and possible certification as an SBE. At a minimum CFFM agrees to take at least the following affirmative steps:

1. Including qualified SBE's on solicitation lists.
2. Assuring that SBE's are solicited whenever they are potential sources. CFFM must advertise, on at least two separate occasions, both in local minority publications and in other local newspapers of general circulation, invitations to SBE's to provide services and/or to supply materials, or equipment.
3. When economically feasible, dividing total requirements into small tasks or quantities so as to permit maximum SBE participation.

4. When needs permit, establishing delivery schedules which will encourage participation by SBE's.
5. If any subcontracts are to be let, CFFM must require the prime contractor to take the above affirmative steps.

(b) CFFM shall submit an annual report to the City which lists all contracts awarded during the previous twelve (12) month period, including information as to the contract recipient; the contract recipient's SBE status, the type of service, supply, material and/or equipment provided; the dollar amount of the contract, or subcontract; and other information that may be deemed necessary by the City Manager. From time to time, during any twelve (12) month period, the City may require that the report be updated. The City may periodically require that CFFM document its affirmative steps to meet the SBE participation requirement as set out in this Section.

(c) Failure of CFFM or its contractors and subcontractors to take the affirmative steps specified above, to provide fair and equal opportunity to SBE's, or to provide technical assistance to SBE's may be construed by the City as failure of CFFM to take affirmative steps as may be necessary to reach the SBE participation requirement as set out in this Section. In addition to other remedies under this Agreement, failure to meet the SBE participation requirement and failure to demonstrate affirmative steps to secure SBE participation, may be a cause for the City to terminate this Agreement and/or file suit in Common Pleas Court to enforce specific performance of the terms of this Section.

17. **Living Wage:** This Agreement is subject to the City of Cincinnati's Living Wage Ordinance contained in Chapter 317 of the Cincinnati Municipal Code. A completed "Living Wage Affidavit of Compliance" form shall be made part of this Agreement.

18. **Governing Law:** This Agreement will be governed and construed in accordance with the laws of the City of Cincinnati and the State of Ohio.

City of Cincinnati:

By: *Randall J. G.*
Its: *Assistant City Manager*

Corporation For Findlay Market of Cincinnati:

By: *HC Buck Niehoff*
Its: *President*

Recommended By:

Christopher J. Eilerman
Christopher J. Eilerman
Findlay Market Manager

Approved As To Form:

Deborah H. Wylor
Deborah H. Wylor
Assistant City Solicitor

Approved as to Compliance:

Kathi Ranford
Kathi Ranford
~~Acting~~ Contract Compliance Officer

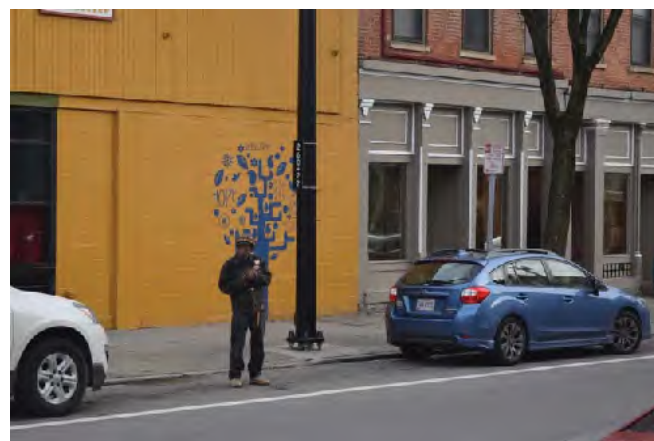
245130.2

CERTIFIED DATE *1-21-15 2004*
FUND/CODE *304 162 000 7685.51*
405 164 000 7289
AMOUNT *332,500.00*
[Signature]
DIRECTOR OF FINANCE
BY *[Signature]*

CONTEXT

Materials and textures studied and photographed around Findlay Market reveal a rich diversity of textures, depth and ornamentation. While people are not subject to the Historic Conservation Board's review, their influence on the Findlay Market surroundings is undeniable

LOCALS



FAMILIES



VENDORS/MARKET WORKERS



COMMUNITY

People from all over the Cincinnati, as well as outside of the city, come to Findlay Market to enjoy the food, atmosphere and surrounding neighborhood. Vendors, customers, farmers, children, parents, grandparents; anyone and everyone is welcome.

CONTEXT



RACE STREET



PERSPECTIVAL SOUTH ELEVATION COLLAGE, RACE STREET



RACE STREET



PERSPECTIVAL NORTH ELEVATION COLLAGE, ELDER STREET

ELEVATIONS

Elevations in grey represent the existing central Findlay Market Building, the elevation in color represents the proposed accessory structure.

MATERIALS

RAW STEEL - LASER CUT AND PAINTED

PLYWOOD - PAINTED

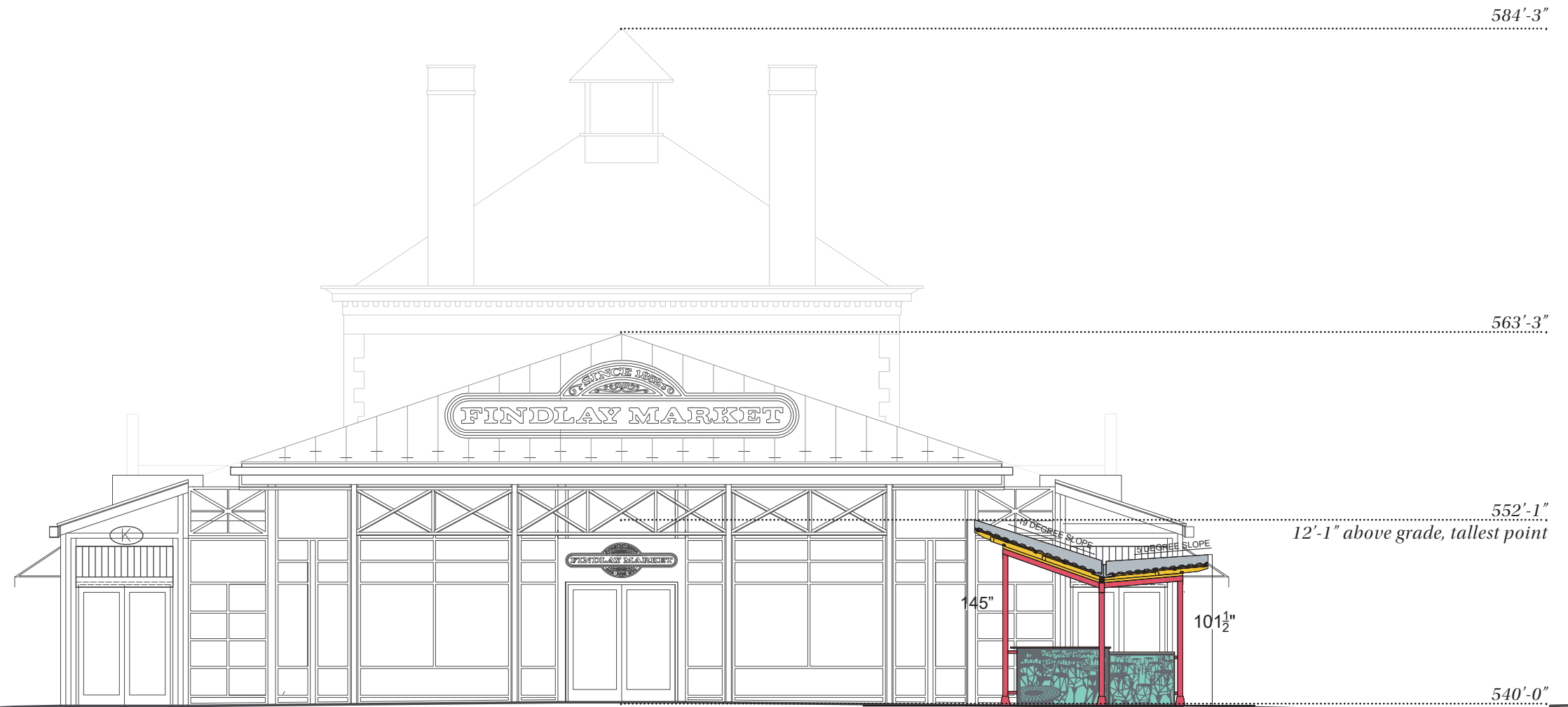
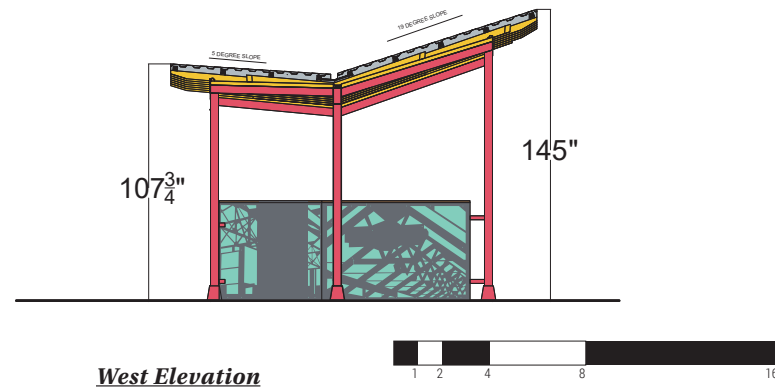
WHITE OAK COUNTERTOP - STAINED AND SEALED

CONCRETE COUNTERTOPS

RAW STEEL PAINTED

WOOD 'RAFTERS' AND PURLINS

CORRUGATED ROOF - GALVANIZED



ELEVATIONS

Elevations in grey represent the existing central Findlay market Building, the elevation in color represents the proposed accessory structure.



South Elevation

MATERIALS

- RAW STEEL - LASER CUT AND PAINTED
- PLYWOOD - PAINTED
- WHITE OAK COUNTERTOP - STAINED AND SEALED
- CONCRETE COUNTERTOPS
- RAW STEEL PAINTED
- WOOD 'RAFTERS' AND PURLINS
- CORRUGATED ROOF - GALVANIZED




North Elevation



Dusty Rhodes, Hamilton County Auditor

generated on 6/20/2018 8:18:49 PM EDT

Property Report

Parcel ID 094-0008-0355-00	Address 125 W ELDER ST	Index Order Parcel Number	Tax Year 2017 Payable 2018
Property Information			
Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD		Images/Sketches 
Appraisal Area 01801 - OVER THE RHINE 01	Land Use 640 - MUNICIPALITY OWNED		
Owner Name and Address CINCINNATI CITY OF 801 PLUM ST ROOM 122 CINCINNATI OH 452025704 <i>(call 946-4015 if incorrect)</i>	Mailing Name and Address CINCINNATI CITY OF 801 PLUM ST ROOM 122 CINCINNATI OH 452025704 <i>(call 946-4800 if incorrect)</i>		
Assessed Value 0	Effective Tax Rate 0.000000	Total Tax 0.00	
Property Description ELDER ST 50 X 400			
Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1974	Board of Revision	No
Total Rooms	0	Rental Registration	No
Bedrooms	0	Homestead	No
Full Bathrooms	0	Owner Occupancy Credit	No
Half Bathrooms	0	Foreclosure	No
Last Sale Date	6 10 1999	Special Assessments	No
Last Sale Amount	0	Market Land Value	263,900
Conveyance Number	0	CAUV Value	0
Deed Type	WE - Warranty Deed (EX)	Market Improvement Value	934,120
Deed Number		Market Total Value	1,198,020
of Parcels Sold	1	TIF Value	0
Acreage	0.462	Abated Value	0
Front Footage	0.00	Exempt Value	1,198,020
		Taxes Paid	0.00
		Tax as of Total Value	0.000
Notes			

**SECTION 6.
Summary of Reasons Why Relief Should be Granted**

As home to Findlay Market, 1801 Race St is a unique parcel. While a technical Front Yard is clear, visitors to Findlay Market experience four different front yards: Elm and Race Street Plazas, Pedestrian axes along Pleasant Streets (north and south).

The generous plazas on Elm and Race Streets are an active space and often punctuated by temporary shelters and stands related to the Market functions: cooking and selling food, temporary retail shops, or information booths. Elaine's Kitchen proposes a permanent addition to the East Plaza on Race Street, in the Front Yard of 1801 Race.

Elaine's Kitchen provides a place for new businesses to test their concept in a more permanent structure between a full brick and mortar shop and a weekend tent set-up. Elaine's Kitchen serves as a demonstration kitchen, teaching visitors how to cook certain recipes and where they can buy the ingredients at the Market. The addition of an accessory structure provides an opportunity to Findlay Market that could not be achieved in a temporary structure or an addition to the principle structure. It is both part of the Market and the Plaza.

The unique siting of Findlay Market, set back 50 feet from the street curb, provides an opportunity for Elaine's Kitchen at 1801 Race St that is unique for the CC-P District. While accessory structures are not permitted in the Front Yard of CC-P, the use of principle and accessory structure, Elaine's Kitchen's height, design, and context provide a unique exception for approval.

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

APPLICATION #: COA2018047
APPLICANT: RDA Group Architects
OWNER: NAP87 LLC
ADDRESS: **634 Sycamore Street**
PARCELS: 079-0004-0128
ZONING: DD
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: August 9, 2018
HEARING DATE: August 20, 2018
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request

The request is to make façade and yard improvements to the Local Landmark, Krippendorf-Dittman Building. The façade improvements are on the north and west facades that face what is currently a parking area.

Existing Conditions

The subject property is the Krippendorft-Dittman Building is a midrise historic landmark build in 1888 for the Krippendorft-Dittman Shoe Company as both an office and manufacturing complex. It was listed as a local landmark in 1985 and as an Individual Listed building in 1980. It was converted into a loft apartment complex with an art gallery on the bottom floor.

Proposed Conditions

The applicant is proposing to redesign the parking area at the corner into a lawn for the residents of the building and to have façade changes on the walls looking into the lawn. These changes include

1. Removal of non-historic pillars at the front entrance
2. Reconfiguration and addition of an entrance vestibule into the lobby
3. Addition of openings on the first floor along the resident lounge.



Figure 1: Main Facade of Krippendorf-Dittman Building. Image from Wikipedia.

Previous Reviews: N/A.



Figure 2. 634 Sycamore Street. Map provided by CAGIS.



Figure 3. Image of 634 Sycamore Facades under review. Image from Google circa 2017.

Applicable Zoning Code Sections:

Zoning District:	Section 14011	DD
Variance Authority	Section 1445	
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

Zoning Review

The building is not changing uses. The property is in the DD Zoning District and the re-use of existing buildings does not require that parking is provided. The existing parking area is permitted to remove parking spaces and turn into a lawn/park.

Certificate of Appropriateness Review:

A COA is required for the changes to the façade.

Comments on Applicable Guidelines

The guidelines state:

All exterior changes will be reviewed; however, the focus of the review will be on significant features on primary elevations. The subject property's main focus of review is the West Façade fronting onto Sycamore Street.

1. Intent

All rehabilitation and alteration should be based on an examination of significant features of the building as identified in the architectural description. All work should maintain the historic character of the property.

- A. Completely new features should be compatible with the original building design.

2. Conservation of Existing Materials

- A. Avoid removing, covering, or altering historic material of distinctive architectural features.

The changes on the facades are an appropriate change. As these are secondary facades, there is more flexibility in allowances for change. The main, historic façade of the building is remaining untouched and the proposed changes will not be changing or altering any decorative architectural features.

The addition of the window openings on the secondary west façade are placed appropriately. They are placed below existing openings on the second floor and do not detract from the overall rhythm of the façade. The windows are not able to line up exactly with the windows above due to structural needs of the storefront window systems at the first floor. This slight deviation from the vertical line does not detract from the overall rhythm and vertical emphasis on the façade. The applicants have provided an engineer's report that addresses to the requirement of the brick pillars remaining at the proposed width.

The removal of the non-contributing pillars in front of the entrance are removing non-original elements and removing elements that mask a portion of the façade.

The changes to the entrance vestibules are minor and will not be highly visible.

Other Considerations:

Prehearing Results: A prehearing was held on August 1, 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 634 Sycamore Street per plans submitted by RDA Architects dated 07/06/2018 including any revisions submitted for permit subject to staff review and approval with the following condition:

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

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

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
2. The proposed changes are on secondary facades and are in keeping with the overall character of the building and façade they are on.



11 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: _____
 Hamilton Co. Parcel ID No.: _____ Zoning District: _____
 Historic District: _____ Overlay District: _____

APPLICANT 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: _____

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. \$ 615.44

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

- 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

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.



ADJUDICATION/DENIAL LETTER

Date: 07/02/2018
Location: 634 Sycamore Street
Request: Façade changes
Zoning District: DD/Landmark

Applicant Name: Greg Synder

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only** 3 copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$615.44 fee is required with the submission as well.** The next deadline July 6, 2018 for the August 20, 2018 Historic Conservation Board Meeting.

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th 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

July 6, 2018

Historic Conservation Board
805 Central Avenue Suite 500
Two Centennial Plaza
Cincinnati Ohio 45202

RE: Certificate of Appropriateness
24-26 W. 15th Street

Members of the Historic Conservation Board,

Thank you for your review of the proposed site and facade improvements to 634 Sycamore Street, the Krippendorf-Dittman Building. There is a single structure on the lot consisting of several buildings and additions. The building is seven stories with a basement. The building is mixed use, consisting of apartments on floors 2-7 and commercial and resident amenity spaces on the first floor. It is proposed to remain a multifamily building with commercial spaces and resident amenities on the first floor. The exterior modifications and rehabilitation proposed include a new entry vestibule addition, the addition of exterior canopy structures, the creation of new openings on the west facing facade facing the courtyard and installation of new aluminum storefronts, the removal of most surface parking, and the installation of new landscaping and hardscaping.

We are including as witnesses to the hearing for this application:

Jonathan Schaaf, RDA Group Architects
Greg Snyder, RDA Group Architects
Nick Rabin, NAP Cincinnati

Existing Building

The project is located on the south- east side of 7th Street intersection with Sycamore Street, which is to the west. The lot is approximately 184' wide x 198' deep. The existing building is L-shaped and occupies 3/4 of the block. It is 7-stories with a full basement. The structure is accessed from 3 sides, with the primary residential entrance on the north side of the building facing the parking lot. The exterior walls are solid masonry of varying thickness, with wood floor, roof, and partition wall framing. The building has a stacked stone foundation. The existing structure has a footprint of approximately 25,230 SF. The total square footage of the existing building is 156,326 square feet. The primary (west) facade is on Sycamore Street. The elevations are brick. A low addition and colonnade was added as part of a previous renovation. The storefronts facing the courtyard are non-original clear anodized aluminum.

General Project Information

The building is currently occupied. The site is being redeveloped as the outdoor amenity space. The relocation of the entry is part of a larger reconfiguration of the first floor and re-programming of some of these spaces. An enhanced connection between the interior and the site is desired. Construction activities are anticipated to commence upon receipt of all necessary permits and approvals from the city.

Parking/Site

Parking on site is being reduced to (2) spaces for loading and unloading. This is permitted by current zoning. The parking will be redeveloped into outdoor amenity space including a yoga lawn, dog area, and outdoor seating with expanded landscaping. The site will have controlled access. A new 6' high aluminum fence will be installed around the perimeter.

Additions

A new one-story entry vestibule addition will be installed at the intersection of the 2 wings of the buildings at the southeast corner of the courtyard oriented to the northwest toward the intersection of Sycamore and 7th. A new canopy will be added where the existing colonnade is removed to provide covered

outdoor seating. The structure will be one story high and meet the existing building at the east and west ends. An overhang will be added above the service entry on the north facade of the west wing to provide protection from the weather.

Facades

A new metal panel cladding will be added to the first floor of the courtyard facades, held back from the street corners in excess of 30'. The height of the cladding is 16'. This is roughly in alignment with the previous addition to the building. On the west facade of the north wing, 3 new openings will be created, in which will be installed new aluminum storefront. Adjacent to the entry, and section of new cladding will extend 32' high to denote the new entry. The new cladding will be installed over metal studs. The product is MBCI Designer Series – flat and MBCI Masterline 16 profiles.

Storefronts

The new storefronts will be a prefinished thermally broken aluminum system. The finish will be clear anodized to match the previously installed storefronts. The mullion pattern will match the existing. Basis of design is YKK.

Masonry

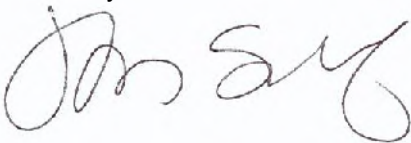
The existing masonry will be repointed as required to provide a weathertight condition. All adjacent existing painted brick will be prepped and painted.

Roofs

The existing roof system will be retained. No modifications will be made. The new roofs will be low slope roofs with new membrane roofing to match the existing. Roof drainage will be collected and discharged to the underground storm system

Please also find enclosed plans, exterior elevations, site line studies and photos to document the proposed design and the buildings context. If you have any questions or comments, or require additional information, please feel free to contact me.

Sincerely,



Jonathan SchAAF
RA LEED AP RRO
Principal
RDA Group Architects



New Millennium Building Engineers, LLC.

Art J. Hunkele Professional Engineer

3146 Mount Carmel Road Cincinnati, OH 45244

Phone (513) 528-1092 cell (513) 258-8050

Fax (513) 528-0761 e-mail ajhunkele@cinci.rr.com

Website: www.newmillenniumengineers.com

□ □ □ □ □

August 7, 2018

RDA Group Architects
Attn: Mr. Greg Snyder
7945 Washington Woods Drive
Dayton, OH 45459

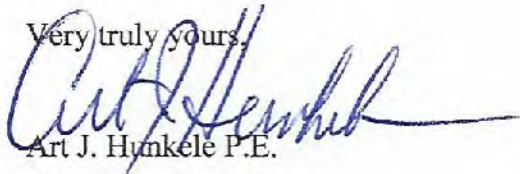
Re: Proposed Openings at West Side of-
Sycamore Place Lofts-634 Sycamore Street
Cincinnati, OH 45302

Dear Mr. Snyder,

Confirming our phone conversation, the residual 4' wide masonry piers between openings are necessary for the load transfer of the building weight above and for bearing of the masonry lintels over the proposed openings. The building is multi wythe load bearing masonry and the floor framing is heavy timber. The proposed openings result in wall and floor loads above to be directed into the subject 4' masonry piers (48" W x 30" D). This is the minimum size acceptable to safely transfer the noted loads based on the compressive strength of the brick.

Should you have any questions, please do not hesitate to call.

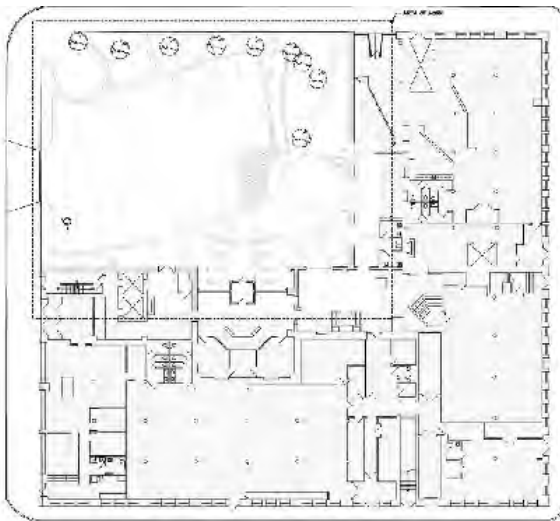
Very truly yours,


Art J. Hunkele P.E.

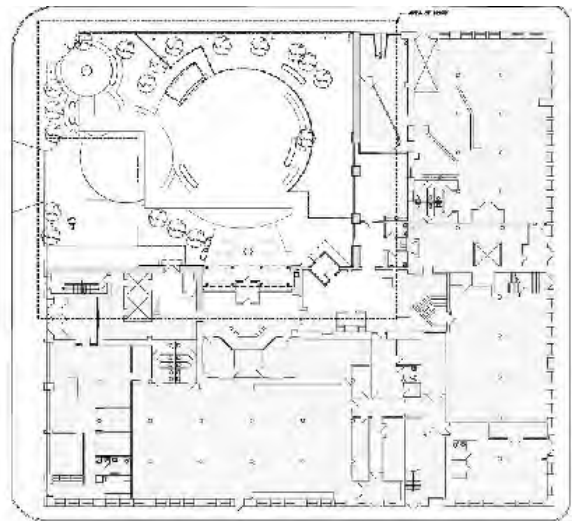


**Note-this inspection report is prepared for the sole, exclusive, and confidential use of Client. Any distribution to third parties is not authorized by Inspector and shall be done at Client's sole risk and liability. Client agrees to indemnify and hold harmless Inspector for any claim advanced by any third party as a result of the distribution of the inspection report.*

Vicinity Map



A OVERALL EXISTING / DEVOLUTION
 FIRST FLOOR KEY PLAN
 SCALE 1/8" = 1'-0"



B OVERALL PROPOSED
 FIRST FLOOR KEY PLAN
 SCALE 1/8" = 1'-0"



View into site from 7th and Sycamore



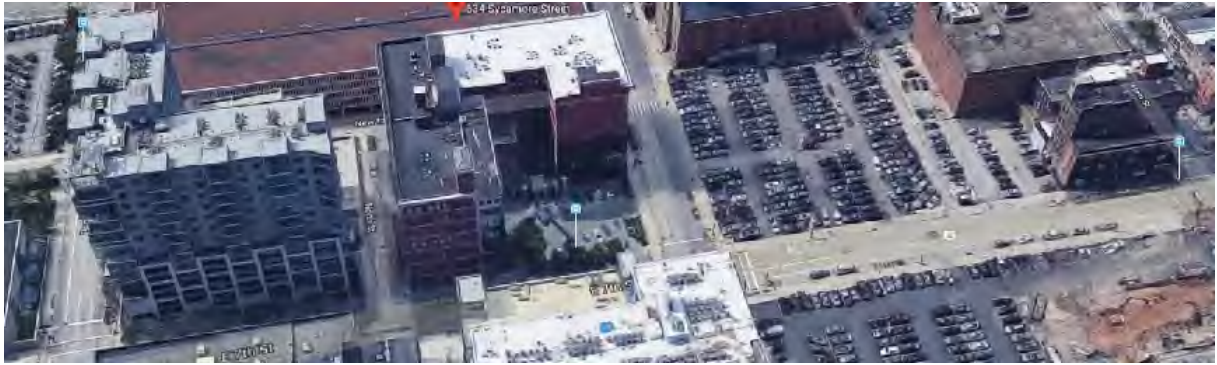
Existing West [Sycamore St] Elevation



Existing South [New street] Elevation



Existing East [North Street] Elevation



Broadway North 634 Sycamore St. Sycamore Main St

7th Street Streetscape from Broadway - Main Street looking South



8th St. 7th St. 634 Sycamore St. New St. 6th St

Sycamore Street Streetscape from 8th - 6th Street looking East



Online Property Access

Parcel ID 079-0004-0128-00 **Address** 634 SYCAMORE ST **Index Order** Parcel Number **Tax Year** 2017 Payable 2018

Property Information		
Tax District	001 - CINTI CORP-CINTI CSD	
School District	CINCINNATI CSD	
Appraisal Area	01700 - CENTRAL BUSINESS DISTRICT	Land Use
		456 - PARKING GARAGE / LOTS
Owner Name and Address	Mailing Name and Address	
NAP 87 LLC 212 E THIRD ST CINCINNATI OH 45202 <i>(call 946-4015 if incorrect)</i>	CORELOGIC 2500 WESTFIELD DR STE 102 HOFFMAN ESTATES IL 60124 <i>(call 946-4800 if incorrect)</i>	
Assessed Value	Effective Tax Rate	Total Tax
102,420	93.480776	\$10,012.15
Property Description		
SYCAMORE ST 41.50 FT IRR PTS LOTS 4-8 SMITH GROVE SUB		



Appraisal/Sales Summary	
Year Built	0
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	5/30/2014
Last Sale Amount	\$0
Conveyance Number	
Deed Type	AF - Affidavit (EX)
Deed Number	316797
# of Parcels Sold	4
Acreage	0.082
Front Footage	41.00

Tax/Credit/Value Summary	
Board of Revision	YES(18)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	288,440
CAUV Value	0
Market Improvement Value	4,200
Market Total Value	292,640
TIF Value	10,040
Abated Value	0
Exempt Value	0
Taxes Paid	\$10,012.15
Tax as % of Total Value	0.000%

Notes
1) 10-12-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032 1) 2/24/98 DISMISSED-SEE BOR #96-12392-C1 APPRAISER TM.

I Want To...

- Start a New Search
- Email the Auditor
- View the Online Help
- Auditor's Home

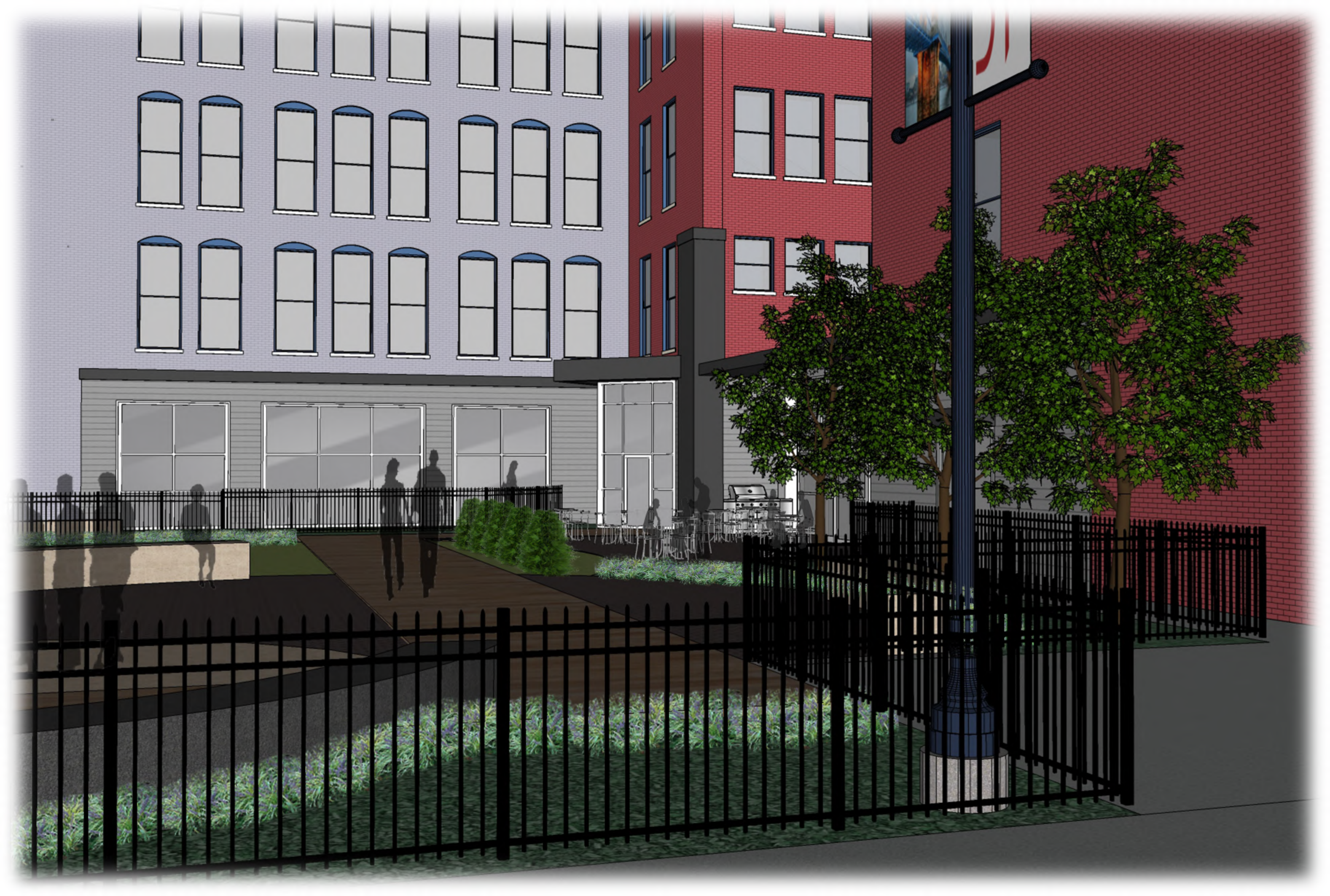
View:

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

Print:

- Current Page
- Property Report









Charcoal Paver



Path Paver



Cream Paver



Ground cover



Maple Tree



Fence

Materials



Bench



Furnishings



Canopy



Metal panel



Aluminum Storefront

Materials

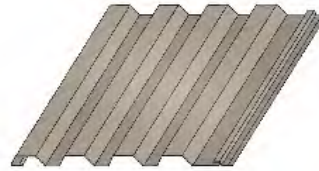
MasterLine 16®

The MasterLine 16® is a concealed fastener metal wall panel that provides an interesting shadow line enhancing the aesthetics of the panel.

[Home \(/\)](#) / [Products \(/products/\)](/products/) / [Wall \(/products/wall-products/\)](/products/wall-products/) / [Concealed Fastening Wall Systems \(/products/wall/concealed-fastening-wall-systems/\)](/products/wall/concealed-fastening-wall-systems/) / [MasterLine 16®](#)

MasterLine 16®

The MasterLine 16® is a concealed fastener metal wall panel that provides an interesting shadow line enhancing the aesthetics of the panel.



Product Information



The MasterLine 16® is a concealed fastener metal wall panel that provides an interesting shadow line enhancing the aesthetics of the panel. While primarily designed for horizontal applications, it can also be installed vertically to give a distinguished architectural design. The panels provide 16" coverage and are available with factory applied mastic in the side laps. Panels may be attached to metal studs, with or without sheathing, as well as to subgirts.

Features

- Coverage Width - 16"
- Panel Attachment - Concealed Fastening System
- Gauges - 24 (standard); 22, 20, 18 (optional)
- Finishes - Smooth (standard); Embossed (optional; 24 and 22 gauge only)
- Coatings - Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

Related Documents

Product Information	Testing	CAD (PDF)	CAD (DWG)
---------------------	---------	-----------	-----------

- [Architectural Color Chart \(/documents/architectural-color-chart/\)](/documents/architectural-color-chart/)
- [Architectural Product Catalog \(/documents/architectural-product-catalog/\)](/documents/architectural-product-catalog/)
- [Environmental Product Declaration Roll Formed Steel Panels \(/documents/environmental-product-declaration-roll-formed-steel-panels/\)](/documents/environmental-product-declaration-roll-formed-steel-panels/)
- [Galvalume & Galvalume Plus Warranty \(/documents/galvalume---galvalume-plus-warranty/\)](/documents/galvalume---galvalume-plus-warranty/)
- [Signature® 200 Panel Warranty \(/documents/signature--200-panel-warranty/\)](/documents/signature--200-panel-warranty/)

Designer™ Series - Flat

Concealed fastening metal wall and fascia panel.

[Home \(/\)](#) / [Products \(/products/\)](/products/) / [Wall \(/products/wall-products/\)](/products/wall-products/) / [Concealed Fastening Wall Systems \(/products/wall/concealed-fastening-wall-systems/\)](/products/wall/concealed-fastening-wall-systems/) / [Designer™ Series - Flat](#)

Designer™ Series - Flat

The Designer™ Series 12.0 Flat Panel offers an attractive panel that is ideal for architectural applications and can be installed both vertically and horizontally.



Product Information



The Designer™ Series panel provides the toughness of metal while creating an attractive, flexible and functional wall or fascia panel. The Designer™ Series is used for new construction or retrofitting existing buildings. If your design calls for a smooth or flat wall or fascia, look to the Designer™ Series 12.0 Flat Panel. The Designer™ Series 12.0 Flat Panel offers a 1 ¾-inch deep leg providing the perfect cavity for rigid board insulation. The panel features concealed fastened systems enhancing the appearance. One leg of the panel is attached to the structural using a concealed clip and the other leg snaps securely into the adjoining panel to lock them into position.

Features

- Width - 12" (Flat Panel)
- Panel Attachment - Concealed Fastening System
- Gauge - 24 (standard); 22 (optional)
- Finishes - Smooth (standard); Embossed (optional)
- Coatings - Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

Related Documents

Product Information	Testing	BIM	CAD (PDF)	CAD (DWG)
---------------------	---------	-----	-----------	-----------

- 📄 [Designer Series CSI Specifications \(/documents/designer-series-csi-specifications/\)](/documents/designer-series-csi-specifications/)
- 📄 [Architectural Color Chart \(/documents/architectural-color-chart/\)](/documents/architectural-color-chart/)
- 📄 [Signature® 300 Low Gloss Specs Painted Specifications \(/documents/signature--300-low-gloss-specs-painted-specifications/\)](/documents/signature--300-low-gloss-specs-painted-specifications/)
- 📄 [MBCI Order Form \(/documents/mbci-order-form/\)](/documents/mbci-order-form/)
- 📄 [Architectural Brochure \(/documents/architectural-brochure/\)](/documents/architectural-brochure/)
- 📄 [Architectural Product Catalog \(/documents/architectural-product-catalog/\)](/documents/architectural-product-catalog/)

SITE IMPROVEMENTS AND FACADE IMPROVEMENTS TO

SYCAMORE PLACE LOFTS

AT ST. XAVIER PARK

634 SYCAMORE STREET
CINCINNATI, OHIO 45202

JULY 6, 2018



SHEET INDEX

T1.1	PROJECT INFORMATION / SITE PLAN
T1.2	OVERALL KEY PLANS / ELEVATIONS
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	DETAILS
C5.0	STORMWATER POLLUTION PREVENTION PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE / SITE DETAILS
A1.1	EXISTING / DEMOLITION FLOOR PLAN
A1.2	PROPOSED PLAN
A1.3	DIMENSIONED PLAN
A1.4	ENLARGED ENTRY VESTIBULE PLANS
A1.5	ENLARGED CANOPY PLANS
A1.6	ENLARGED SITE CANOPY PLANS
A2.1	EXTERIOR ELEVATIONS
A3.1	SECTIONS
A3.2	SECTIONS
A3.3	SECTIONS
A4.1	SCHEDULES
E1.01	LIGHTING PLAN
E1.02	POWER PLAN
E2.01	UNDERGROUND LIGHTING CIRCUIT PLAN
E2.02	UNDERGROUND POWER CONDUIT PLAN
E3.01	SINGLE LINE DIAGRAM
E4.01	ELECTRICAL NOTES

CODE REVIEW

DESCRIPTION: SITE IMPROVEMENTS AND FACADE IMPROVEMENTS TO EXISTING MIXED USE BUILDING. SITE IMPROVEMENTS WILL LIMIT SURFACE PARKING TO DELIVERIES AND INSTALL NEW LANDSCAPING. FACADE IMPROVEMENTS INCLUDE NEW GLADDING AT BASE OF NON-HISTORIC COURTYARD ELEVATIONS, NEW STOREFRONT OPENINGS, AND A NEW ENTRY VESTIBULE ADDITION. INTERIOR WORK IS LIMITED TO ANGLERY WORK REQUIRED AS PART OF FACADE IMPROVEMENTS. NO CHANGE IN BUILDING USE OR HEIGHT.

ZONING: CITY OF CINCINNATI
DISTRICT: DD (PARKING SUB-DISTRICT V)
HISTORIC: BUILDING DESIGNATED A LOCAL LANDMARK (KRIPPENDORF-DITTMAN BUILDING)
 CONSERVATION GUIDELINES DESIGNATE THE WEST ELEVATION AS THE PRIMARY FACADE (NO WORK ON WEST SYCAMORE STREET FACADE)

PARKING: ZONING CODE CHAPTER 141 DOWNTOWN DEVELOPMENT DISTRICTS: 141-25. PARKING IS NOT REQUIRED FOR THE CONVERSION, RENOVATION OR CHANGE IN USE OF AN EXISTING BUILDING, PROVIDED ANY INCREASE IN GROSS FLOOR AREA MAY NOT EXCEED TEN PERCENT
 2017 OHIO BUILDING CODE (OBC)

BUILDING CODE:
 CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION
 EXISTING USE GROUPS: B; R-2 (NO CHANGE)

CHAPTER 5: GENERAL BUILDING HEIGHT AND AREA
 TABLE 503: BUILDING TYPE III B
 ACTUAL BUILDING HEIGHT: 7 STORIES + BASEMENT
 ALLOWABLE BUILDING AREA: (PER STORY)
 B1 = 14,000 S.F. BASE = 61,750 S.F. W/ INCREASE
 R-2 = 16,000 S.F. BASE = 52,000 S.F. W/ INCREASE

OPEN PERIMETER INCREASE: 25
 SPRINKLER INCREASE: 200% OF BASE AREA

ACTUAL BUILDING AREA:
 BASEMENT - 18,128 S.F.
 1ST FLOOR - 25,250 S.F. (1'5" USE)
 2ND FLOOR - 18,128 S.F. (1'8"-2" USE)
 3RD FLOOR - 18,128 S.F. (1'8"-2" USE)
 4TH FLOOR - 18,128 S.F. (1'8"-2" USE)
 5TH FLOOR - 18,128 S.F. (1'8"-2" USE)
 6TH FLOOR - 18,128 S.F. (1'8"-2" USE)
 7TH FLOOR - 18,128 S.F. (1'8"-2" USE)
 TOTAL BUILDING AREA: 156,326 S.F.

TOTAL AREA OF ACTUAL WORK:
 AREA OF FIRST FLOOR ENTRY VESTIBULE ADDITION (COMMON SPACE) 45 S.F.
 AREA OF INTERIOR IMPACTED BY NEW WORK: 155 S.F.
 AREA OF NEW EXTERIOR CANOPY STRUCTURES: 368 S.F.
 REMAINING WORK IS LIMITED TO FACADE MODIFICATIONS AND GLADDING

CHAPTER 6: TYPES OF CONSTRUCTION
 602.3: CONSTRUCTION TYPE: III B

TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS
 PRIMARY STRUCTURAL FRAME = 0 HOUR
 EXTERIOR BEARING WALLS = 2 HOUR
 INTERIOR BEARING WALLS = 0 HOUR
 EXTERIOR NON-BEARING WALLS - REFER TO TABLE 602
 INTERIOR NON-BEARING WALLS = 0 HOUR
 FLOOR CONSTRUCTION = 0 HOUR
 ROOF CONSTRUCTION = 0 HOUR

TABLE 602: FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED UPON FIRE SEPARATION DISTANCE
 X < 30' - B/R-2 USE, III B CONSTRUCTION = 0 HOUR

CHAPTER 7: FIRE-RESISTANCE RATED CONSTRUCTION
 TABLE 705.8: MAXIMUM AREA OF EXTERIOR WALL OPENINGS
 30' OR GREATER, UNPROTECTED/SPRINKLERED = NO LIMIT

CHAPTER 8: INTERIOR FINISHES
 803.0: INTERIOR WALL AND CEILING FINISH MATERIALS
 CLASS A = FLAME SPREAD INDEX 0-25, SMOKE DEVELOPED INDEX 0-450
 CLASS B = FLAME SPREAD INDEX 26-75, SMOKE DEVELOPED INDEX 0-450
 CLASS C = FLAME SPREAD INDEX 76-200, SMOKE DEVELOPED INDEX 0-450
 TABLE 803.11: INTERIOR WALL AND CEILING FINISH REQUIREMENTS
 USE A-2, SPRINKLERED
 INTERIOR EXIST STAIRWAYS/ EXIT PASSAGEWAYS: CLASS B
 CORRIDORS / ENCLOSURE FOR EXIT ACCESS STAIRS: CLASS C
 ROOMS AND ENCLOSED SPACES: CLASS C

804.4.2: INTERIOR FLOOR FINISHES:
 MINIMUM CRITICAL RADIANT FLUX + CLASS II

NOTE: EXTERIOR CANOPIES: PROVIDE APPROVED COVERING THAT MEETS FIRE PROPAGATION PERFORMANCE CRITERIA OF TEST METHOD 1 OR TEST METHOD 2, AS APPROPRIATE, OF NFPA 101 OR HAS A FLAME SPREAD INDEX OF NOT GREATER THAN 25 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723

CHAPTER 9: FIRE PROTECTION SYSTEMS
 902.2.1.2 - EXISTING NFPA IS AUTOMATIC SPRINKLER SYSTEM PROVIDED - MODIFY AS REQUIRED BY NEW WORK (DESIGN BY SPRINKLER DESIGNER / CONTRACTOR)
 906: PORTABLE FIRE EXTINGUISHERS PROVIDED IN ACCORDANCE WITH NFPA 10 FIRE CODE, CITY OF CINCINNATI F.D., ORDINARY HAZARD OCCUPANCY, 2-A
 907.2.1 - USE A-2: EXISTING FIRE ALARM SYSTEM PROVIDED - MODIFY AS REQUIRED BY NEW WORK

CHAPTER 10: MEANS OF EGRESS
 FLOORS 2 - 7 [R-2 USE] EGRESS TO GRADE VIA EXISTING EGRESS STAIRS DIRECT TO EXTERIOR - NO CHANGE. NO IMPACT ON FIRST FLOOR EGRESS OCCUPANT LOAD / EXITS
 6 FLOORS [R-2] x 18,128 SF EA. = 112,368 SF / 200 = 562
FIRST FLOOR
 SYCAMORE STREET TENANT SPACE [LEASING OFFICE - B USE]: NO CHANGE TO EXISTING INDEPENDENT TENANT SPACE EGRESS / EXITS [EXISTING-NO CHANGE] 1,440 SF = 15 OCCUPANTS
 7TH STREET VACANT TENANT SPACE [B USE]: NO CHANGE TO EXISTING INDEPENDENT TENANT SPACE EGRESS / EXITS [EXISTING-NO CHANGE] 4,380 SF = 44 OCCUPANTS
 NEW STREET VACANT TENANT SPACE [B USE]: NO CHANGE TO EXISTING INDEPENDENT TENANT SPACE EGRESS / EXITS [EXISTING-NO CHANGE] 4,450 SF = 45 OCCUPANTS
 COMMON AREA SPACES:
 RESIDENT EXERCISE ROOM: [1814 SF/ 50]=34
 BUILDING OFFICES: [440 SF/ 100] = 5
 LOBBY SEATING AREAS: [800 SF/ 15] = 53
 RESIDENT LOUNGE: [846 SF/ 15] = 36
 1ST FLR. COMMON AREA OCCUPANT LOAD= 128 OCCUPANTS
 BUILDING TOTAL OCCUPANT LOAD = 794
 1ST FLOOR COMMON AREA: OTHER EGRESS COMPONENT WIDTH:
 128 OCCUPANTS X 0.20 = 25.6' = OK, 144' PROVIDED VIA [4] COMMON AREA EXIT DOORS

809.1: ACCESSIBLE MEANS OF EGRESS: PROVIDED
1009.2: STAIRWAYS: EXISTING-NO CHANGE
1009.4: ELEVATORS: EXISTING - NO CHANGE
1010.1.0.1: DOORS, DIRECTION OF SWING - SWING IN THE DIRECTION OF EGRESS, OCCUPANT LOAD GREATER THAN 50.
1010.1.0.2: PANIC AND FIRE EXIT HARDWARE, REQUIRED, OCCUPANT LOAD GREATER THAN 50.
TABLE 1017.2: EXIT ACCESS TRAVEL DISTANCE - R-2 USE WITH SPRINKLER SYSTEM = 250'

CHAPTER 11: ACCESSIBILITY
104.1: ACCESSIBLE ROUTE PROVIDED TO ALL NEW ENTRIES
105.1: ACCESSIBLE ENTRANCE - PROVIDED TO ALL NEW ENTRIES
105.2: ACCESSIBLE TOILET ROOMS - N 4 IN PROVIDED AT FIRST FLOOR TOILET ROOMS.
1101.1: ACCESSIBLE SIGNAGE - PROVIDED FOR TOILET ROOMS, AND OTHER AREAS REQUIRED BY ANS/ADAAG.

CHAPTER 16: STRUCTURAL DESIGN
 REFER TO STRUCTURAL DESIGN NOTES

CHAPTER 20: GLAZING
 2406.4: SAFETY GLAZING INSTALLED AT HAZARDOUS LOCATIONS.

CHAPTER 24: PLUMBING SYSTEMS
 EXISTING TO REMAIN - NO CHANGE

GENERAL PROJECT REQUIREMENTS

- DO NOT SCALE DRAWINGS. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS. THE ARCHITECT AND THE CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLECT OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
- CONTRACTOR TO INSTALL ALL MATERIALS, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM.
- ALL FINAL FINISHES AND SELECTIONS SHALL BE COORDINATED WITH THE PROJECT TEAM. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
- ALL FINAL FINISHES AND SELECTIONS SHALL BE COORDINATED WITH THE PROJECT TEAM. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
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- ALL FINAL FINISHES AND SELECTIONS SHALL BE COORDINATED WITH THE PROJECT TEAM. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
- CONTRACTOR SHALL PROVIDE A TRASH DUMPSTER FOR THE PROJECT. LOCATE IN AN APPROVED LOCATION, COORDINATE WITH THE OWNER.
- ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL, ON THE DRAWINGS AND SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF EACH ITEM REQUIRED.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR T

WALL / SYMBOL LEGEND

	EXISTING WALLS/FINISHES TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW METAL STUD FRAME WALL
	NEW CONCRETE FOUNDATION WALL
	WALL TYPE KEY
	FLOOR DRAIN
	SMOKE DETECTOR - 120V W/ BATTERY BACKUP
	EXHAUST FAN - VENT DIRECT TO EXTERIOR
	DEMOLITION KEY NOTE
	NEW CONSTRUCTION KEY NOTE
	REFLECTED CEILING KEY NOTE
	WINDOW TYPE KEY
	DOOR TYPE KEY
	SECTION TAG
	ELEVATION TAG

RDA GROUP ARCHITECTS
 Dayton, Ohio 45459
 O:
 F:
 JONATHAN ROBERT SCHAAF 14503
 REGISTERED ARCHITECT
 Jonathan Robert SchAAF #14503
 Expiration Date 12/31/2019

OWNER

napCincinnati
 212 E. 3rd Street
 Suite 300
 Cincinnati, OH 45202
 513.721.2744

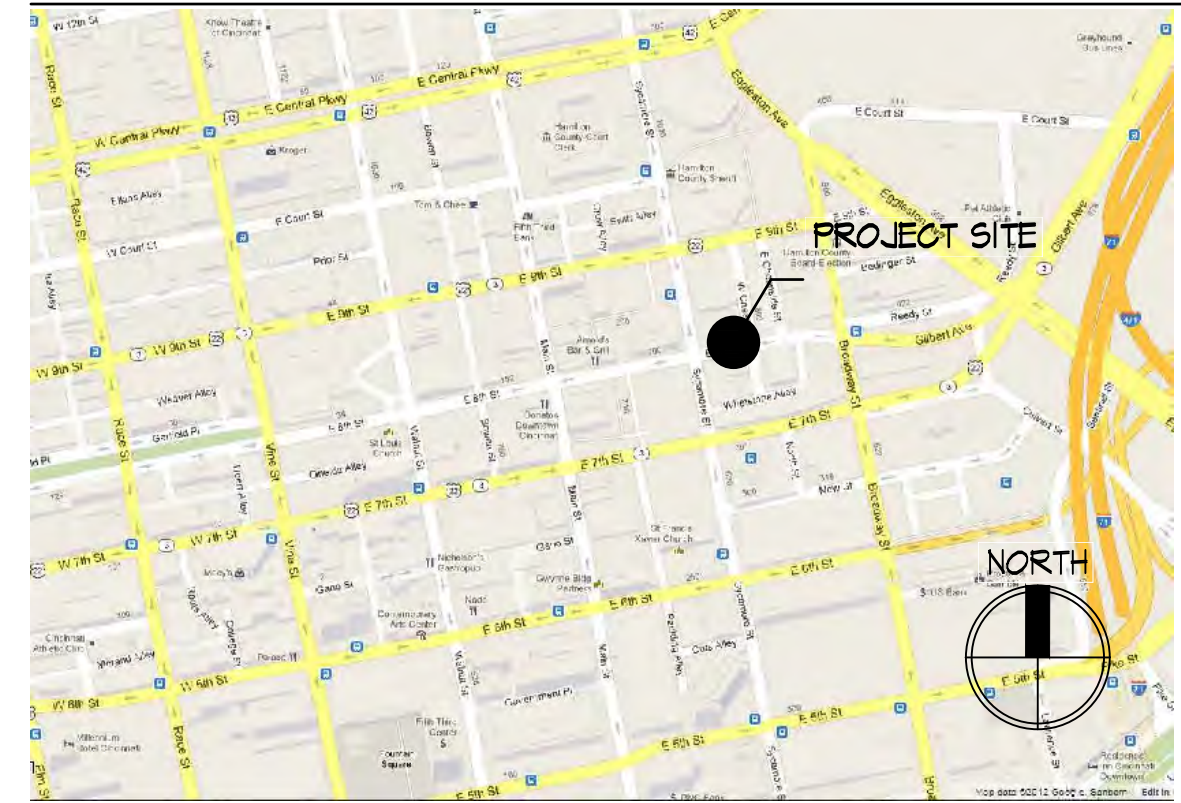
RDA CONTRACT ADMINISTRATION

- RDA IS NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO COORDINATE THE PROPOSED WORK, SCHEDULES, INSTALLATIONS, PERMITS, INSPECTIONS, ETC.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ARCHITECT FOR CLARIFICATION SHOULD THERE BE QUESTIONS REGARDING THE INTERPRETATION OR INTENT OF THE DOCUMENTS, FIELD DISCOVERY, ETC. THAT WOULD IMPACT OR AFFECT THE WORK AS PROPOSED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD CONFIRM ALL EXISTING CONDITIONS, PROPOSED INSTALLATIONS AND HOW THEY INTERFACE TO ENSURE THE SYSTEMS CAN BE INSTALLED PER THE INTENT OF THE DOCUMENTS AND TO MEET APPLICABLE BUILDING CODES, UFAS REQUIREMENTS, HUD / OWNER REQUIREMENTS, ETC.

DESIGN-BUILD STATEMENT

- DESIGN FOR ALL INTERIOR MECHANICAL, ELECTRICAL, AND FIRE SUPPRESSION SYSTEMS SHALL BE COMPLETED ON A DESIGN-BUILD BASIS BY THE RESPECTIVE TRADE CONTRACTORS.
- ALL DESIGN-BUILD DOCUMENTS ARE THE RESPONSIBILITY OF THE TRADE CONTRACTOR. ENGINEERED DESIGNS, UNDER SEAL OF A REGISTERED DESIGN PROFESSIONAL SHALL BE AS REQUIRED BY THE BUILDING DEPARTMENT.
- DESIGN-BUILD CONTRACTORS SHALL COORDINATE ALL WORK WITH THAT OF OTHER TRADES AND SHALL BE RESPONSIBLE FOR THE SAME.
- PROVIDE A COPY OF ALL DESIGN-BUILD DRAWINGS/DOCUMENTS TO THE PROJECT TEAM FOR REVIEW AND PROJECT RECORDS.
- PLUMBING, MECHANICAL, AND ELECTRICAL SCHEMATICS PROVIDED IN THIS SET OF DRAWINGS ARE FOR REFERENCE ONLY INDICATING THE ARCHITECTURAL DESIGN INTENT. FINAL LAYOUT, FIXTURE SELECTION, ETC. TO BE COORDINATED BETWEEN THE TENANT/OWNER AND THE APPLICABLE TRADE CONTRACTOR.

VICINITY MAP



DESIGN TEAM

ARCHITECT: RDA GROUP ARCHITECTS

SITE DESIGN: NORTHPOINTE Group

THE PULCRUM TROLLEY, INC.
 INTERIOR + EXTERIOR + PLANT DESIGN
 513-389-4450 | 937-252-8010

STRUCTURAL ENGINEER: New Millennium Building Engineers, LLC

CIVIL ENGINEER: BURKHARDT ENGINEERING

3146 Mount Carmel Road
 Cincinnati, OH 45244 513-258-8050

BURKHARDT ENGINEERING
 28 North Cherry Street
 Germantown, OH 45327
 F: 937.716.2309
 P: 937.388.0060

SITE ELECTRICAL ENGINEER: Herndon Engineering Services, LLC

5870 Cook Road Suite B
 Milford, OH 45150 (513) 248-2869

AT SAINT XAVIER PARK

ABBREVIATIONS

ADAAG	AMERICANS WITH DISABILITIES ACT
AFF	ACCESSIBILITY GUIDELINES
ALUM	ABOVE FINISH FLOOR
BLKG	ALUMINUM
BET	BLOCKING
BRG	BETWEEN
BTM	BEARING
CIP	BOTTOM
CL	CAST IN PLACE
CLG	CENTERLINE
CT	CEILING
CLR	CERAMIC TILE
COL	CLEAR
CPT	COLUMN
CONC	CARPET
CMU	CONCRETE
CONT	CONCRETE MASONRY UNIT
CJ	CONTINUOUS
DF	CONTROL JOINT
DIA	DRINKING FOUNTAIN
DS	DIAMETER
DTL	DOWNSPROUT
DW	DETAIL
ELEV	DISH WASHER
EQ	ELEVATION
FD	EQUAL
FDN	FLOOR DRAIN
FE	FOUNDATION
FF	FIRE EXTINGUISHER
FIN	FINISH FLOOR
FRT	FINISHED
FSE	FIRE RETARDANT TREATED
FTG	FOOD SERVICE EQUIPMENT
PV	FOOTING
GA	FIELD VERIFY
GYP BD	GAUGE
GC	GYPSON BOARD
HM	GENERAL CONTRACTOR
HT	HOLLOW METAL
HOR	HEIGHT
MAX	HORIZONTAL
MECH	MECHANICAL
MO	MECHANICAL
MTD	MASONRY OPENING
NG	MOUNTED
NTS	NOT IN CONTRACT
OC	NOT TO SCALE
OPG	ON CENTER
PTD	OPENING
RAD	PAINTED
REF	RADIUS
RD	REFRIGERATOR
GT	ROUGH OPENING
RO	ROUGH OPENING
ATC	ACOUSTIC TILE CEILING
SIM	SIMILAR
SM	SHEET METAL
SPEC	SPECIFICATION
SS	STAINLESS STEEL
SO	SQUARE
T.O.	TOP OF
TYP	TYPICAL
WVF	WELDED WIRE FABRIC

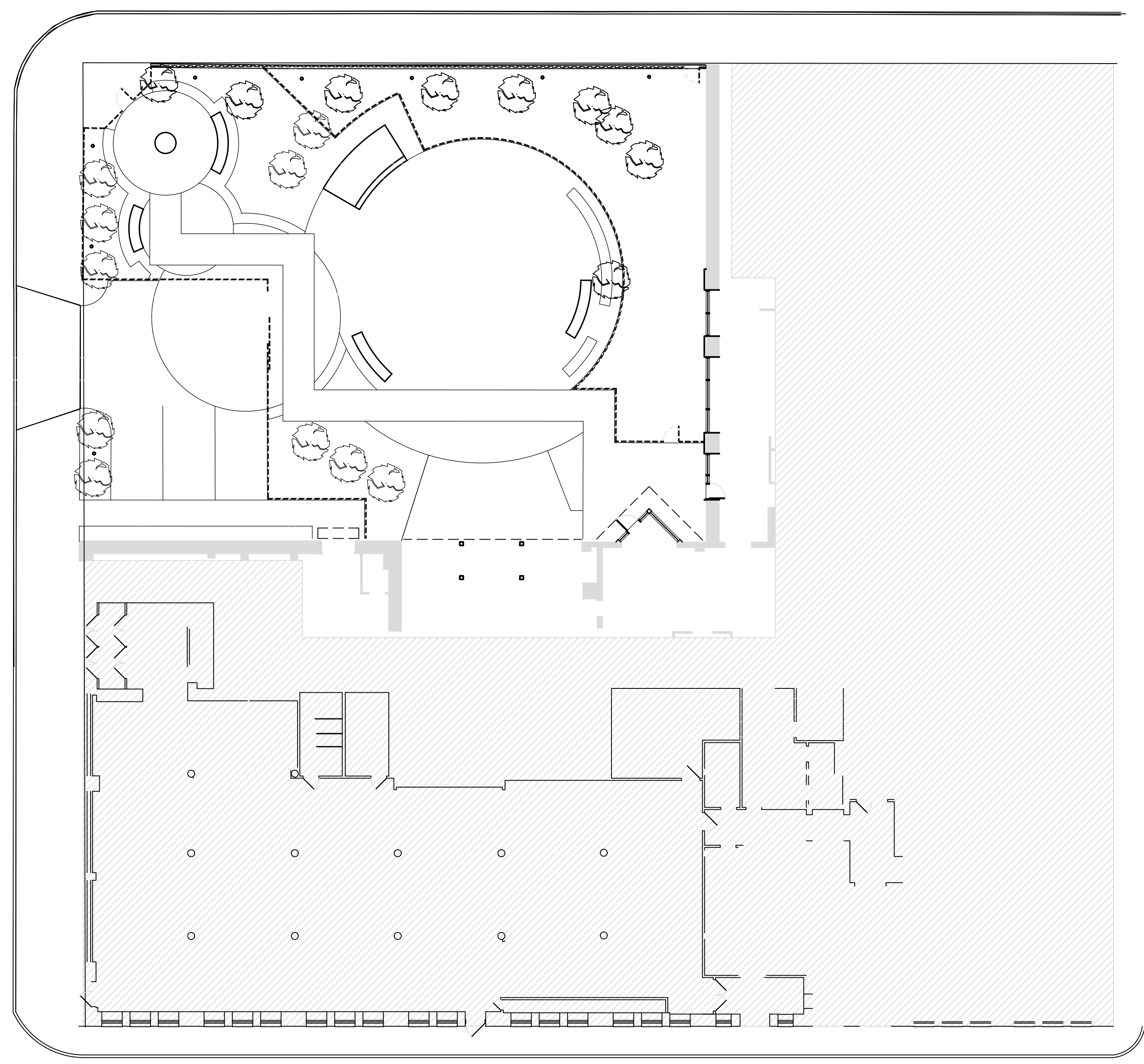
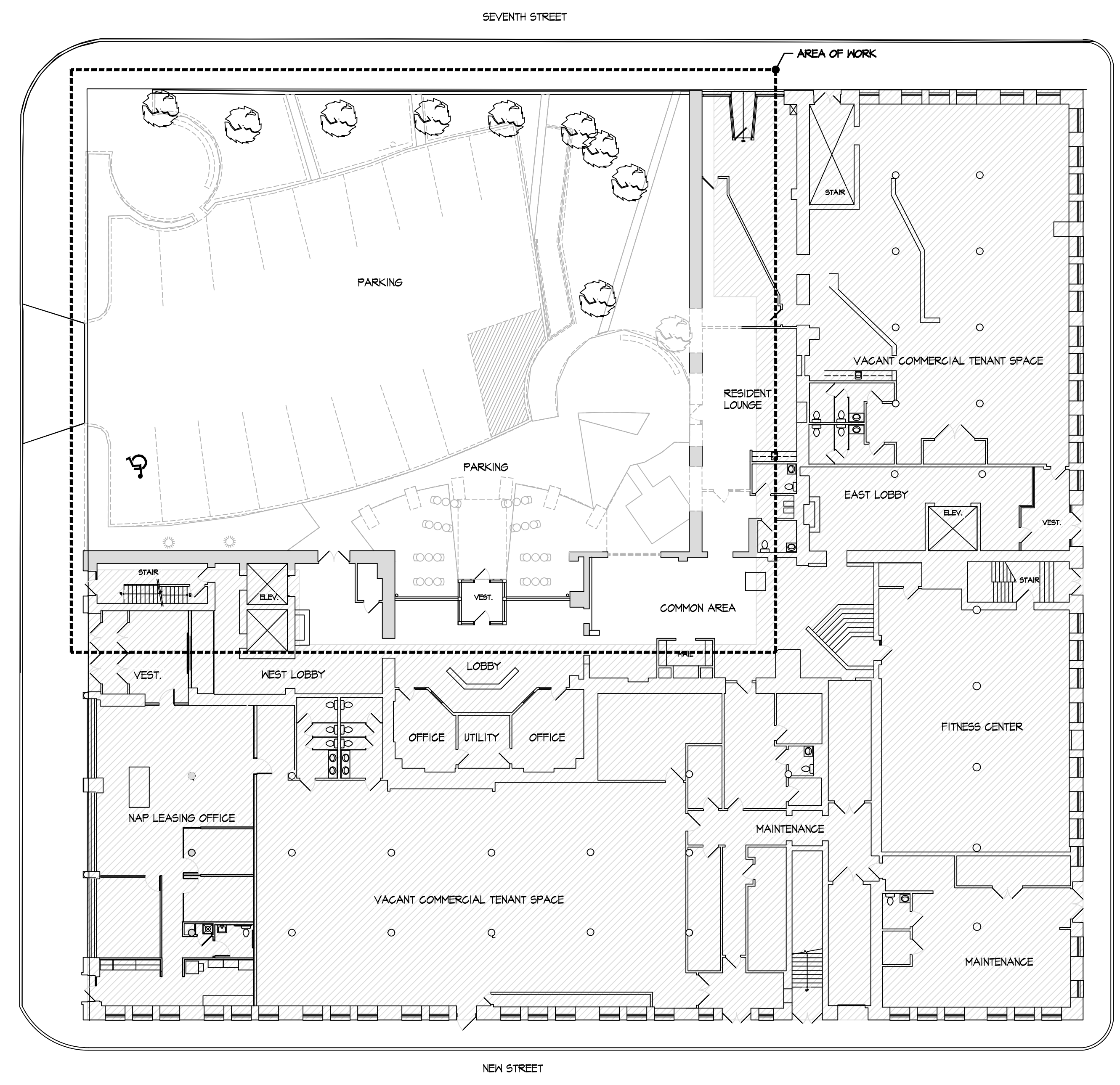
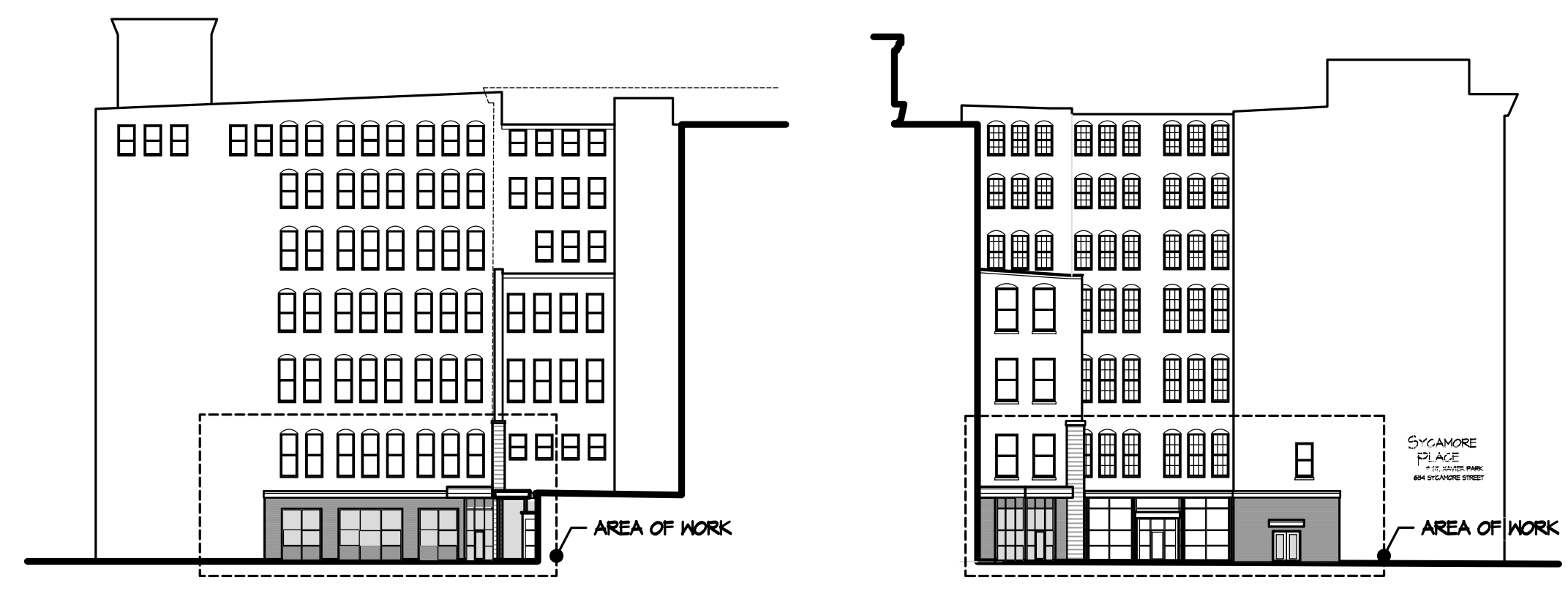
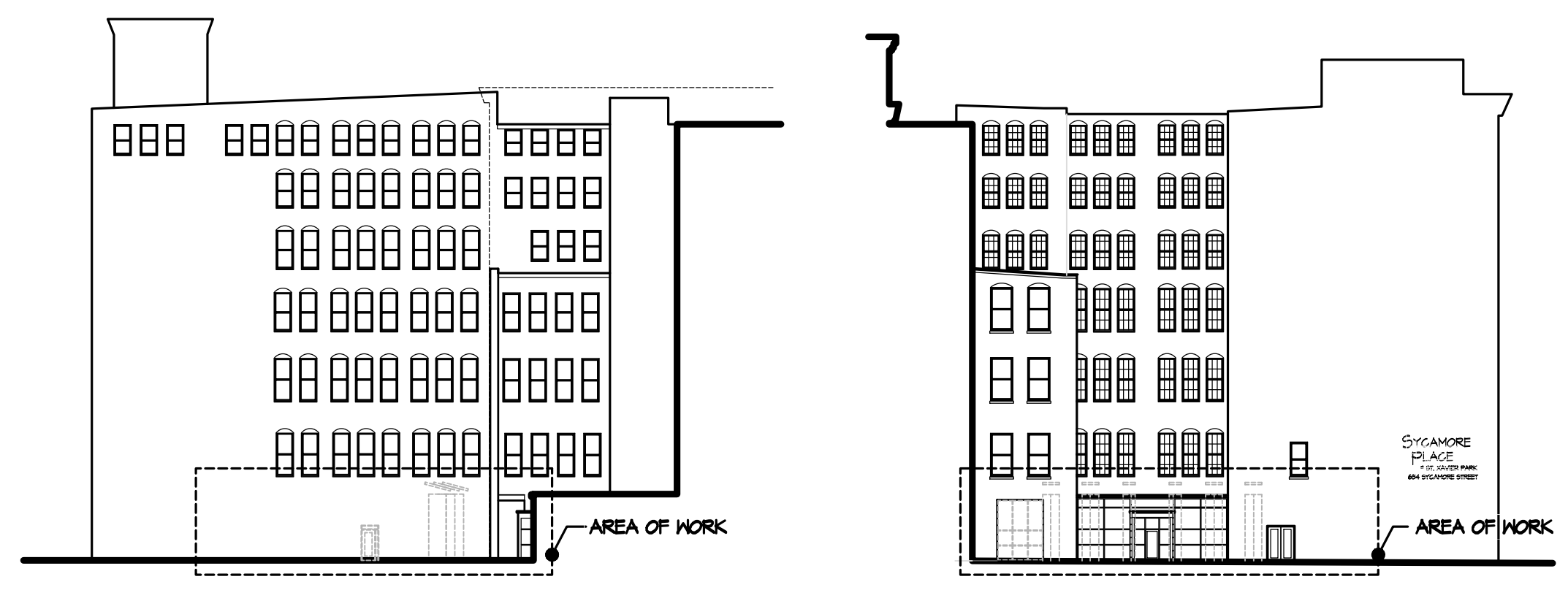
PROJECT INFORMATION
 SITE PLAN

T.I.1

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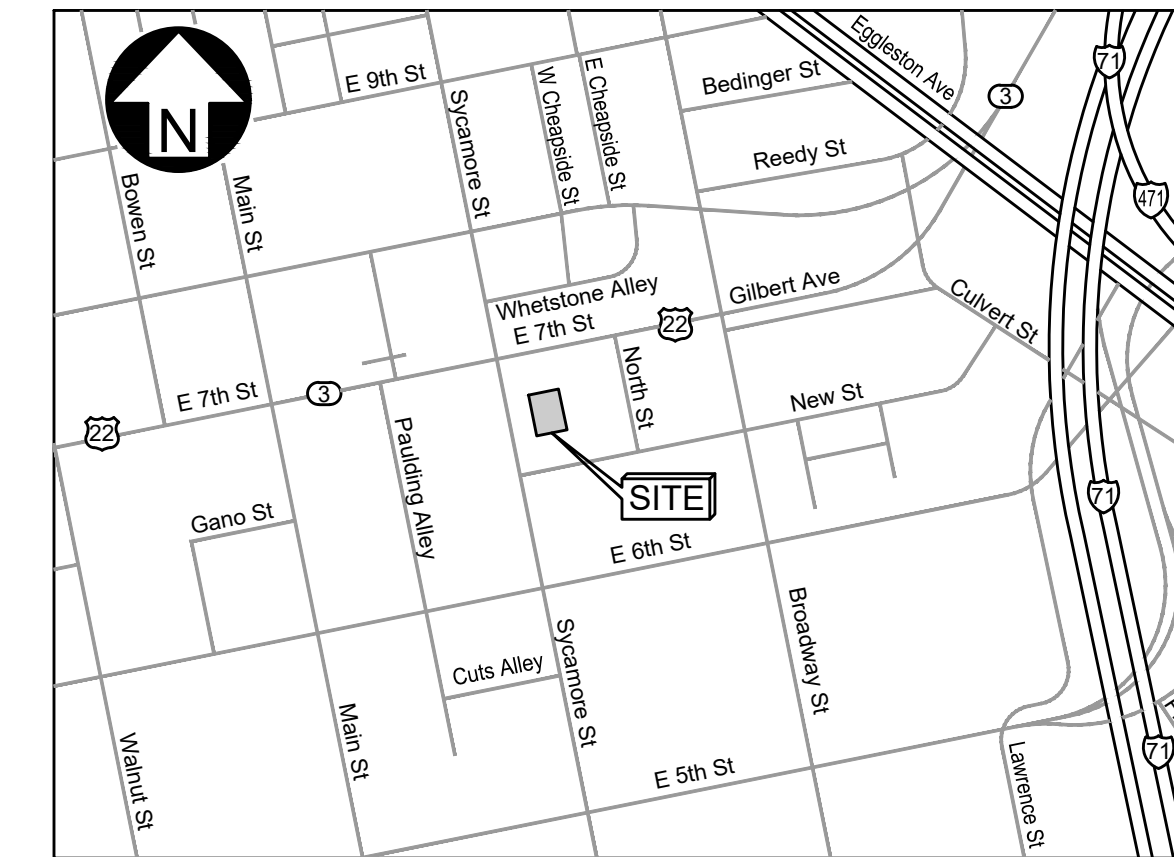
SITE IMPROVEMENTS AND FACADE IMPROVEMENTS TO
SYCAMORE PLACE LOFTS
 634 SYCAMORE STREET CINCINNATI, OHIO 45202

Print Record
06/08/18 PERMIT
07/06/18 REVISION
Project Number
2016-120
Date
JULY 6, 2018
Sheet Title
OVERALL PLANS / ELEVATIONS
Sheet Number
T1.2



GENERAL DEMOLITION NOTES

1. Within the subject property, the intent is to have a clean, clear site, free of all existing items noted to be removed in order to allow for the construction of the new project.
2. All items noted to be removed shall be done as part of the contract for general construction.
3. Remove and dispose of any materials requiring removal from the work area in an approved off-site landfill.
4. The Contractor shall secure all permits for demolition and disposal of demolition material to be removed from the site. The Contractor shall post all bonds and pay all permit fees as required.
5. The Contractor shall cut and plug, or arrange for the appropriate utility company to cut and plug service piping at the property line or at the main (as required). All services may not be shown on this plan.
6. For all items noted to be removed, remove not only above ground elements, but all underground elements as well, including, but not necessarily limited to: foundations, slabs, gravel fills, tree roots, pipes, wires, unsuitable materials, etc.
7. The Contractor shall sawcut existing pavement to provide a clean edge between existing pavement to remain and existing pavement to be removed.
8. Limits of removal shown on demolition plan are approximate only. Actual quantities may vary due to construction activities. Contractor is responsible for all demolition, removal and restoration work necessary to allow for the construction of the new project.
9. Backfill excavations resulting from demolition work to meet the requirements for fill outlined in the Geotechnical / Soils Report.



VICINITY MAP
NOT TO SCALE

DEMOLITION KEYNOTES

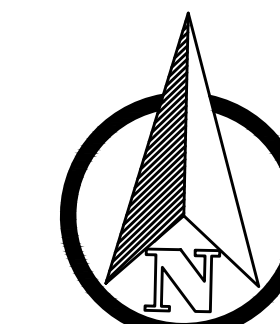
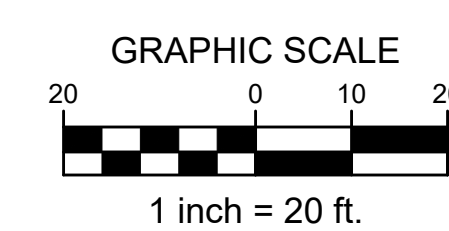
- 01 REMOVE TOPSOIL AND ANY OTHER UNSUITABLE MATERIALS IN PROJECT AREA AND PREPARE SITE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- 02 SAWCUT PAVEMENT FOR CLEAN EDGE. SEE SHEET C-2.0 FOR NEW DRIVE APPROACH DETAILS.
- 03 REMOVE EXISTING SIGN, SAVE FOR OWNER
- 04 REMOVE EXISTING BENCH, SAVE FOR OWNER
- 05 REMOVE EXISTING RAISED PLANTER
- 06 REMOVE EXISTING FENCE
- 07 REMOVE EXISTING LANDSCAPE LIGHTING
- 08 REMOVE EXISTING CURB
- 09 REMOVE EXISTING COLUMNS
- 10 REMOVE EXISTING LIGHT POLE
- 11 REMOVE EXISTING FLAG POLE
- 12 REMOVE EXISTING SHRUBS
- 13 REMOVE EXISTING CONCRETE WALK
- 14 REMOVE EXISTING CONCRETE PAVEMENT
- 15 REMOVE EXISTING CONCRETE PAVER PATIO
- 16 REMOVE EXISTING CONCRETE PATIO
- 17 REMOVE EXISTING GRAVEL
- 18 REMOVE EXISTING MULCH
- 19 REMOVE EXISTING TREE
- 20 CURB UP AGAINST STREET SIDEWALK TO REMAIN
- 21 REMOVE PET CLEAN UP POLE

--- SAWCUT LINE



LEGEND

⊠	CHISELED "X" FOUND
⊕	MAGNAIL FOUND
⊞	CURB INLET
⊟	DRIP INLET
⊠	STORM MANHOLE
⊡	ELECTRIC CABINET
⊢	LANDSCAPE LIGHT
⊣	LIGHT POLE
⊤	FLAG POLE
⊥	FOUNTAIN
⊦	TRAFFIC SIGNAL POLE
⊧	PARKING METER
⊨	SIGN
●	BOLLARD
---	REMOVABLE FENCE PANELS
---	PROPERTY LINE



RDA
group architects

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Dayton, Ohio 45459
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F: 937.610.3441

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KURT M. ZIESSLER
REGISTERED PROFESSIONAL ENGINEER
07/03/18

BURKHARDT
ENGINEERING

PLANNERS • CIVIL ENGINEERS • SURVEYORS
28 North Cherry Street • Germantown, Ohio 45327
937.388.0060 • www.burkhardtinc.com

Site Development Plans for:
Sycamore Place
At St. Xavier Park
634 Sycamore Street
Cincinnati, Ohio 45202

Print Record

DATE	DESCRIPTION
06.07.18	Issue for Permit
07.03.18	City Comments

Project Number
2016-120 (BE 18.102)

Date
06.07.2018

Sheet Title
EXISTING CONDITIONS AND DEMOLITION PLAN

Sheet Number

C I . O

CIVIL ISSUE LOG

Description	Date
Issue for Permit	06.07.18
City Comments	07.03.18

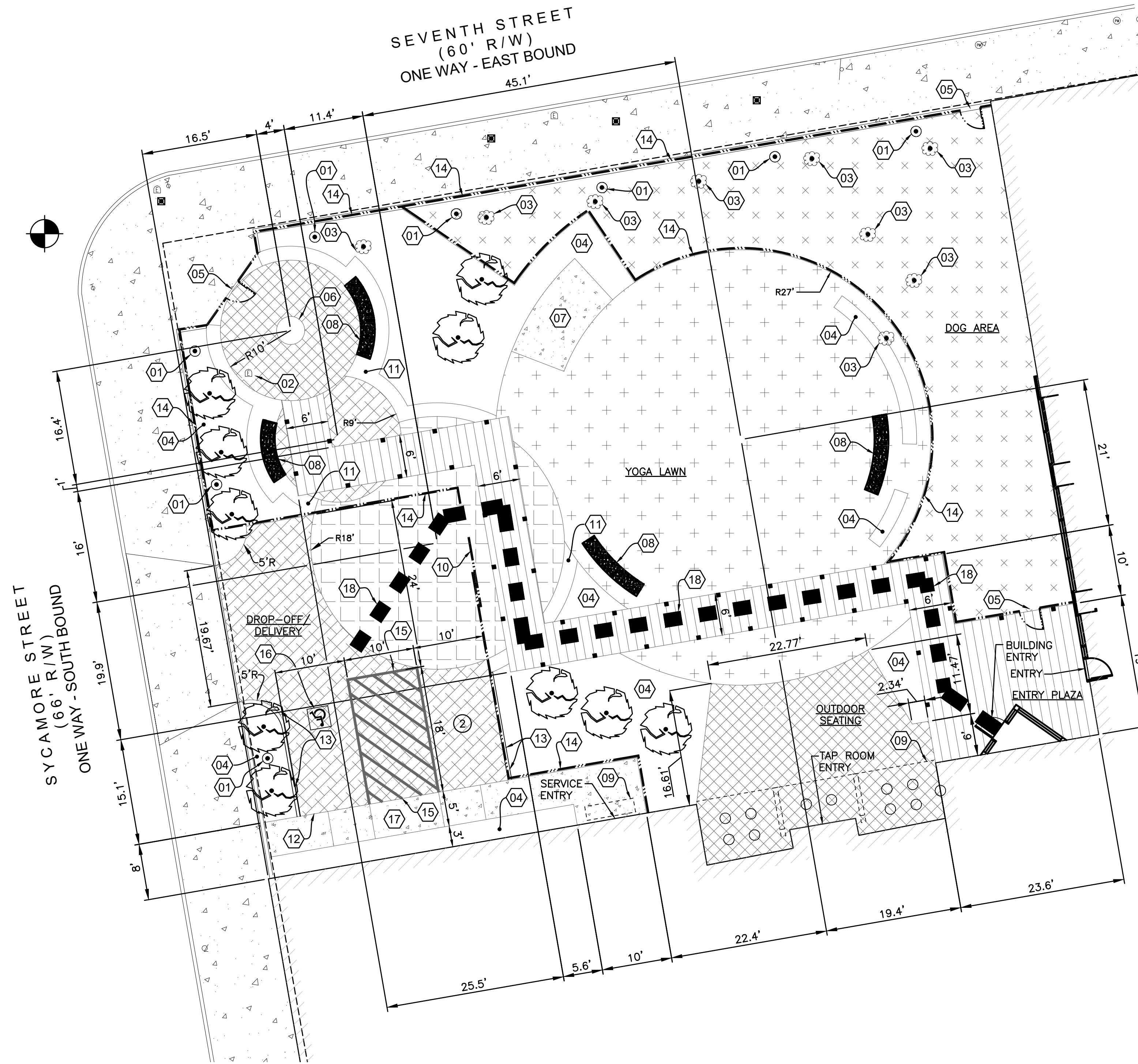
SITE BENCHMARKS

BM N: 408567.6388
E: 1398528.1094
Storm M.H.
Elevation: 544.91

GENERAL SITE NOTES

1. Building dimensions shown on the Civil Engineering Plans are for reference purposes only. The Contractor shall use the Architectural and Structural Plans for exact building dimensions.
2. All site and radii dimensions are referenced to the face of curbs or edge of paving unless otherwise noted.
3. All dimensions to the building are referenced to the outside face of the structure's facade.
4. All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all Local and/or State specifications and requirements.
5. All proposed handicap ramps, parking areas, and accessible routes shall strictly comply with current Local, State, and Federal regulations, including but not necessarily limited to the ADA Accessibility Guidelines (ADAAG).
6. All ADA accessible routes shall have detectable warnings installed as required by the ADAAG. Detectable warnings shall consist of raised truncated domes which contrast visually with the adjoining surfaces, either light-on-dark, or dark-on-light.
7. Contractor shall sawcut existing pavement to provide a clean, straight joint where new pavement meets existing pavement and ensure positive drainage.
8. All concrete pavement shall have joints in accordance with ACI 330R-08, Section 3.7 and Appendix C. Contraction joints shall be 1/4 of the slab thickness. Isolation joints shall be placed between pavement and foundations, inlets, and other fixed structures. Contraction joints shall be tool finished and spaced as follows:

Curbing: 10'-0" (max) spacing.
 Sidewalks: 5'-0" (max) spacing.
 Vehicular Traffic Areas: 24 x Concrete Pavement
 Thickness (feet), 15'-0" (max) spacing.



Alternate Bid: The Contractor shall provide alternate bid for vehicular area paver base (aggregate base vs concrete base).

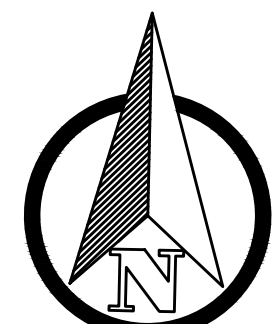
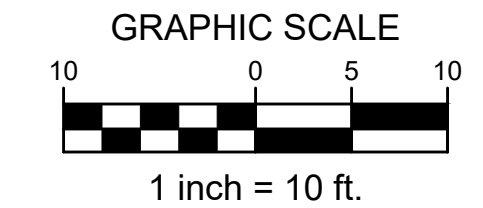
- SITE LIGHTING LEGEND**
- (36) PAVER LIGHTS
 - (8) POST LIGHTS
 - (19) SPOT LIGHTS ON TREES
 - (11) TAP ROOM ENTRY LIGHTS
- SEE LIGHTING PLANS FOR DETAILS

SITE KEYNOTES

- 01 POLE SIGN ON POST LIGHTS
- 02 EXISTING UTILITY LID, PAVERS TO BE INSTALLED AROUND LID
- 03 EXISTING TREE TO REMAIN -SEE LANDSCAPE PLAN FOR EXISTING TREE TREATMENT DETAIL
- 04 LANDSCAPE BED
- 05 GATE
- 06 SCULPTURE
- 07 PERGOLA STAGE, STAINED CONCRETE
- 08 BENCH
- 09 CANOPY
- 10 SLIDING GATE
- 11 2'-0" BORDER
- 12 CONCRETE SIDEWALK WITH INTEGRAL CURB -SEE SHEET C4.0 FOR DETAIL
- 13 BARRIER CURB -SEE SHEET C4.0 FOR DETAIL
- 14 FENCE -PLASTIC EDGING TO BE USED AROUND FENCE POST WHERE POST ARE INSTALLED THROUGH TURF. TURF INSTALLER WILL FIT IN FIELD
- 15 PARKING STRIPE / HATCH -4" WIDE PAINTED STRIPES. HATCHING TO BE AT 45° AND 2'-0" O.C. -STRIPING ON ASPHALT PAVEMENT TO BE PAINTED WHITE. -STRIPING ON CONCRETE PAVEMENT TO BE PAINTED YELLOW.
- 16 ADA SYMBOL -SEE SHEET C4.0 FOR DETAIL
- 17 ADA ACCESSIBLE RAMP -SEE SHEET C4.0 FOR DETAIL
- 18 ADA ACCESSIBLE ROUTE TO PRIMARY FUNCTION AREA

SITE AND PAVEMENT LEGEND

- PAVER #1
 - PAVER #2
 - PAVER #3
 - PAVER #4
 - SYNTHETIC TURF #1 (YOGA LAWN)
 - SYNTHETIC TURF #2 (DOG AREA)
 - STAINED CONCRETE WALK
 - NUMBER OF PARKING SPACES
 - POLE SIGN
 - GATE
 - FENCE
 - ADA ACCESSIBLE ROUTE
 - BENCH
 - PROPOSED TREE
 - BUILDING FACADE/AWNING/OVERHANG
 - O/O CONCRETE FOUNDATION
- *SEE SHEET C4.0 FOR PAVERS AND SYNTHETIC TURF BASE DETAILS



SITE BENCHMARKS
 BM N: 408567.6388
 E: 1398528.1094
 Storm M.H.
 Elevation: 544.91

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 Dayton, Ohio 45459
 O: 937.610.3440
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Professional Engineer Seal for Kurt M. Ziesler, State of Ohio, License No. 10703.18. Signature: Kurt Ziesler.

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Site Development Plans for:
Sycamore Place
 At St. Xavier Park
 634 Sycamore Street
 Cincinnati, Ohio 45202

Print Record

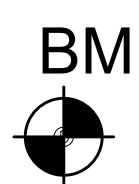
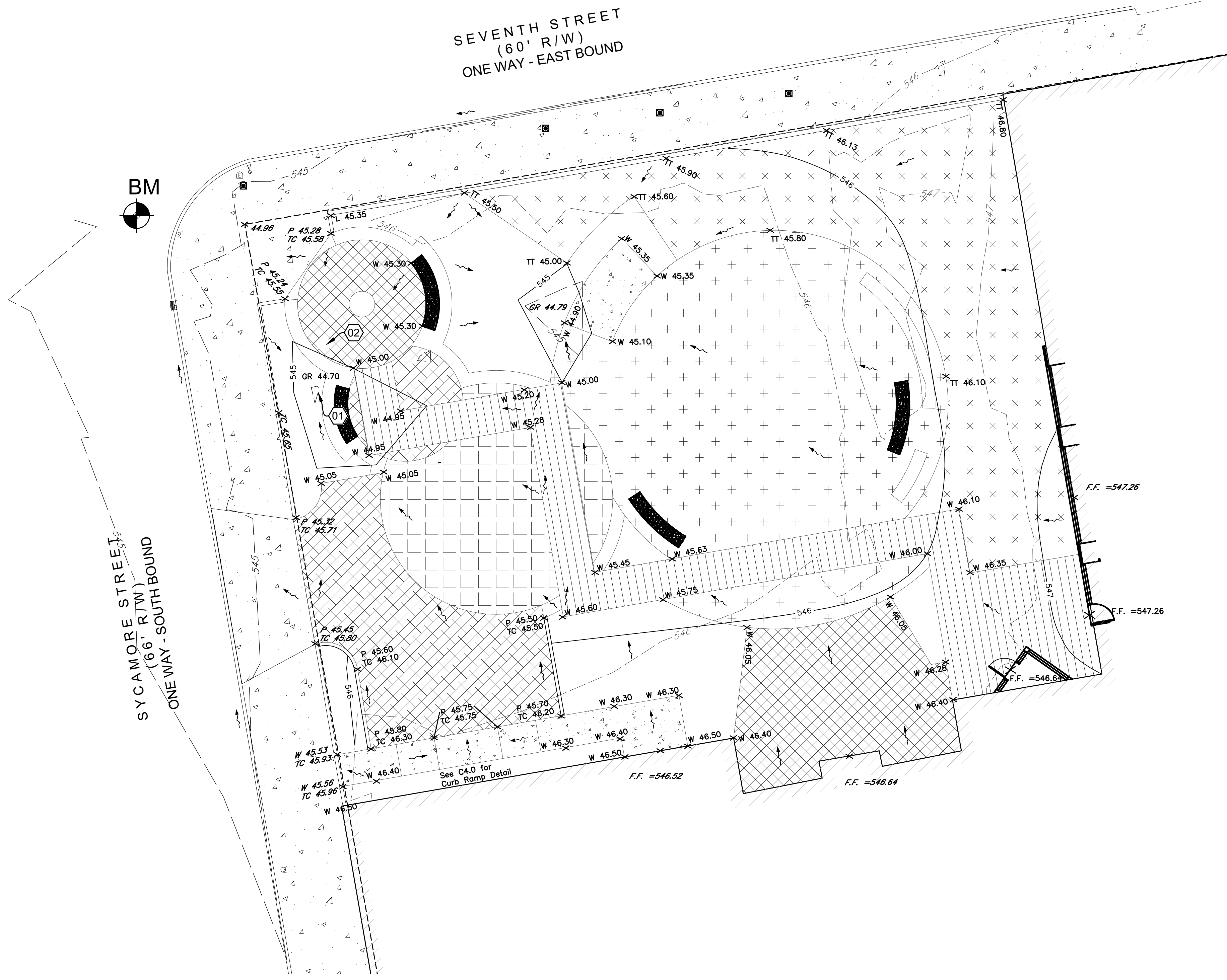
DATE	DESCRIPTION
06.07.18	Issue for Permit
07.03.18	City Comments

Project Number
 2016-120 (BE 18.102)

Date
 06.07.2018

Sheet Title
 SITE PLAN

Sheet Number
C2.0



SYCAMORE STREET
(66' R/W)
ONE WAY - SOUTH BOUND

SEVENTH STREET
(60' R/W)
ONE WAY - EAST BOUND

GRADING KEYNOTES

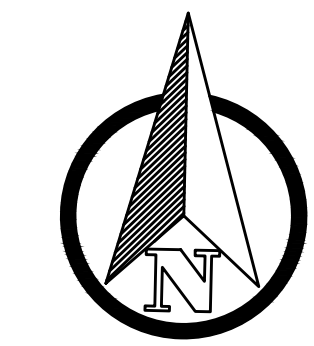
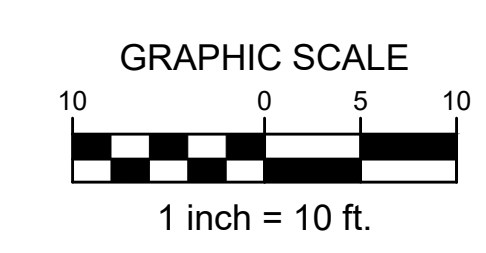
- ⓪1 EXISTING CURB INLET GRATE TO BE REMOVED AND REPLACED WITH A FLAT PEDESTRIAN SAFE GRATE. TOP OF GRATE = 544.70
- ⓪2 EXISTING ELECTRIC PIT LID EXISTING TOP OF GRATE = 545.09

SITE BENCHMARKS
 BM N: 408567.6388
 E: 1398528.1094
 Storm M.H.
 Elevation: 544.91

GENERAL GRADING, EARTHWORK & DRAINAGE NOTES

1. All spot elevations indicated in pavement areas are at bottom face of curb and/or finished pavement grade unless noted otherwise. All spot elevations indicated in grass or landscape areas are finished grade unless noted otherwise.
2. The Contractor shall be responsible for the removal and disposal of all vegetation and organic materials from the site that results from clearing & grubbing activities.
3. The Contractor shall be responsible for stripping and removal of all excess topsoil from the site. All topsoil that cannot be used on site shall be removed from the site at the Contractor's expense. The Contractor may dispose of excess topsoil by burying topsoil in landscape areas only at the direction of the Owner or the Owner's Representative.
4. The Contractor will be responsible for all safety requirements and for the protection of all existing and proposed utilities or structures during earthwork procedures.
5. The Contractor shall be responsible for the import of structural fill materials if suitable material is not available on site. The location and testing of suitable material shall be the Contractor's responsibility. The Contractor shall be responsible for the export and disposal of all excess or unsuitable materials.
6. The Contractor shall provide construction dewatering as necessary to complete construction as outlined in plans.
7. The Contractor shall exercise extreme care in establishing all grades and slopes in pavement areas, ramps and sidewalks in the vicinity of handicap parking and access areas and shall comply with Federal, State, and Local Codes.
8. In areas where sheet drainage flows from grass or landscape areas onto paved areas, the finished grade in grass or landscape areas shall be 1/2 inch above the top of curb or above the pavement in areas without curb. In areas where sheet drainage flows from pavement to grass or landscaped areas, the finished grade in grass or landscape areas shall be 1/2 inch below the pavement.
9. The Contractor shall provide positive drainage in all areas and away from all buildings.
 - Ramps - 1:12 (8.3%) max.
 - Routes - 1:20 (5.0%) max.
 - Parking - 1:50 (2.0%) max.
 - Cross Slopes - 1:50 (2.0%) max.
10. All pavement shall be laid on a straight, even, and uniform grade with a minimum of 1:100 (1.0%) slope toward the collection points unless otherwise specified on plans. Cut or fill slopes in unpaved areas shall not exceed 3:1 (33.3%) maximum grade unless otherwise noted on plans.
11. ADA accessible areas shall not exceed the following slopes:
 - Ramps - 1:12 (8.3%) max.
 - Routes - 1:20 (5.0%) max.
 - Parking - 1:50 (2.0%) max.
 - Cross Slopes - 1:50 (2.0%) max.
12. The Contractor shall adjust tops/lids/grates of all cleanouts, manholes, inlets, valves, etc. to match final grade.
13. Following grading of subsoil to subgrade elevations, the Contractor shall provide 4" of topsoil (minimum) in all disturbed areas which are not to be paved or have synthetic turf. Final grades should be smoothly finished to surrounding areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading and should be free of subsoil, debris, and stones.
14. The Contractor shall be responsible for determining exact quantities of cut and/or fill for estimating and construction and should alert the Engineer of any excessive cut and/or fill, especially if additional cut and/or fill will be required due to poor existing soil conditions discovered during earthwork operations.
15. Refer to the Architectural and Structural Plans for information regarding any perimeter foundation drains.
16. The Contractor shall obtain a copy of the Geotechnical / Soils Report and become thoroughly familiar with site and subgrade information and fully implement recommendations given therein.

GRADING LEGEND	
GR	TOP OF GRATE
TC	TOP-OF-CURB
TT	TOP-OF-TURF
P	TOP OF PAVEMENT
W	TOP-OF-WALK/PAVER
L	LANDSCAPE AREA
HP	HIGH POINT
→	PROP. FLOW DIRECTION
+00.00	PROP. SPOT ELEVATION (+500')
+00.00	EXIST. SPOT ELEVATION (+500')
—0000—	PROP. CONTOUR



RDA
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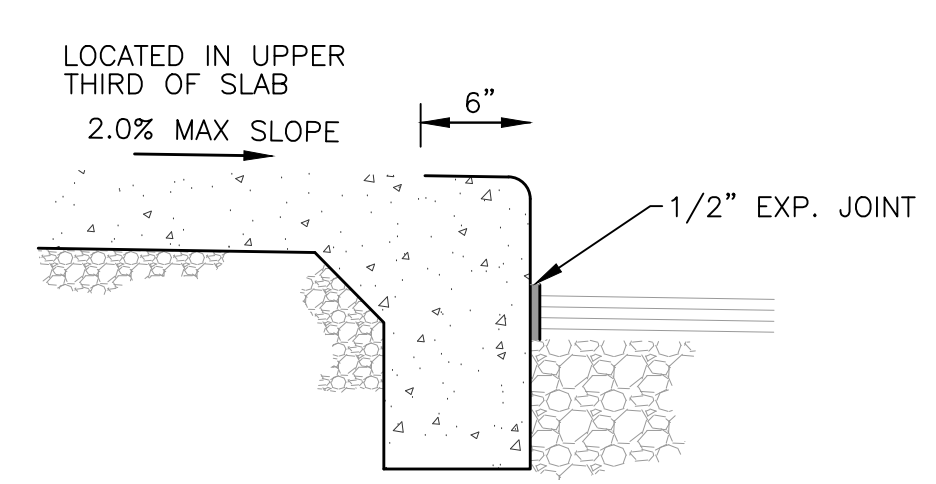
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GRADING PLAN

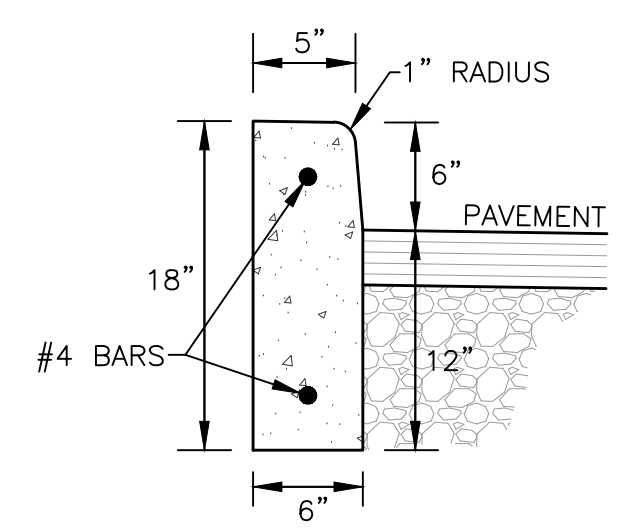
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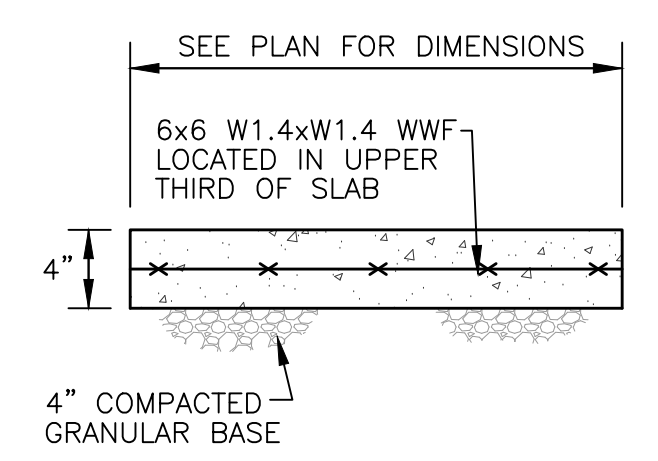


CONCRETE SIDEWALK WITH INTEGRAL CURB
NOT TO SCALE



NOTES:
1. CURB TO BE CONSTRUCTED OF 3500 PSI CONCRETE.
2. PROVIDE A SMOOTH AND EVEN FINISH PLUS ROUNDED EDGING TO ALL EXPOSED SURFACES.

BARRIER CURB DETAIL
NOT TO SCALE



NOTES:
1. SIDEWALK TO BE CONSTRUCTED USING 3500 PSI CONCRETE.
2. SIDEWALK TO HAVE TOOLED CONTROL JOINTS NOT EXCEEDING 5 FT. SPACING IN ANY DIRECTION.
3. SEE ARCHITECTURAL PLANS FOR STAINED CONCRETE DETAILS.

CONCRETE SIDEWALK & CONCRETE PAD PAVEMENT SECTION
NOT TO SCALE

PAVER INSTALLATION NOTES:

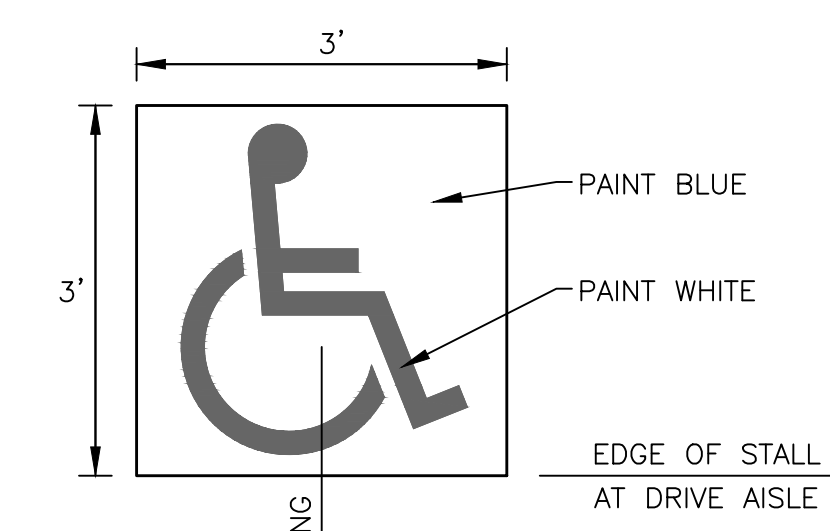
- A. LAYOUT**
1. IN PREPARATION FOR EXCAVATION, THE AREA TO BE REMOVED SHOULD BE MARKED WITH STAKES.
 2. STAKES SHOULD BE 12" - 24" AWAY FROM AREA TO BE REMOVED SO THEY ARE NOT MOVED DURING EXCAVATION.
 3. STAKES SHOULD BE MARKED OR HAVE STRING LINES PULLED AND TIED TO THEM TO ESTABLISH GRADES.
 4. SLOPES SHOULD BE A MINIMUM OF 1.5% OR 3/16" PER LINEAR FOOT.

- B. CONSTRUCTION OF THE BASE COURSE**
1. THE FINISHED SUBGRADE SHALL BE APPROVED BEFORE PLACEMENT OF ANY BASE COURSE.
 2. THE BASE COURSE SHALL BE SPREAD IN LAYERS WHICH WHEN COMPACTED WILL NOT BE LESS THAN 6" FOR NON-VEHICULAR PURPOSES AND NOT LESS THAN 12" FOR VEHICULAR PURPOSES.
 3. THE BASE COURSE SHALL BE COMPACTED WITH SUITABLE COMPACTION EQUIPMENT IN 3" LIFTS THAT WILL ENSURE A MINIMUM 95% OF THE MAXIMUM DENSITY FOR NON-VEHICULAR AREAS AND A MINIMUM OF 98% OF THE MAXIMUM DENSITY FOR VEHICULAR AREAS. COMPACTION PER ODOT SPECIFICATIONS.
 4. THE BASE COURSE SHALL BE SHAPED TO GRADE AND IS NOT RECOMMENDED TO VARY BY MORE THAN 3/8" WHEN TESTED WITH A 10' STRAIGHT EDGE AT ANY LOCATION ON THE SURFACE.

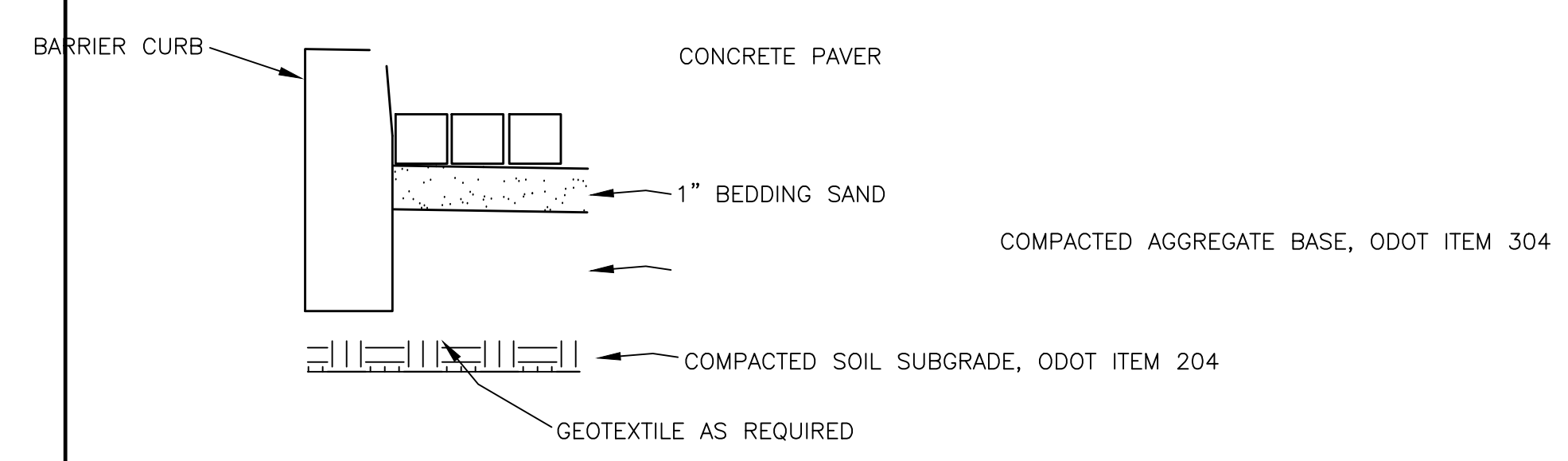
- C. CONSTRUCTION OF THE SAND LAYING COURSE**
1. THE FINISHED BASE COURSE SHALL BE APPROVED BEFORE THE PLACEMENT OF THE SAND LAYING COURSE.
 2. THE SAND LAYING COURSE SHALL BE SPREAD EVENLY OVER THE AREA TO BE PAVED AND SCREED TO 1" UNIFORM THICKNESS.
 3. ONCE SCREEDED AND LEVELED, SAND LAYING COURSE SHALL NOT BE COMPACTED OR DISTURBED.

- D. LAYING OF CONCRETE PAVERS**
1. THE PAVER SHALL BE LAID IN SUCH A MANNER THAT THE DESIRED PATTERN IS MAINTAINED AND THE JOINTS BETWEEN THE STONES DO NOT EXCEED 1/8". PAVERS SHALL BE PULLED FROM MULTIPLE CUBES WHENEVER POSSIBLE IN A VERTICAL COLUMN FORMAT.
 2. CHIPPING AND SURFACE BLEMISHES ARE NOT UNCOMMON AND MAY OCCUR DUE TO THE AGGREGATE USED WHEN COMPACTING THE PERMEABLE PAVER PRODUCT.

* IT IS ALWAYS RECOMMENDED THAT A SOLDIER COURSE WITH FULL UNICUT PAVERS BE INSTALLED AT THE OUTERMOST EDGE, UP AGAINST THE EDGE RESTRAINT. THE GAPS AT THE EDGE OF THE PAVED SURFACE, INSIDE THE SOLDIER COURSE, SHALL BE FILLED WITH STANDARD EDGE PIECES OR WITH PAVERS CUT TO FIT. THE PAVERS SHALL BE CUT TO A STRAIGHT EVEN SURFACE WITHOUT CRACKS OR CHIPS. APPROPRIATE EDGE RESTRAINT SHOULD BE INSTALLED. PAVERS SHALL BE VIBRATED TO THEIR FINAL LEVEL BY 4 OR 5 PASSES OF A VIBRATING PLATE COMPACTOR. FOR COLORLOCK INSTALLATION, READING ROCK REQUIRES THE USE OF A NEOPRENE PAD OR SIMILAR PROTECTION PAD WHILE COMPACTING. AFTER 1ST VIBRATION PASS, APPLY CONCRETE SAND CONTAINING AT LEAST 30% 1/8" PARTICLES SHALL BE BRUSHED OVER THE SURFACE AND VIBRATED INTO THE JOINTS WITH ADDITIONAL PASSES OF THE PLATE VIBRATOR SO AS TO COMPLETELY FILL THE JOINTS. SURPLUS MATERIAL SHALL THEN BE SWEEPED FROM THE SURFACE AND THE ENTIRE SITE LEFT CLEAN.

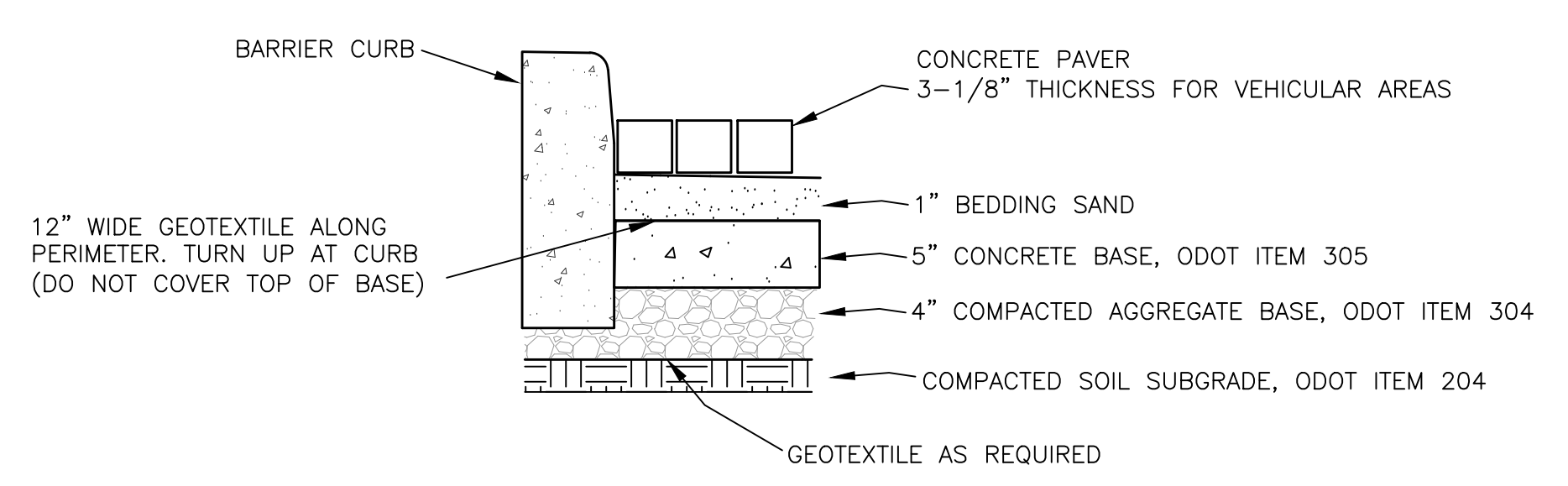


ADA PARKING SYMBOL
NOT TO SCALE



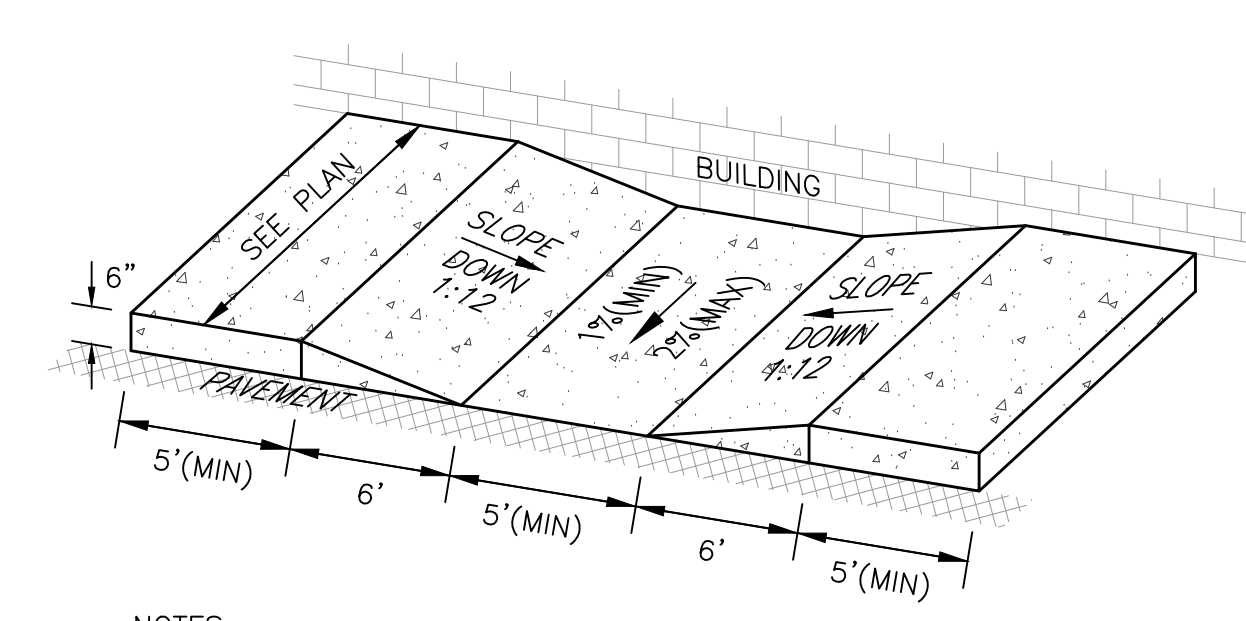
NOTES:
1. DRAIN MAY BE NECESSARY IN SLOW DRAINING SUBGRADE.
2. DO NOT COVER ENTIRE TOP OF AGGREGATE BASE WITH GEOTEXTILE.

PAVER TYPICAL SECTION ON COMPACTED AGGREGATE BASE
NOT TO SCALE



NOTES:
1. DRAIN MAY BE NECESSARY IN SLOW DRAINING SUBGRADE.
2. DO NOT COVER ENTIRE TOP OF AGGREGATE BASE WITH GEOTEXTILE.

PAVER TYPICAL SECTION ON CONCRETE BASE FOR VEHICULAR AREAS
NOT TO SCALE



NOTES:
1. HANDICAP RAMP TO BE INSTALLED PER ADA REQUIREMENTS.
2. SEE CONCRETE ADA RAMP SECTION

ADA ACCESSIBLE RAMP DETAIL
NOT TO SCALE

Site Development Plans for:
Sycamore Place
At St. Xavier Park
634 Sycamore Street
Cincinnati, Ohio 45202

Print Record	
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07.03.18	City Comments

Project Number
2016-120 (BE 18.102)

Date
06.07.2018

Sheet Title
DETAILS

Sheet Number
C4.0

GENERAL STORMWATER POLLUTION PREVENTION NOTES

- All erosion and sediment control practices must conform to the standards and specifications set forth by the Local, State, and Federal Authorities.
- Construction activities shall be scheduled such that a minimum area of the site is disturbed at a time. Construction operation shall be scheduled and performed so that preventative soil erosion control measures are in place prior to excavation in critical areas and temporary stabilization measures are in place immediately following backfilling operations. Contractor shall reduce effects of storm water by using and/or maintaining grassed swales, infiltration structures, or water diversions.
- Special precautions will be taken in the use of construction equipment to prevent situations that promote erosion.
- Cleanup will be done in a manner to ensure that erosion control measures are not disturbed.
- The soil erosion controls are to be inspected once a week and within 24 hours of a 0.25 inch or greater rain event. A written log of these inspections and improvements to controls shall be kept on site. The logs shall include the date of inspection, name of the inspector, weather conditions, actions taken to correct any problems and the date corrective actions were taken.
- Temporary soil stabilization shall occur within 7 days after rough grading if the area will remain idle longer than 21 days. Any disturbed area that is not going to be worked for 21 days or more must be seeded and mulched.
- Trenches for underground utility lines and pipes shall be temporarily stabilized within 7 days if they are to remain inactive for 21 days. Trench dewatering devices shall discharge in a manner that filters soil-laden water before discharging it to a receiving drainage ditch or pond. If seeding, mulching or other erosion and sediment control measures were previously installed; these protective measures shall be reinstalled. Pipelines with joints that allow a manufactured length of pipe to be placed in the trench with the pipe joint assembled/made in the trench require an open pipeline trench that is only slightly longer than the length of pipe being installed. The total length of excavated trench open at any time should not be greater than the total length of pipeline/utility that can be placed in the trench and backfilled in one working day. No more than 50 linear feet of open trench should exist when pipeline/utility line installation ceases at the end of the work day.
- Soil stockpiles shall be stabilized or protected to prevent soil loss.
- All disturbed areas shall be permanently stabilized within 7 days of final grading. Further, soil erosion control measures shall be maintained until permanent stabilization is complete, at which time temporary measures will be removed. Permanent vegetation is a ground cover dense enough to cover 80% of the soil surface and mature enough to survive winter weather conditions.
- Silt fence to be 2' minimum from property lines in areas where work is near adjacent properties.
- The Contractor shall establish a permanent on-site benchmark prior to clearing, grubbing and/or demolition.
- The Contractor shall be responsible for the cleanup of any mud, dirt, or debris deposited on public streets as a result of his operations. Soil shall be removed from roads and paved surfaces at the end of each day in such a manner that does not create off-site sedimentation in order to ensure safety and abate off-site soil loss. Collected sediments shall be placed in a stable location on site or taken off-site to a stable location.
- No solid or liquid waste shall be discharged into storm water runoff.
- Disposal of solid, sanitary and toxic waste - Solid, sanitary and toxic waste must be disposed of in a proper manner in accordance with local, state and federal regulations. It is prohibited to burn, bury or pour out onto ground or into storm sewer any solvents, paint, stains, gasoline, diesel fuel, used motor oil, hydraulic fluid, antifreeze, cement curing compounds and other such toxic or hazardous waste.
- Wash out of cement trucks should occur in the designated area where the washing can collect and be disposed of properly when it hardens.
- If a concrete washout area, and/or a stockpile area are needed, a delineated area for each must be provided and maintained for them. Areas can be located in an alternate location than that shown on the plans if necessary due to construction operations and other field considerations.
- No fuel storage is permitted on-site.
- The General Contractor shall be responsible for submitting a Notice of Intent (NOI) and Notice of Termination (NOT) as required by the State EPA.

SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION

- Stone tracking pad atop geotextile liner.
- Install silt fence and protection fencing.
- Initial clearing, grubbing, and demolition.
- Strip and stockpile top soil.
- Rough grade site.
- Place inlet filters on all storm inlets.
- Install franchise utilities (i.e. Gas, Electric, Telephone & Cable TV).
- Final grade site.
- Install pavement, curb, and other hardscape structures/surfaces.
- Stabilize common areas and slopes.
- Establish permanent vegetation for all disturbed areas.
- Remove all temporary erosion and sediment control devices.
- Clean out storm sewer system upon completion.

SOIL EROSION CONTROL MAINTENANCE

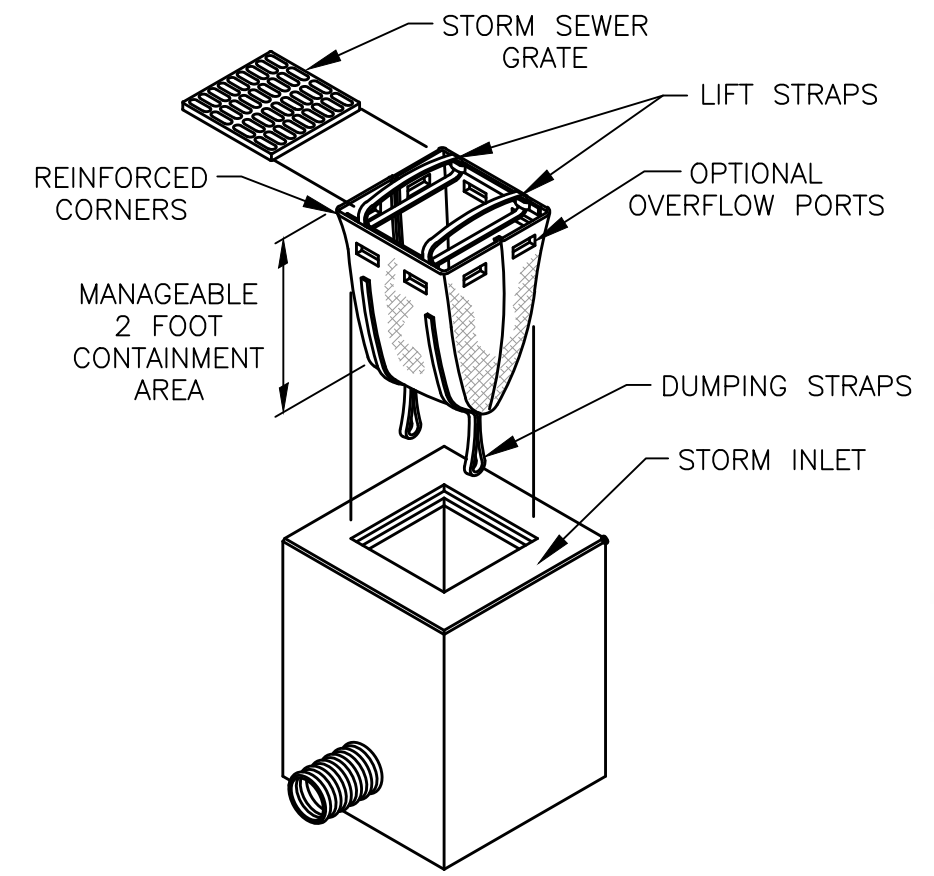
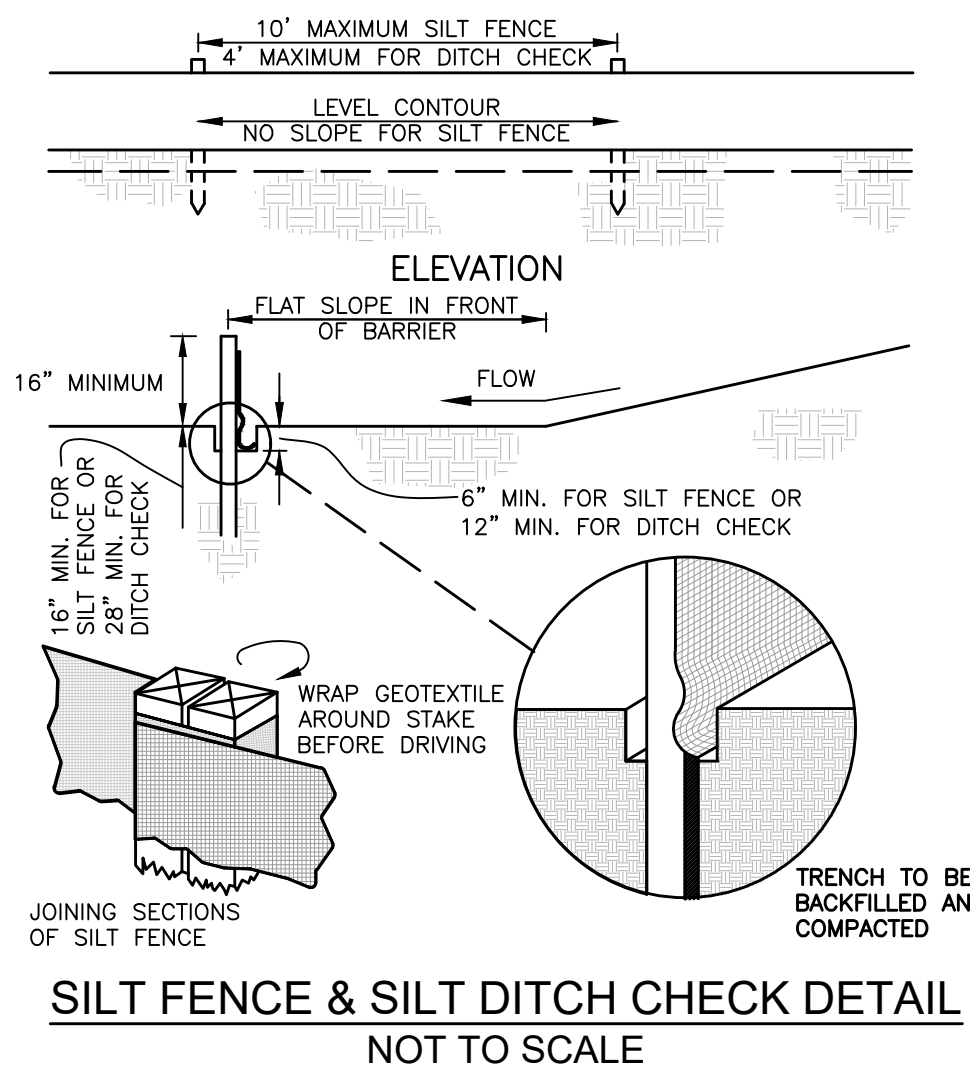
- Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining or deterioration.
- All seeded areas shall be checked regularly to see that a good stand is maintained. Areas should be fertilized, watered, and reseeded as necessary.
- Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
- The construction entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way.

SOIL EROSION CONTROL NOTES

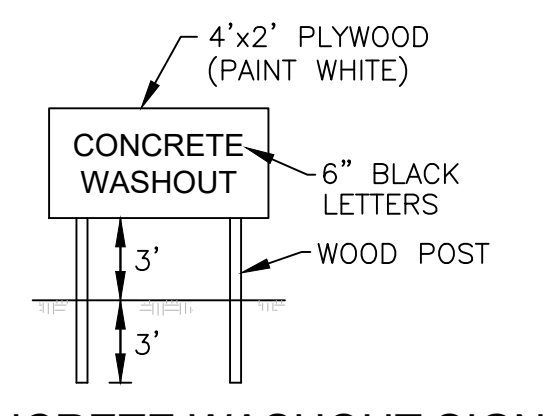
All stormwater inlets shall be protected with Geotextile Inlet Protection or Inlet Filters (Dandy Products, Flexstorm, or equivalent).

SITE BENCHMARKS

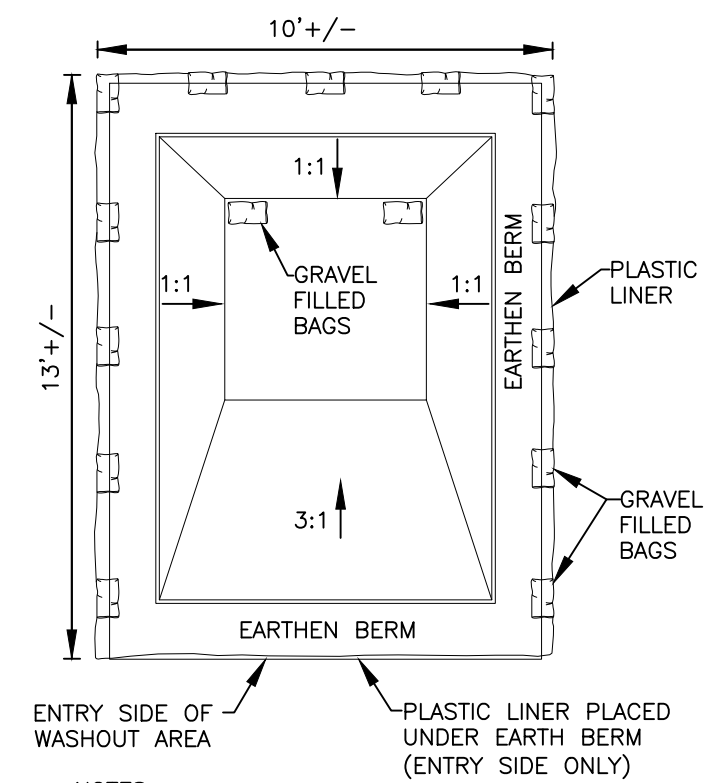
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E: 1398528.1094
Storm M.H.
Elevation: 544.91



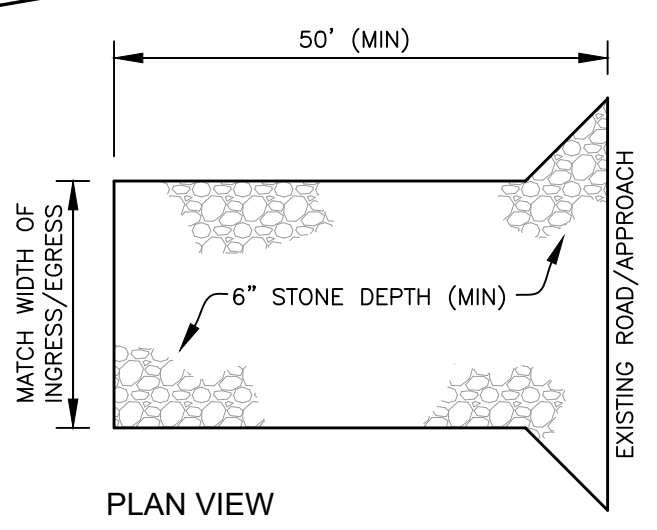
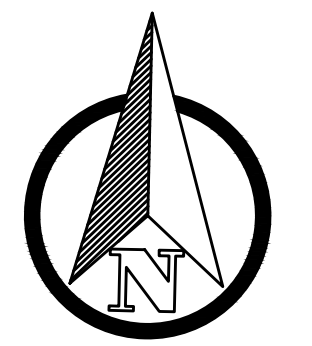
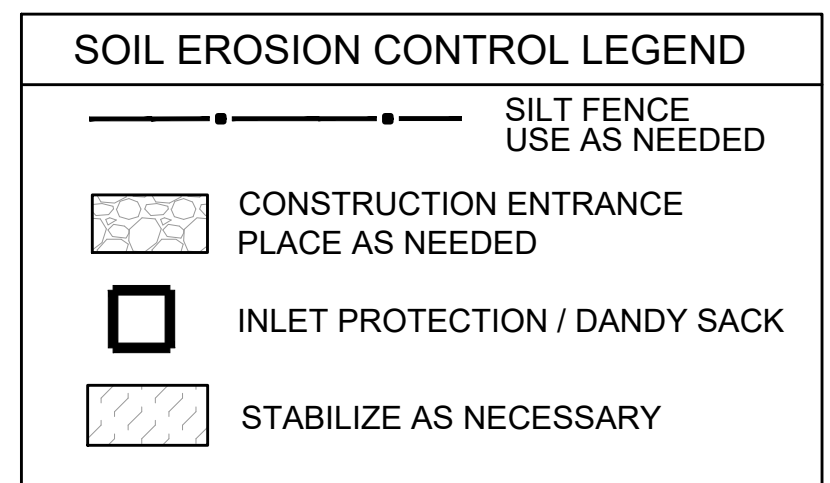
DANDY SACK™ DETAIL
NOT TO SCALE



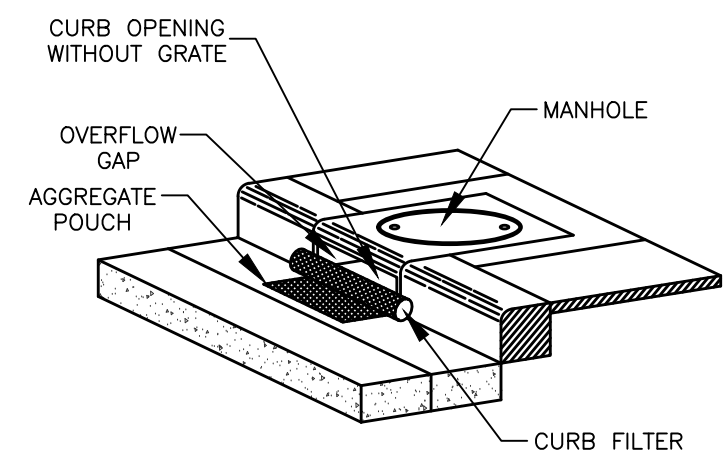
CONCRETE WASHOUT SIGN
NOT TO SCALE



CONCRETE WASHOUT AREA
NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



DANDY CURB™ DETAIL
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STATE OF OHIO
KURT M. ZIESSLER
REGISTERED PROFESSIONAL ENGINEER
07/03/18

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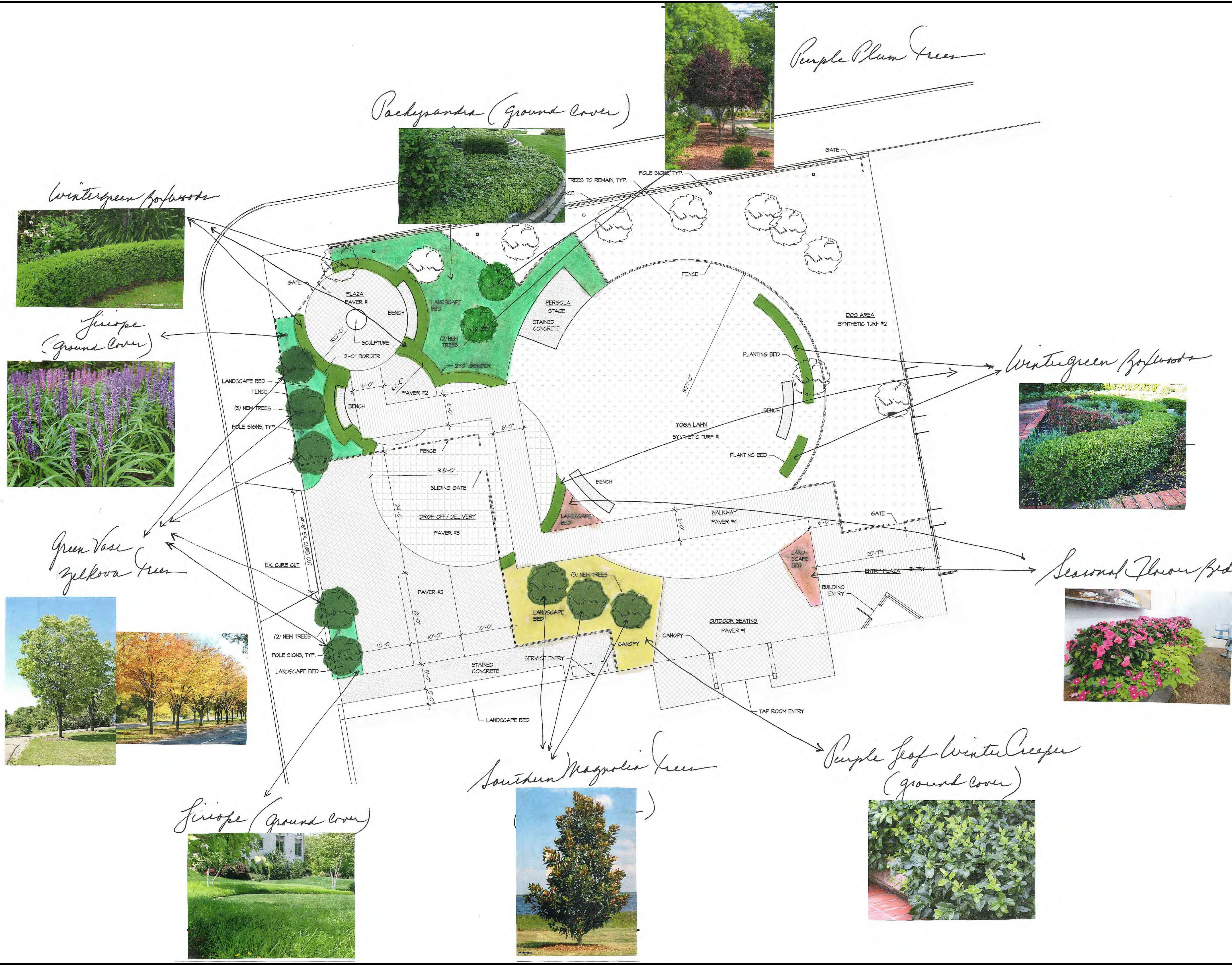
Project Number
2016-120 (BE 18.102)

Date
06.07.2018

Sheet Title
STORMWATER POLLUTION PREVENTION PLAN

Sheet Number
C5.0

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Purple Plum Trees



Pachysandra (Ground Cover)



Wintergreen Boxwoods



Liriope (Ground Cover)



Green Vase Zelkova Trees



Wintergreen Boxwoods



Seasonal Flower Beds



Liriope (Ground Cover)



Southern Magnolia Trees



Purple Leaf Winter Creeper (ground cover)

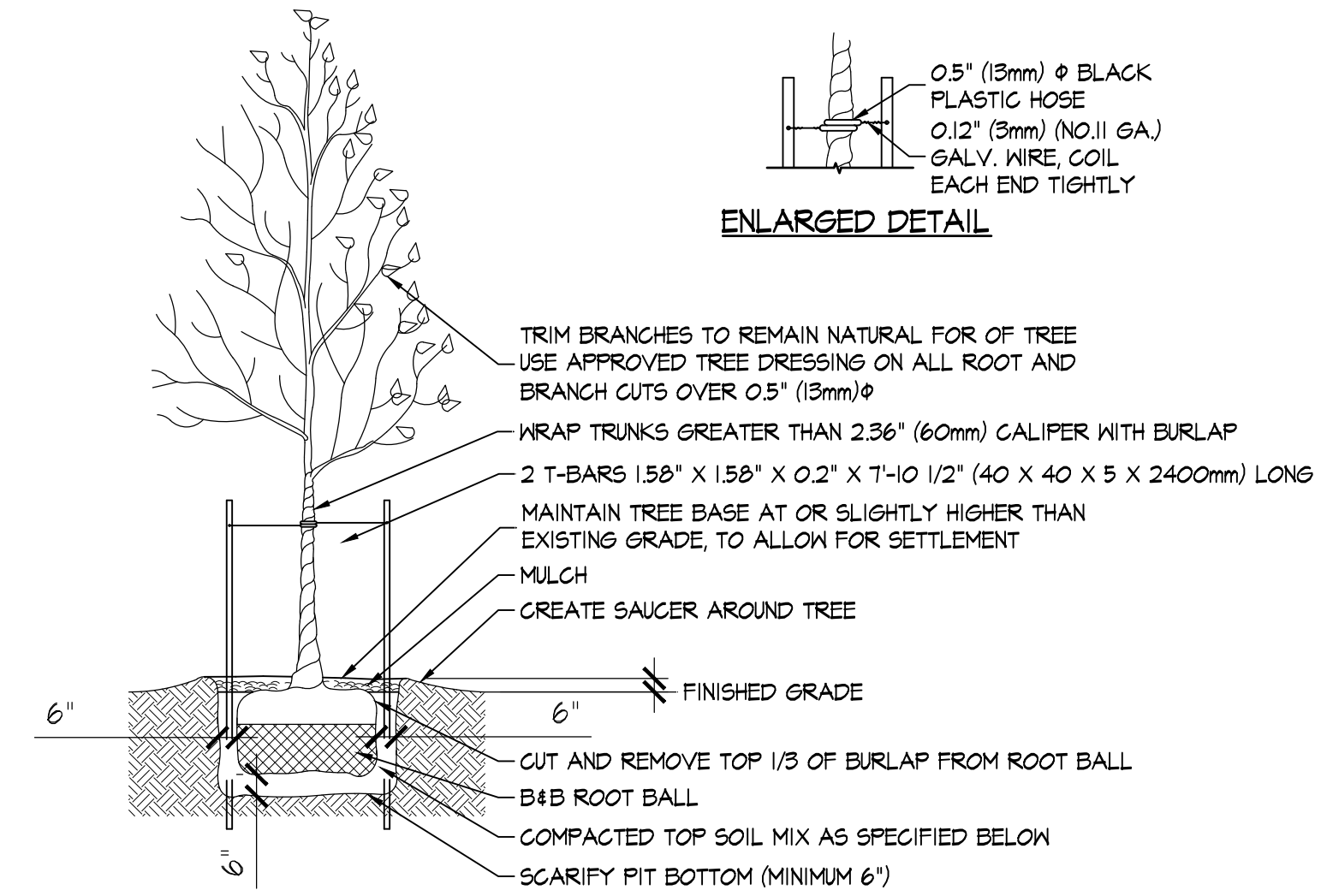
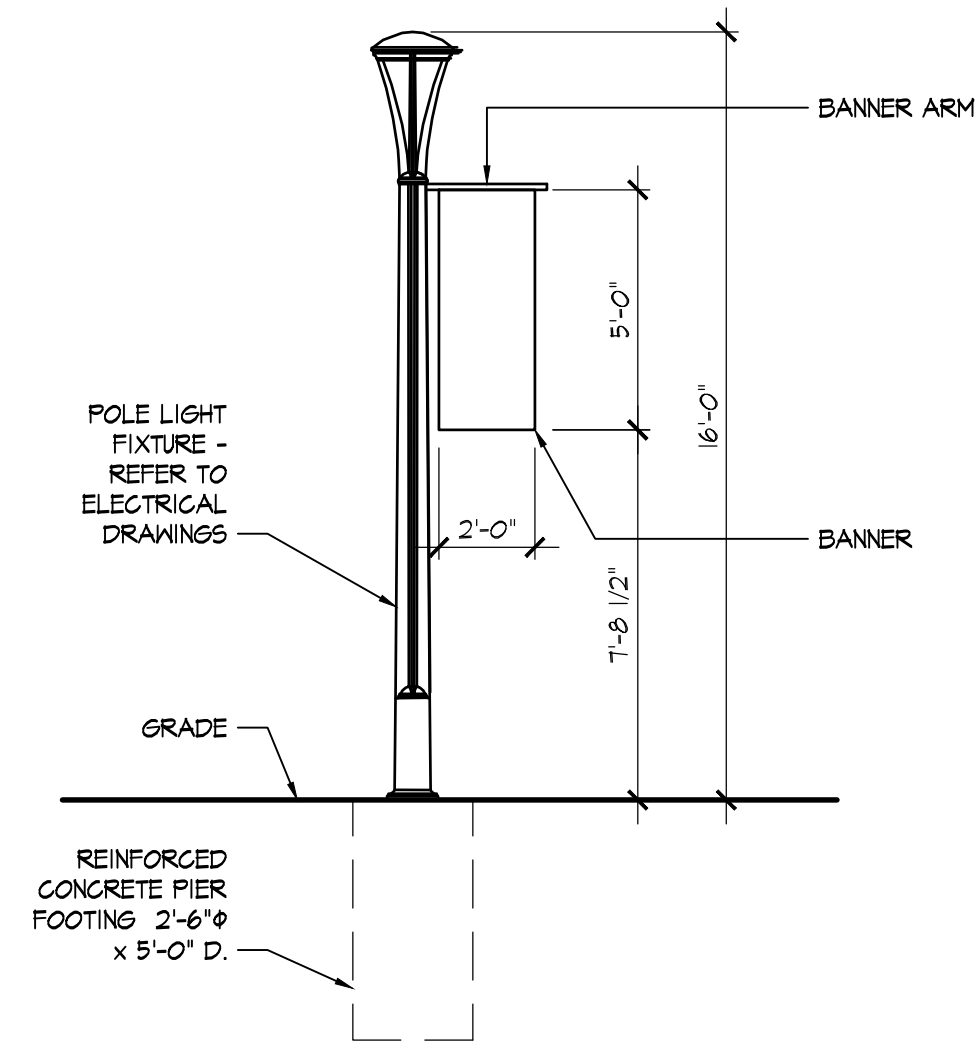


Print Record

Project Number
Date
Sheet Title LANDSCAPE PLAN
Sheet Number LI.1

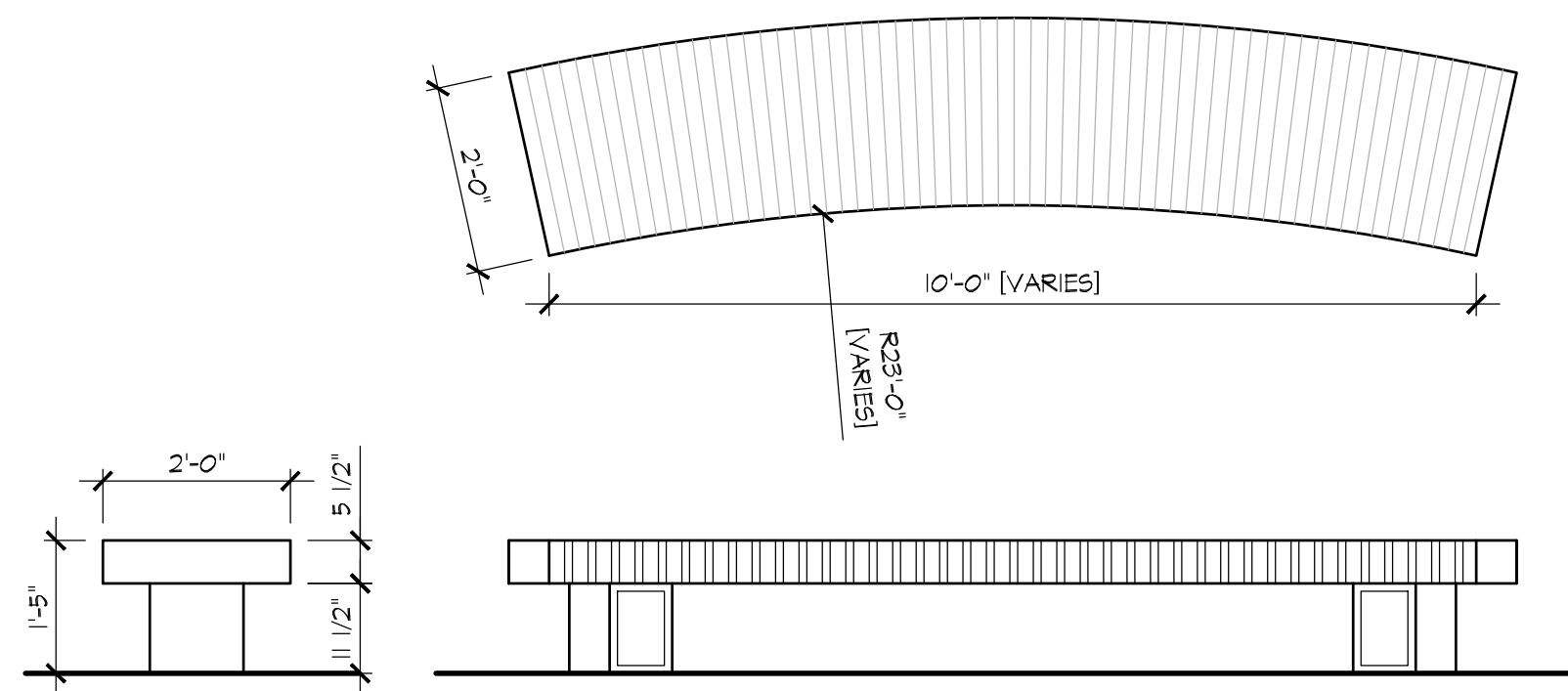
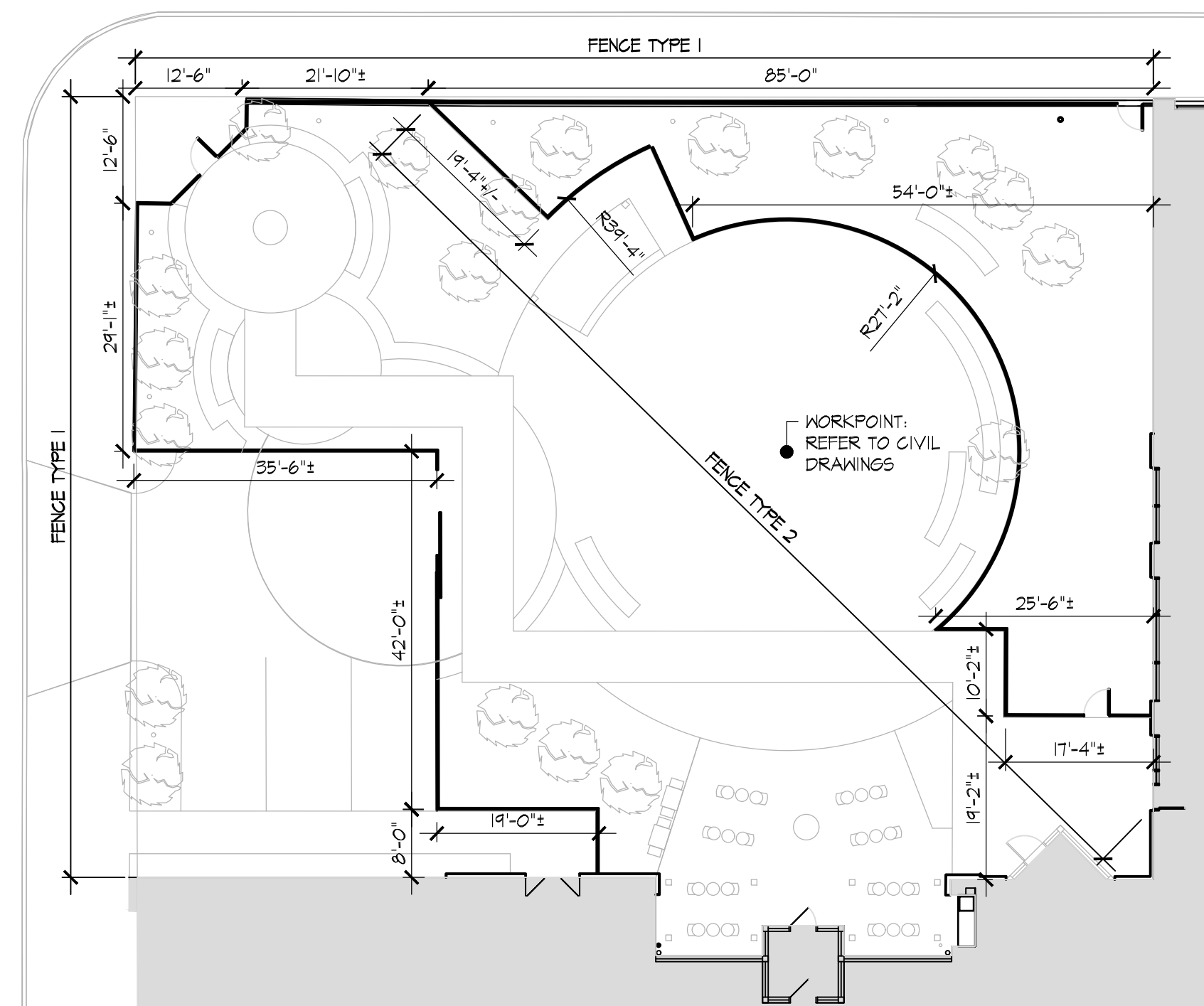


G **OUTDOOR BISTRO SEATING**
ALLOWANCE: \$2,000



- SPECIFICATIONS TREES/SHRUBS:**
1. TOPSOIL MIX. LANDSCAPE CONTRACTOR TO FIELD VERIFY EXISTING SOIL CONDITIONS AND DETERMINE COMPATIBLE TOPSOIL MIX.
 2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 3. WATER THOROUGHLY AFTER INSTALLATION. PROVIDE TREE WATER BAG.
 4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
 5. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 6. ALL TREES MUST BE TAGGED AND APPROVED BY LANDSCAPE ARCHITECT WITHIN 14 DAYS AFTER TENDER CLOSING.
- NOTES:**
1. EXCAVATE ENTIRE SHRUB BED AS SHOWN ON PROJECT DRAWINGS.
- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.

- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDAN



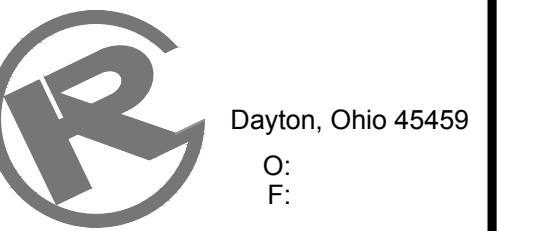
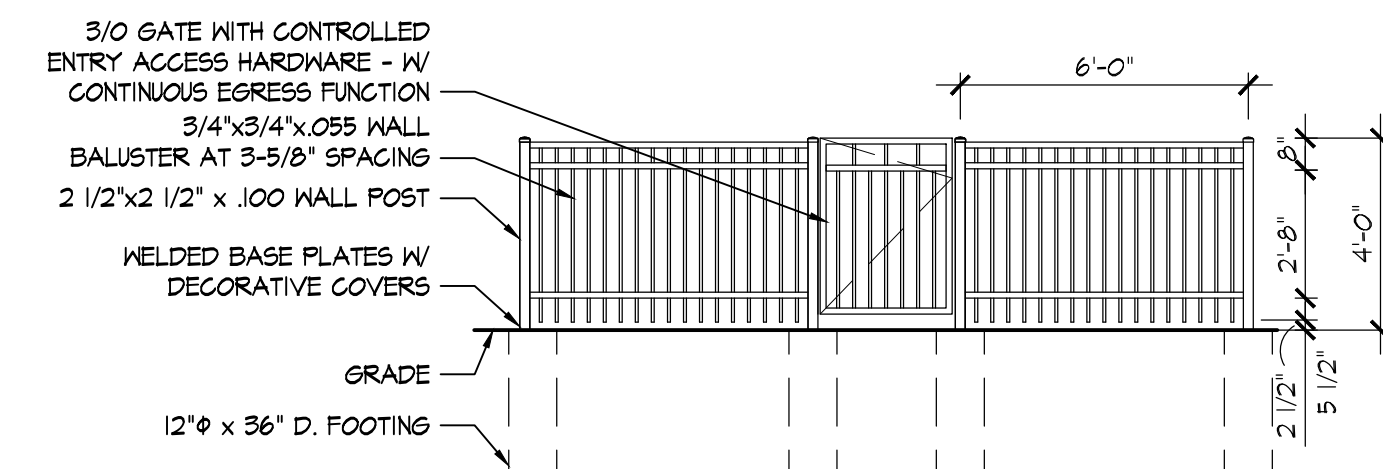
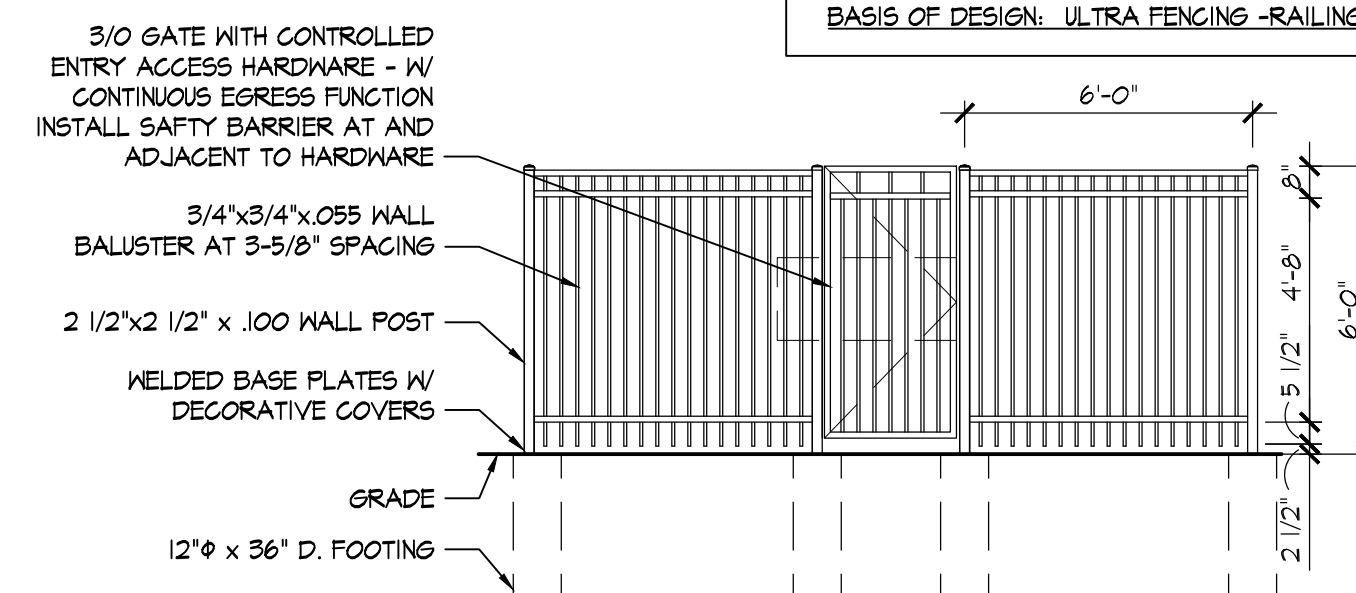
SITE BENCH

BASIS OF DESIGN:
CLIFTON SEATING SYSTEM
(OR EQUAL: ALT MANUF. / CUSTOM FABRICATED)

MANUFACTURER:
WOODSCAPE
HARDWOOD STREET FURNITURE

SPECIFICATIONS:

- HARDWOOD SEAT SLATS (FSC CERTIFIED)
- GALVANIZED STEEL FRAME
- FIXED IN PLACE
- CURVED CONFIGURATION
- CUSTOM RADIUS
- CUSTOM LENGTHS
- NO BACK REST
- BAND STYLE LEGS



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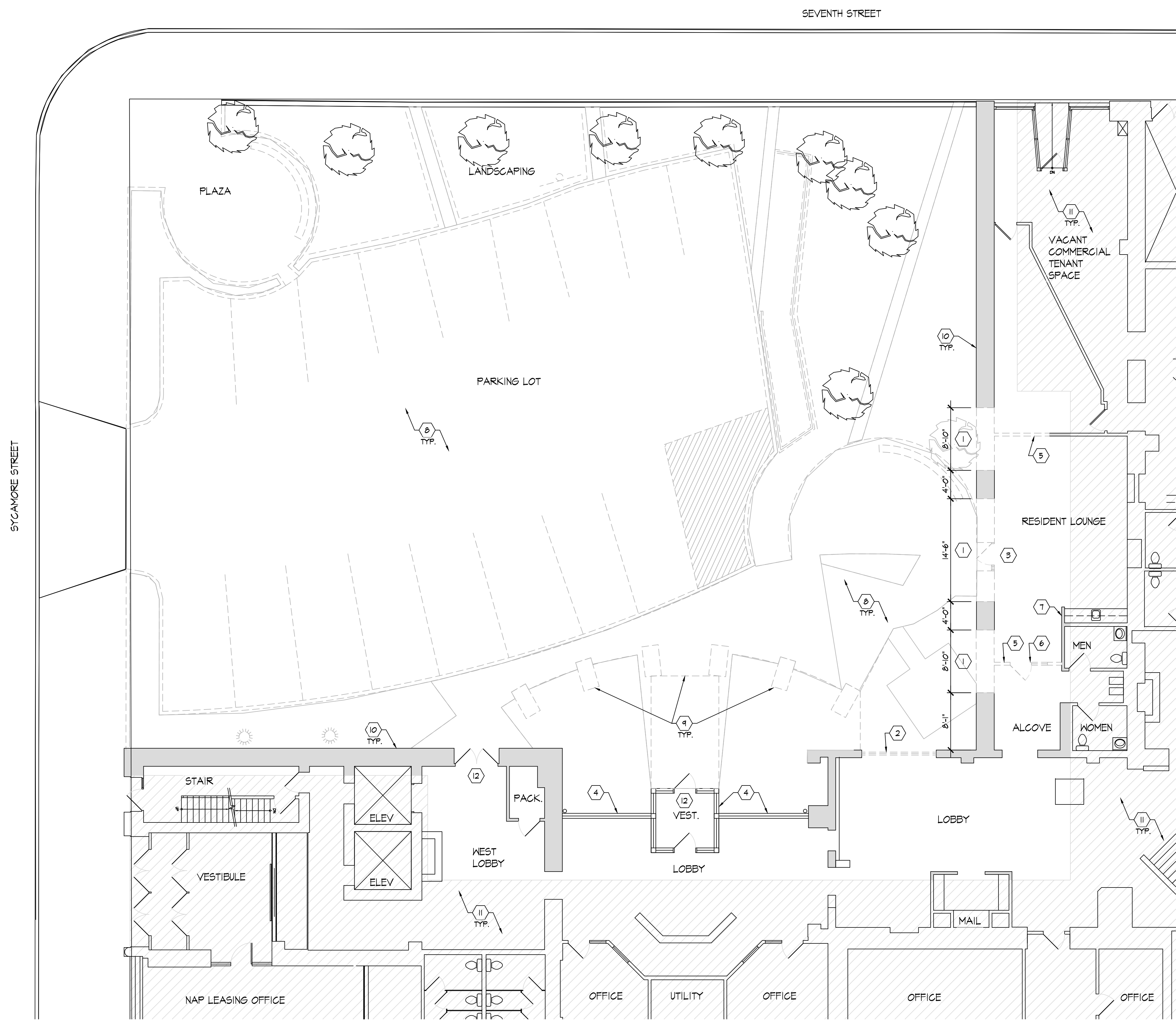
Project Number

Date

Sheet Title
LANDSCAPE / SITE DETAILS

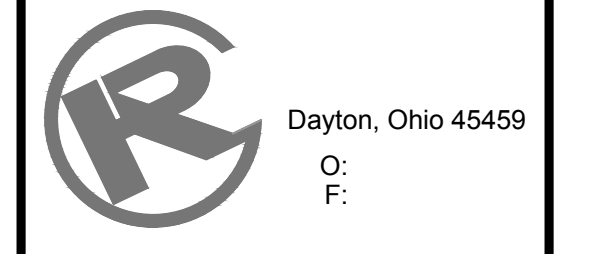
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L1.2



DEMOLITION KEY NOTES

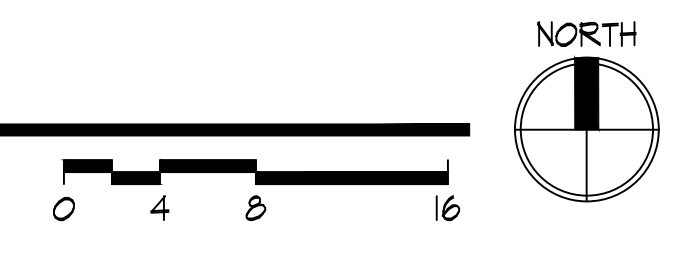
1. NEW OPENING IN EXISTING MASONRY WALL. TEMP SHORE / BRACE AS REQ'D. REFER TO PROPOSED PLAN FOR SIZE / LOCATION AND DETAILS.
2. REMOVE EXISTING STOREFRONT COMPLETE.
3. REMOVE EXISTING DOOR AND SIDELIGHT COMPLETE.
4. EXISTIN



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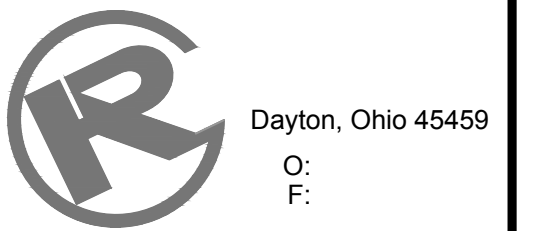
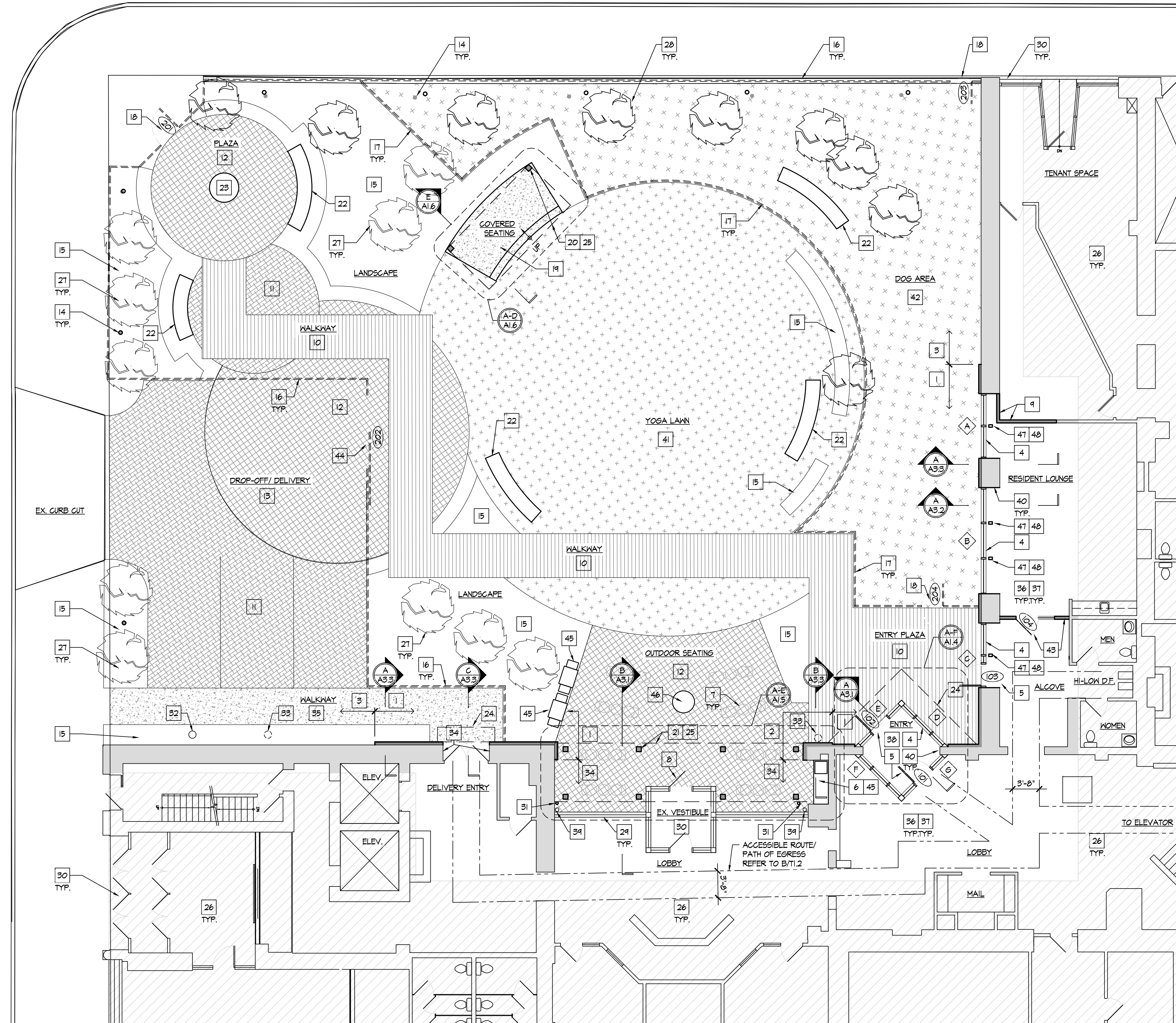
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A DEMOLITION FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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07/06/18 REVISION
Project Number
2016-120
Date
JULY 6, 2018
Sheet Title
EXISTING / DEMOLITION PLAN
Sheet Number

A1.1

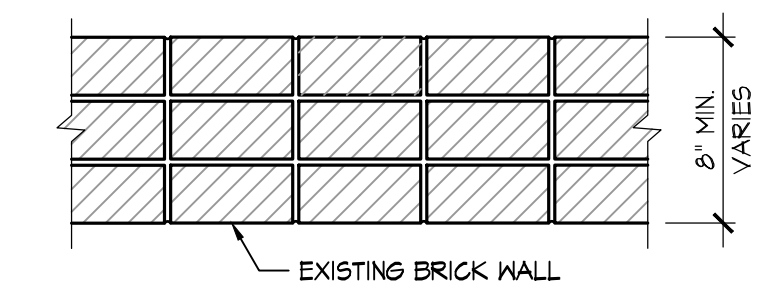
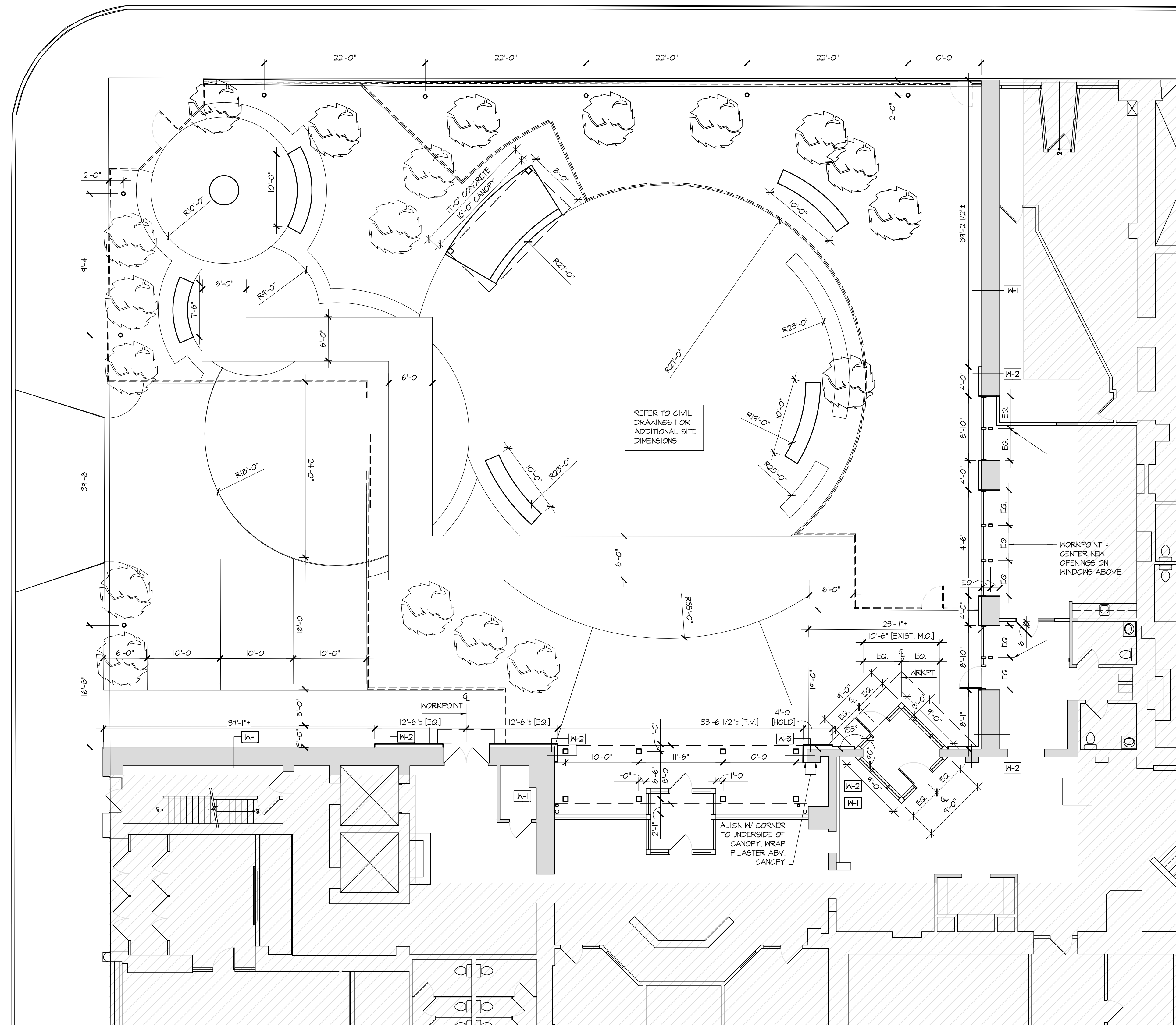


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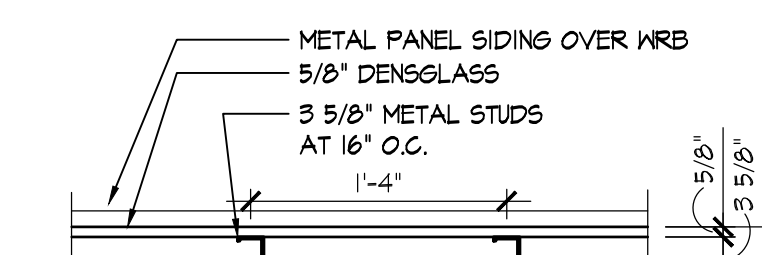
SITE IMPROVEMENTS AND FACADE IMPROVEMENTS TO
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Project Number
2016-120
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Sheet Number

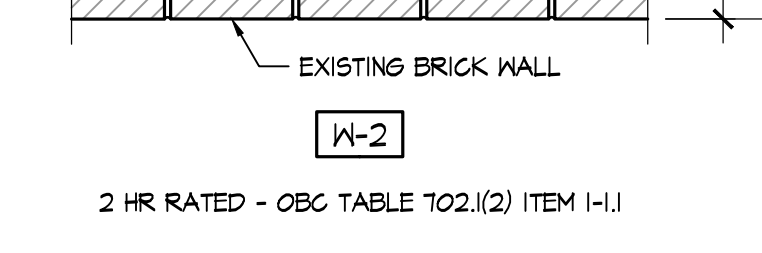
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W-1
2 HR RATED - OBC TABLE 702.(2) ITEM I-1.1



W-2
2 HR RATED - OBC TABLE 702.(2) ITEM I-1.1



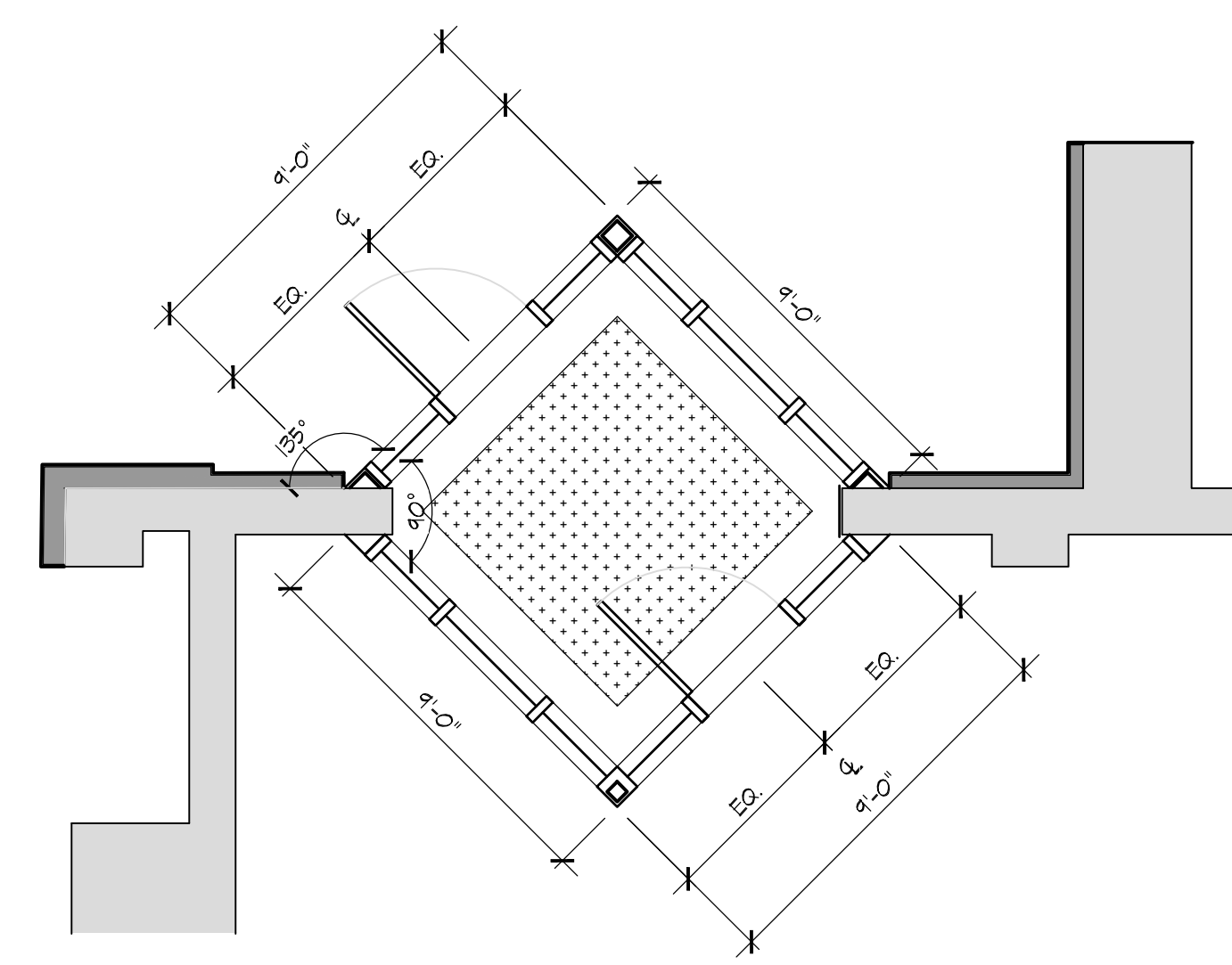
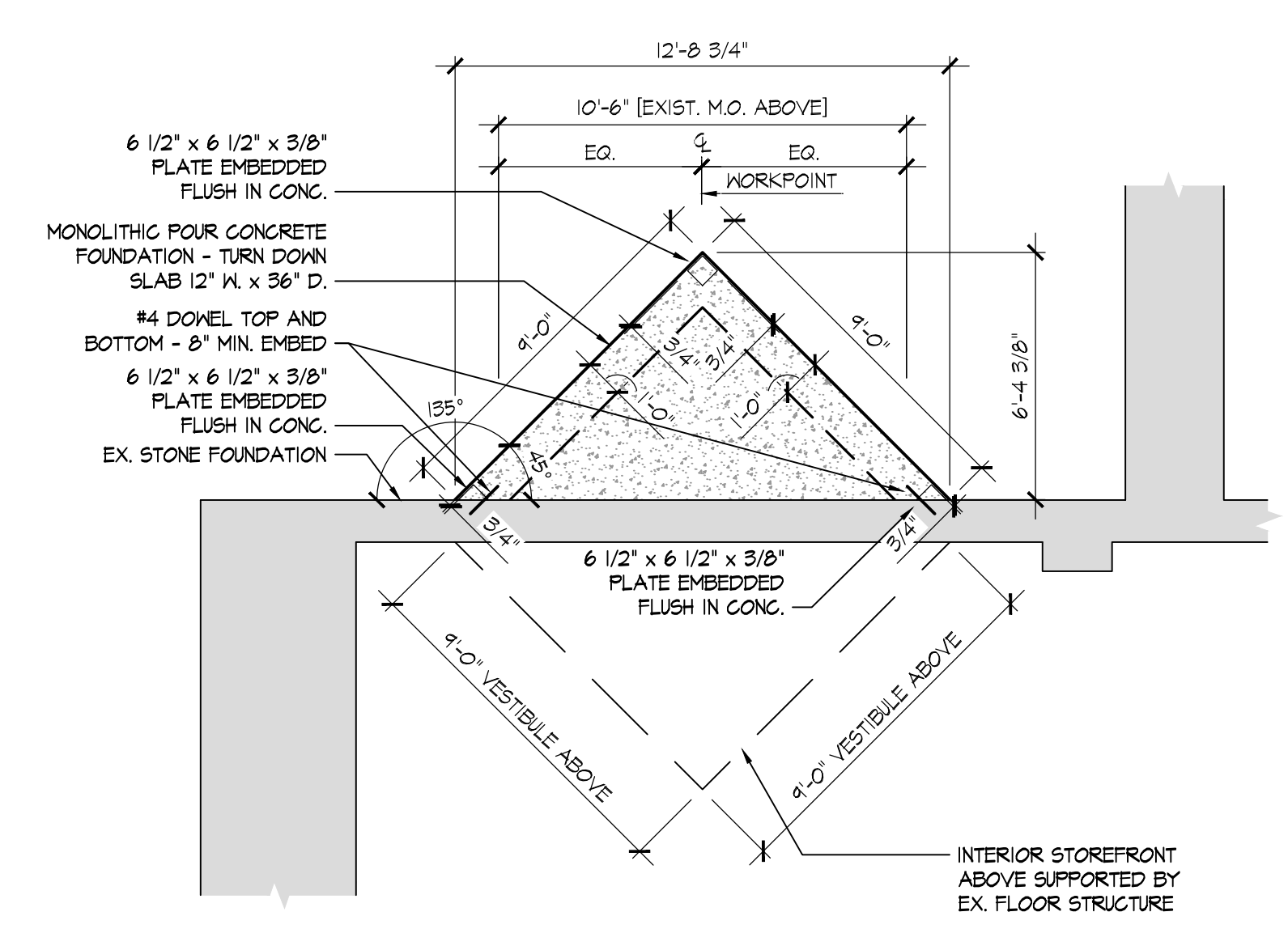
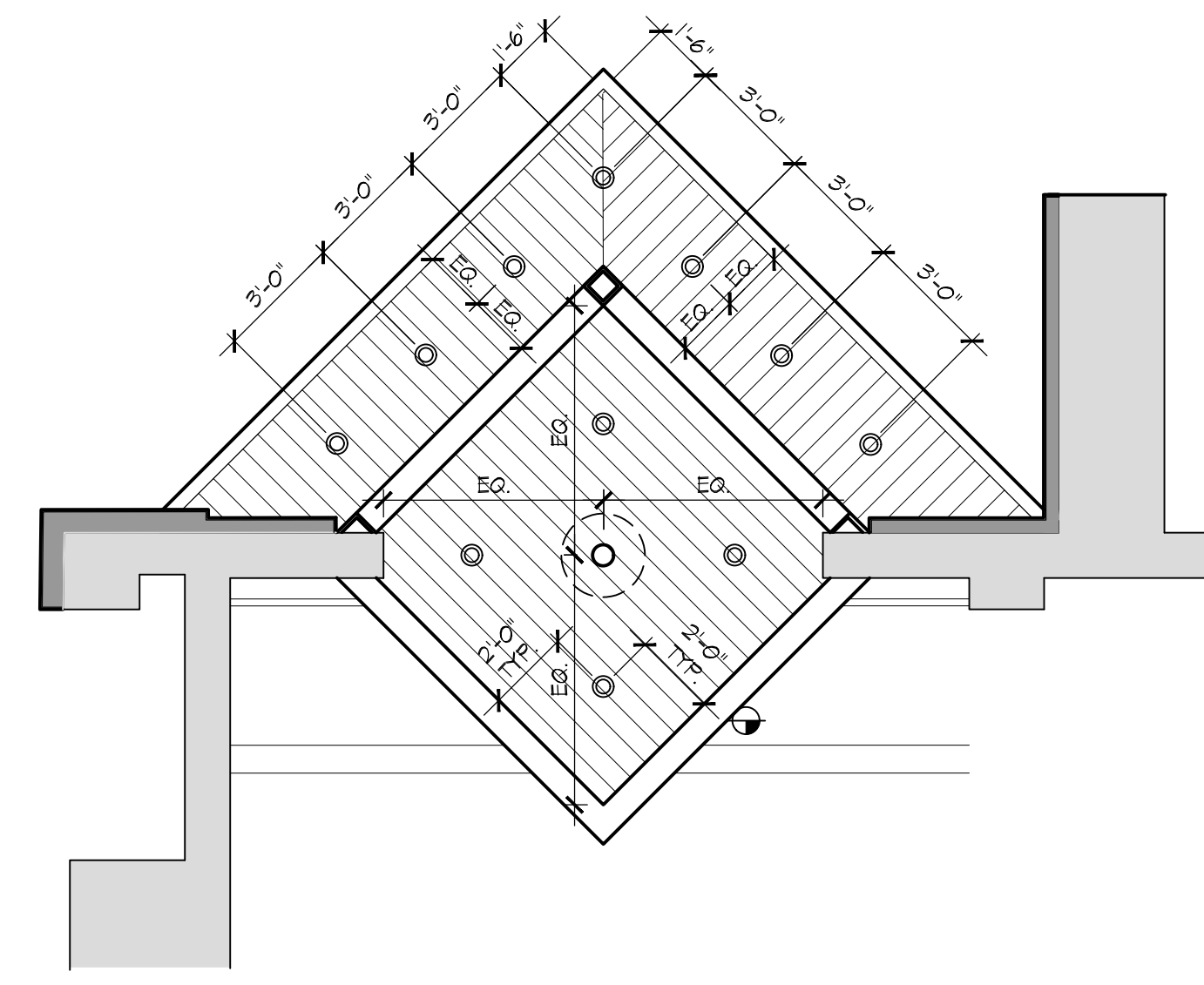
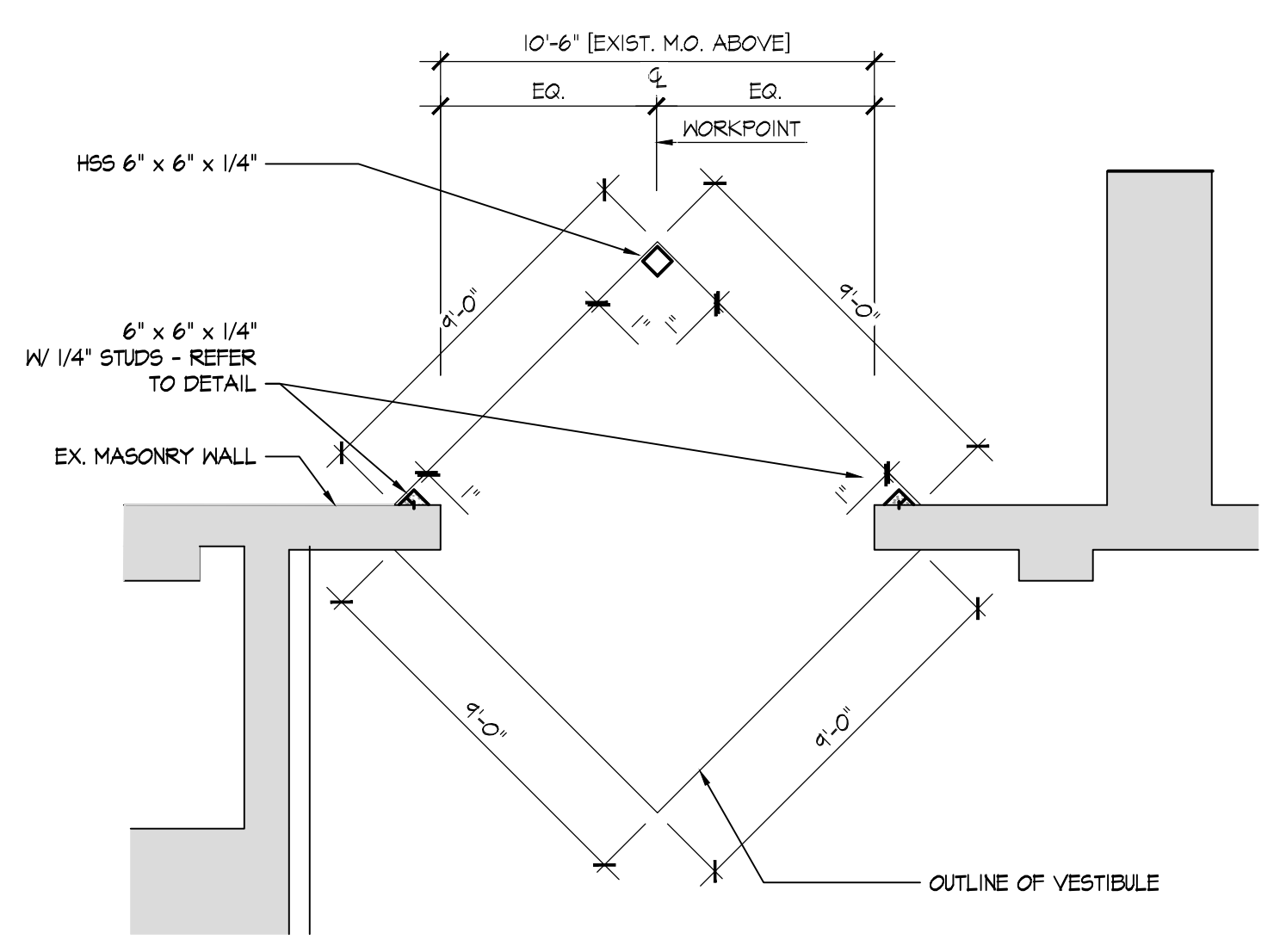
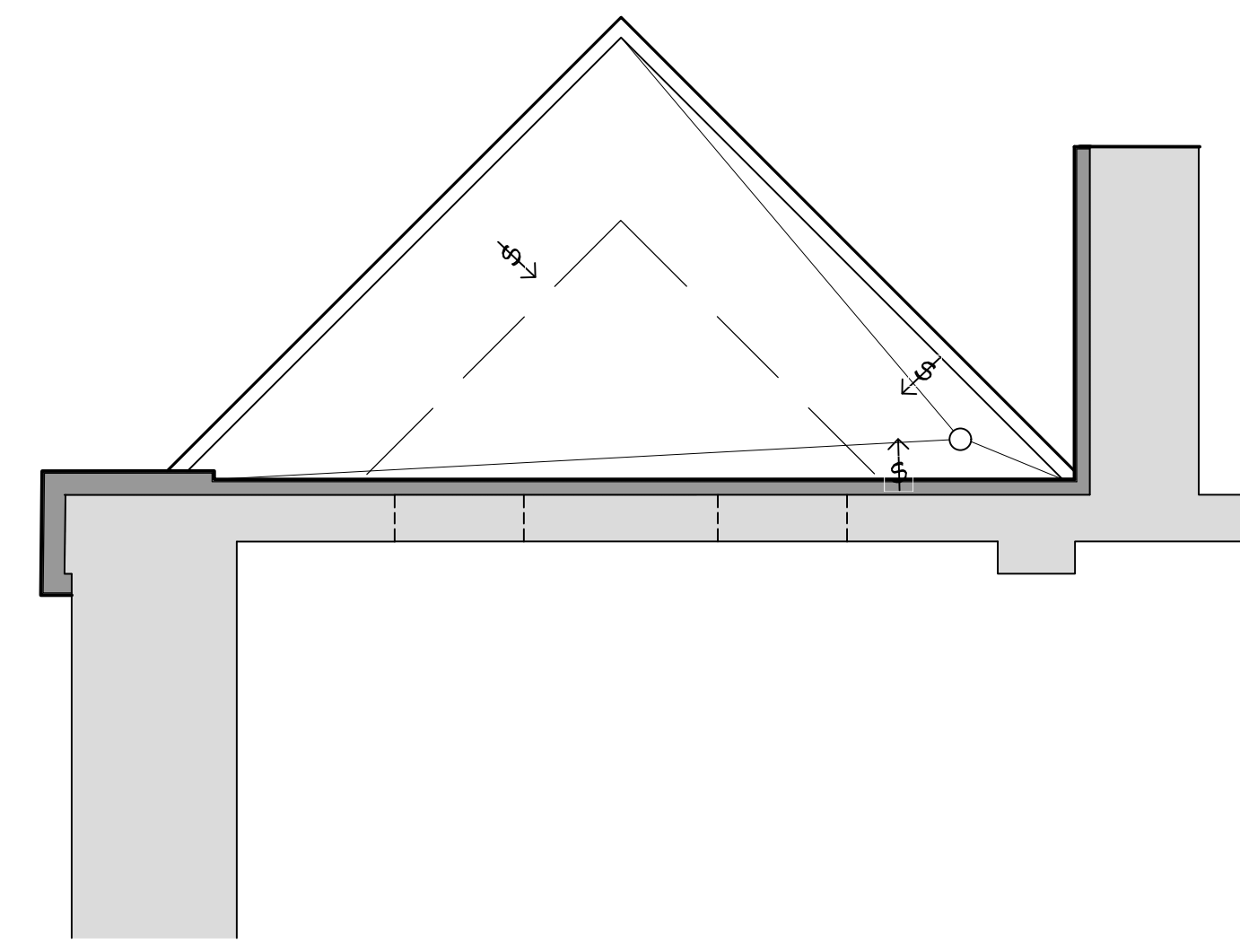
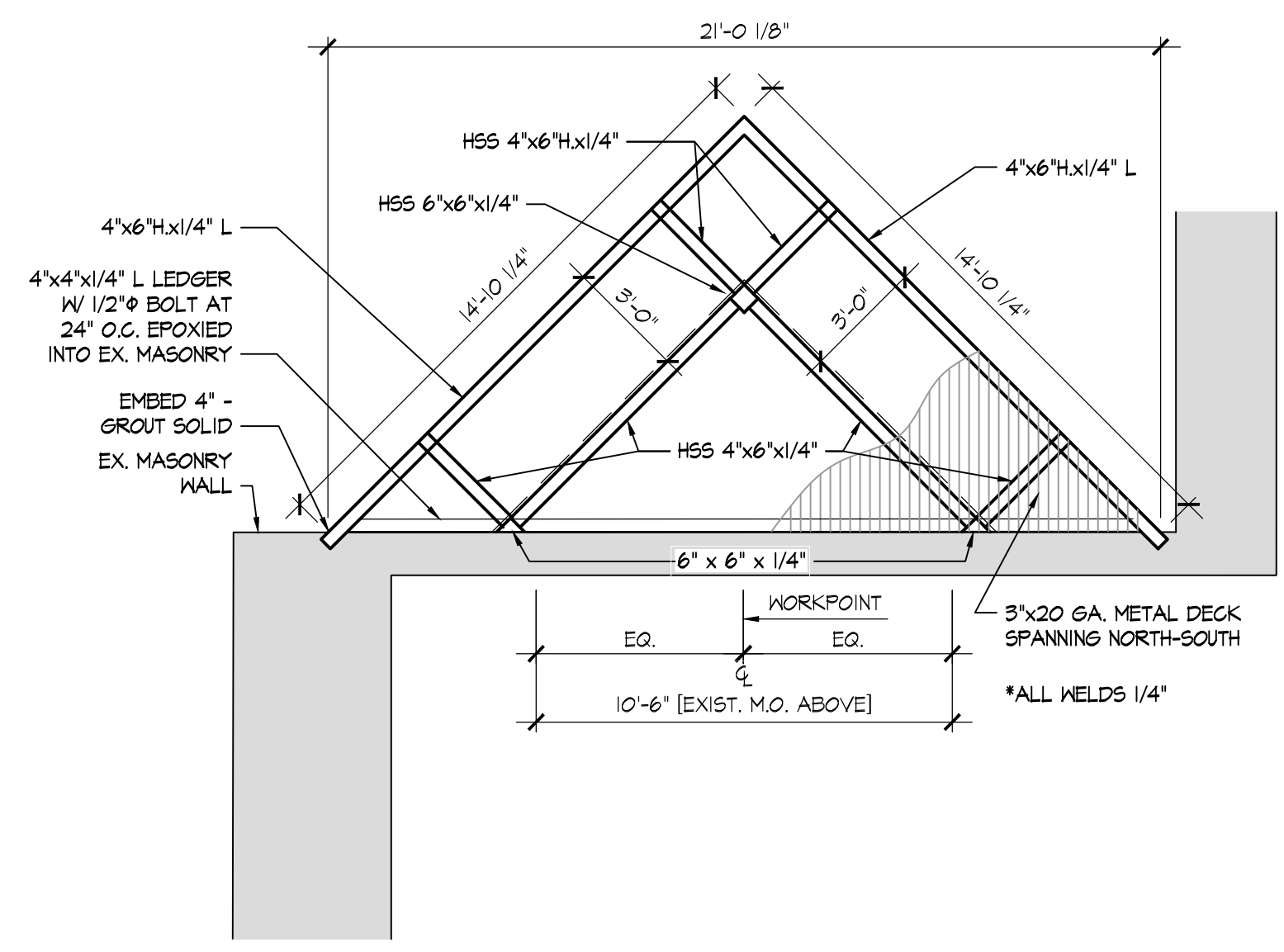
W-3
2 HR RATED - OBC TABLE 702.(2) ITEM I-1.1

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Sheet Title
DIMENSIONED PLAN
Sheet Number

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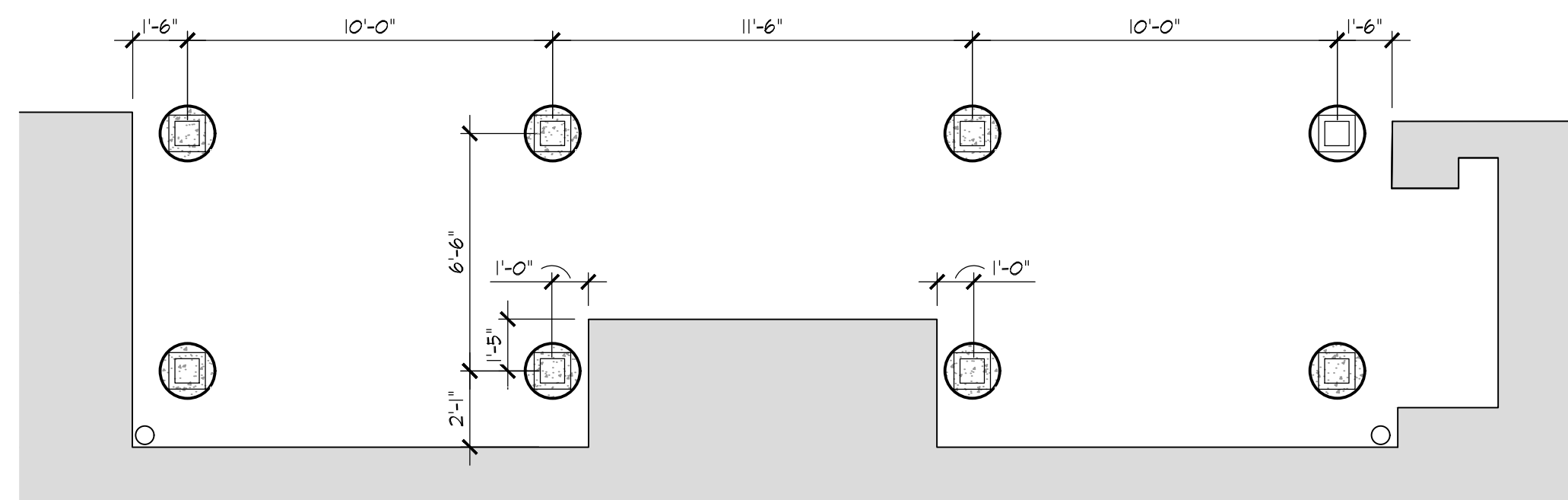
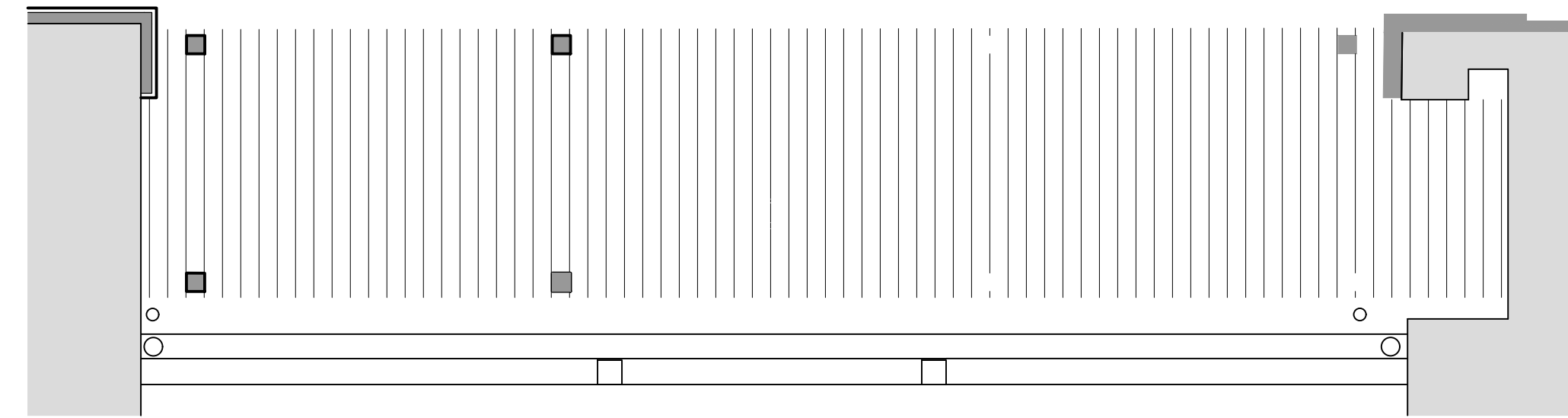
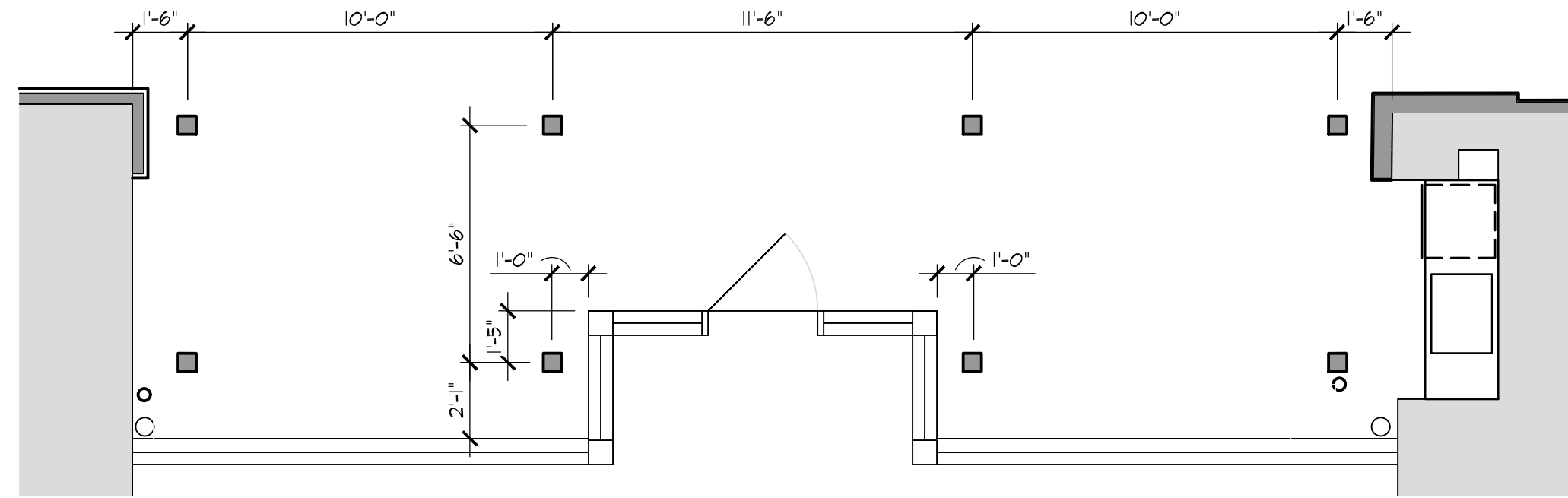


A FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8

SITE IMPROVEMENTS AND FACADE IMPROVEMENTS TO
SYCAMORE PLACE LOFTS
634 SYCAMORE STREET CINCINNATI, OHIO 45202

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Project Number
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Date
JULY 6, 2018
Sheet Title
ENLARGED ENTRY VESTIBULE PLANS
Sheet Number
A1.4

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Project Number
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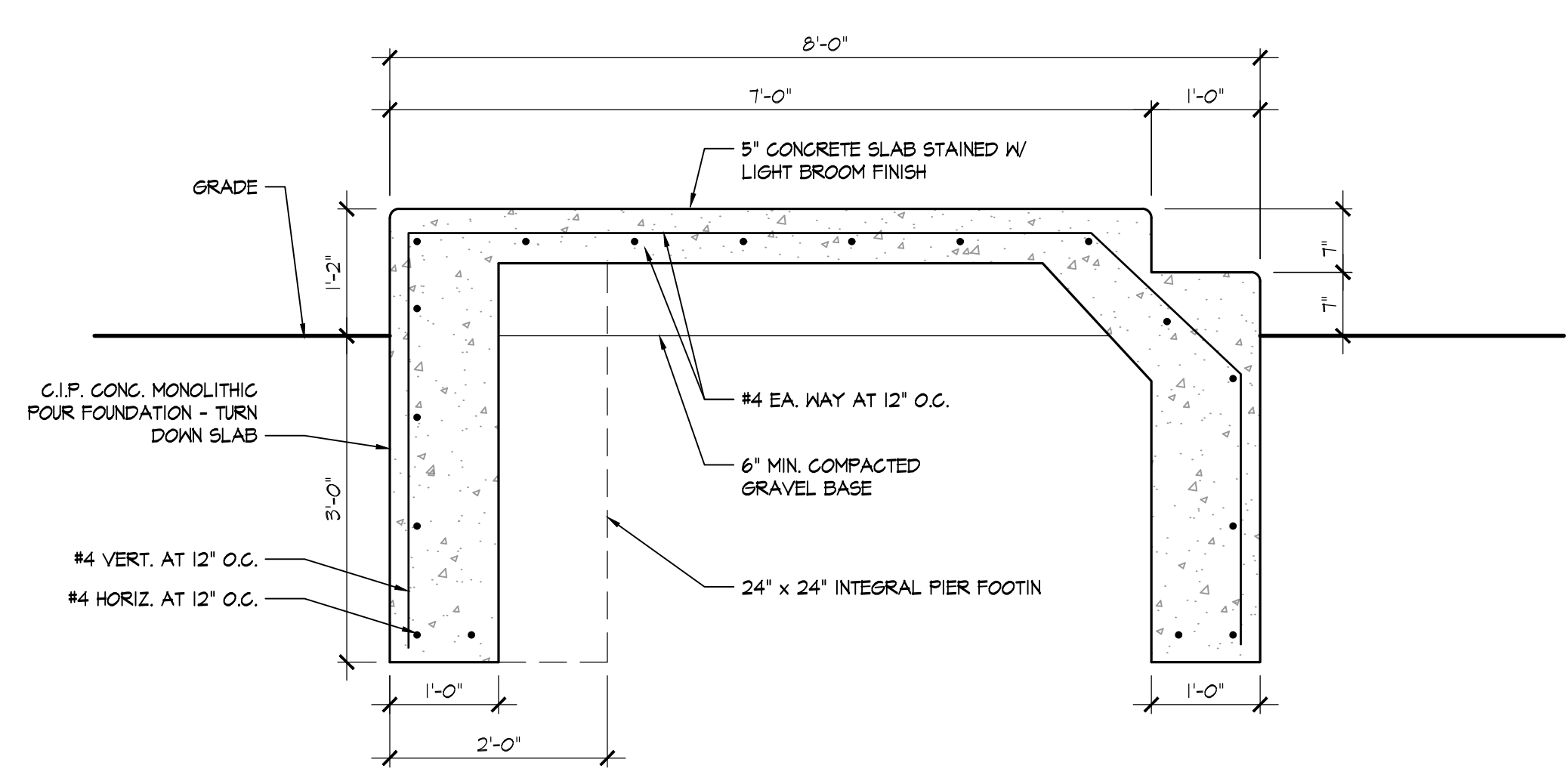
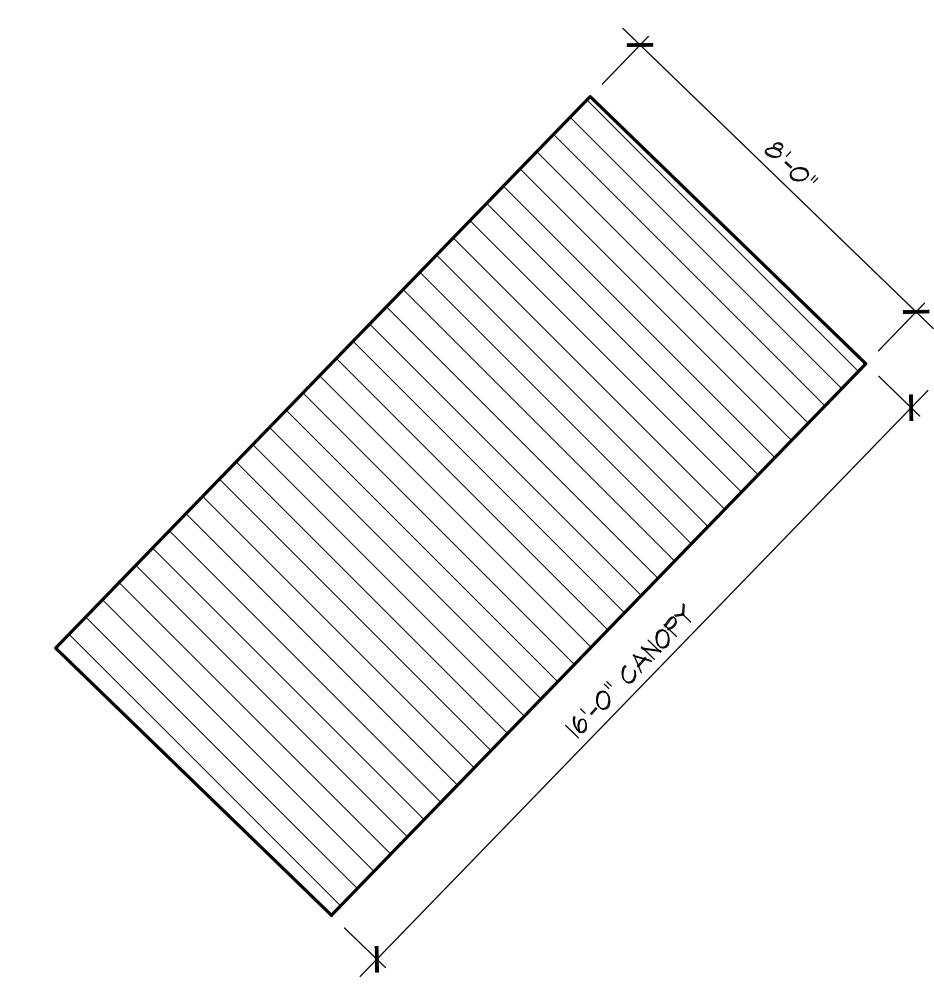
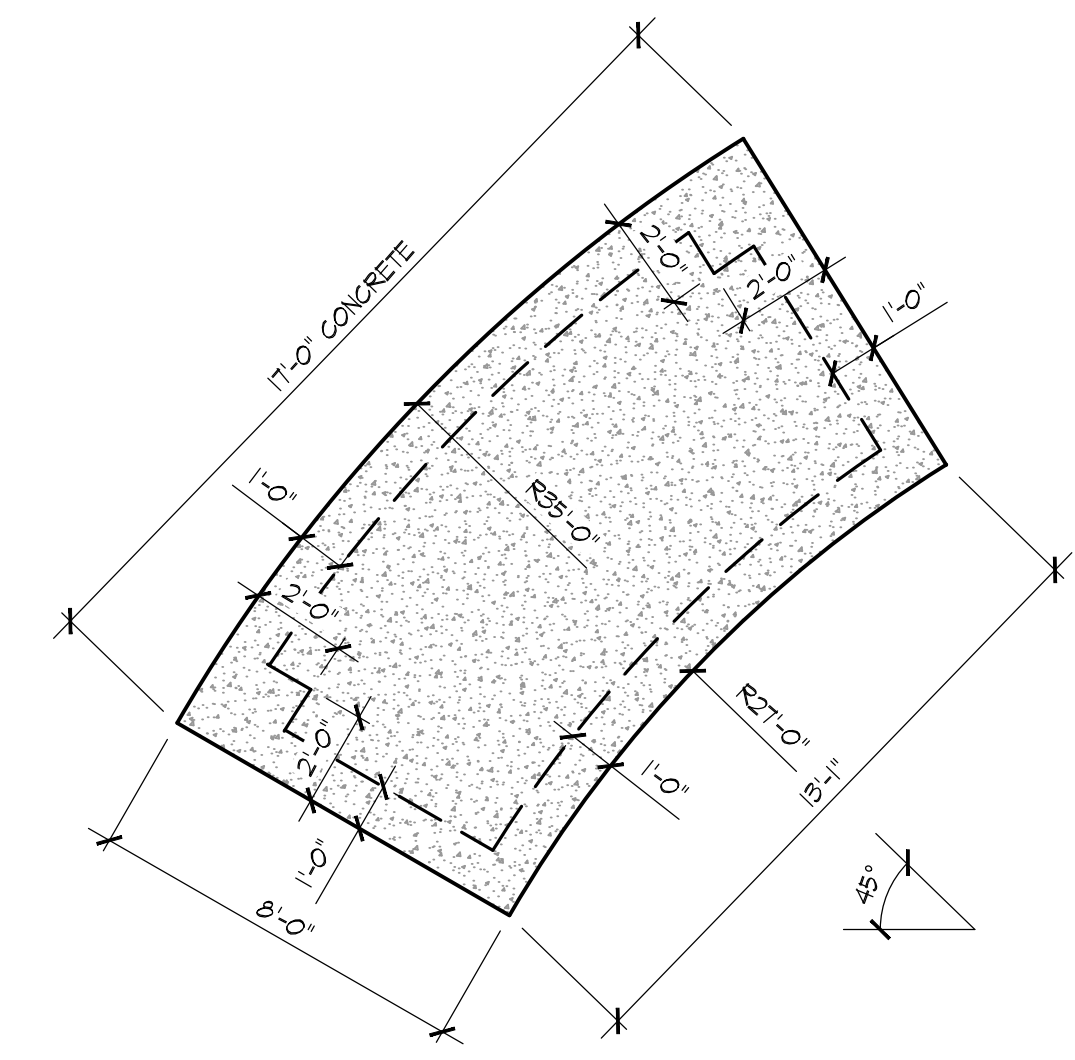
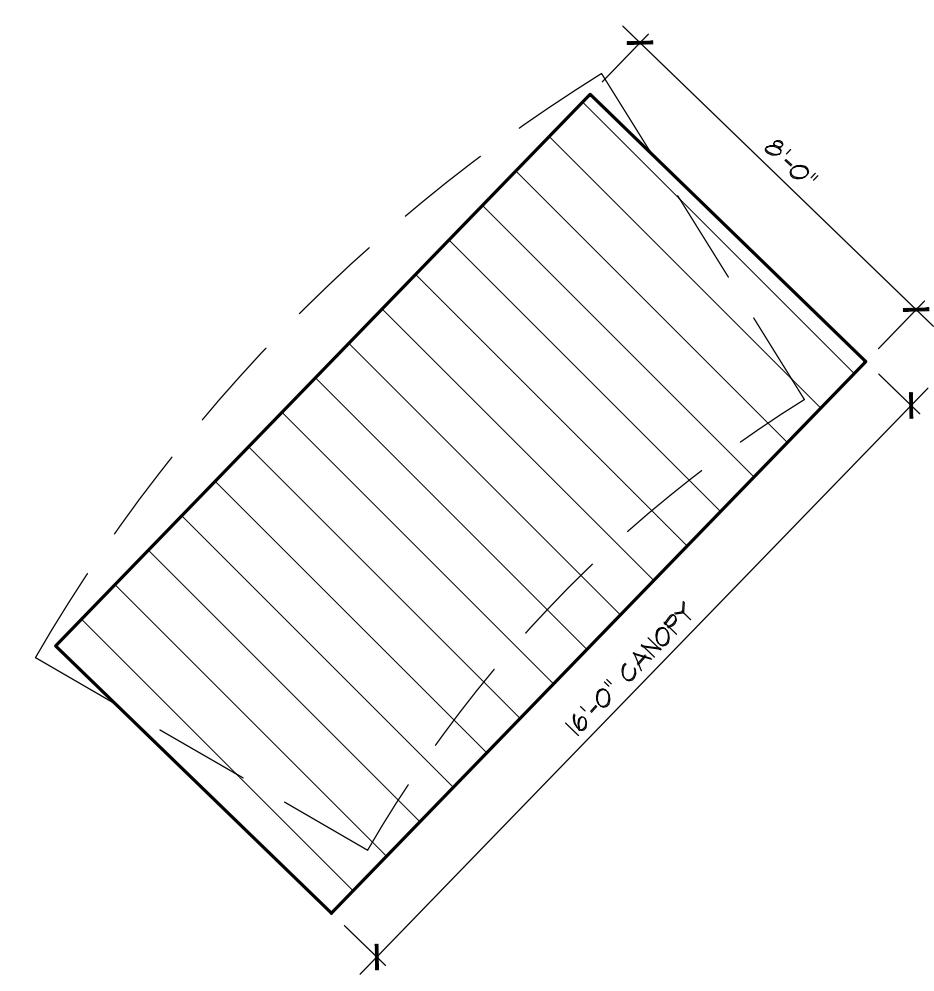
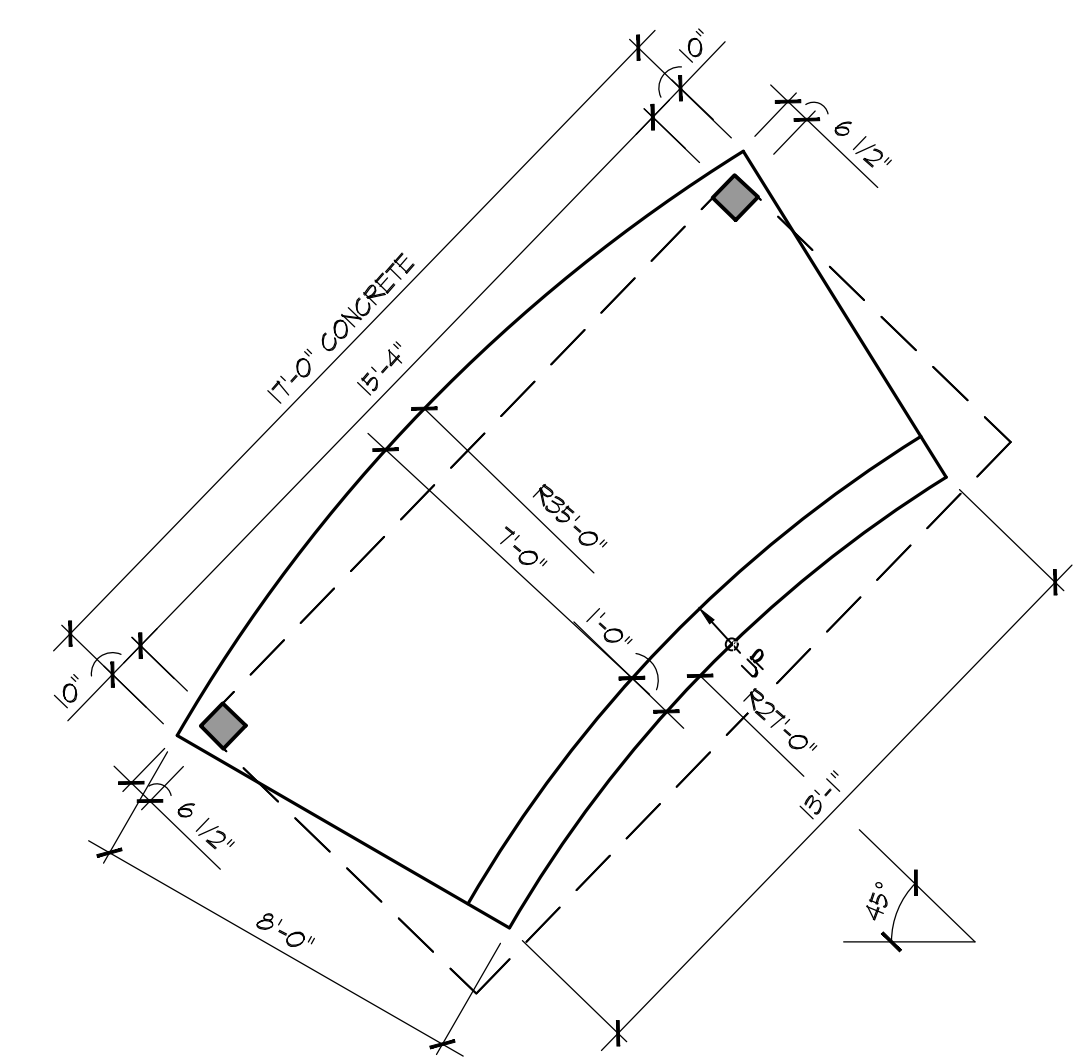
Date
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Sheet Title
 ENLARGED CANOPY PLANS

Sheet Number

A1.5

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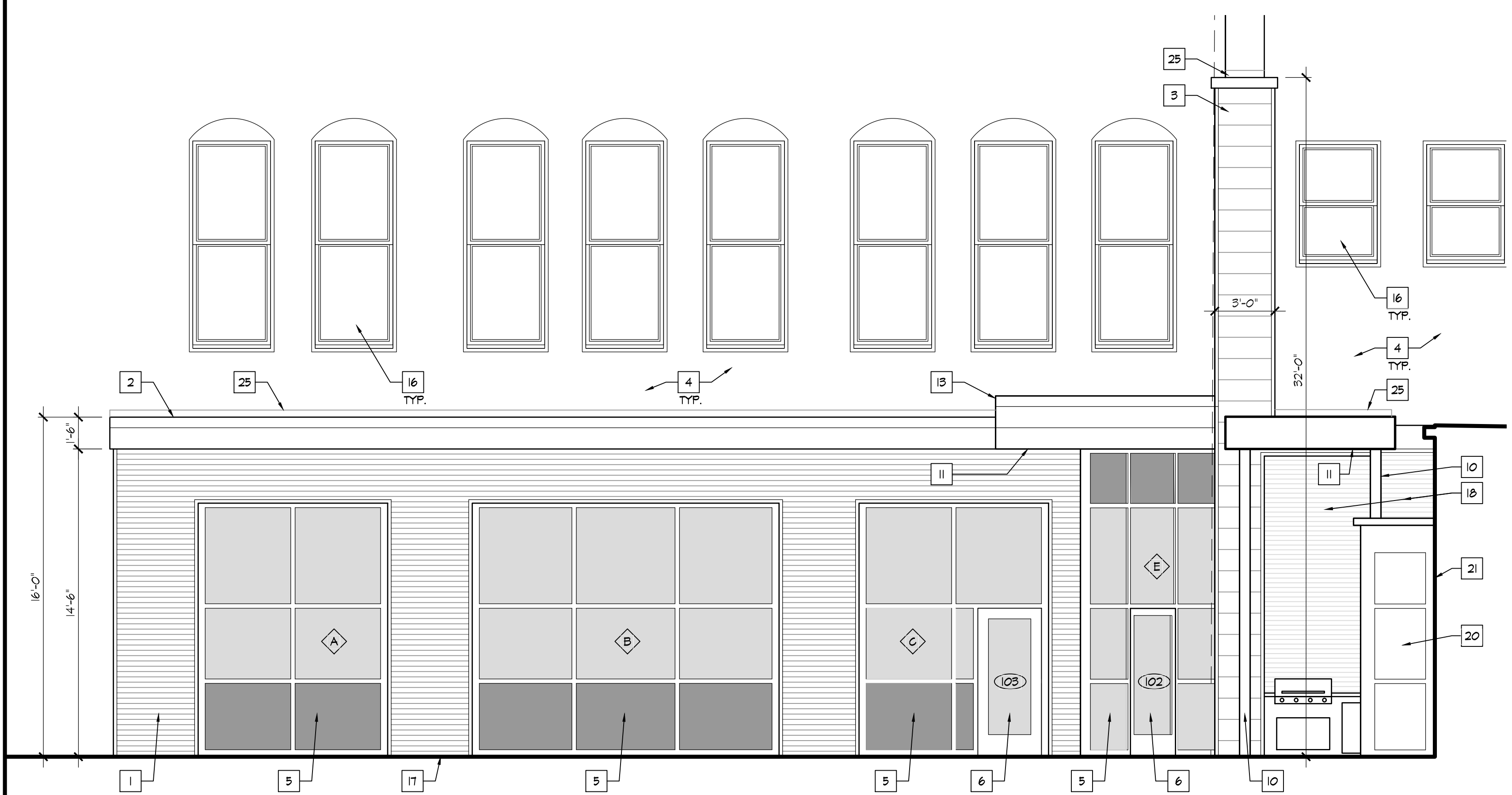


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Project Number
2016-120
Date
JULY 6, 2018
Sheet Title
ENLARGED SITE CANOPY PLANS
Sheet Number

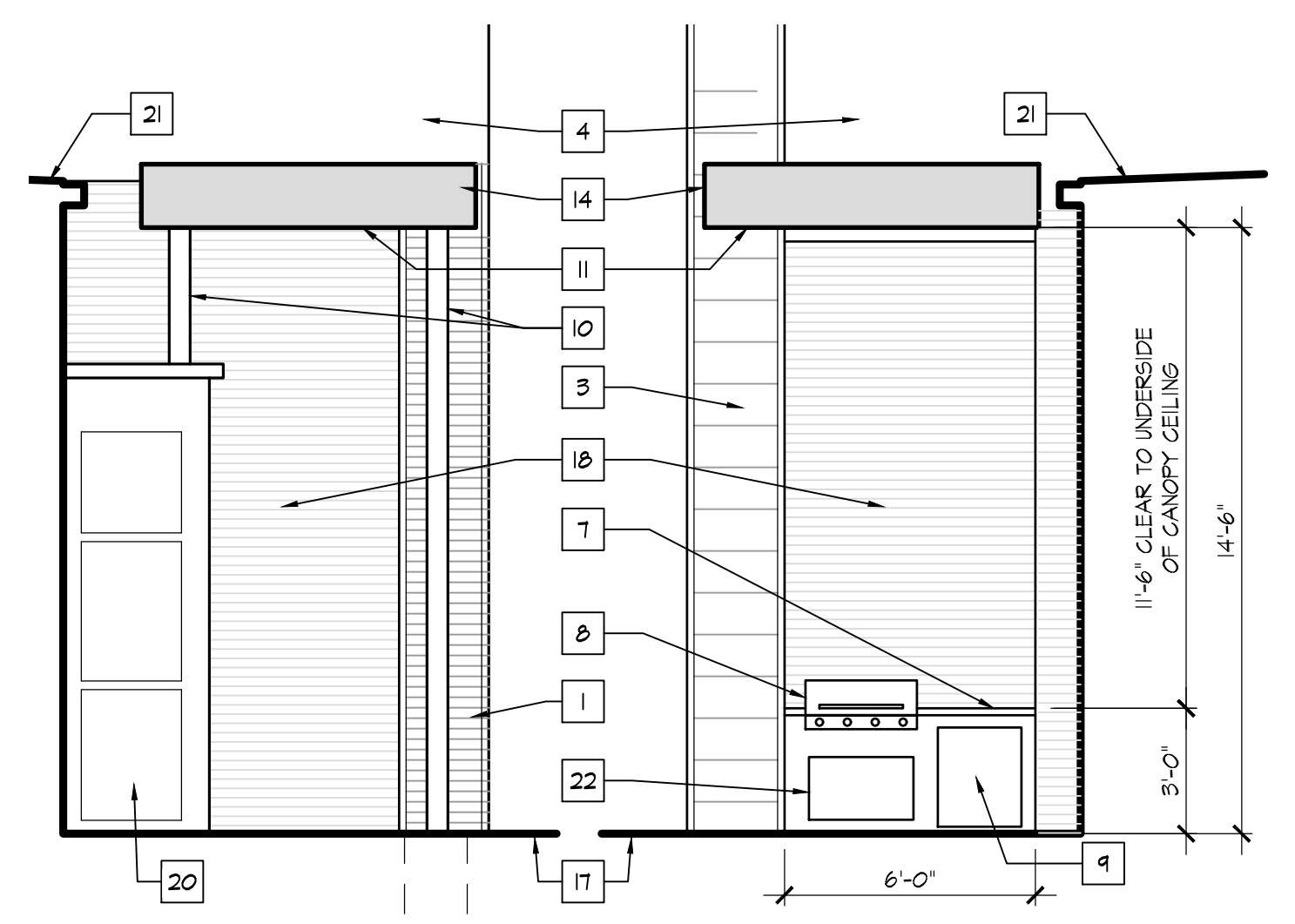
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SITE IMPROVEMENTS AND FACADE IMPROVEMENTS TO
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634 SYCAMORE STREET CINCINNATI, OHIO 45202



ELEVATION KEY NOTES

1. NEW 3-5/8" METAL STUDS OVER EX. MASONRY WALL W/ METAL PANEL SIDING OVER. MECI MASTERLINE 16 - CHARCOAL GRAY
2. FRIEZE - MECI DESIGNER SERIES FLAT - COAL BLACK W/ METAL WALL CAP OVER TO MATCH
3. NEW 6" METAL STUD FURRING OVER EX. MASONRY WALL W/ METAL PANELS OVER AT BUILDING CORNER. MECI DESIGNER SERIES FLAT - COAL BLACK
4. EXISTING EXTERIOR MASONRY BEARING WALL - PAINT AS REQ'D BY NEW WORK.
5. NEW ALUMINUM STOREFRONT/CURTAIN WALL SYSTEM - MATCH EXISTING STOREFRONT PROFILE AND FINISH.
6. NEW NEW DOOR, FRAME, AND HARDWARE, TYP. INTEGRATED INTO STOREFRONT/CURTAIN WALL SYSTEM. REFER TO DOOR SCHEDULE. CONTROLLED ACCESS FROM EXTERIOR. CONTINUOUS EGRESS FROM INTERIOR.
7. NEW EXTERIOR CASEWORK/COUNTER.
8. NEW 4 BURNER EXTERIOR GRILL.
9. NEW U/C REFRIGERATOR
10. STEEL COLUMN PAINTED



B SCALE: 1/4" = 1'-0"

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2016-120

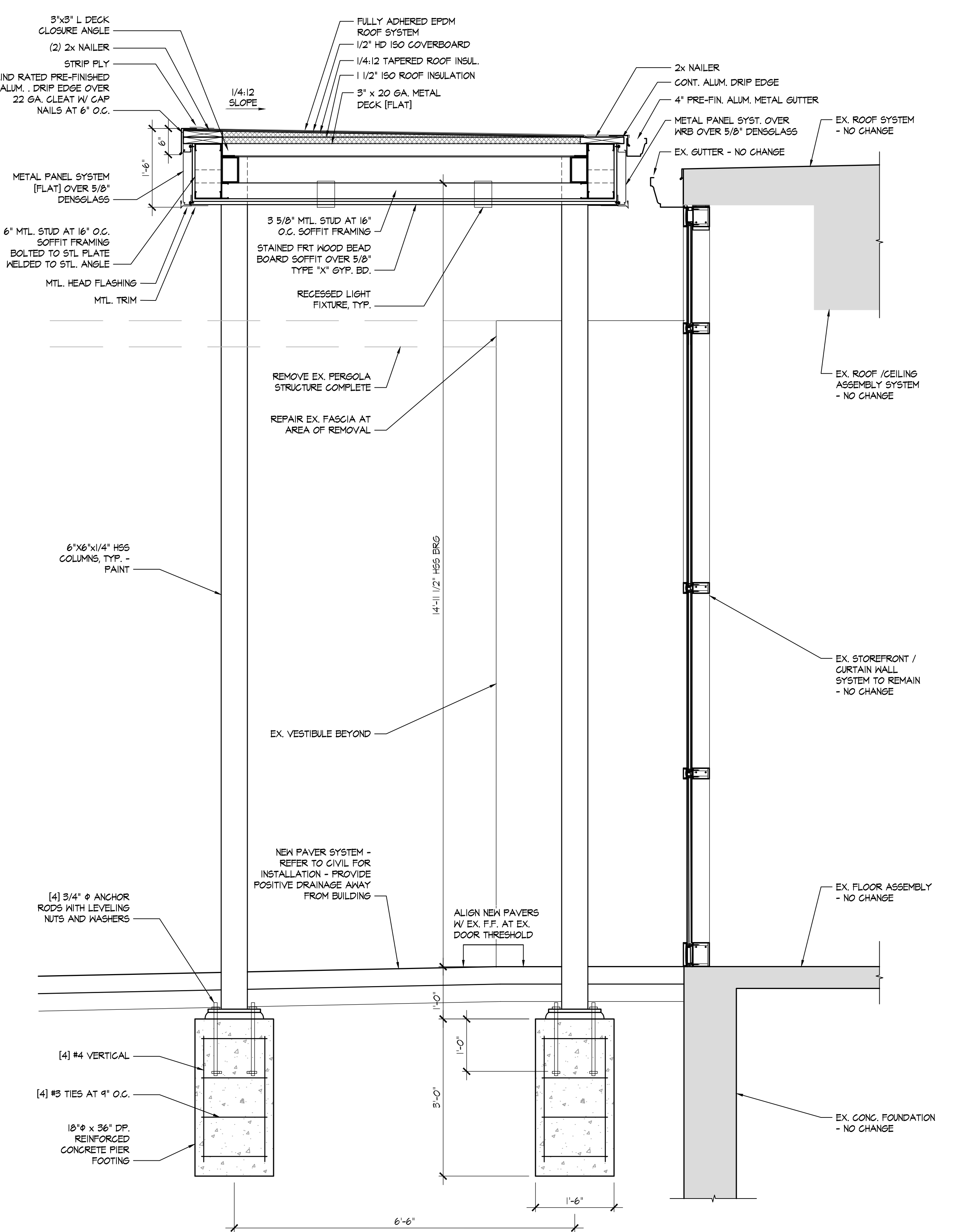
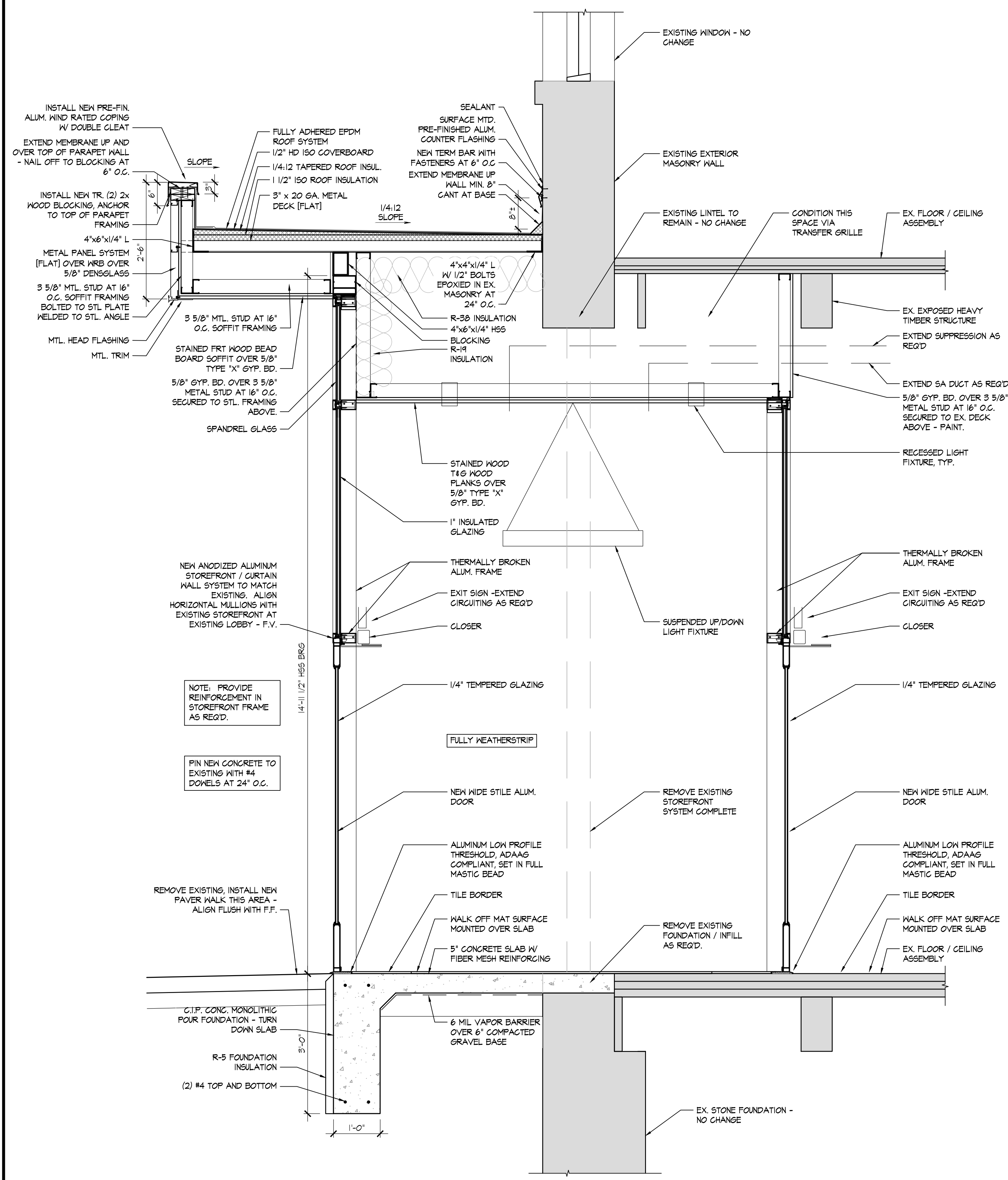
Date
JULY 6, 2018

Sheet Title
PROPOSED EXTERIOR ELEVATIONS

Sheet Number
A2.1

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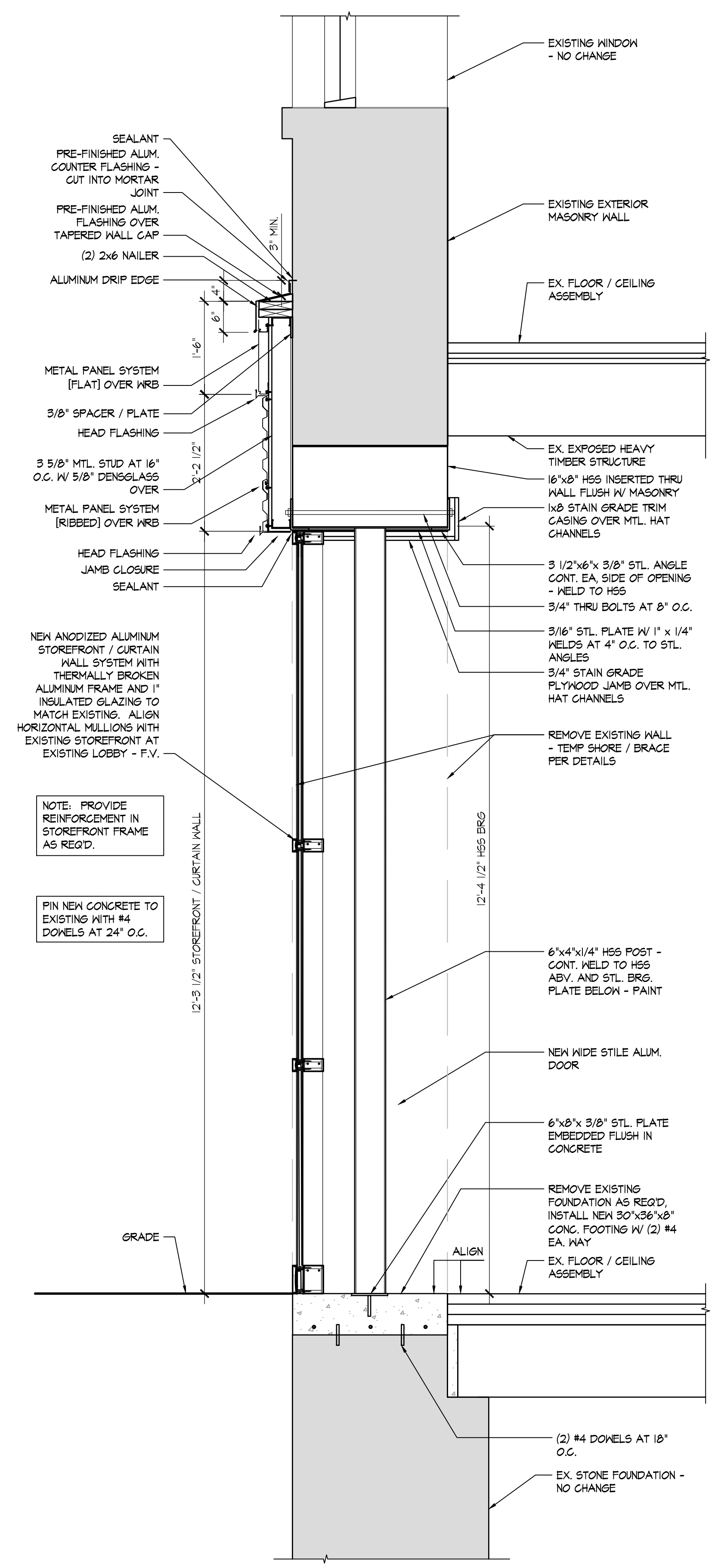
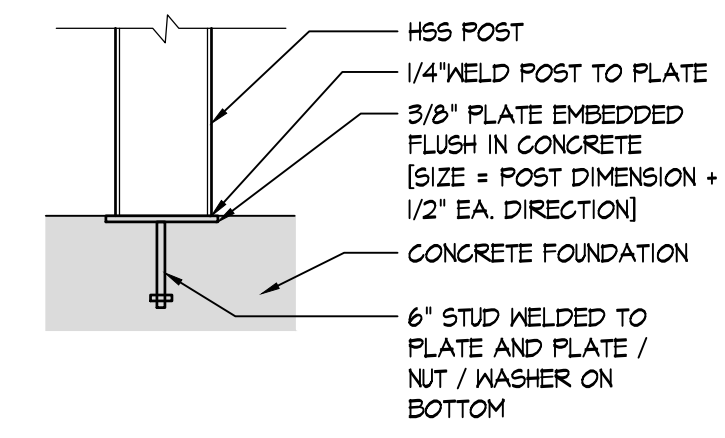
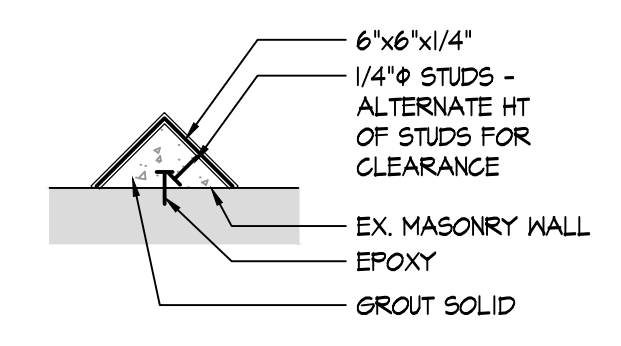
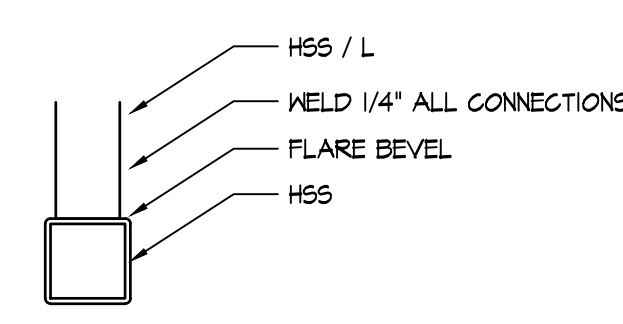
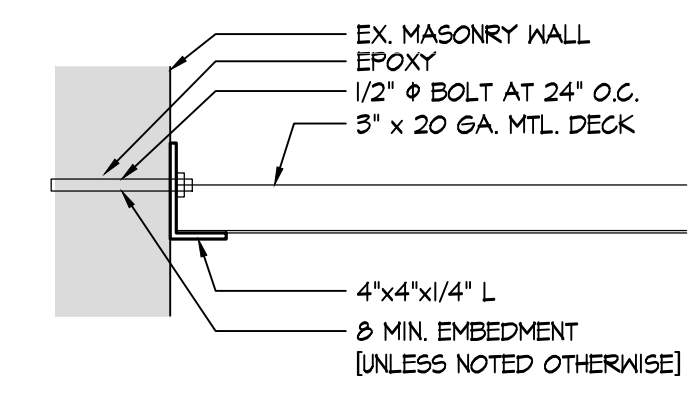
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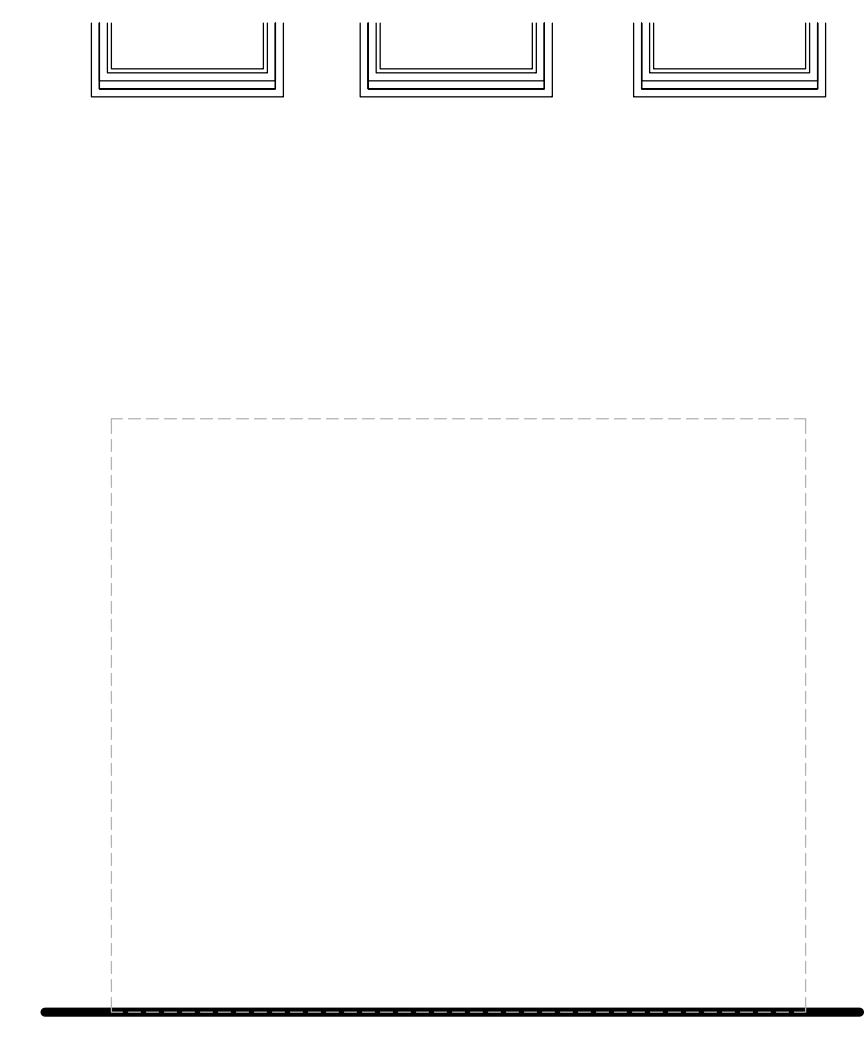
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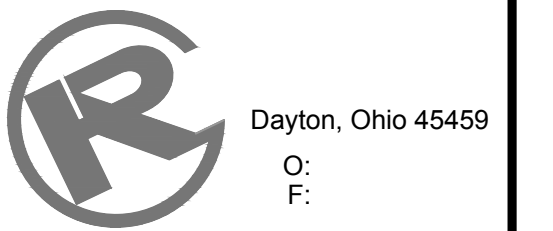
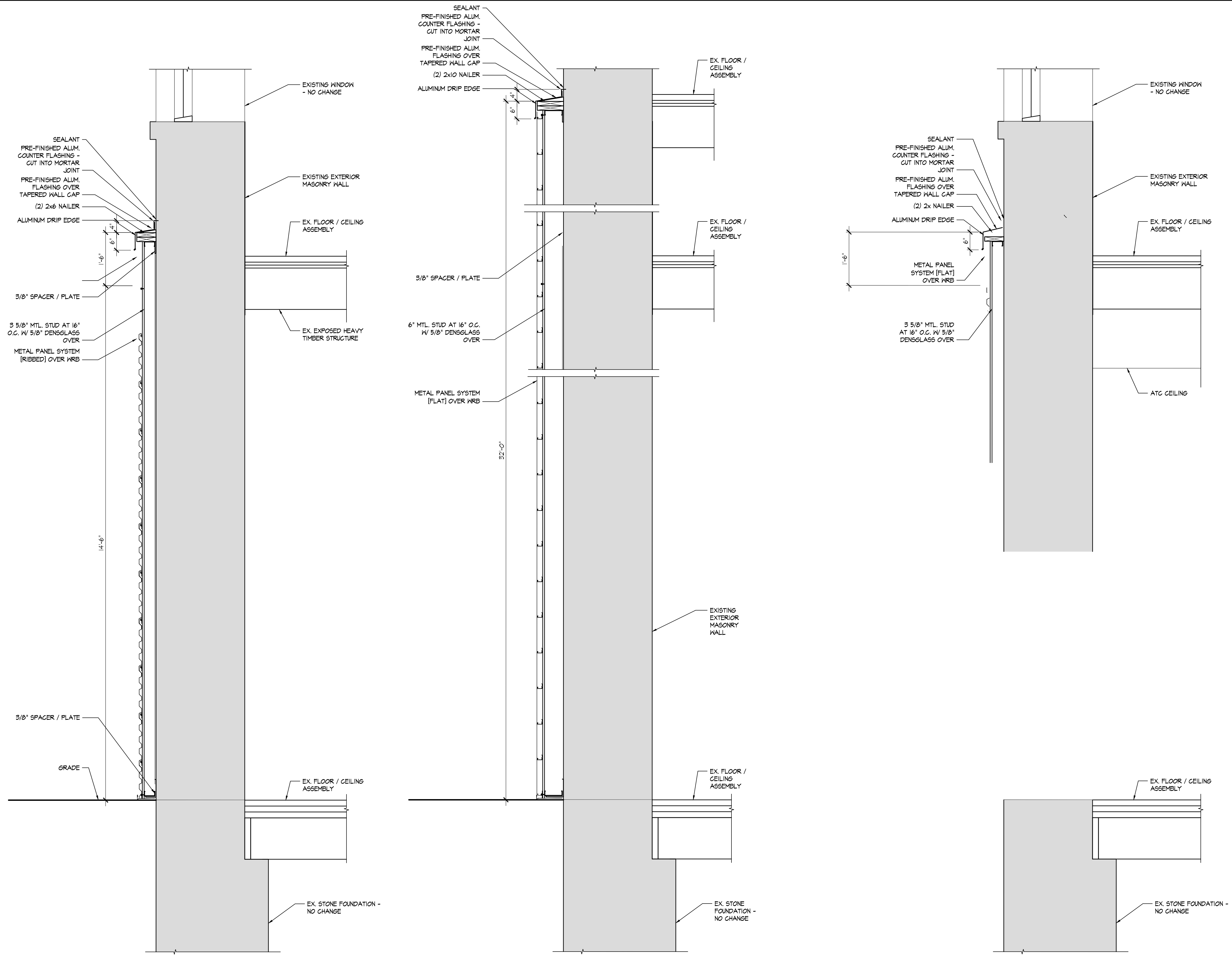
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NOTE: PROVIDE REINFORCEMENT IN STOREFRONT FRAME AS REQ'D.

PIN NEW CONCRETE TO EXISTING WITH #4 DOVELS AT 24" O.C.





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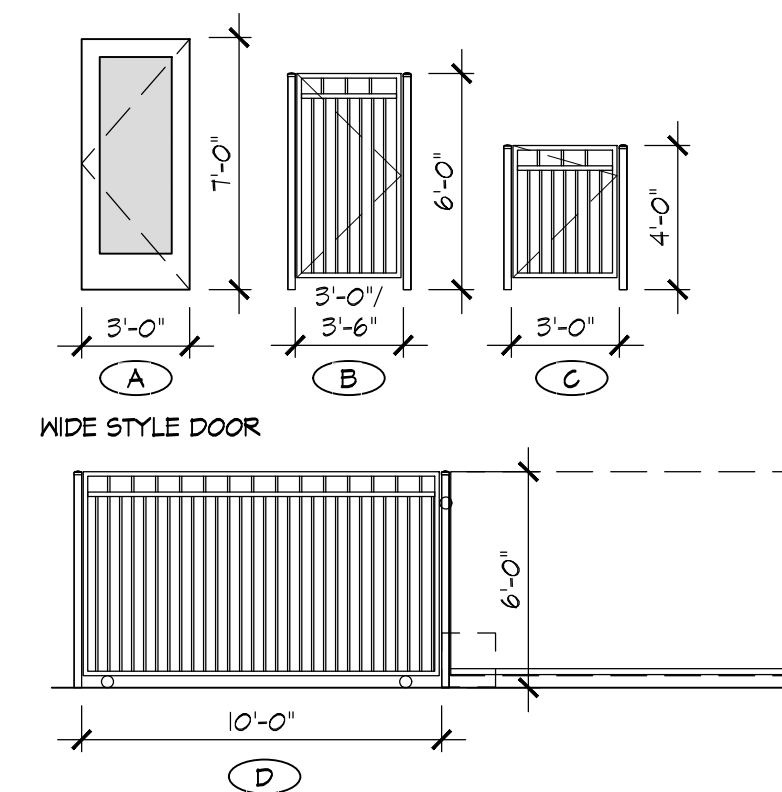
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Sheet Title
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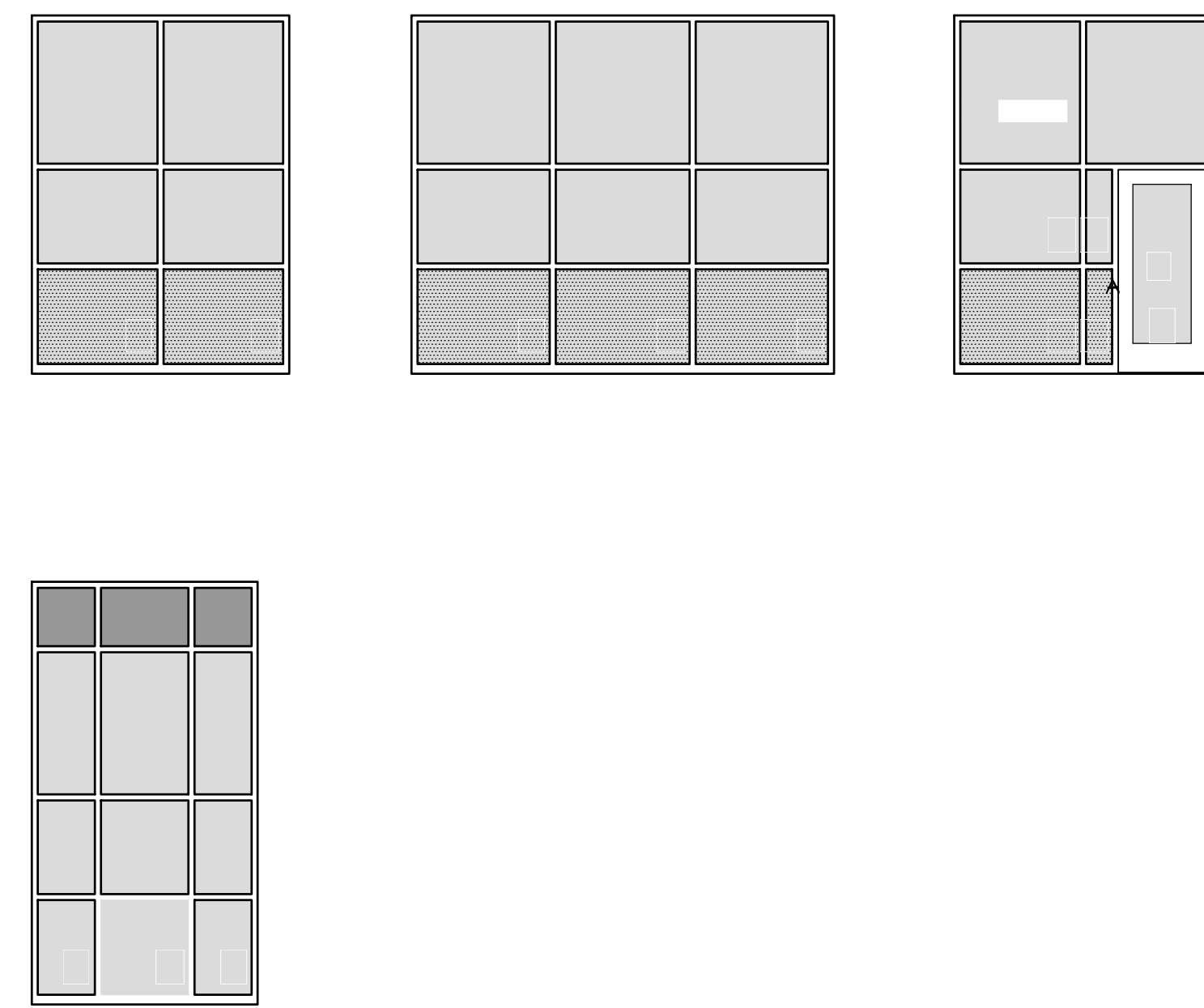
Sheet Number



- EXTERIOR PULLS; INTERIOR PANIC DEVICE WITH EXTERIOR KEYED LOCK (CONTINUOUS EGRESS)
- CLOSER [EA, DOOR]
- LOW PROFILE ACCESSIBLE THRESHOL

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Sheet Title
SCHEDULES
Sheet Number

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

APPLICATION #: ZH20180128/ COA2018046
APPLICANT: RDA Group Architects, Jonathan Schaaf
OWNER: OTR Holdings
ADDRESS: **24-26 W. 15th Street**
PARCELS: 081-0004-0269
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: August 2, 2018
HEARING DATE: August 20, 2018
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1. **Section 1409-09 – Dimensional Variance** of 9 units for a 12-residential-unit building, in excess of the allowable density of 3 units.
2. **Section 1425-19 – Numerical Variance** of 6 spaces for a total of zero parking spaces, short of the required 6 spaces.

Existing Conditions

The subject property is situated on the north side of W. 15th Street between its intersection with Race Street on the west and Republic Street on the east in the Over-the-Rhine neighborhood. Goose Alley is adjacent to the east. The property underwent interior demolition at some point in the past and was left vacant for many years. The previous configuration of the building is not known and since the previous use was intentionally abandoned through interior demolition and subsequent vacancy of over 365 days, the property lost any previous legal nonconforming status. Built ca. 1895, this vernacular building is a 4-story masonry building featuring a stone foundation, brick bearing walls and a low-pitched roof. The first floor has an infilled storefront with the iron pilasters remaining in place. Window opening are boarded over. The building occupies the entire lot with the exception of a small courtyard on the building's west elevation, adjacent to the rear of the buildings fronting Race Street.

Proposed Conditions

The applicant is proposing to renovate the building into 12 residential apartment units. The first floor storefront will be restored with new plate glass and knee walls, however, the entire first floor will be residential in use, as permitted by the CC-P District. Windows will be replaced with aluminum-clad wood sash and an addition will enclose the courtyard on the west elevation for an internal stair hall. The addition will be CMU.



Figure 1. Location of subject property in red. Image from CAGIS.



Figure 2. Image of subject property facing northwest ca. 2011. Image from Google.

Previous Reviews: N/A.

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

Zoning Review

Properties in the CC-P may have residential uses throughout the building; however the density of residential uses within existing building in the CC-P District is limited to one unit per 500 square feet of lot area. The subject property is approximately 34.04' wide by 53.07' deep for a total lot area of 1806.5 square feet, supporting a density of 3 units. While the property likely had more units historically than the three units currently permitted, it is unknown what the true historical density was and an increase to twelve units is a significant variance when considering its effects on parking, waste collection and other factors.

In addition, to the density variance, each residential unit in the building requires one off-street parking space. The applicant has requested a 50% parking reduction due to its proximity to the Washington Park garage. The reduction amounts to a total requirement of 6 parking spaces. The applicant has requested a special exception to provide the spots per lease with the Race and Liberty Street lot, which is within 600 feet of the property.

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*

Parking is not available on the site itself as the building occupies the entire parcel. While on-site parking is not possible, the applicant will provide 6 off street parking spaces per lease at the Race and Liberty Street lot which is within 600 feet of the parcel.

- (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).*

A denial of the density variance would not result in the deprivation of all economically viable use. The building could be rehabilitated into the allowed 6 unit density.

General Standards; Public Interest

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

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

The underlying zoning is CC-P. The proposed work conforms to the district regulations with the exception of the relief requested herein.

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

The proposed work substantially conforms to the Historic Conservation guidelines for the Over-the-Rhine District.

- 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 may be negatively impacted by the proposed parking and density variance. The increased density requested will result in additional vehicles on the street. The parking requirement of 6 spaces is likely much lower than the actual number of vehicles that will be owned by tenants of the 12-unit apartment building.

- 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 has the potential for adverse impacts based on impacts to traffic and waste collection. Nearby residents expressed concern over the location of potential waste bins. The applicant has proposed that a neighboring development at 1505 Republic Street, which is under common ownership, will provide the trash collection for this project as well.



Certificate of Appropriateness Review:

A COA is required for the proposed courtyard addition, storefront replacement and replacement windows.

Comments on Applicable Guidelines

All the changes substantially conform to the Over-the-Rhine Historic Conservation Guidelines; the side courtyard addition will not be visible from any street or alley. The replacement storefront will and aluminum-clad wood windows are acceptable. Per the Over-the-Rhine Conservation Guidelines, additions should be evaluated through the guidelines on New Construction.

Applicable Guidelines

New Construction

A. Intent and General Guidelines

1. *New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.*

2. *New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.*

3. *The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height*
4. *The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.*

B. Specific Guidelines

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

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

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

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

The proposed addition does not feature a strong division between the base, middle and top, however this is consistent with most rear building additions found in the district. The top of the addition will feature a small metal parapet cap that will slightly overhang the wall. The primary subdivisions in the district occur on the principal façades. The proposed addition will be entirely on the side of the property and will be entirely screened from the street by the adjacent properties fronting Race Street. This composition is appropriate for a non-principal elevation addition.

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

The roof on the addition is a flat roof with a slight slope to allow for drainage as the other roof slopes on the building drain to this area. This roof shape is appropriate as it matches the original roof of the principal building with no overhang and the roof cannot be seen from the primary street frontage.

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

There will be no new window openings created in the building or the proposed addition. Boarded over windows will be replaced with aluminum-clad wood windows in a one-over-one configuration.

- 4. Storefronts:** *New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts.*

The replacement storefront will retain the existing ironwork that remains. The brick infill and replacement windows will be removed and replaced with a new storefront system that will include a knee wall with wood paneling, an aluminum

storefront system with large clear fixed pane storefront windows and operable awning transom windows above. The proposed storefront is appropriate and compatible with the district.

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

The proposed work will not alter the front or rear setbacks of the property. The only change to the setbacks will be at the location of the courtyard, which will be infilled with the new addition. The building will cover the entire parcel from lot line to lot line, which is a common configuration in the district.

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 small side addition will not alter the existing rhythm of the building as it will not be visible from any public area.

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

The building will continue to provide a strong vertical emphasis. The addition itself is taller than it is wide.

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

The proposed addition will be similar in height to the rest of the building. The addition will be slightly lower than the surrounding building as the roof slopes toward the addition.

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

Proposed materials include a CMU material that will be slightly recessed from the face of the existing brick. While CMU would not be an appropriate material for a visible addition on any elevation, the proposed addition is not visible from any public area or Right-of-Way.

Additions

Intent and General Guidelines

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

The addition is compatible in character with the original building as it is a similar height and scale. The addition will fill the existing courtyard for an internal staircase.

Other Considerations:

Prehearing Results: A prehearing was held on August 1, 2018.

Comments Provided to Staff: A neighbor has provided an email with concerns over the project including density, parking, and trash collection.

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

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

A. Variances

1. Section 1409-09 –**APPROVE** – **Numerical Variance** of 9 units for a 12-residential-unit building, in excess of the allowable density of 3 units per plans submitted by RDA Group Architects dated 07/06/2018 subject to the following conditions:
 - a. Owner shall provide a covenant or easement conveying the right to store trash on adjacent property.
 - b. Owner shall insure that both required fire escape inspections and necessary remediation are submitted concurrently with the building permit.
 - c. Owner shall secure necessary Revocable Street Privilege or Aerial Easements for the fire escapes on both the W 15th Street and alley facades.

2. Section 1425-19 –**APPROVE** – **Special Exception** to allow for a lease of 6 spaces with the following conditions.
 - a. Property owner shall control the rights to at least **36** parking spaces within 600 feet of the property for the life of the project as the proposed use, regardless of tenant’s occupying the building.
 - b. Property Owner shall initially demonstrate control for a period of at least 15 years and maintain documentation of such rights in a form approved by the City Solicitor. Shorter lease periods, corresponding to the terms of the applicant’s term to occupy this property, may be considered if renewal options allow for a total of 15 years. Said documentation shall be provided to the City of Cincinnati at any time within 3 business days of being requested to do so.
 - c. Such control shall be established prior to issuance of the building permit.
 - d. Termination or substitution of control shall be upon the prior written consent of the City. Such consent would not be withheld if an equivalency of parking spaces is provided or subsequent legislative actions reduce or eliminate the parking requirement.
 - e. The parking lease(s) must be between the applicant and the property owner of the proposed parcel.

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

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

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 Historic District.

II. **CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 24-26 W. 15th Street per plans submitted by RDA Group Architects dated 08/08/2018.

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.

Johnson, Beth

From: Ted Leavitt <tleavitt@me.com>
Sent: Thursday, July 19, 2018 5:56 PM
To: Johnson, Beth; Conservator, Urban
Cc: Martine & Jack Ryan; Chip & DeDe Dennig; Ted & Vicky Leavitt
Subject: [External Email] Input on COA2018048 (1504 Republic) and COA2018046 (24 W 14th St.)

External Email Communication

Dear Beth et al.,

I am out of town for the August 1st pre-hearing on these two projects but will hopefully come to the August 20th meeting, but did want to pass along a couple of comments from a few of us inside the 200-ft. Bounds of these applications. This feedback comes from Jack and Martine Ryan at 1506 Republic, Chip and DeDe Dennig at 1507 Republic and my wife and I at 1514 Race St. The comments are as follows:

COA2018048 (1504 Republic)

- We're not in total unanimity on this one but there is concern that the wall of windows on the 2nd floor are out of keeping with Historic Conservation Board guidelines and in fact are not consistent with the local design. We, in fact, were in fill builders and the board was quite strict on window design. We all like modern, but some consistency with the buildings around is very important.

COA2018046 (24 W 14th St.)

- Putting 12 apartments in an 8,575 building like this seems ambitious and overly dense even by OTR standards. One thing you might want to seriously consider is the fact that 4th-floor walkups (there would be three in this design) are not the most desirable and marketable properties these days. I think those trying to sell them would attest to this.

- There is no off-street provision for garbage and recycling for this building. The basement seems an obvious solution. All of us in the neighborhood have tried hard to make things look better and garbage cans on the street is a major step backward. Goose Alley on the east side can't ever take garbage cans as it is an active roadway now and only as wide as the alley. Thus, they need to find a solution on W 15th that stays off the street except for collection days.

Thanks for your consideration on these items.

Ted and Vicky Leavitt (1514 Race) on behalf of ourselves and:
Jack and Martine Ryan (1506 Republic)
Chip and DeDe Dennig (1507 Republic)

1514 Race St., #3
Cincinnati, OH 45202
Mob. +1 843 338 0750
Skype. tedleavitt
tleavitt@me.com



11 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: _____
 Hamilton Co. Parcel ID No.: _____ Zoning District: _____
 Historic District: _____ Overlay District: _____

APPLICANT 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: _____



ADJUDICATION/DENIAL LETTER

Date: July 6, 2018

Location: 24-26 W 15th Street

Request: Infill

Zoning District: CC-P; Over the Rhine Historic Conservation District

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only** 3 copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$615.44 fee is required with the submission as well.** The next deadline is July 6, 2018 August 20, 2018 Historic Conservation Board Meeting.

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

1. 1425-19 Parking for Residential Uses. 1 spot for every each unit. There are 12 proposed units. The property is within 600 feet of 1 public parking lots and is allowed a 50% reduction. 6 spaces are required. A variance for 6 parking spaces or a special exception to provide the spots through a lease is required.
2. 1409-09 Development Regulation Density. In the CC-P existing buildings require 500 sf or lot area/unit. The lot is 1806 sf which will allow 3 units. 12 units are requested so a variance is required to allow 9 more units than is permitted.

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 5th 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. \$ 615.44

All Drawings and Plans must include the following

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

Architectural Drawings and Plans

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

- 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

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.

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

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

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

INSTRUCTIONS FOR APPLICATIONS REQUESTING A VARIANCE

Applicants requesting a variance must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-15. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

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

AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-15, an applicant must show:
 - a. neither the owner nor any of its predecessors caused the nonconformity requiring a variance; and
 - b. how the project meets either of the following conditions:
 - i. special circumstances or conditions pertaining to the subject property cause the strict application of the zoning code to be unreasonable and would result in practical difficulties; or
 - ii. a variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same district or vicinity.

INSTRUCTIONS FOR APPLICATIONS REQUESTING A SPECIAL EXCEPTION

Applicants requesting a special exception must demonstrate through credible testimony, documentary evidence or written statements how their proposed project meets the standards outlined in Cincinnati Municipal Code 1445-13 AND Cincinnati Municipal Code 1445-19. Applications that are not supported by testimony, documentary evidence or written statements are subject to disapproval.

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

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

AND

2. To meet the standard outlined in Cincinnati Municipal Code 1445-19, an applicant must demonstrate all of the following:
 - a. the zoning code allows for a special exception in the district in which the property is located;
 - b. the proposed project meets any special standards for the specific special exception requested; and
 - c. the proposed project will meet all of the following standards:
 - i. be consistent with the purposes of the zoning code and the district where the use is located.
 - ii. not substantially diminish or impair the value of property within the neighborhood in which it is located.
 - iii. not have an adverse effect on the character of the area or the public health, safety and general welfare, and be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accord with applicable district regulations.
 - iv. comply with all other standards imposed on it by this zoning code.



August 8, 2018

Historic Conservation Board
805 Central Avenue Suite 500
Two Centennial Plaza
Cincinnati Ohio 45202

RE: Certificate of Appropriateness
24-26 W. 15th Street

Members of the Historic Conservation Board,

Thank you for your review of the proposed rehabilitation at 24-26 W. 15th Street. There is a single structure on the lot. The building is four stories with a basement. The building is currently gutted but was previously exclusively apartments. It is proposed to remain a multifamily building with residential on the first floor. The exterior modifications and rehabilitation proposed include replacing all missing, deteriorated, and non-original existing windows with new appropriate windows in the existing openings, masonry restoration, and a new four-story addition on the west side of the existing structure to infill the existing light well

We are including as witnesses to the hearing for this application:
Jonathan Schaaf, RDA Group Architects
Greg Snyder, RDA Group Architects

Existing Building

The project is located on the north side of W. 15th Street approximately mid-block at the intersection with Goose Alley, which is to the east. The lot is approximately 34' wide x 53' deep. The existing is 4-stories with a full basement. The structure is accessed from the W. 15th Street by a recessed entry connecting to a central corridor. The exterior walls are solid masonry of varying thickness, with wood floor, roof, and partition wall framing. The building has a stacked stone foundation. The existing structure has a footprint of approximately 1,715 SF. The total square footage of the existing building is 8,575 square feet. The primary (south) facade is on W. 15th Street. The elevations are brick. No original windows are present. There are existing metal fire escapes on the South facade and East facade going to the fourth floor. The structure's roof slopes toward the existing lightwell on the west from the north, east, and south sides. There is one existing chimney remaining.

General Project Information

The building is currently vacant and Owned by OTR Holdings with an option to purchase by our client, Ean Siemer. Refer to the attached documentation. The scope of the project involves creation of (12) one-bedroom apartments. Construction activities are anticipated to commence upon receipt of all necessary permits and approvals from the city.

Parking

There is no existing on-site parking. The development is pedestrian oriented, and the occupant load poses no detriment to the streets or access. Zoning requires (1) parking space per unit. There are 12 units proposed in the building, which would require 12 spaces. As the property is located within 600 feet of a public parking lot, it is allowed a 50% reduction in the number of spaces required to (6) spaces. The Owner is providing [6] off-street parking spaces via a lease agreement to offset for the increased density at the lot located at Race and Liberty.

Addition

A new four-story addition will be constructed on the western portion of the site. The addition is 12'-9" x 7'-4" and represents the footprint of the existing light well. The addition will be CMU to maintain the required fire rating along the property line. The height of the addition will be held below the frieze of the

existing roof. Sight line studies indicate the addition is not visible from 15th street, Race Street, or Goose Alley.

Windows

All existing windows are non-original windows and have been boarded over. They will be removed back to the original wood frames on all facades. New custom sized factory finished aluminum clad double windows will be installed throughout. New windows will be one-over-one sashes with double pane clear glass. The finish color is TBD. The new window will fit into the existing opening with no modification. Pella Windows Architectural Series windows are the basis of design. See attached for product information. The existing non-original brick infill and punched windows will be removed from the storefront on 15th street. A new 3-part storefront will be installed consisting of a wood frame knee wall and cap, a fixed picture window, and an operable transom window. The glazing will be double pane insulated in a prefinished aluminum storefront system. The new storefront will fit within the existing cast iron columns and lintel, which will be prepped and painted.

Masonry

The existing masonry will be repointed as required to provide a weathertight condition. All existing painted brick will be prepped and painted. The new addition will have a brick veneer laid in a running bond and painted.

Roofs

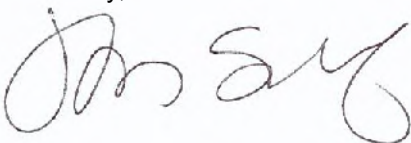
The existing roof system will be retained and modified as required by the proposed work. The new addition to the west will have a low slope roof with a membrane over tapered insulation draining to an interior roof drains. The profile of the original roof lines will be maintained on all elevations. All existing trim will be retained. The existing chimney will be retained.

Trash Collection

The existing building and site provide no opportunity for on-site outdoor trash can storage. The Owner has a separate development adjacent to this development located directly across the alley to the east. The site at 1505 Republic has an exterior courtyard located off the alley which is surrounded by an existing 8' high cmu privacy wall. This area is proposed to provide trash can storage for both developments. It has able room to accommodate the needs of and is easily accessible to the residents of both buildings.

Please also find enclosed plans, exterior elevations, site line studies and photos to document the proposed design and the buildings context. If you have any questions or comments, or require additional information, please feel free to contact me.

Sincerely,



Jonathan Schaaf
RA LEED AP RRO
Principal
RDA Group Architects



July 6, 2018

City of Cincinnati
Buildings & Inspections
805 Central Avenue
Suite 500
Cincinnati, OH 45202

RE: 24-26 W 15th Street
Density Variance and Parking Exception
CC-P Over the Rhine Historic Conservation Overlay Zone

To Whom it concerns,

This cover letter provides supporting documentation for the Density Variance request for 24-26 W. 15th Street. This property was originally constructed as a mixed-use building with commercial space on the first floor and Residential units above. Previous renovations converted the first floor commercial space to a residential dwelling unit. This renovation gave the building a total of 8 dwelling units. The CC-P zoning for the property allows for 1 unit per 500 SF of lot area. The lot area for the property is 1,806 SF.

This property is proposed to undergo a rehabilitation which will alter the building to contain 12 dwelling units. Three apartments will be constructed per floor. The first floor will remain as residential. This request is for a density variance for 4,192 SF which is required for the 12 dwelling units planned as part of the upcoming rehabilitation of the property. The lot area requirement is noted in section 1409-09 of the City of Cincinnati Zoning Code. The density increase is necessary to allow the building to be brought to its highest and best use. Having 12 dwelling units in the building is the best configuration.

The existing building has been gutted. The remaining evidence suggests [8] 1-bedroom units were in the building. The proposed building configuration of 12 dwelling units contains [8] 1-bedroom units and [4] studio units. Using an assumed occupancy of 2 people for a 1-bedroom, 1 person for a studio unit, The overall occupancy of the building is increased by 4 occupants.

This project is in the public interest per 1445-13. The project will rehab a currently vacant structure bringing it back into service and restore the street level storefront to something more appropriate. The project is compatible with the neighborhood. 100 residential use is compatible with this street and others in the vicinity. This project will remove a blighted structure and will improve the streetscape along W. 15th Street with other nearby revitalization projects.

The project complies with the underlying zoning district, which permits residential [including first floor residential] and is harmonious with the general purpose and intent of the zoning code. The work is in compliance with the guidelines adopted for the CC-P zoning district. There will be no impact on the traffic around the subject property. The development is pedestrian oriented and the occupant load poses no detriment to the streets or access. The Owner is providing [6] off-street parking spaces via a lease agreement to offset for the increased density. There is no impact with neighboring properties and the development is compatible with the neighborhood. There are no adverse effects for public safety as a result of this variance request. The building plan review for the proposed rehabilitation has been reviewed and approved by the City of Cincinnati. The rehabilitation will eliminate current blight along W. 15th Street and will help to improve the health, safety and general welfare of those in Over the Rhine. The development with its increased density adds vibrancy to the neighborhood and helps further support the businesses located in the Over the Rhine. The development will create multiple

construction jobs. The redevelopment of the building and its increased unit count will add value to the building, thereby increasing potential tax benefits to the City. The increased unit count as proposed makes the development economically viable. The size of the units and ultimately the lower rent for these spaces addresses an underserved segment of the market. The ability to provide affordable quality housing is contingent upon increased density to make the project viable. The current density for the project allows only 3 units in the building. Meeting this requirement creates oversized units for which there are limited demands and prices the majority of potential residents out of the market. The building's proximity to the street car and the location in a vibrant mixed use neighborhood makes car ownership unnecessary and allows for true urban living.

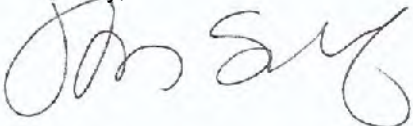
The rehabilitation of the building must include the use of the entire site and building to make the project economically viable and realize its full economic benefit for the Owner as well as for the City of Cincinnati. The strict interpretation of the zoning code relating to the current unit count inhibits the utilization of the building to its fullest potential as originally designed. The current zoning requirements are unreasonable for the rehabilitation of the existing four story building with the current density. The proposed work can be done in compliance with the OBC and as part of the proposed work, the safety of the entire building will be improved. The variance is necessary for the rehabilitation of the property which will continue the positive momentum of the redevelopment activities along W. 15th Street and Over the Rhine in general.

We are including as witnesses to the hearing for this application:

Ean Siemer, E S Properties
Jonathan Schaaf, RDA Group Architects
Greg Snyder, RDA Group Architects

If you have any questions or comments, please feel free to contact me.

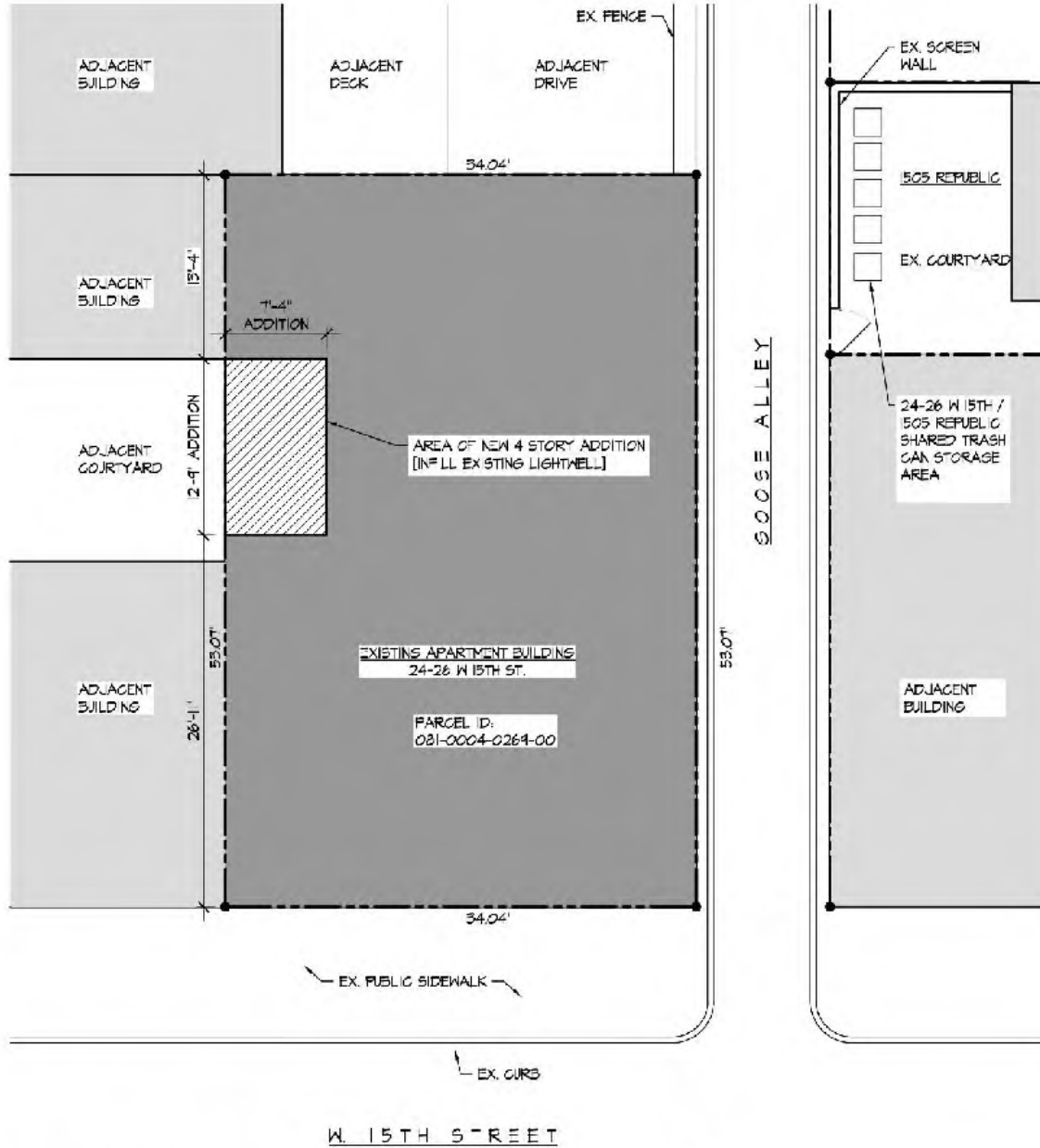
Sincerely,



Jonathan Schaaf
RA LEED AP RRO
Principal
RDA Group Architects

Vicinity Map

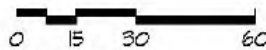




B

SITE PLAN

SCALE: 1" = 30'-0"



W. 15TH STREET



Existing South [15th Street] Elevation



Existing East [Goose Alley] Elevation



Existing North Elevation



Race 24-26 W. 15th Goose Alley Vine St

W 15th Street Streetscape from Race – Vine Street looking North



Birdseye View looking East over Race Street



Birdseye View looking North over 15th Street



Monthly Parking Contract

Visit us at www.spplus.com, or call 513.345.4450 to find options and answers for your account!

Location Address: 1545 Race Street **Name:** Liberty and Race Lot

SPPlus hereby grants:

PARKER/ COMPANY NAME: 24-26 W 15th Street

BILLING ADDRESS: _____

Street

Cincinnati

OH

45202

City

State

Zip

TELEPHONE

Cell

Office

Employer

PARKER NAME: (If Company Account) _____

E-Mail address for billing: _____

The privilege of parking 6 automobile(s) in the **SPPlus** operated Liberty and Race Lot, Lessee agrees to pay SPPlus **\$60** per space per month for 6 unreserved space(s). **SPPlus** reserves the right to increase or decrease the monthly rent for said parking space(s) through written/ posted notice thirty (30) days in advance of said change. This agreement becomes effective on 8/1/2018 and may be canceled by either party with **Thirty (30) days written notice. Lessee is responsible to pay for all monthly rental charges that may result from failure to properly cancel lease.** Payment is due to **SPPlus** by the 5th day of each month. Failure to pay by this date may result in deactivation of your Access Card, suspension of parking privileges, and late fees. Failure to make payment by the 15th of the current month due will result in termination of your account and require that you go to www.spplus.com to open a new account-after payment of all outstanding fees due to **SPPlus**, and the establishment of an ACH draft from a bank account or an automatic Credit Card charge each month.

Charges are for the use of parking space(s) only. No bailment is hereby created. **SPPlus assumes no responsibility for damage or loss through fire, theft, collision or otherwise to the car or its contents.** Vehicles should be locked. Valuables should not be left in vehicle. Lessee agrees to abide by any and all regulations pertaining to the use of the parking facility.

Access Card/ Hangtag Holder Responsibilities: Person or entity represented per signed below as "Lessee" shall be liable and responsible for rent and all obligations under this contract until written notice is submitted by Lessee to our office.

Lessee Signature

Date

Vehicle Information:

Year: _____ **Make:** _____ **Model:** _____ **Color:** _____ **License Plate:** _____ **Lic. State:** _____

MONTHLY PARKING AGREEMENT

Upon acceptance of this Monthly Parking Agreement (this “Agreement”), SP Plus Corporation (“SP+”) shall grant you (“Customer”) a license to use a parking space (or parking spaces) at the facility.

Please read the following terms and conditions carefully, as Customer’s acceptance below shall result in a legally binding contract. Any notices to SP+ shall be sent through this website or to customer service at customercare@splplus.com.

1. SP hereby grants a license to Customer to use one or more parking spaces (as designated by SP) at the facility chosen by Customer. This Agreement shall commence on the date selected by Customer (the “Commencement Date”) and shall continue from month-to-month until either party provides thirty (30) days’ prior written notice of non-renewal, unless terminated earlier as specified herein. If Customer is entering into this Agreement for Customer’s employees, Customer represents that Customer has the authority to enter into this Agreement on behalf of its employees, and all terms and conditions of this Agreement shall be binding on Customer’s employees. Customer shall also be responsible for the acts of Customer’s employees as if such acts were Customer’s own acts.
2. Customer (and Customer’s employees, if applicable) shall have use of the facility twenty-four (24) hours a day, seven (7) days per week, unless otherwise specified by SP+ and subject to any unforeseeable events beyond SP+’s control. Customer acknowledges that this Agreement may also be restricted for any special event parking at the facility from time to time upon reasonable advance notice from SP of such restrictions.
3. SP+ may terminate this Agreement immediately upon notice if: (i) SP+’s underlying agreement to lease or manage the facility expires or terminates for any reason, (ii) the owner of the facility requires SP to terminate this Agreement for any reason, or (iii) Customer breaches any term of this Agreement. In each such instance, SP shall endeavor to provide Customer with advance notice of such termination to the extent practical.
4. During the term of this Agreement, Customer shall pay SP a monthly parking fee (or an aggregate lump-sum monthly parking fee for all parking spaces licensed by Customer) plus any and all applicable parking taxes (the “Parking Fee”). The Parking Fee shall be due and payable by the first day of each month in advance, and Customer may be subject to a late fee if the Parking Fee is not paid in full by the date on which such Parking Fee was due and/or interest charges at the highest legally permitted rate as designated by law, accruing from the date on which such Parking Fee was due (as specified at the facility). Unless otherwise specified at the facility, the Parking Fee is due on a full-month basis and cannot be prorated for any reason whatsoever except for (i) the first month if the Commencement Date is not the first day of a calendar month, and/or (ii) the last month if SP terminates this Agreement on any day other than the last day of such month and such termination is not due to Customer’s (or Customer’s employees’) breach of this Agreement. In addition, privileges for any parking spaces may be immediately suspended pending payment in full of any past-due amounts. SP reserves the right to increase the Parking Fee from time to time upon thirty (30) days’ prior written notice to Customer. **Please note that if Customer provides credit card information or ACH debit account information below, Customer’s credit card or debit account will be automatically charged the Parking Fee each month as set forth in this Agreement. Check payments shall be made to the lockbox address (if applicable for the facility) for receipt by SP+ by the due date each month. Cash will not be accepted as a form of payment for the Parking Fee.**
5. Customer may increase or decrease the number of parking spaces it uses upon thirty (30) days’ prior written notice to SP . Any requested increase in parking spaces is subject to availability at the facility and may be subject to prior approval by the owner of the facility. Upon such approved increase or decrease, the Parking Fee shall be adjusted accordingly.
6. On or before the Commencement Date, Customer shall pay SP a non-refundable one-time account activation processing fee (if applicable), which shall activate Customer’s account. Customer shall be issued a non-transferable access card, parking permit, hangtag, or transponder for access to the facility (as applicable for the facility), which must be returned to SP upon expiration or termination of this Agreement in good working condition, normal wear and tear excluded. Customer agrees to pay a replacement fee for each access card, parking permit, hangtag, or transponder that is lost, stolen, or damaged. Hourly parking rates shall be charged for entry to and/or exit from the facility with a public-access parking ticket or if parking permits or hangtags are not properly displayed (as applicable); absolutely no exceptions will be made in such instances. If applicable, parking permits or hangtags must be properly displayed at all times as instructed at the facility. Customer (and Customer’s employees) agree to follow any other instructions for in-and-out privileges at the facility, as may be applicable.
7. Customer (and Customer’s employees, as applicable) agrees to abide by all rules and regulations, now or in the future, pertaining to use of the facility as may from time to time be established by SP or the owner of the facility, and further agrees to reimburse SP for any expenses incurred resulting from violations thereof including, without limitation,

towing expenses for obstructing vehicles or access to the facility or any parking spaces therein. Any vehicles stored at the facility for five (5) consecutive days without exiting shall be deemed abandoned and shall be subject to towing without notification and at Customer's expense. No repair of vehicles is permitted inside the facility; any vehicles that need to be towed from the facility by Customer (i.e., vehicle breaks down, flat tire, etc.) must be scheduled in advance with SP+ at the facility for proper entry by the towing company. SP+ may require that towing from the facility be performed by SP+'s preferred vendors, in SP+'s reasonable discretion.

8. This Agreement expressly includes any and all additional terms, conditions and restrictions that are set forth within the sequence of web pages accessed by Customer before final checkout on the SP+ website (the "Additional Terms"). To the extent any of the terms in this Agreement are in conflict with any of the Additional Terms, the Additional Terms shall control.
9. If requested by SP+ at the facility, Customer shall provide the following information for Customer's vehicle (or Customer's employees' vehicles) using the facility: VEHICLE OWNER'S NAME, PHONE NUMBER, VEHICLE MAKE/MODEL/YEAR/COLOR, AND LICENSE PLATE NUMBER. Customer shall be responsible for promptly notifying SP+ of any changes in such information during the term of this Agreement.
10. Refunds will not be given unless expressly stated in this Agreement or the Additional Terms or unless otherwise agreed to by SP+ and, if applicable, the owner of the facility. Customer will receive a full refund of any prepaid Parking Fee if Customer cancels this Agreement, by sending notice through this website or to customercare@spplus.com or by calling (877) 717-0004, before the sooner of (i) the Commencement Date or (ii) seventy-two (72) hours after the time of purchase. Customer will receive a pro-rated refund of any prepaid Parking Fee for the last month of this Agreement if SP+ terminates this Agreement for any reason, other than for Customer's (or Customer's employees') breach of this Agreement, on any date other than the last day of such month. No refunds, credits or allowances will be granted to Customer for absence, vacation or other non-use of the facility under this Agreement. As stated in Section 6 of this Agreement, the account activation processing fee charged at the time of purchase (if any) is not refundable under any circumstance.
11. This Agreement shall be governed by the laws of the state in which the facility is located and is the entire agreement between the parties.

CUSTOMER (AND CUSTOMER'S EMPLOYEES, AS APPLICABLE) PARKS IN A SELF-PARK FACILITY AT CUSTOMER'S SOLE RISK AND ACCEPTS THE FACILITY IN "AS-IS" CONDITION. IF THE FACILITY IS A SELF-PARK FACILITY, ONLY A LICENSE TO PARK CUSTOMER'S VEHICLE (AND CUSTOMER'S EMPLOYEES' VEHICLES, AS APPLICABLE) IS GRANTED, AND NO BAILMENT IS CREATED AND NO PROPERTY INTEREST IS CONVEYED. CUSTOMER SHALL BE SOLELY RESPONSIBLE FOR LOCKING VEHICLE AND RETAIN THE KEYS. NEITHER SP+, NOR THE FACILITY OWNER, IS RESPONSIBLE FOR FIRE, THEFT, VANDALISM, DAMAGE OR LOSS OF VEHICLES OR COMPONENT PARTS OR PERSONAL PROPERTY THEREIN.

IF THE FACILITY IS A FULL-VALET OR VALET-ASSIST FACILITY, CUSTOMER (OR CUSTOMER'S EMPLOYEES, AS APPLICABLE) SHALL BE RESPONSIBLE FOR REMOVING ANY VALUABLES OR PERSONAL PROPERTY BEFORE PROVIDING VEHICLE KEYS TO SP+'S PARKING ATTENDANTS. ANY CLAIMED DAMAGE OR LOSS MUST BE REPORTED AND ITEMIZED BY CUSTOMER TO SP+'S PARKING ATTENDANTS PRIOR TO LEAVING THE FACILITY AFTER CUSTOMER'S VEHICLE HAS BEEN VALET PARKED. FOR ALLOWED DAMAGE CLAIMS, SP+ RETAINS THE RIGHT TO HAVE THE REPAIRS MADE AT SP+'S EXPENSE AND WITH SP+'S PREFERRED REPAIR COMPANIES. NEITHER SP+, NOR THE FACILITY OWNER, IS RESPONSIBLE FOR PERSONAL PROPERTY LEFT IN VEHICLE, DAMAGE CAUSED BY FIRE OR DEFECTIVE VEHICLES, OR LOSS OF VEHICLE USE OR OTHER SPECIAL OR CONSEQUENTIAL DAMAGES, UNLESS CAUSED BY SP+'S NEGLIGENCE.

NO VERBAL AGREEMENTS SHALL AFFECT THE CONDITIONS OF THIS AGREEMENT. UNLESS OTHERWISE STATED IN THIS AGREEMENT, THIS AGREEMENT CAN ONLY BE AMENDED BY A WRITTEN AMENDMENT EXECUTED BY CUSTOMER AND SP+'S AUTHORIZED REPRESENTATIVE (NOT PARKING FACILITY MANAGERS, CASHIERS, OR ATTENDANTS AT THE FACILITY). THIS AGREEMENT CANNOT BE ASSIGNED OR SUBLICENSED BY CUSTOMER.

SP+, AT ITS SOLE DISCRETION, RESERVES THE RIGHT TO ALTER OR CHANGE THE TERMS OF THIS AGREEMENT AT ANY TIME. ANY MODIFICATIONS WILL BECOME EFFECTIVE WHEN POSTED ON THIS WEBSITE. BY USING THE FACILITY AFTER ANY CHANGES TO THIS AGREEMENT, CUSTOMER AGREES TO BE LEGALLY BOUND BY THE TERMS OF THIS AGREEMENT AS AMENDED. THEREFORE, CUSTOMER SHOULD FREQUENTLY REVISIT THIS WEBSITE FROM TIME TO TIME TO DETERMINE THE MOST CURRENT TERMS AND CONDITIONS TO WHICH CUSTOMER IS LEGALLY BOUND.

THIS AGREEMENT INCLUDES THE TERMS AND CONDITIONS OF SP+'S PRIVACY POLICY. ACCORDINGLY, BY USING THIS WEBSITE, CUSTOMER AFFIRMATIVELY ACKNOWLEDGES THAT

CUSTOMER HAS READ, UNDERSTANDS AND AGREES TO BE LEGALLY BOUND BY THE TERMS AND CONDITIONS OF SP+'S PRIVACY POLICY.

I Agree to the Terms & Conditions set forth

August 8, 2018

Re: 1505 Republic Trash location

Dear Ean:

This letter is regarding your request to locate trash for your project at 24-26 W. 15th Street, 1505 Republic Street and 1525 Republic Street. OTR Holdings, Inc. currently owns the properties, but you are under a Purchase Option Agreement until November 2018.

OTR Holdings Inc. conditionally approves the use of the courtyard behind 1505 Republic Street to contain trash for your development project. Please note, the trash area must include an enclosure and/or a minimum fence of six feet surrounding the enclosure or the courtyard space. This approval is also conditional until the sooner of property transfer or expiration and non-renewal of the current Purchase Option.

We look forward to the opportunity to work with you.

Sincerely,

OTR Holdings, Inc.

By: _____
Name: _____
Title: _____



Online Property Access

Parcel ID 081-0004-0269-00 **Address** 26 W FIFTEENTH ST **Index Order** Parcel Number **Tax Year** 2017 Payable 2018

Property Information		
Tax District	001 - CINTI CORP-CINTI CSD	
School District	CINCINNATI CSD	
Appraisal Area	01800 - OVER THE RHINE	
Land Use	401 - APARTMENT, 4-19 UNITS	
Owner Name and Address	Mailing Name and Address	
OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202 <i>(call 946-4015 if incorrect)</i>		OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202 <i>(call 946-4800 if incorrect)</i>
Assessed Value	Effective Tax Rate	Total Tax
87,800	93.480776	\$8,224.66
Property Description		
15TH ST 34.04 X 53.07 IRR NS 15TH ST 56.11 FT E OF RACE ST		



Appraisal/Sales Summary	
Year Built	1895
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	10/18/2005
Last Sale Amount	\$1,860,000
Conveyance Number	45706
Deed Type	WD - Warranty Deed (Conv)
Deed Number	71430
# of Parcels Sold	16
Acreage	0.043
Front Footage	87.00

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	86,110
CAUV Value	0
Market Improvement Value	164,740
Market Total Value	250,850
TIF Value	186,050
Abated Value	0
Exempt Value	0
Taxes Paid	\$8,224.66
Tax as % of Total Value	0.000%

Notes

I Want To...

- Start a New Search
- Email the Auditor
- View the Online Help
- Auditor's Home

View:

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

Print:

- Current Page
- Property Report

OPTION AGREEMENT

OWNER: OTR HOLDINGS, INC.
c/o 3CDC, 1203 Walnut Street, 4th Floor
Cincinnati, Ohio 45202

OPTIONEE: Ean Siemer

PROPERTY: The real property and improvements located at addresses commonly known as 1505 Republic Street, 1525 Republic Street, and 24-26 W. 15th Street, Cincinnati, Ohio 45202. Legal descriptions attached as Exhibit A and .

OPTION PAYMENT: Optionee shall pay Owner Twelve Thousand Dollars (\$12,000) for the option purchase rights under this Option Agreement. This payment is non-refundable, but will be credited against the Property purchase price if the option purchase right is exercised.

OPTION PURCHASE PRICE: If Optionee has satisfied, to Owner's satisfaction, the conditions to exercise the Option Agreement (below), Optionee shall have the right, exercisable from the date of this Option Agreement through and until November 9, 2018, (the "Option Period"), to purchase the Property for Seven Hundred Fifteen Thousand Dollars (\$715,000) for the Property (1505 Republic: \$170,000, 1525 Republic: 170,000, and 24-26 W. 15th: \$375,000). The Option Period may be extended by Owner in its sole discretion. If the Option Period is extended six months from the original effective date, the price to purchase the Property may be increased at Owner's sole discretion by a maximum of five percent (5%) of the option purchase price per quarter extended. If Owner does not increase the price at six (6) months, Owner reserves the right to increase the price in the future. Optionee's exercise of the option purchase rights shall be by a manually executed writing (no emails). The terms and conditions of purchase will be set forth in a Purchase Agreement substantially similar to attached Exhibit B. The closing shall occur no later than 60 days after Optionee exercises the option purchase rights, unless extended at Owner's sole discretion.

CONDITIONS TO OPTION EXERCISE: Prior to Optionee's exercise of its option purchase rights, Owner must have received: (i) a development plan satisfactory to Owner for the Property, including drawings; (ii) substantiation satisfactory to Owner of project costs and of the availability to Optionee of funds

OPTION EXERCISE:

must have received: (i) a development plan satisfactory to Owner for the Property, including drawings; (ii) substantiation satisfactory to Owner of project costs and of the availability to Optionee of funds adequate to fund all project costs; and (iii) a project development schedule satisfactory to Owner.

INSPECTION, TITLE AND SURVEY:

During the Option Period, Optionee may inspect the Property during Owner's regular business hours (M-F 8:30 a.m. – 6:00 p.m., Sat. 10:00 a.m. – 5:00 p.m.) to determine whether the Property is suitable and acceptable to Optionee. Soil, environmental and structural tests may be performed at Optionee's cost. Prior to entry onto the Property, Optionee (and any involved Optionee contractor) shall execute Owner's standard liability waiver. Any damage to the Property caused by Optionee or its contractors shall be promptly repaired at Optionee's expense. Optionee may also obtain a title commitment and an ALTA/ACSM survey, at Optionee's expense, during the Option Period.

RISK OF LOSS:

Owner shall insure the Property during the Option Period. If the Property is damaged or destroyed during the Option Period, either party may terminate this Option Agreement on notice to the other party.

GOVERNING LAW:

Ohio.

NON-RECOURSE:

This Option Agreement is non-recourse to Cincinnati Center City Development Corporation ("3CDC") and to the members, managers, directors, officers, agents and representatives of 3CDC.


THE OPTIONEE AND THE OWNER HEREBY AGREE TO THE FOREGOING.

OWNER:

OPTIONEE:

OTR HOLDINGS, INC.

Ean Siemer

By: 
Name: Adam Belt
Title: EV
Date: May 14, 2018

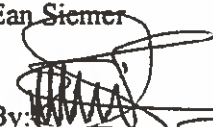
By: 
Name: EAN SIEMER
Title: _____
Date: 5/11, 2018

EXHIBIT A

LEGAL DESCRIPTION

Auditor's Parcel No. 081-0004-0269

Property Address: 24-26 W. Fifteenth Street

SITUATE IN THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, AND BEING PART OF LOT 43, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF FIFTEENTH STREET NORTH 74° 23' EAST 56.11 FEET FROM THE NORTHEAST CORNER OF FIFTEENTH STREET AND RACE STREET; THENCE NORTH 74° 23' EAST 34.04 FEET TO THE WEST LINE OF GOOSE ALLEY; THENCE NORTH 16° WEST 53.07 FEET ALONG THE WEST LINE OF GOOSE ALLEY; THENCE SOUTH 74° 23' WEST 34.04 FEET; THENCE SOUTH 16° EAST 53.07 FEET TO THE POINT OF BEGINNING.

View

PELLA'S FINEST RENDERING OF
THE WINDOW-CRAFTING ART.



THE ARCHITECT SERIES® COLLECTION

FEATURES



View

PROFESSIONAL VIEWS 4 - 5

Architects share their passion for Architect Series® products.

NATURAL BEAUTY 6 - 11

The exquisite quality of Architect Series wood craftsmanship and hardware.

TIMELESS AND TRUE 12 - 13

The details that make the standard made-to-order Architect Series product offering anything but standard.

SPECIALTY VIEWS 14 - 15

Specialty windows with unique beauty and operational styles.

CUSTOM-CRAFTED VIEWS 16 - 19

Custom sizes, shapes, colors and grille patterns to indulge your imagination.

ATTENTION TO THE DETAILS 20 - 21

Purposeful innovations you'll appreciate every day.

GRAND ENTRANCES 22 - 25

Creating curb appeal with Architect Series wood and premium fiberglass entry doors and Scenescape™ doors.

IMPECCABLY COORDINATED 26 - 31

Choose window and patio door features and options that reflect your home's unique sense of style.

Impeccably Coordinated Windows and Patio Doors

- White
- Classic White
- Vanilla Cream
- Poplar White
- Almond
- Sand Dune
- Honeysuckle
- Tan
- Fossil
- Putty
- Portobello
- Deep Olive
- Auburn Brown
- French Roast

ALUMINUM-CLAD EXTERIORS

Pella's low-maintenance EnduraClad® exterior finish resists fading so your windows and patio doors stay looking great for years. Take this beauty and durability one step further with Pella® EnduraClad Plus¹ protective finish that provides exceptional weatherability.



ENERGY-SAVING GLASS OPTIONS

Architect Series® windows and doors are available with the energy-efficient glass options that will meet or exceed ENERGY STAR® certification in all 50 states.² Custom glass types are also available.

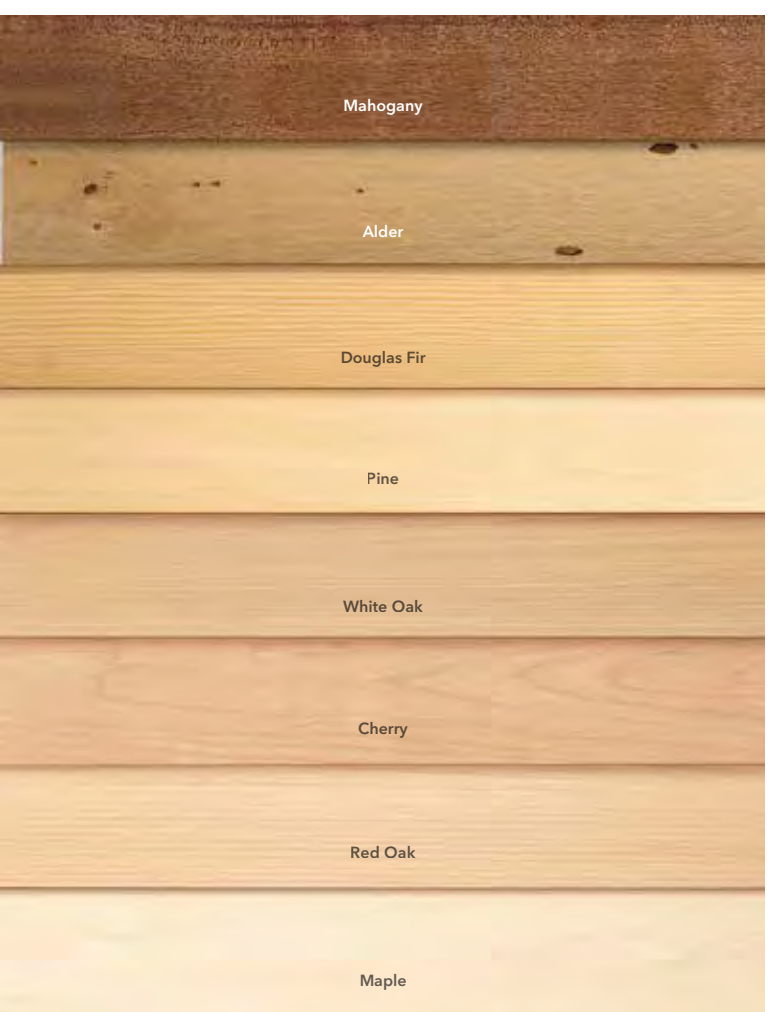
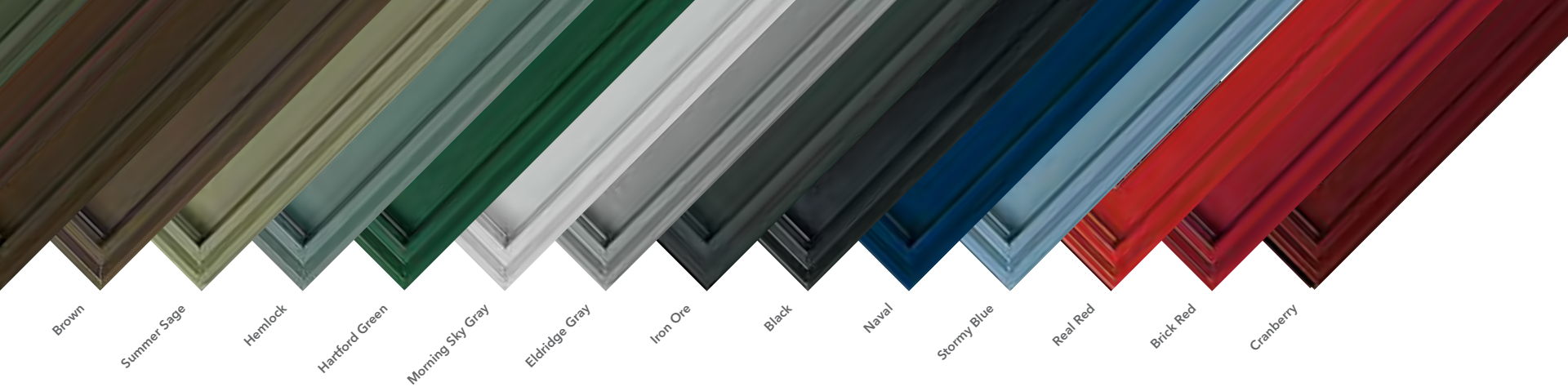


¹ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
² Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/fenestration/13739.

PELLA HARDWARE

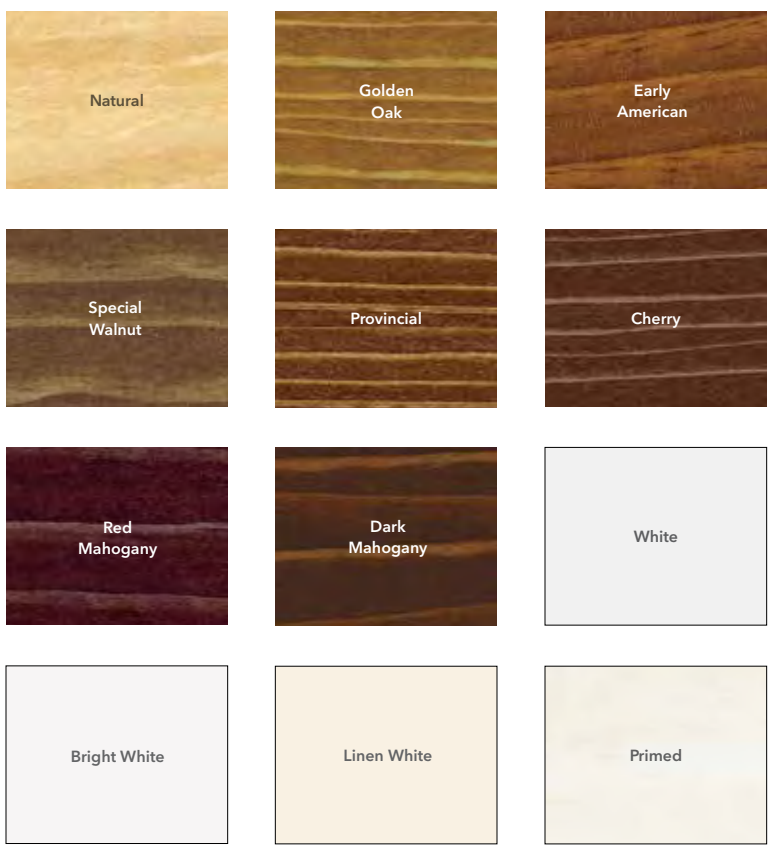
Pella's famous quality, beauty and innovation are particularly evident in the hardware on Pella windows and patio doors.





PREFINISHED INTERIORS

Pella's factory finish on the wood interiors of your windows and patio doors gives you instant wow. Choose a stunning stained finish to complement the color of other wood in your home or one of today's popular shades of white paint for a fresh, bright look.



WOOD TYPES

Mahogany, Alder, Douglas Fir, Pine, White Oak, Cherry, Red Oak or Maple interiors.³ Your Architect Series® window or patio door can be made from your choice of today's most desirable woods – so it will tastefully complement your home's other interior finishes.

PELLA® HARDWARE FINISHES



³ See your local Pella sales representative for availability.
⁴ On hinged patio doors, Endura Hardware Collection offers corrosion resistance with a 10-year warranty. See written warranty for complete details at pella.com/warranty.
⁵ Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.
⁶ Hinged patio doors only.
 NOTE: Because of printing limitations, actual colors may vary from those shown.

For more detailed information about Architect Series entry doors, visit your local Pella Window and Door Showroom or pella.com.

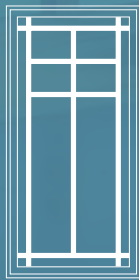


GRILLE PATTERNS¹

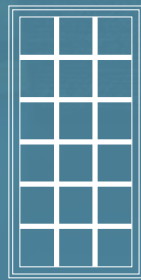
Pella offers an attractive variety of grille types and unlimited patterns to enhance your home's design. Pella can create a custom grille pattern for you, or you can even design one yourself.



9-Lite Prairie



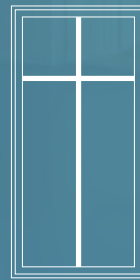
14-Lite Prairie



Traditional



Top Row



Cross



New England



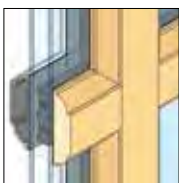
Victorian



Custom
(equally divided)

PERMANENT GRILLES

Integral Light Technology® grilles have a historically correct appearance, but provide modern energy efficiency. They are permanently bonded to the inside and outside of the window with a nonglare spacer in between to create the illusion of individual panes of glass. Or choose grilles-between-the-glass that are permanently sealed between the panes of glass, creating a smooth glass surface that's easier to clean. See the photos shown on the opposite page for the grille interior colors available.



2" Integral Light Technology Grilles



1-1/4" Integral Light Technology Grilles



7/8" Integral Light Technology Grilles



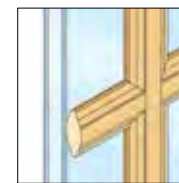
3/4" Aluminum Grilles-Between-the-Glass²

REMOVABLE ROOMSIDE GRILLES

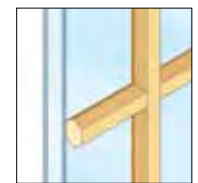
These roomside wood grilles are easily removed when you need to clean the glass.



2" Roomside Wood Grilles



1-1/4" Roomside Wood Grilles



3/4" Roomside Wood Grilles

window and patio door DESIGN GUIDE

STANDARD

OPTIONAL



ENERGY PERFORMANCE

Pella's InsulShield® Low-E Glass Collection offers Pella's most innovative and energy-saving choices – and is designed to meet a variety of specific needs. Whatever your climate, Pella has the glass that's just right for you.

GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS³

Inside your home, you can choose an interior grille color to seamlessly match the window or patio door frame – or you can make a unique design statement by choosing a grille color that contrasts with the frame. The exterior of your grilles will match the exterior cladding color.



White
(with White painted window)



Tan⁴
(with light-stained window)



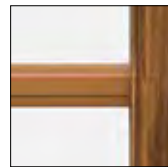
Putty
(with Off-White painted window)



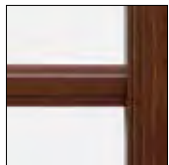
Brown⁴
(with light-stained window)



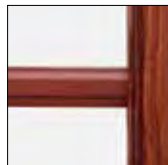
Ivory
(with Off-White painted window)



Harvest
(with light-stained window)



Cordovan
(with dark-stained window)



Brickstone
(with red-tone stained window)



For more detailed information about Architect Series® entry doors, visit your local Pella Window and Door Showroom or pella.com.

¹ Grille patterns offered may vary per product. See specific product information for availability.
² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
³ For specific interior/exterior grille color combinations, see your local Pella sales representative.
⁴ Tan and Brown available with matching exterior grille colors only.

GLASS

INSULSHIELD® LOW-E GLASS COLLECTION

Advanced Low-E insulating double-pane glass with argon ¹	•	
SunDefense™ Low-E insulating double-pane glass with argon ¹		•
NaturalSun Low-E insulating double-pane glass with argon ¹		•
Architect Series* triple-pane glass with argon ¹ or krypton ¹ (available with Advanced, SunDefense or NaturalSun Low-E insulating glass)		•

ADDITIONAL ENERGY-EFFICIENT GLASS OPTIONS

HurricaneShield® impact-resistant glass		•
Laminated glass (non-impact-resistant)		•
Gray-, Bronze- or Green-tinted glass ^{1,2}		•
Obscure glass ^{1,2,3}		•

¹ Optional high-altitude Low-E insulating glass does not contain argon except with casement and awning windows.
² Available with Advanced Low-E insulating double-pane glass with argon on select products.
³ Available with double- or triple-pane glass.

INTERIORS

WOOD TYPES

Pine ¹	•	
Mahogany, Alder, Douglas Fir, White Oak, Cherry, Red Oak or Maple ²		•

INTERIOR FINISHES

Unfinished Pine (ready for site finishing)	•	
Unfinished Mahogany, Alder, Douglas Fir, White Oak, Cherry, Red Oak or Maple ²		•
Prefinished stains and paints (Pine)		•
Primed (Pine)		•

INTERIOR TRIM

Colonial, Craftsman, Provincial or Ranch		•
--	--	---

¹ Precision Fit® and Monumental double-hung windows available in Pine only.
² For more information on wood type availability, contact your local Pella sales representative.

EXTERIORS

EXTERIOR FINISHES

EnduraClad® protective finish	•	
EnduraClad Plus ¹ protective finish		•
Primed ² (Mahogany or Pine)		•
Unfinished ² (Mahogany)		•

EXTERIOR TRIM

EnduraClad factory-applied trim		•
---------------------------------	--	---

ENDURA CLAD COLORS

White, Tan, Putty or Brown	•	
Feature colors (see pages 28 – 29 for color listing)		•
Custom colors ³		•

¹ EnduraClad Plus is not available with all colors. See your local Pella sales representative for availability.
² Not available on sliding patio doors or Pella Scenescape™ doors.
³ Please see your local Pella sales representative for specific details regarding Custom colors.

HARDWARE

COLORS/STYLES

Champagne, White or Brown	•	
Bright Brass ¹ , Satin Nickel ¹ or Oil-Rubbed Bronze ²		•
Antique Brass or Chrome (hinged patio doors only)		•
Rocky Mountain® Hardware (solid bronze)		•

CRANK/LOCKS/SASH LIFTS

SureLock® System with Unison Lock System (casement and awning windows only)	•	
Integrated crank with fold-away handle (casement and awning windows only)	•	
Cam-action lock, surface-mounted (double- or single-hung windows only)		•
Historical spoon-style lock (double- or single-hung windows only)		•
Sash lifts ³ (double- or single-hung windows only)		•
Multipoint locking system (hinged and sliding patio doors only)	•	

¹ On hinged patio doors, Endura Hardware Collection offers superior corrosion resistance with a 10-year warranty. See written warranty for complete details at pella.com/warranty.
² Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.
³ Dual sash locks and lifts are standard on large windows.

EASY-CLEAN

Double-hung windows and most casement and awning windows	•	
--	---	--

GRILLES¹

PERMANENT GRILLES

7/8", 1-1/4", 2" or custom Integral Light Technology® grilles (roomside wood and EnduraClad protective finish or wood exterior with nonglare spacer between)		•
3/4" aluminum grilles-between-the-glass ² (interior colors: White, Tan ³ , Putty, Brown ³ , Ivory, Harvest, Cordovan or Brickstone. See your local Pella sales representative for exterior color options.)		•

REMOVABLE ROOMSIDE WOOD GRILLES

3/4", 1-1/4", 2" or custom grilles (roomside wood only, no exterior)		•
--	--	---

¹ Grille options vary by product.
² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
³ Tan and Brown available with matching exterior grille colors only.

SCREENS^{1,2}

InView™	•	
Vivid View® high-transparency screen		•
Rolscreen® retractable screen (casement windows and sliding patio doors only)		•
Self-closing top-hung screen (sliding patio doors only)		•

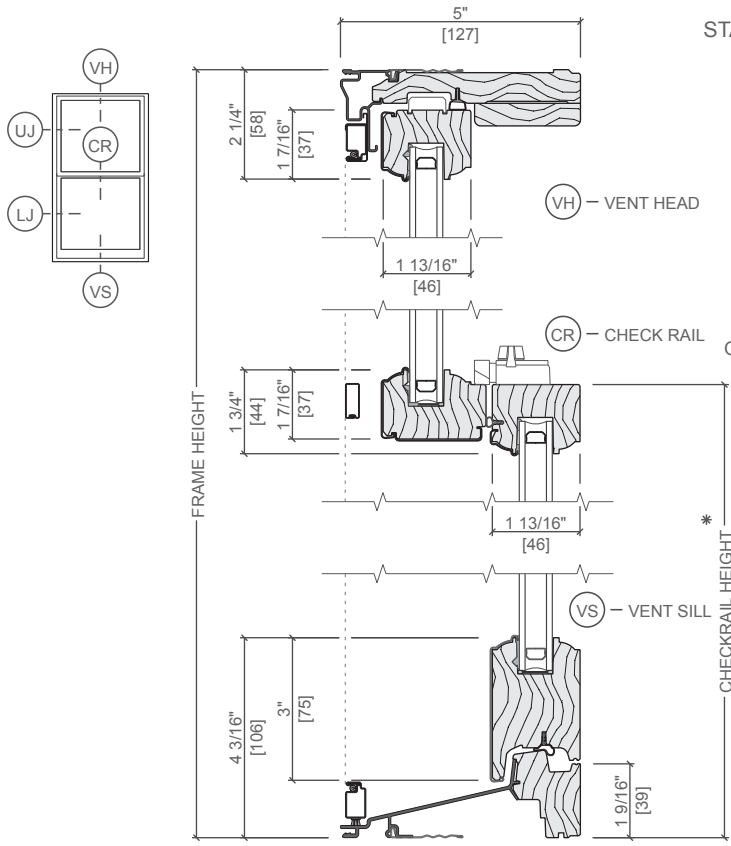
¹ Screen options vary by product.
² ⚠ WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.



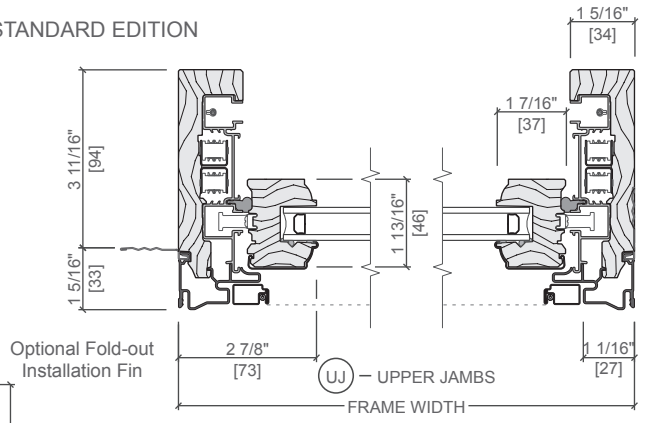
DOUBLE-HUNG

UNIT SECTIONS

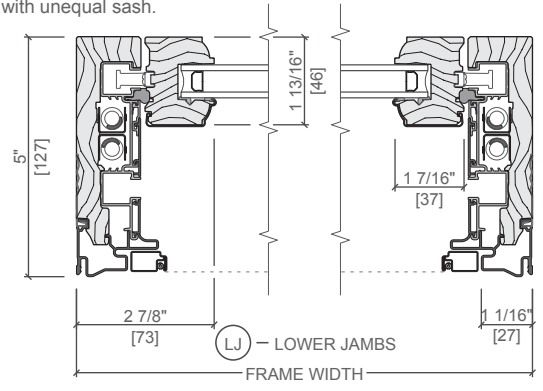
Aluminum-Clad Exterior
SE Double-Hung



STANDARD EDITION



* Dimension required for ordering units with unequal sash.



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

COA - HCB Submittal For:

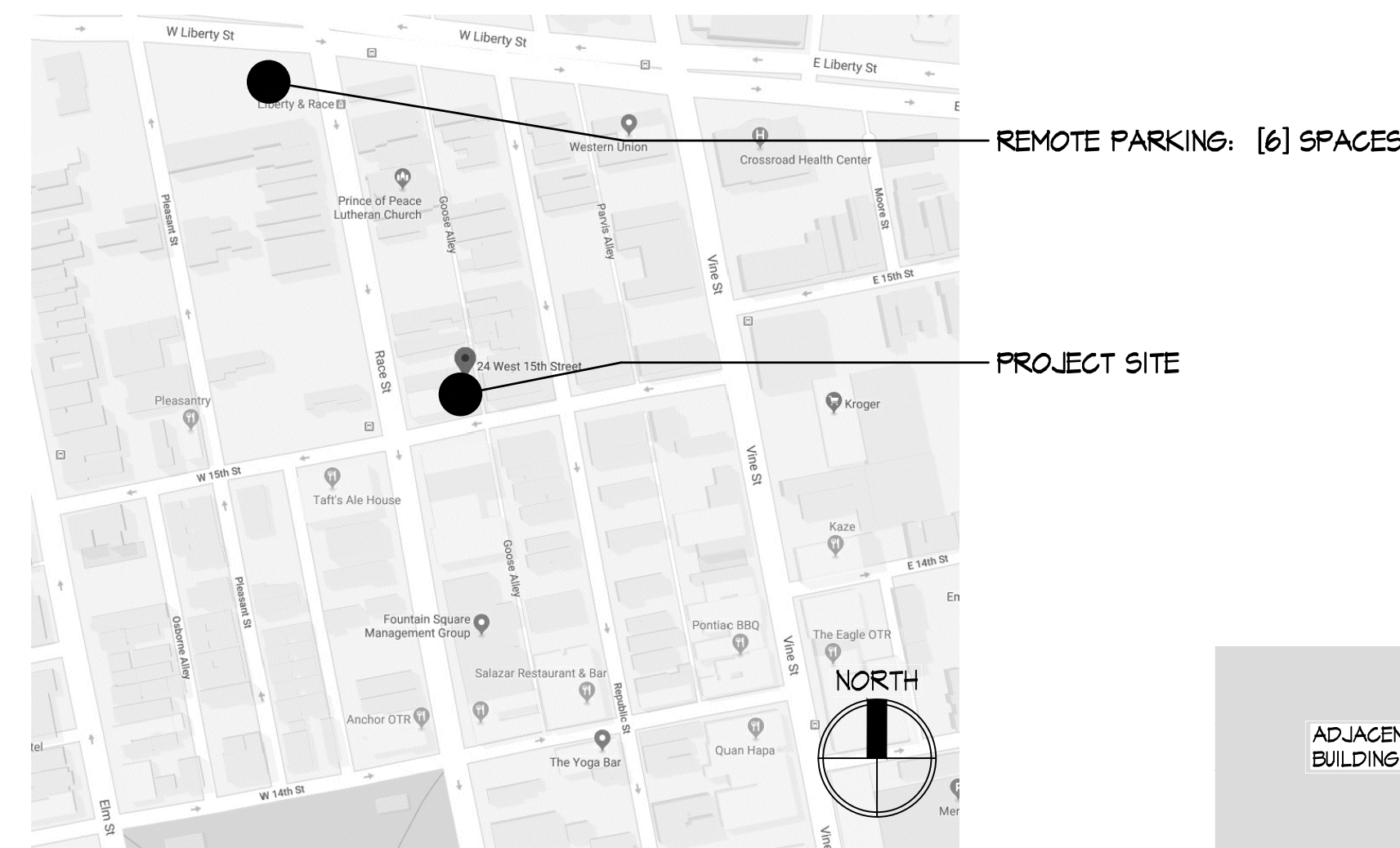
24-26 W. 15th Street

Cincinnati, Ohio 45202

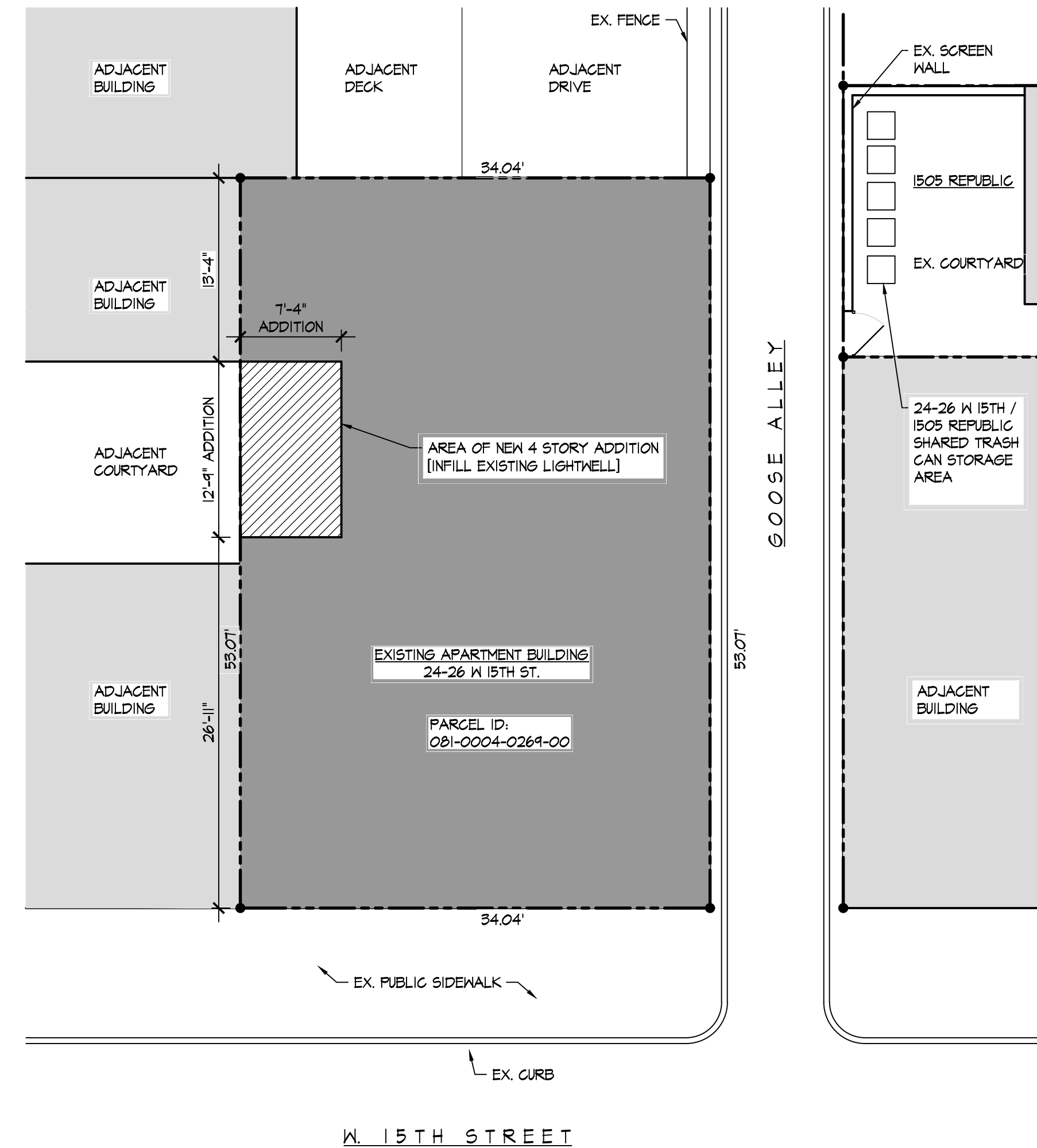
SHEET INDEX

TI.1	PROJECT INFORMATION / SITE PLAN
AI.1	EXISTING / DEMOLITION FLOOR PLANS / ELEVATIONS
AI.2	PROPOSED FLOOR PLANS
AI.3	PROPOSED FLOOR PLANS
A2.1	PROPOSED ELEVATIONS
A2.2	PROPOSED ELEVATIONS
A3.1	SIGHTLINE STUDY

VICINITY MAP



(A) 24-26 W. 15TH ST.



(B) SITE PLAN
SCALE: 1" = 30'-0"
0 15 30 60



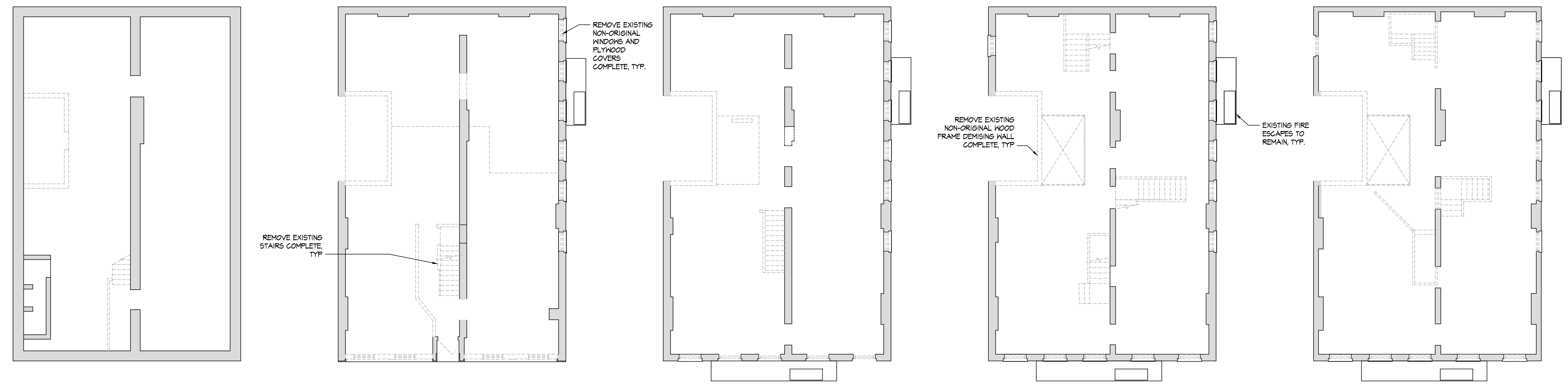
RDA GROUP ARCHITECTS
Dayton, Ohio 45459
O: F:
STATE OF OHIO
JONATHAN ROBERT SCHAAF
REGISTERED ARCHITECT
No. 14503
Expiration Date 12/31/2019

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24-26 W. 15th Street
Cincinnati, Ohio 45202
Prepared for E | S Properties

Print Record
07/06/18 COA-HCB SUBMITTAL
08/08/18 COA SUBMITTAL
Project Number
2018-081
Date
August 8, 2018
Sheet Title
PROJECT INFORMATION SITE PLAN
Sheet Number
TI.1

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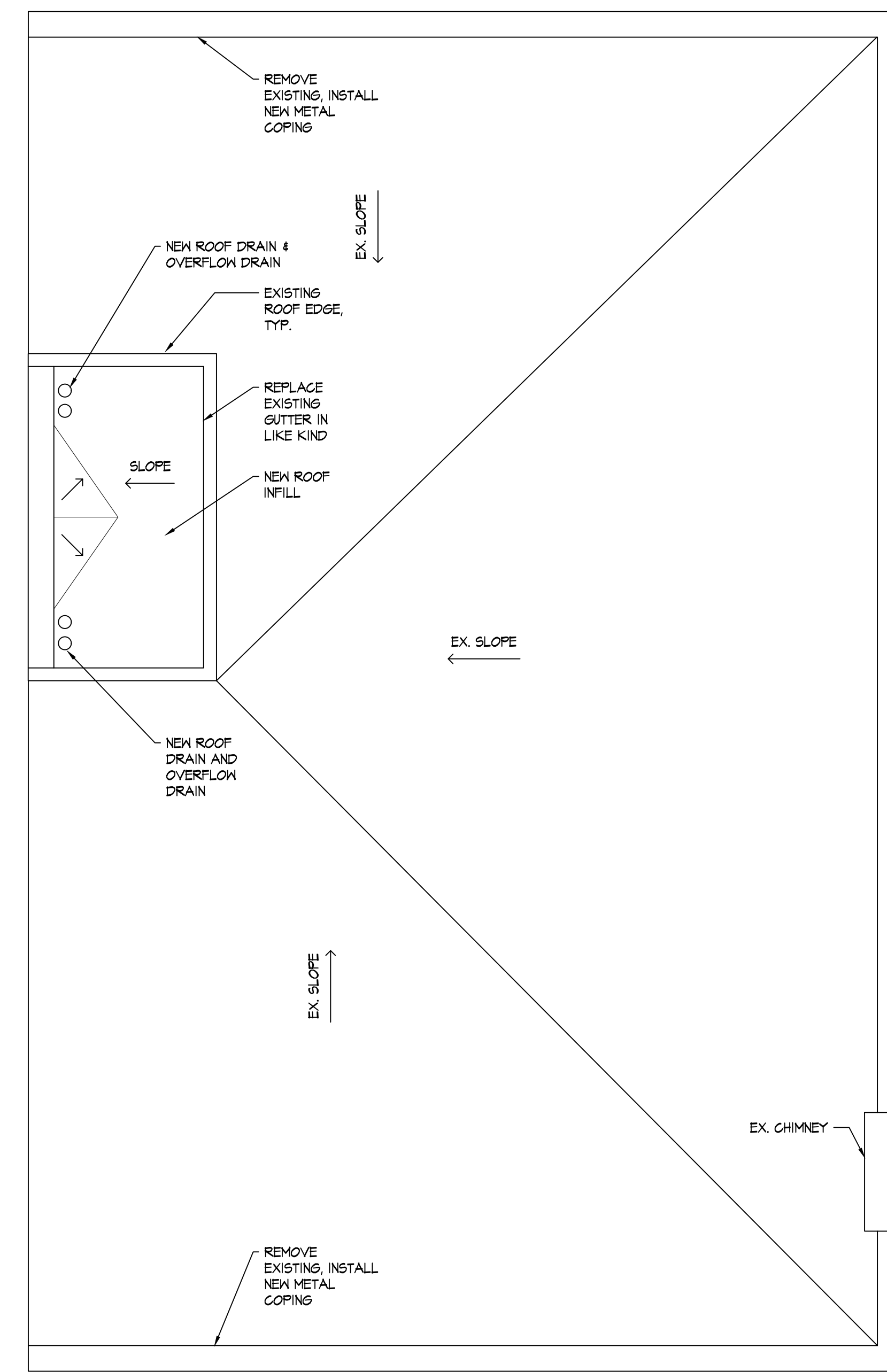
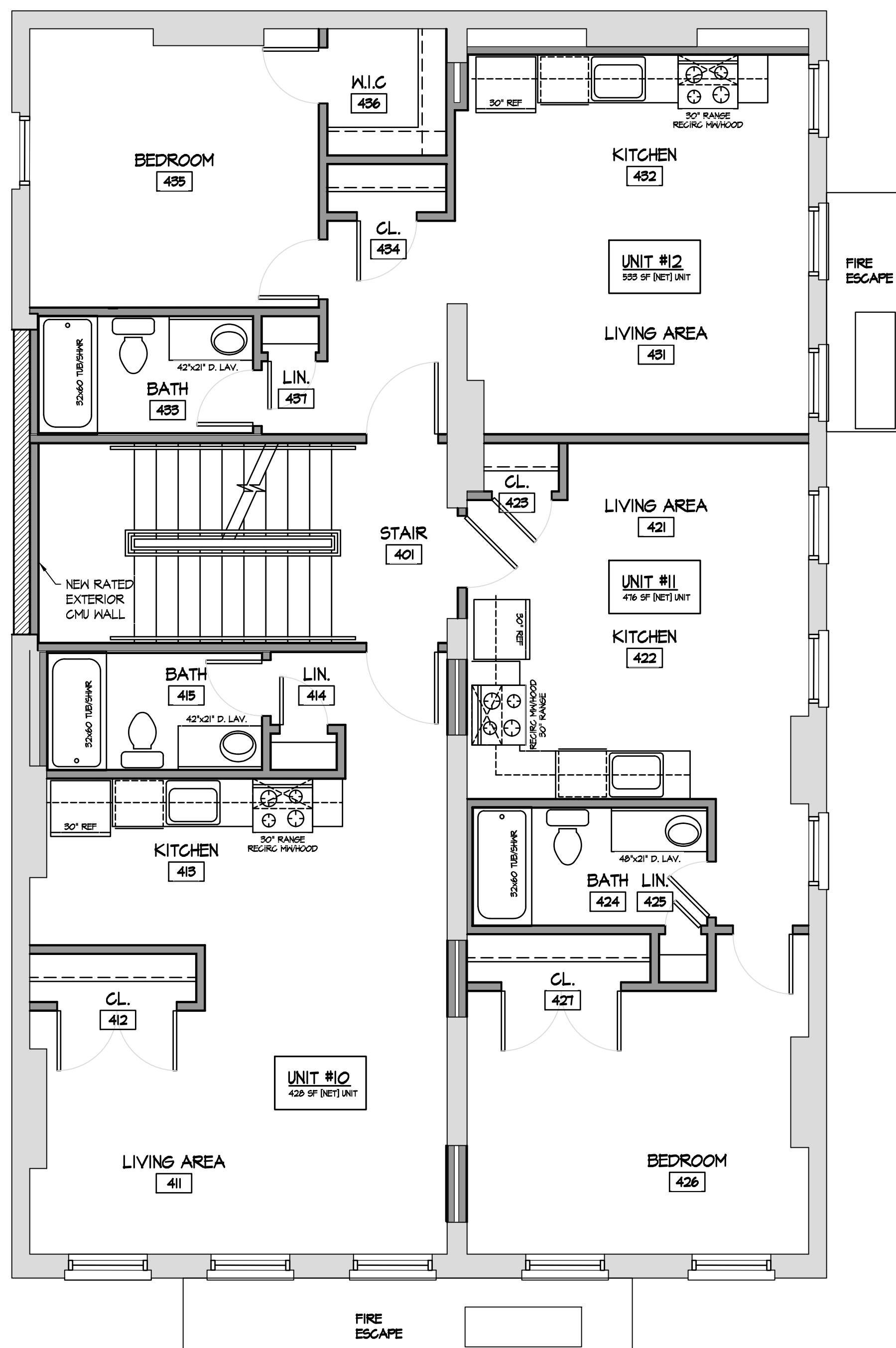
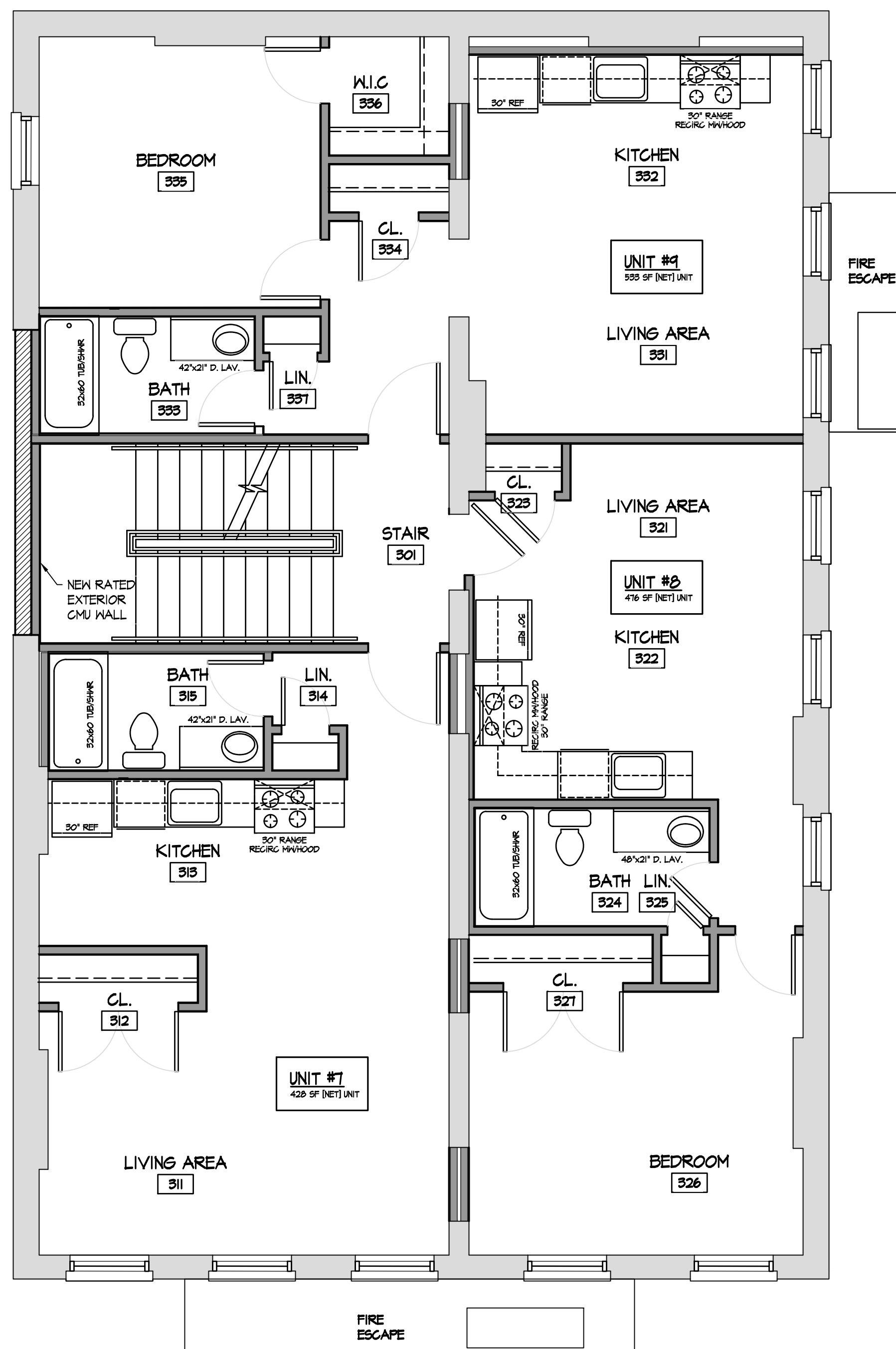
EXISTING/DEMO BASEMENT PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

COA - HCB Submittal For:
24-26 W. 15th Street
 Cincinnati, Ohio 45202

Print Record
07/06/18 COA-HCB SUBMITTAL
08/08/18 COA SUBMITTAL
Project Number
2018-081
Date
August 8, 2018
Sheet Title
EXISTING/DEMOLITION FLOOR PLAN
Sheet Number

A1.1

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A PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 0 2 4 8
 NORTH

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24-26 W. 15th Street
 Cincinnati, Ohio 45202

Print Record
 07/06/18 COA-HCB SUBMITTAL
 08/08/18 COA SUBMITTAL

Project Number
 2018-081
 Date
 August 8, 2018
 Sheet Title
 PROPOSED FLOOR PLANS

Sheet Number
A1.3

GENERAL NOTES

TYPICAL ALL ELEVATIONS

1. UNPAINTED BRICK/STONE IS TO REMAIN UNPAINTED. CLEAN BRICK AND STONE WITH NON-ABRASIVE CLEANING METHODS. CLEANING SHALL BE DONE WITH SURE-KLEAN 'ENVIROKLEAN' OR EQUAL.
2. REPOINT MASONRY WITH MORTAR MATCHING EXISTING COLOR, CONTENT, TEXTURE AND TOOLING AS REQUIRED. REPLACE DETERIORATED BRICKS IN LIKE KIND WITH SALVAGED BRICK FROM AREAS OF REMOVAL.
3. AREAS OF MASONRY REPAIRS SHALL BE TOOTHED-IN SALVAGED BRICK TO MATCH. AREAS OF MASONRY INFILL IN EXISTING OPENINGS SHALL BE HELD BACK 2" FROM FACE OF ADJACENT WALL.
4. EXISTING WOOD COMPONENTS (CORNICE, TRIM, ETC.) TO BE PREPARED AND PAINTED. PAINT SCHEME TO BE SELECTED FROM HISTORICALLY APPROPRIATE COLOR PALETTE.
5. RETAIN AND REPAIR WOOD TRIMWORK AS REQD. REPLACEMENT COMPONENTS SHALL MATCH ORIGINAL IN SIZE, SHAPE, PROFILE, AND DETAIL.
6. INSTALL NEW SEALANT AT ALL APPLICABLE JOINTS IN EXTERIOR ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL/PLUMBING/MECHANICAL ITEMS, ETC.
7. FLASH ALL WINDOW AND DOOR OPENINGS AND INSTALL SEALANT AS APPLICABLE AGAINST ADJACENT BUILDING JOINTS.
8. PATCH HOLES IN FOUNDATION AT ABANDONED LINESETS, CONDUITS, ETC.
9. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AS APPLICABLE.
10. REMOVE ALL EX. PHONE, DATA, CABLE, ETC. WIRING FROM FACE OF BUILDING.
11. PREP AND PAINT ALL MISC. EXTERIOR BUILDING COMPONENTS REQUIRING PAINT (ELECTRICAL, GAS PIPING, BOXES, ETC.)
12. EX. WINDOWS TO BE REMOVED AND REPLACED WITH NEW ALUMINUM GLAZED WOOD WINDOWS. EX. WOOD FRAME AND TRIM TO REMAIN.

Dayton, Ohio 45459
O:
F:
**PRELIMINARY
NOT FOR
CONSTRUCTION**

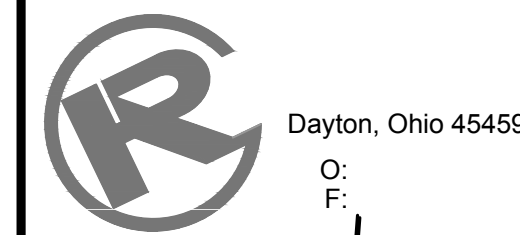
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Project Number	
2018-081	
Date	
August 8, 2018	
Sheet Title	
PROPOSED ELEVATIONS	
Sheet Number	
A2.1	



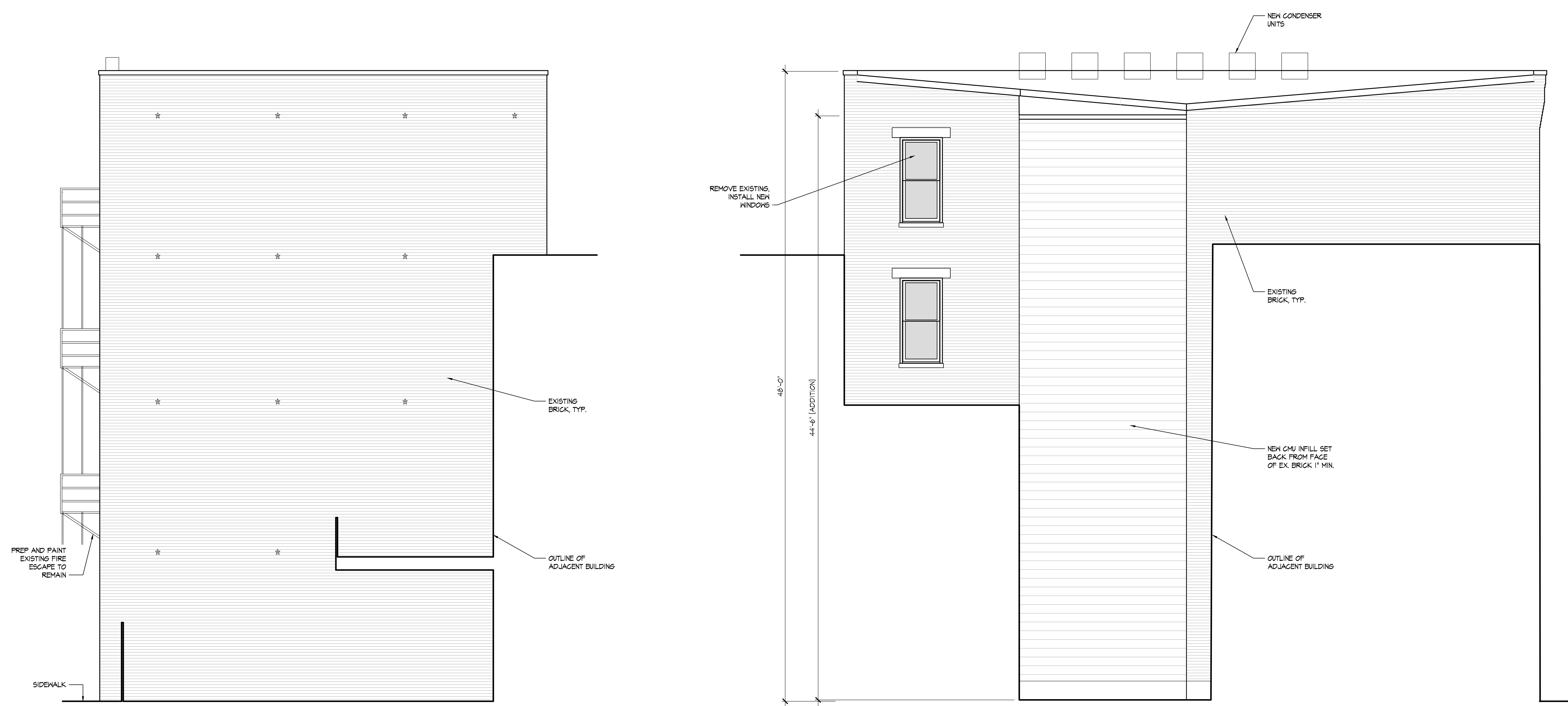
A PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
0 2 4 8



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Project Number

2018-081

Date

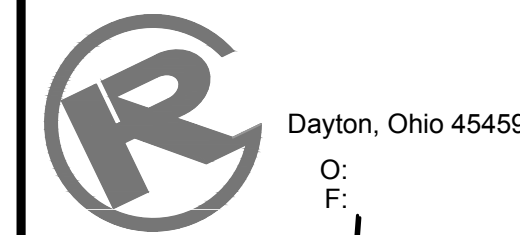
August 8, 2018

Sheet Title

PROPOSED ELEVATIONS

Sheet Number

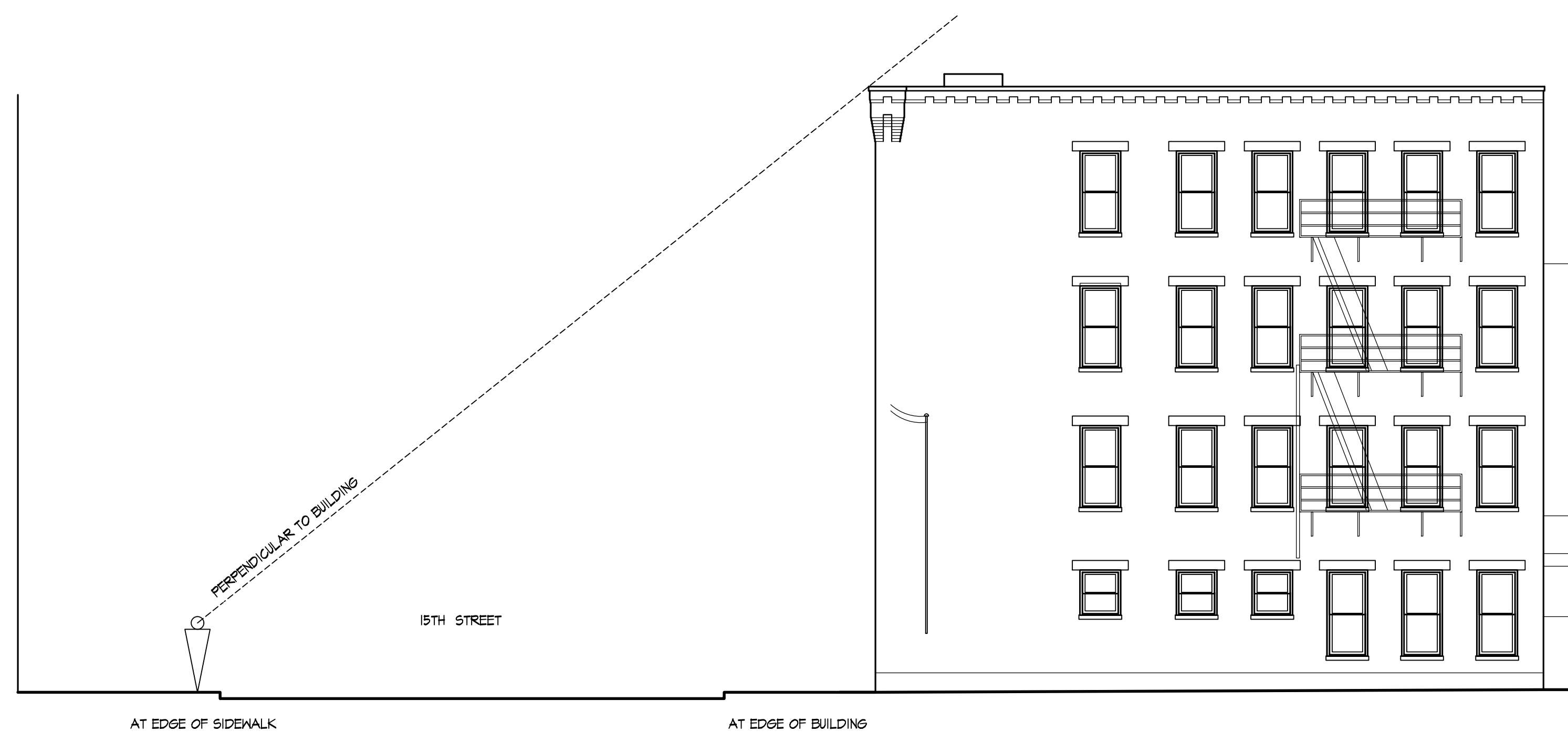
A2.2



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07/06/18 COA-HCB
SUBMITTAL
08/08/18 COA
SUBMITTAL

Project Number

2018-081

Date

August 8, 2018

Sheet Title

SIGHT LINE STUDY

Sheet Number

A3.1

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

APPLICATION #: ZH20180148/COA20180041
APPLICANT: Pendleton Buildings LLC- Chris Lacey
OWNER: Pendleton Buildings LLC- Chris Lacey
ADDRESS: **502 Dandridge (labeled 504 on drawings)**
PARCELS: 075-0002--245
ZONING: RM 1.2
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: August 08, 2018
HEARING DATE: August 20, 2018
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for the construction on a new single family home. Zoning Relief is also required.

Details of Zoning Relief Required:

1. 1405-05 Density: New Residential is allowed 1200 sf of lot size per unit. The lot is 1165 SF which would allow 0 units. 1 unit is proposed. **A Density Variance is required.**
2. 1405-05 Lot size. The proposed project requires 2000 sf per lot. The lot is 1165 sf. **A numerical variance of 835 sf is required.**
3. 1405-05 Front Yard setback. In RM 1.2, a 20 foot front setback is required. A 6.5 ft. setback is proposed. **A Dimensional Variance is required for 13.5 ft.**
4. 1405-05 Side Yard setback. In RM 1.2, a 5 foot side setback is required. A 2 ft. setback is proposed. **A Dimensional Variance is required for 2 ft.**
5. 1405-05 Rear Yard setback. In RM1.2 a 20 foot rear setback is required. A 0 ft. setback is proposed. **A Dimensional Variance is required for 20 ft.**
6. 1405-05 Height. In RM1.2 has a 35 foot height max. A 35 6 11/16" height is proposed. **A Dimensional Variance is required for 6 11/16 ft.**

Existing Conditions:

The lot is a vacant piece of land.

Proposed Conditions:

The proposal is to build a single family home on the lot. It will connect to 506 Dandridge, which will visually continue the side elevation of 502 Dandridge. While the two properties are separate lots, they are in essence creating a duplex form.

1. The building will be setback to line up with the building to the north. It will be a three story townhouse with a tan/beige brick at the bottom and red brick as the

main cladding material with cement board siding as an accent material in the insets. The materials will be the same as the materials used on 1337-43 Pendleton. (Picture labeled Pendleton-Looking North)

2. The project will have a garage door and entrance off of Dandridge and individual punched openings on the first two floors on Pendleton. A larger picture window will be on the third floor with an inset portion for a small deck.
3. The side of the project will have larger picture windows on the third floor and punched openings on the middle floor.
4. A glass panel system will be at the top of the building to create a railing and also a top for the building.

506 Dandridge Street will be evaluated in a separate staff report, but it is discussed in this report as while they have separate parcels and separate zoning relief requests, the designs are integrated together.



Figure 1: Map of 502 Dandridge. Map provided by Cagis Maps



Figure 2: Google Street view of lot at 502 and 506 Dandridge St. Circa 2016.



Figure 3: New Infill development directly to the east of the proposed project. Google Images 2016.



Figure 4: Pendleton Arts Center and former shoe manufacturing building.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1405	RM 1.2
Variance Requests:	Section 1405	Development Standards
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 District/Reg:		Over the Rhine Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

The proposed lot is a legal lot of record since at least 2004 and the applicant is proposing to build a single family residence on the lot. This is a permitted use within the district and the setback and height variances requested are contextually sensitive to the area as dense urban residential most buildings are zero lot line developments.

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

requests for variances.

- 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 use as a single family residence is a permitted use. The lot is a substandard lot, but it is a lot of record and is not a condition that the applicant has created. The site is only slightly less than the per dwelling unit requirement.

- 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 does substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)

- 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 through creating increased home ownership opportunities as well as providing for parking for the development.

The Comprehensive Plan also calls for developments within Historic Districts to support the historic conservation efforts and as in staff's review the new infill is contextually sensitive and does not detract from the district.

- 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 be not be impacted. The applicants are working with DOTE to make sure that net spaces on and off street are not lost. The applicants are providing off street parking exceeding code requirement.

- 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 building is compatible with the use, massing and overall design of the neighborhood. This section of Pendleton has many lots with infill construction on both Pendleton and Dandridge.

- 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 is no anticipated adverse effect
- k. **Blight.** The elimination or avoidance of blight.
This will provide higher and better use on an underutilized lot.
- l. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value of the subject parcels.
- m. **Job Creation.** The creation of jobs both permanently and during construction.
The proposed project will create temporary jobs during construction.
- n. **Tax Valuation.** Any increase in the real property tax duplicate.
Property taxes will increase due to the improved value of the significantly larger structure on the property.
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed project.
- p. **Public Benefits.** The public peace, health, safety or general welfare.
There is no anticipated detriment to the public peace health, safety or general welfare of the public or neighbors.

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 setbacks on the property are similar to other setbacks the properties have within the district. The proposed redevelopment of this site will provide a new building on a vacant lot.
- (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 setbacks required for the RM 1.2 district would create an undue hardship to provide new buildings which would be able to conform to the Historic Conservation District Standards. Also, complying with the setbacks would create an unbuildable lot as the lot is only 40 feet deep and both front and rear yard setbacks are 20 feet.

Certificate of Appropriateness Review

Staff is supportive of the infill development at 502 Dandridge. The overall massing, placement, rhythm, composition and vertical elements and materials of the building are in keeping with the district.

NEW CONSTRUCTION

Staff comments on the Specific Guidelines for New Construction:

A. Intent and General Guidelines

1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.

The lot currently is a substandard vacant lot.

2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.

This infill development does not replicate the existing buildings, but uses materials, massing and rhythm to influence the design choices.

3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

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

4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.

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

B. Specific Guidelines

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

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

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

The building has a strong base using a beige brick to create a foundation and water table line. The treatment is similar to other infill buildings along the street. This water table line is around the entire building creating a strong base on both street frontages.

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

The middle is defined by a brick cladding with punched individual openings on the first and second floor. The third floor still has punched openings but they are larger picture glass windows.

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 defined by a glass panel system that is also acting as the railing for the deck. This treatment is replicative of panel or trim work often seen in cornices.

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 flat roof, which is an appropriate roof form in the district for buildings. There are shed, flat and pitched roofs on buildings in the direct vicinity of the proposed building.

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

The individual window units on the first and second floor are taller than they are wide and are replicative of the windows within the district. The third floor windows are taller than it is wide on the Pendleton side, but are wider than they are tall on the Dandridge side with the windows above the garage. On this façade this treatment is appropriate as the Pendleton Art Center has a large façade of grouped windows which create openings that are wider than they are tall.

A garage door opening on this façade is also an acceptable approach. The infill buildings directly to the east of this proposal all have garage door openings. The garage doors are on a side façade and are not facing Pendleton, which does not have garage doors facing the street. The garage door is set back enough from the front edge that the garage doors will not be visible until you are located near the intersection of Dandridge and Pendleton.

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 shallow setback at the front is an appropriate treatment to keep the historic building at 1320 Pendleton in sight lines up Pendleton. The building is also a residential building which often has a shallow setback. As 1320 Pendleton does not have a fence at the street edge, staff does not feel that fence should be required in this project either.

As this is a residential street there are often side setbacks incorporated into one of the side. The applicant is retaining a shallow side setback on the north to respect the windows on the south face of 1320 Pendleton and to retain building code provisions.

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 lot is an average width of lots within Over-the-Rhine. It is 25 feet wide. This continues the established rhythm on the street. A strong rhythm on Pendleton is also incorporated through punched openings on the first two floors. This follows the rhythm of punched openings on historic buildings on the street. While the larger window on third floor breaks the punched openings, its width the same as two of the bays on the first, which retains the vertical pattern.

The Rhythm on the Dandridge side is less obvious than on Pendleton, however corner lots in Over-the-Rhine tend to be less consistent on one side than on what is traditionally the front/main façade. Punched openings are still fairly regular along this façade after the first blank bay. See picture to the left for an example of a blank side wall on a corner building on 13th and Spring Street.



While 506 Dandridge is a separate parcel and approval, the Dandridge street elevation is a continuation of the side elevation of 502 Dandridge. The rhythm is continued along the entire elevation and it is designed as a singular 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.

The building has many elements that help to create a strong vertical emphasis. The major elements include that the building is taller than it is wide and the windows are taller than they are wide along the Pendleton elevation.

Along the Dandridge St elevation on both 502 and 506 Dandridge, breaking the building into strong bays between 18 and 22 feet wide creates a bay system that makes the bays taller than they are wide. While there are larger horizontal elements with both the picture windows on the third floor and the garage doors, having strong brick vertical columns on the edge of the openings run from the ground to the top creates 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 three stories tall, which is similar to other buildings on the street.

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 main building material is a brick cladding at both the base and the middle. The use of lap siding as an accent material is an appropriate treatment as well.

Other Considerations:

Prehearing Results

August 1, 2018- The applicant was present and a representative of the OTR Infill Committee.

Comments Provided to Staff: NA

Recommendation:

I. Zoning Relief

**A. ZONING VARIANCES to Cincinnati Zoning Code Section 1405-5
Development Regulations**

1. **APPROVE** a Density Variance to allow one single family unit to be built on a site that is less than 1200 sf.
2. **APPROVE** a Dimensional Variance of 885 sf. for the lot size as the lot size of record is less than 2000 sf.
3. **APPROVE** a Dimensional Variance of 13'5" for a front yard setback of 6'5".
4. **APPROVE** a Dimensional Variance of 3 ft. for the side yard to allow for a 2 ft. side yard setback.
5. **APPROVE** a Dimensional Variance of 20 ft. to allow for a rear setback of 0ft.
6. **APPROVE** a Dimensional Variance of 6 ft. 11/16 in. to allow for a height of 35 ft. 6 11/16 in.

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

1. Such relief from literal implication of the Zoning Code will be not materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
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 Historic District.

II. **CERTIFICATE OF APPROPRIATENESS**

A. APPROVE the application for Certificate of Appropriateness for the construction of a single family home at 502 Dandridge Street per the drawings submitted by Heater Estridge dated 06/01/2018 subject to the following conditions:

1. DOTE approves the new curb cut and changes to the street parking.
2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
2. A garage door is only appropriate at this location on the Dandridge façade because
 - a. It is a corner lot and the garage door is on the side elevation; and
 - b. Other infill buildings along the same side of the Dandridge also have garage doors; and
 - c. Dandridge is not a heavily traveled street and is a dead end street

which does not connect to the rest of Over-the-Rhine.

3. The location of the building next to the Pendleton Arts Center which has a non-typical window grouping pattern, created allowances for a larger picture windows as a contextual element.

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

APPLICATION #: ZH20180149/COA20180042
APPLICANT: Pendleton Buildings LLC- Chris Lacey
OWNER: Pendleton Buildings LLC- Chris Lacey
ADDRESS: **506 Dandridge**
PARCELS: 075-0002-00246
ZONING: RM 1.2
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: August 08, 2018
HEARING DATE: August 20, 2018
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for the construction on a new single family home. Zoning Relief is also required.

Details of Zoning Relief Required:

1. 1405-05 Lot size. The proposed project requires 2000 sf per lot. The lot is 1337 sf. **A numerical variance of 663 sf is required.**
2. 1405-05 Front Yard setback. In RM1.2 a 20 foot front setback is required. A 0 ft. setback is proposed. **A Dimensional Variance is required for 20 ft.**
3. 1405-05 Rear Yard setback. In RM1.2 a 20 foot rear setback is required. A 2 ft. setback is proposed. **A Dimensional Variance is required for 18 ft.**
4. 1405-05 Height. In RM1.2 has a 35 foot height max. A 37 ft. 10 11/16 in. height is proposed. **A Dimensional Variance is required for 2 ft. 10 11/16 in.**

Existing Conditions:

The lot is vacant piece of land.

Proposed Conditions:

1. The proposal is to build a single family home on the lot. It will connect to 502 Dandridge and will visually continue the side elevation of 502 Dandridge. While the two properties are separate lots, they are in essence creating a duplex form.
2. The legal front façade of the building will act as a continuation of the design of the side elevation for 502 Dandridge and the Pendleton façade of 502 Dandridge acts as the architectural “front” of the building.
3. This property has only one street facing façade and a side façade that acts as the “back of the property”.
4. The middle of the project will have larger picture windows on the third floor and punched openings and a garage door on the middle floor.

5. A glass panel system will be at the top of the building to create a railing and also a top for the building.

502 Dandridge Street will be evaluated in a separate staff report, but it is discussed in this report as while they have separate parcels and separate zoning relief requests, the designs are integrated together.



Figure 1: Map of 506 Dandridge. Map provided by Cagis Maps



Figure 2: Google Street view of lot at 502 and 506 Dandridge St. Circa 2016.



Figure 3: New Infill development directly to the east of the proposed project. Google Images 2016.



Figure 4: Pendleton Arts Center and former shoe manufacturing building.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1405	RM 1.2
Variance Requests:	Section 1405	Development Standards
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 District/Reg:		Over the Rhine Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

The proposed lot is a legal lot of record since at least 2004 and the applicant is proposing to build a single family residence on the lot. This is a permitted use within the district and the setback and height variances requested are contextually sensitive to the area. As a dense urban residential area, most buildings are zero lot line developments.

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

- 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 use as a single family residence is a permitted use. The lot is a substandard lot, but it is a lot of record and is not a condition that the applicant has created. The area is greater than the minimum requirement for a dwelling in a duplex building.

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

The proposed work does substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)

- 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 through creating increased home ownership opportunities as well as providing for parking for the development.

The Comprehensive Plan also calls for developments within Historic Districts to support the historic conservation efforts and as in staff's review

the new infill is contextually sensitive and does not detract from the district.

- 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. The applicants are working with DOTE to make sure that net spaces on and off street are not lost. The applicants are providing off street parking exceeding code requirements.

- 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 building is compatible with the use, massing and overall design of the neighborhood. This section of Pendleton has many lots with infill construction on both Pendleton and Dandridge.

- 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 is no anticipated adverse effect

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

This will provide higher and better use on an underutilized lot.

- l. **Economic Benefits.** The promotion of the Cincinnati economy.

The proposed work will increase the property value of the subject parcels.

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

The proposed project will create temporary jobs during construction.

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

Property taxes will increase due to the improved value of the significantly larger structure on the property.

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

The owner has an economic benefit to the proposed project.

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

There is no anticipated detriment to the public peace health, safety or general welfare of the public or neighbors.

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 setbacks on the property are similar to other setbacks the properties have within the district. The proposed redevelopment of this site will provide a new building on a vacant lot.

- (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 setbacks required for the RM 1.2 district would create an undue hardship to provide new buildings which would be able to conform to the Historic Conservation District Standards. Also, complying with the setbacks would create an unbuildable lot as the lot is only 22 feet deep and both front and rear yard setbacks are 20 feet.

Certificate of Appropriateness Review

Staff is supportive of the infill development at 506 Dandridge. The overall massing, placement, rhythm, composition and vertical elements and materials of the building are in keeping with the district.

NEW CONSTRUCTION

Staff comments on the Specific Guidelines for New Construction:

A. Intent and General Guidelines

1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.

The lot currently is a substandard vacant lot.

2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.

This infill development does not replicate the existing buildings, but uses materials, massing and rhythm to influence the design choices.

3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines.

New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

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

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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 has a strong base using a beige brick to create a foundation and water table line. The treatment is similar to other infill buildings along the street. This water table line is around the entire building creating a strong base on the street frontage.

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

The middle is defined by a brick cladding with punched individual openings on the middle floor and an entrance and garage door on the first floor. The third floor still has punched openings but they are larger picture glass windows.

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 defined by a glass panel system that is also acting as the railing for the deck. This treatment is replicative of panel or trim work often seen in cornices.

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 flat roof, which is an appropriate roof form in the district for buildings. There are shed, flat and pitched roofs on buildings in the direct vicinity of the proposed building.

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.

A garage door opening on the front façade is also an acceptable approach as the front façade visually is designed to act as the side façade for one building, which includes 502 Dandridge. 502 Dandridge has a façade fronting Pendleton, which visually acts as the main/front façade. The infill buildings directly to the east of this proposal all have garage door openings.

The second floor has individual punched openings that are taller than they are wide.

The third floor windows are wider than they are tall on the Dandridge side with the windows above the garage. On this façade this treatment is appropriate as the Pendleton Art Center has a large façade of grouped windows which create openings that are wider than they are tall.

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 zero lot line front setback is an appropriate treatment in this project. Over-the-Rhine is defined by zero lot line developments.

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.

As the Dandridge Street façade acts as a side façade for the entire building the rhythm is less obvious than on the "front" of the project on Pendleton. The front façade of this building is the back half of a side elevation. The rhythm on this portion of the building is continued along the entire elevation and it is designed as a singular building with 502 Dandridge.



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.

Along the Dandridge St elevation on both 502 and 506 Dandridge, breaking the building into strong bays between 18 and 22 feet wide creates a bay system that

makes the bays taller than they are wide. While there are larger horizontal elements with both the picture windows on the third floor and the garage doors, having strong brick vertical columns on the edge of the openings run from the ground to the top creates 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 three stories tall, which is similar to other buildings on the street.

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 main building material is a brick cladding at both the base and the middle. The use of lap siding as an accent material is an appropriate treatment as well.

Other Considerations:

Prehearing Results

August 1, 2018- The applicant was present and a representative of the OTR Infill Committee.

Comments Provided to Staff: NA

Recommendation:

I. Zoning Relief

A. ZONING VARIANCES to Cincinnati Zoning Code Section 1405-5 Development Regulations

1. **APPROVE** a Dimensional Variance of 663 sf for the lot size as the lot size of record is less than 2000 sf.
2. **APPROVE** a Dimensional Variance of 20 ft. for a front yard setback of 0ft.
3. **APPROVE** a Dimensional Variance of 2 ft. for the side yard to allow for a 3 ft. side yard setback.
4. **APPROVE** a Dimensional Variance of 18ft. to allow for a rear setback of 2 ft.
5. **APPROVE** a Dimensional Variance of 2 ft. 10 11/16 in. to allow for a height of 37 ft. 10 11/16 in.

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

1. Such relief from literal implication of the Zoning Code will be not materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
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 Historic District.

II. **CERTIFICATE OF APPROPRIATENESS**

A. APPROVE the application for Certificate of Appropriateness for the construction of a single family home at 506 Dandridge Street per the drawings submitted by Heater Estridge dated 06/01/2018 and subject to the following conditions.

1. DOTE approves the new curb cut and changes to the street parking.
2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
2. A garage door is only appropriate at this location because
 - a. It is a corner lot and the garage door is on what gives the impression of a side elevation of a Pendleton facing rowhouse; and
 - b. Other infill buildings along the same side of the Dandridge also have garage doors; and
 - c. Dandridge is not a heavily traveled street and is a dead end street which does not connect to the rest of Over-the-Rhine.
3. The location of the building next to the Pendleton Arts Center which had a non-typical window grouping patterns created allowances for larger picture windows as a contextual element.

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

COA 20180641

Office Use Only	
Application #:	_____
Date Accepted:	_____
<input type="checkbox"/> Staff Review	<input type="checkbox"/> Board Review
<input type="checkbox"/> Paid:	_____
Date Perfected:	_____
Hearing Date:	8.20.18

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 504 DANBRIDGE - LOT 1 THE GALLERIES AT PENDELTON
Hamilton Co. Parcel ID No.: 075.0002.0245.00 Zoning District: 001 - RESIDENTIAL
Historic District: YES - OTR Overlay District: _____

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

Name: PENDELTON BUILDERS
Contact Person (if legal entity): CHRIS LACEY
Address: 1322 PENDELTON
City: CINCINNATI State: OH Zip Code: 45202
Phone: 513.607.4776 E-mail: CM.LACEY@FUSE.NET

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:

CONSTRUCT (2) NEW, ATTACHED SINGLE FAMILY HOMES,
SEE ATTACHED

ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

SEE PACKS

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: 6.18.18

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY
 ADDRESS 504 DANDRIDGE COMMUNITY O.T.R. / PENDELTON
 PARCEL ID(S) 073-0002-0245-00 LOT 1 - THE GALLERIES @ PENDELTON
 BASE ZONING CLASSIFICATION 001 RESIDENTIAL ZONING OVERLAY (if applicable)
 Non-Residential Project Residential Project (RCO) One -, Two -, and Three- Family Dwelling


Section 2. APPLICANT
 NAME PENDELTON BUILDERS CONTACT PERSON (if legal entity) CHRIS LACEY
 ADDRESS 1322 PENDELTON CITY CIN STATE OH ZIP 45202
 EMAIL CLLACEY@FUSE.NET RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE 513 607 4776

Section 3. OWNER
 NAME PENDELTON BUILDERS CONTACT PERSON (if legal entity) CHRIS LACEY
 ADDRESS 1322 PENDELTON CITY CIN STATE OH ZIP 45202
 EMAIL CLLACEY@FUSE.NET RELATIONSHIP TO OWNER (if not owner) _____
 TELEPHONE 513 607 4776

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)
BUILD (2) ATTACHED SINGLE FAM HOMES - SEE ATTACHED

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 CHRIS LACEY Signature  Date 6/18/18

ADJUDICATION/DENIAL LETTER

Date: 05/03/2018

Location: 504 Dandridge

Request: Infill Building

Zoning District: RM 1.2/Over-the-Rhine Historic Conservation Overlay Zone

Applicant Name: Chris Lacey

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 Variances 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 May 3, 2018 for the June 18, 2018 Historic Conservation Board Meeting.

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

1. 1405-05 Density: New Residential is allowed 1200 sf of lot size per unit. The lot is 1165 SF which would allow 0 units. 1 units is proposed. **A Density Variance is required.**
2. 1405-05 Lot size. The proposed project requires 2000 sf per lot. The lot is 1165sf. **A numerical variance of 835sf is required.**
3. 1405-05 Front Yard setback. In RM1.2 a 20 foot front setback is required. A 6.5' setback is proposed. **A Dimensional Variance is required for 13.5'.**
4. 1405-05 Side Yard setback. In RM1.2 a 5 foot sidesetback is required. A 3 setback is proposed. **A Dimensional Variance is required for 2'.**
5. 1405-05 Rear Yard setback. In RM1.2 a 20 foot rear setback is required. A 0 setback is proposed. **A Dimensional Variance is required for 20'.**
6. 1405-05 Height. In RM1.2 has a 35 foot height max. A 35'6 11/16" height is proposed. **A Dimensional Variance is required for 6'11/16"."**

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 5th floor of 805 Central Avenue in the Permit Center. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

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

Sincerely,



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

CINCINNATI'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. Cladding materials at the HCB meeting
- 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
- _____
- _____
- _____

Will bring to hearing.

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

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.

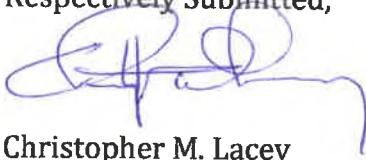
PROJECT: Dandridge Studio Town Homes AKA "The Galleries at Pendleton"
APPLICANT: Chris Lacey & Lisa Altenau, DBA Pendleton Builders LLC
CONTRACTOR: A & L Properties, LLC
ARCHITECT: Heather Estridge
ENGINEER: Don Roenker

The purpose of this application is to obtain all City approvals to construct two attached, single-family town homes in the Historic District of OTR. The project is to be located at 504 & 506 Dandridge St, Cincinnati OH, 45202. The applicant, and possibly the architect, will be the sole representation & witness(s) presenting the project to the board.

These two existing building lots are a part of an original project that consisted of eight single family town homes, and included one (6)-unit building and one (2)-unit building. The six-unit building was completed by the current applicant in 2010, and all of the homes are sold & occupied. The subject units; lot 1 & 2 (504 & 506 Dandridge) will round out the original development and complete the project. These two new town homes will be constructed in a similar fashion as the 6-unit building, utilizing full brick exteriors, "flat" roofs, garages and exterior decks. Both homes will be designed for families and be approximately 2400 SF under roof, with 3 bedrooms, 3 baths and pursue Platinum LEED certification. All utilities are at the street and fully accessible.

The applicant, Chris Lacey is also a resident in Pendleton and has completed numerous rehabs & new-builds here in OTR. He enjoys a positive working relationship with the City, and has a reputation of designing and constructing high-quality homes with superior workmanship while respecting the sensitivity of the urban fabric and our Historic community.

Respectively Submitted,



Christopher M. Lacey

OTR GUIDELINE SUMMARY

The subject property is located at the north-west corner of Dandridge and Pendleton Streets in the Historic District of Pendleton & OTR. Throughout the design phase, every attempt was made to allow the proposed two-unit building to meet or exceed the OTR historic guidelines. The building itself is mostly masonry and presented directly at the sidewalk with a strong vertical presence. The front and side elevations are visually anchored by using a pre-cast limestone as a wainscot that should average 4-6' in height. Above the limestone will stand an assembly of common red brick with a simple soldier at the second & third floor separations, while a double soldier will add visual termination at the top parapet wall. The limestone element will repeat as lentils above windows and doors. Painted cement board siding will be introduced as an accent in locations where supporting masonry proves difficult, such as the balconies and the bump-outs at the rear elevation, which will not be visible and out of the line of sight.

As with many buildings in the area, this two unit structure will have a "flat" roof, tucked behind parapet walls at the front and sides, while the rear roofline will be exposed and allow storm water to shed appropriately into a surface mounted gutter & downspout system. The windows and doors are to be Lincoln or Jeld-wen, and be black metal-clad wood units with a combination of fixed and awning mulled assemblies. Attention has been paid in the placement of the units to visually aid the vertical component of the façade. While most of the windows stand tall, the windows on the third floor are oversized to allow increased light and capture city views. At the rear elevation are four small horizontal operating windows that permit light and air circulation for the interior bathrooms. Glass garage doors are proposed at the front.

In summary, the design of this two-unit townhome is a hybrid of the neighboring and adjacent structures on the street. Directly to the east are the recently constructed Pendleton Townhomes; six, rather contemporary units of masonry and sheet metal, with large front balconies, oversized windows and forward facing garages. To the west is a cluster of renovated historic, multi-family structures inter mixed with newly completed large single-family townhomes, many having forward facing porches and balconies, oversized windows and wainscoting. To the south stands the Pendleton Arts Center, an overwhelmingly large, well maintained 8-story commercial masonry structure housing over 100 artists and their studios. The design elements proposed here are clearly existing and visible in the adjacent buildings, such as the front facing garages and balconies, flat roofs, large windows and intermittent wainscoting and siding.



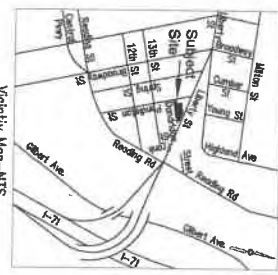
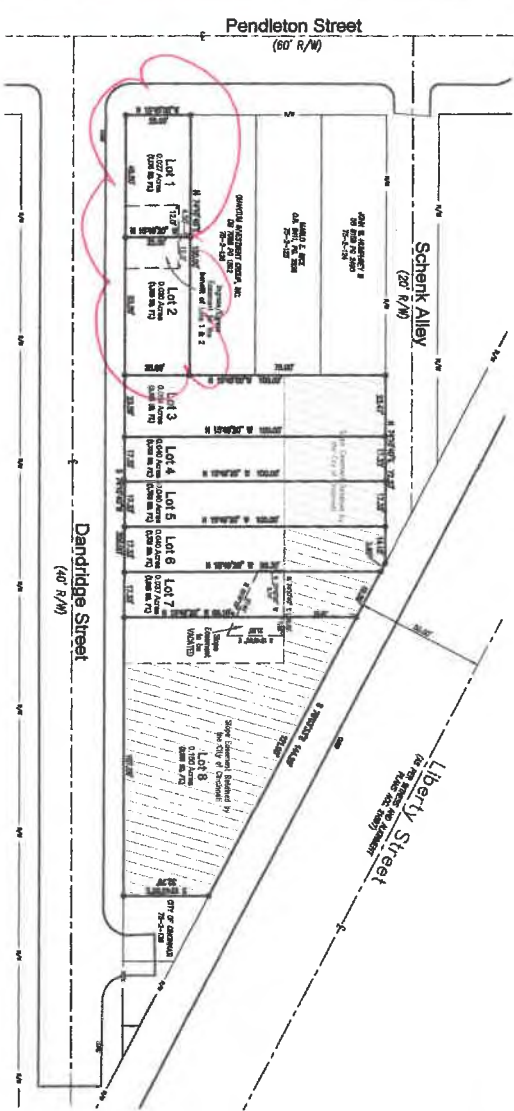
Record Plat

The Galleries at Pendleton

Section 18, Town 4, Fractional Range 1

City of Cincinnati,

Hamilton County, Ohio



The boundaries, as shown, do not include any easements, rights, or interests in land, or any other property, and are not intended to be construed as such. The plat is subject to all laws and ordinances that may be in effect on the date of recording.

Record: City Clerk, Hamilton County, Ohio

State of Ohio, ss:
 I, the undersigned, Clerk of the Hamilton County Court, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears on the records of said court, and that the same is a true and correct copy of the original record as the same appears on the records of said court.

Witness my hand and the seal of said court at Cincinnati, Ohio, this 15th day of August, 2008.

 Clerk of the Hamilton County Court

The names of all registered owners in the subject lot and the address of each owner are as follows: _____

The names of all registered owners in the subject lot and the address of each owner are as follows: _____

The names of all registered owners in the subject lot and the address of each owner are as follows: _____

Approved: _____
 Director of Community Development & Planning

_____ Date: _____

Approved: _____
 Director of Community Development & Planning

Surveyor's Statement:
 I, the undersigned, being duly licensed and qualified as a Professional Surveyor in the State of Ohio, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears on the records of said court, and that the same is a true and correct copy of the original record as the same appears on the records of said court.

Witness my hand and the seal of said court at Cincinnati, Ohio, this 15th day of August, 2008.

 Professional Surveyor

Surveyor's Statement:
 I, the undersigned, being duly licensed and qualified as a Professional Surveyor in the State of Ohio, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears on the records of said court, and that the same is a true and correct copy of the original record as the same appears on the records of said court.

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Witness my hand and the seal of said court at Cincinnati, Ohio, this 15th day of August, 2008.

 Professional Surveyor

Berding Surveying
 GPS Surveying - 3D Laser Scanning
 14141 Belmont Road, Cincinnati, OH 45244
 Phone: (513) 233-1000
 Fax: (513) 233-1001
 Website: www.berdingsurveying.com

Occupation: _____
Name: _____
Address: _____
City: _____
State: _____
Zip: _____

Owner/Developer:
 The Galleries at Pendleton
 Hamilton County, Ohio

Surveyor's Statement:
 I, the undersigned, being duly licensed and qualified as a Professional Surveyor in the State of Ohio, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears on the records of said court, and that the same is a true and correct copy of the original record as the same appears on the records of said court.

Witness my hand and the seal of said court at Cincinnati, Ohio, this 15th day of August, 2008.

 Professional Surveyor



SUBJECT PROPERTY lot 1#2



DANDRIDGE "PHASE I" lots 3-8



DANBRIDGE ST. LOOKING EAST



PENELOPE ST. LOOKING NORTH



ROBERT A. GOERING
HAMILTON COUNTY TREASURER

Dear Fellow Property Owner:

For your convenience, office hours will be extended on the last day of this tax collection period. On June 20th the Treasurer's Office will be open from 7:30 am to 5:30 pm, and a deposit box will be available in the lobby of the County Administration Building between 7:30 am and 4:30 pm Monday through Friday through the payment deadline.

Also remember you can always communicate with the Treasurer's Office by using our web address: <http://www.hamiltoncountyohio.gov/treasurer/>

.....Robert A. Goering, Treasurer

HAMILTON COUNTY REAL ESTATE TAX BILL: SECOND HALF 2017

BOOK PLAT PARCEL	PROPERTY OWNER	PROPERTY DESCRIPTION
075-0002-0245-00	PENDLETON BUILDERS LLC	NS DANDRIDGE ST LOT 1 0 .027 AC THE GALLERIES ATP ENDLETON SUB
TAXING DISTRICT/CLASS		
001 RESIDENTIAL		

MARKET VALUE	ASSESSED VALUE (35% OF MARKET)	FULL TAX RATE (mills)	REDUCTION FACTOR	EFFECTIVE TAX RATE (mills)	NON-BUSINESS CREDIT ROLLBACK FACTOR
LAND 19,880	6,960				0.088675
BUILDING 0	0	110.46	0.270016	80.634084	
TOTAL 19,880	6,960				OWNER OCCUPANCY CREDIT ROLLBACK FACTOR 0.022168

CALCULATIONS	
GROSS REAL ESTATE TAX	768.80
-REDUCTION FACTOR AMOUNT	207.58
-NON-BUSINESS CREDIT	49.76
-OWNER OCCUPANCY CREDIT	
-HOMESTEAD	
HALF YEAR REAL ESTATE TAXES	255.73
+CURRENT ASSESSMENT	
+DELINQUENT ASSESSMENT	
+DELINQUENT REAL ESTATE	6.31
FULL YEAR AMOUNT	262.04
AMOUNT DUE BY 06/20/2018	262.04

TAX DISTRIBUTION: SECOND HALF	
SCHOOL DISTRICT	174.67
TOWNSHIP	
CITY/VILLAGE	38.64
JOINT VOCATIONAL SCHOOL	
COUNTY GENERAL FUND	7.24
PUBLIC LIBRARY	3.07
FAMILY SERVICE/TREATMENT	1.04
HLTH/HOSPITAL CARE-INDIGENT	5.23
MENTAL HEALTH LEVY	5.05
DEVELOPMENTAL DISABILITIES	12.10
PARK DISTRICT	3.51
CRIME INFORMATION CENTER	0.51
CHILDREN SERVICES	5.77
SENIOR SERVICES	4.13
ZOOLOGICAL PARK	1.08

LAST DAY TO PAY WITHOUT PENALTY
Jun 20, 2018

- * YOUR CANCELLED CHECK IS YOUR RECEIPT
- * NORMAL OFFICE HOURS 8:00 A.M. TO 4:00 P.M. MON-FRI
- * EXTENDED HOURS 7:30 A.M. TO 5:30 P.M. ON DUE DATES

(Please detach this portion and return with your payment)



ROBERT A. GOERING, HAMILTON COUNTY TREASURER
REAL ESTATE TAX BILL: SECOND HALF 2017

PROPERTY OWNER	BOOK PLAT PARCEL	AMOUNT DUE BY: Jun 20, 2018
PENDLETON BUILDERS LLC	075-0002-0245-00	262.04

Change of address? See reverse side.

Make checks payable to: **Robert A. Goering, Treasurer**

Pay with DISCOVER card? See reverse side.

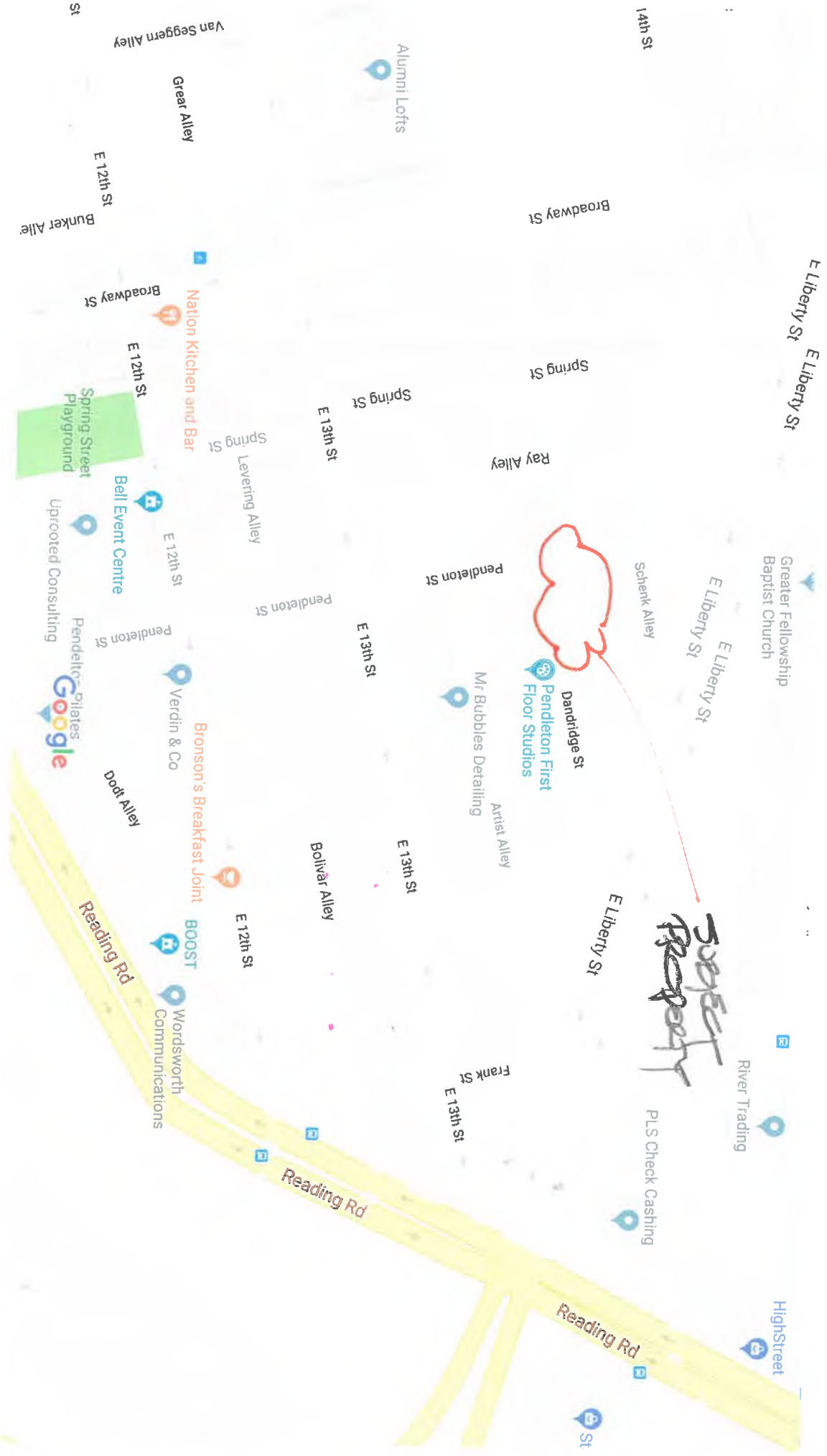
8383 ***AUTO**SCH 5-DIGIT 45202 P-2 29/20
PENDLETON BUILDERS LLC
1322 PENDLETON ST
CINCINNATI OH 45202-7458

HAMILTON COUNTY TREASURER
PO BOX 740857
CINCINNATI OH 45274-0857

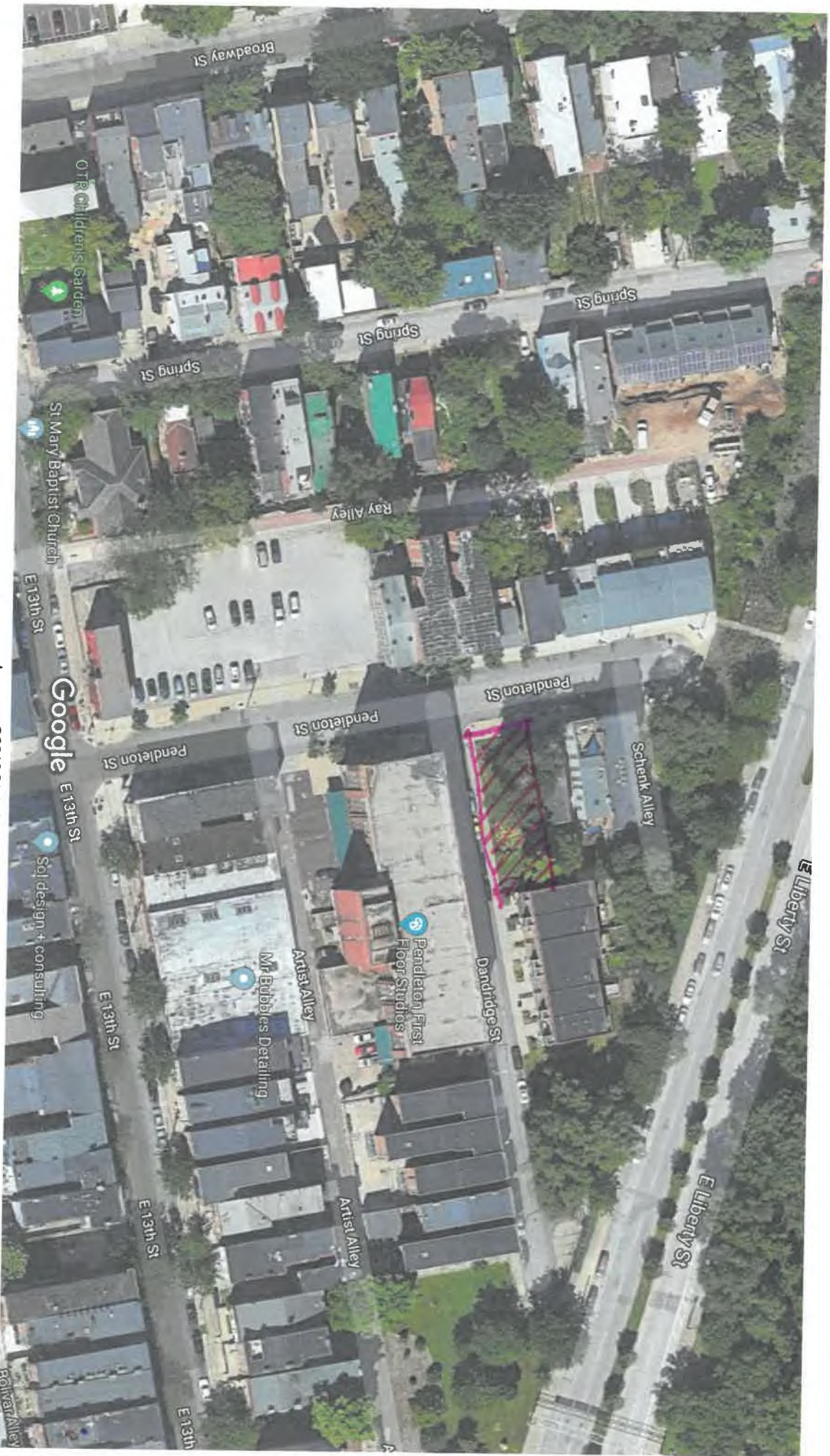
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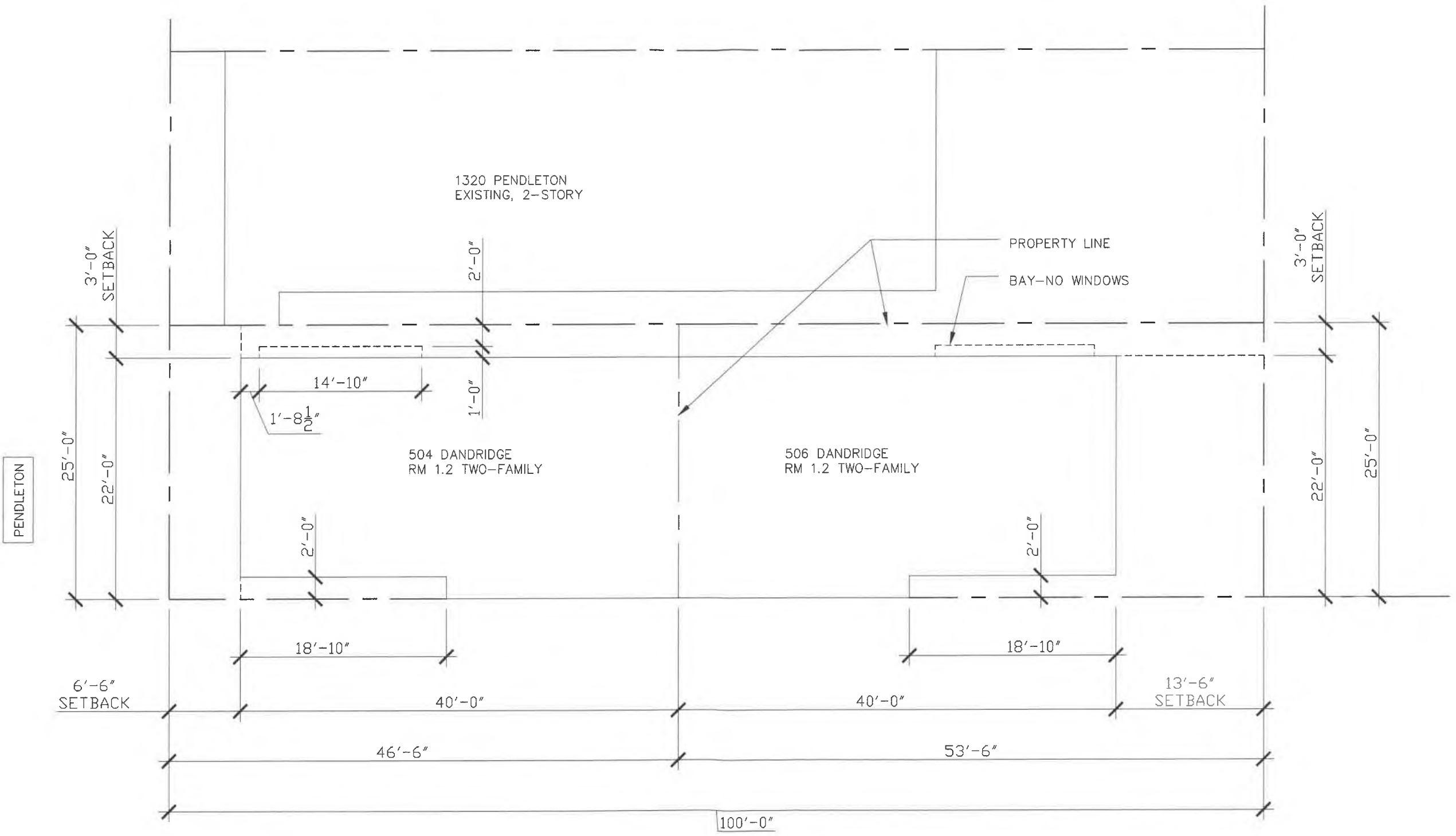


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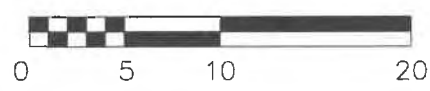


5015287
Property





NORTH



SITE PLAN

SCALE: 1" = 10'-0"

THIS DOCUMENT IS THE
PROPERTY OF HEATHER
ESTRIDGE. NO PART
HEREOF MAY BE COPIED
OR REPRODUCED IN ANY
MANNER WITHOUT THE
WRITTEN PERMISSION OF
HEATHER ESTRIDGE, A

3747 EASTERN AV
Cincinnati, Ohio 452
(513) 708-3533



HEATHER ESTRIDGE
EXPIRES: 12/31/2025

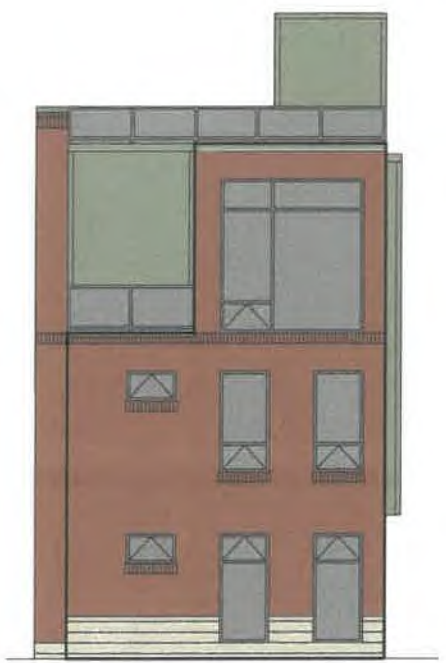
PROJECT N

504-50

DATE

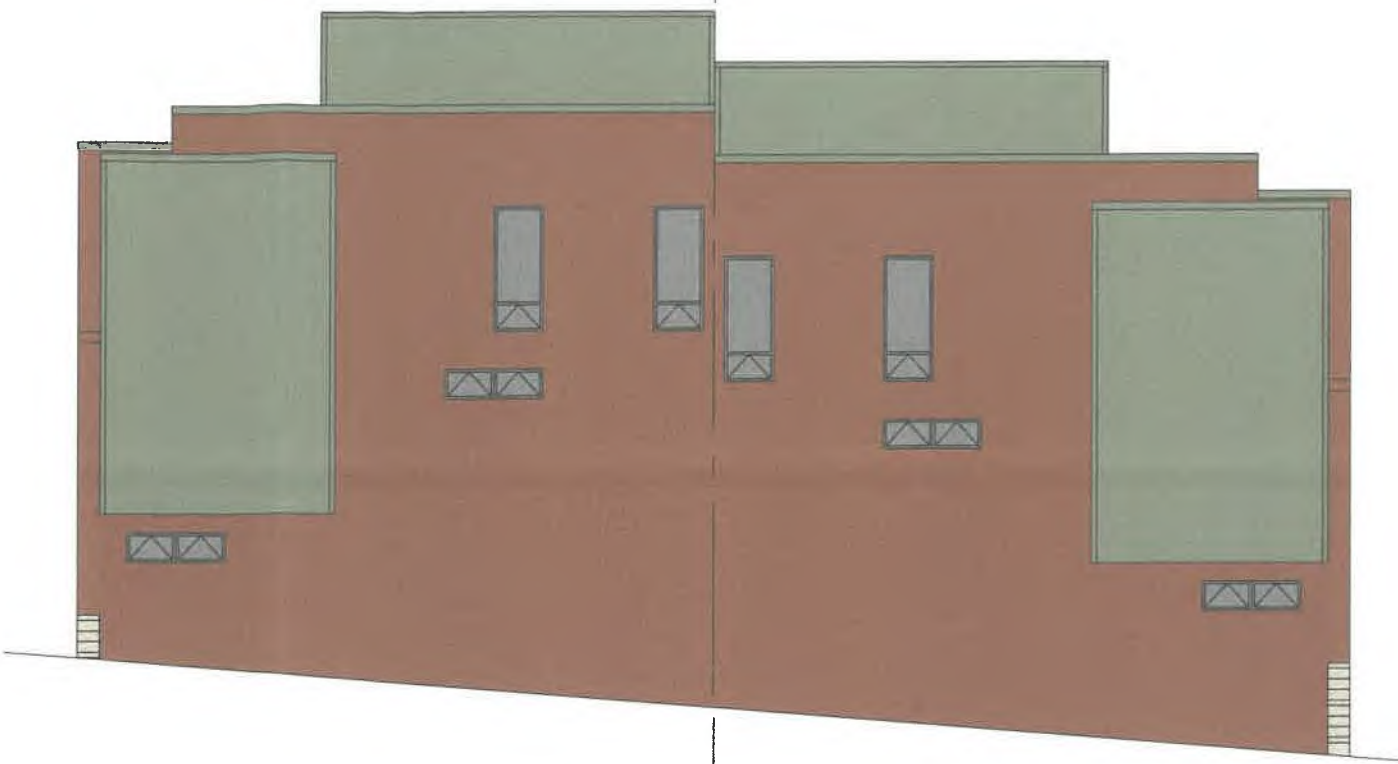
TITLE

SHEET



EAST ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION SIMILAR
**PENDLETON
 (WEST) ELEVATION**

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

DANDRIDGE (SOUTH) ELEVATION

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

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 ESTRIDGE. NO PART
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 HEATHER ESTRIDGE, AIA

3747 EASTERN AV
 CINCINNATI, OHIO 452
 (513) 708-3533



HEATHER ESTRIDGE
 EXPIRES: 12/31/2021

PROJECT N

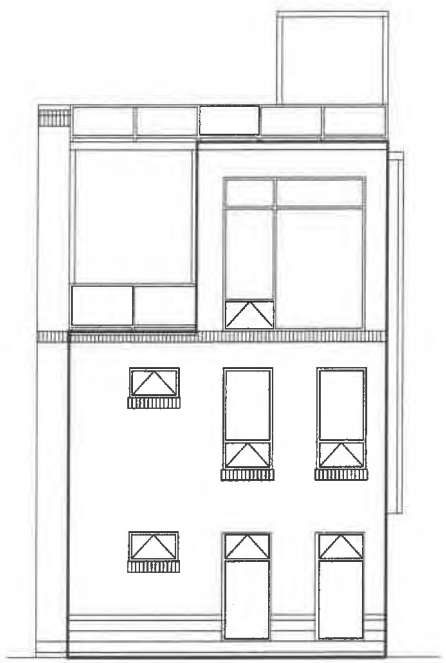
504-50

DATE

TITLE

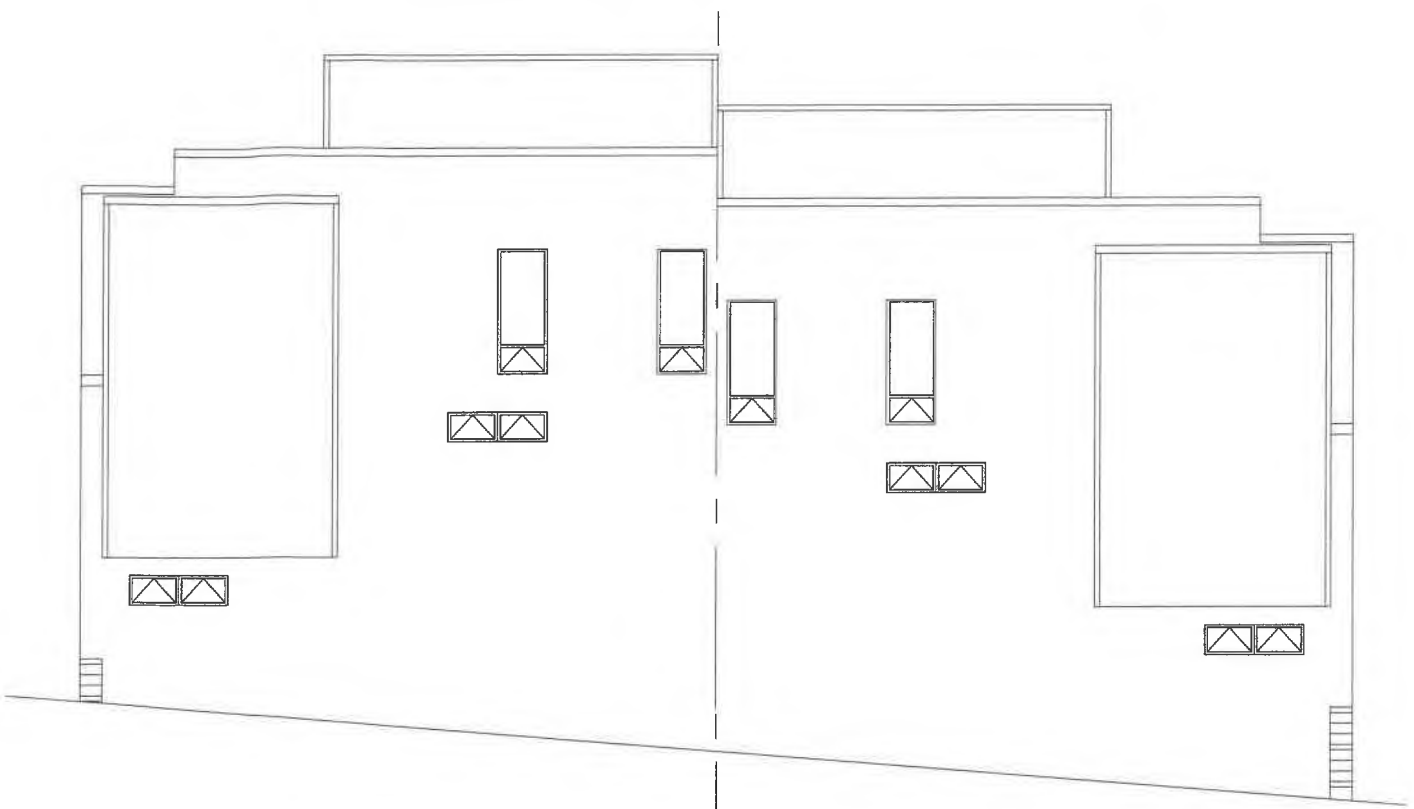
SHEET

2



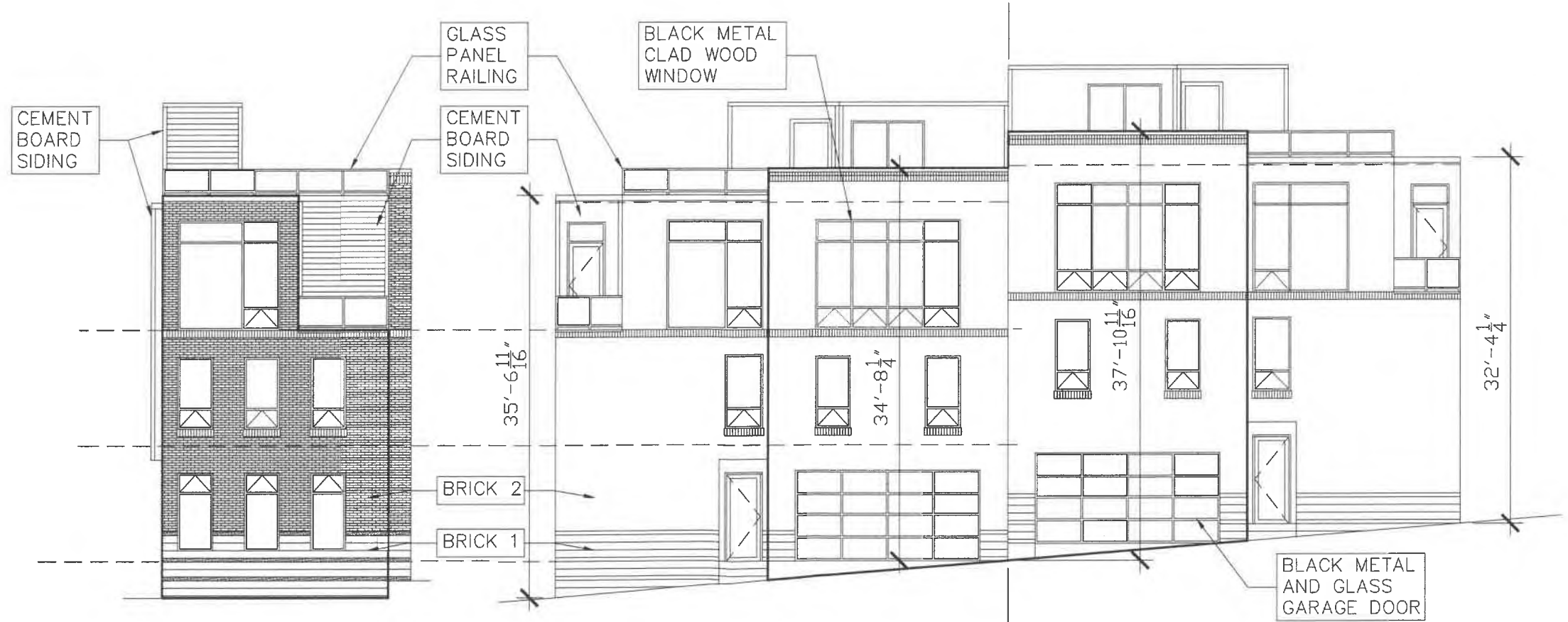
EAST ELEVATION

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



NORTH ELEVATION

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

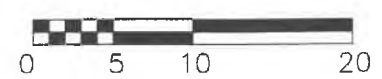


EAST ELEVATION SIMILAR
**PENDLETON
 (WEST) ELEVATION**

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

DANDRIDGE (SOUTH) ELEVATION

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



THIS DOCUMENT IS THE
 PROPERTY OF HEATHER
 NEITHER THE DOCUMENT
 CONTAINS MAY BE COPIED
 THAN THE SPECIFIC PROJECT
 PREPARED WITHOUT THE
 HEATHER ESTRIDGE, A

3747 EASTERN AV
 Cincinnati, Ohio 452
 (513) 708-3533



HEATHER ESTRIDGE
 EXPIRES: 12/31/2025

PROJECT N

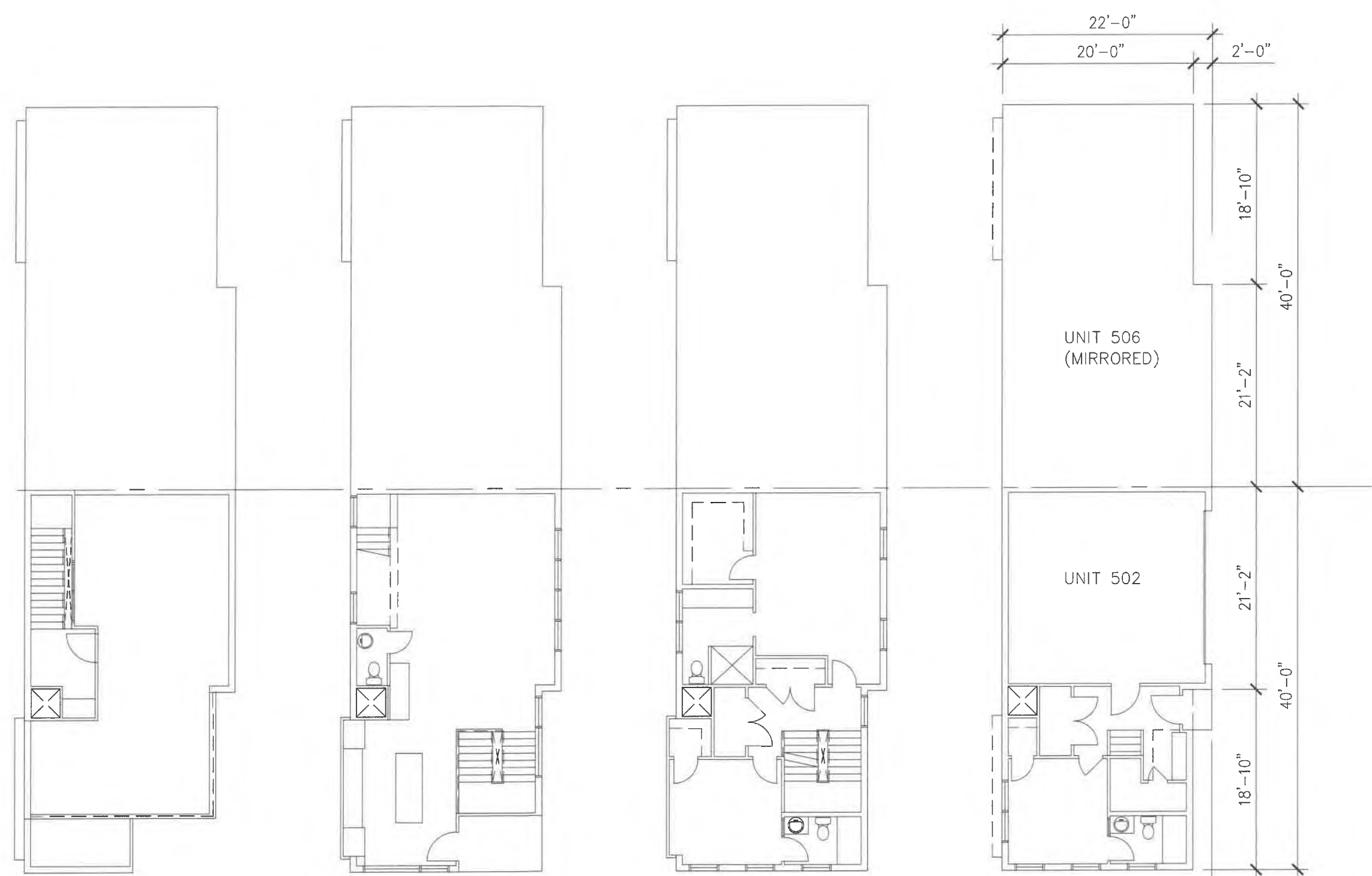
504-50

DATE

TITLE

SHEET

2



ROOF

THIRD

SECOND

FIRST



FLOOR PLANS

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

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PROPERTY OF HEATHER
NEITHER THE DOCUMENT
CONTAINS MAY BE COPIED
OR REPRODUCED IN ANY
MANNER WITHOUT THE
WRITTEN PERMISSION OF
HEATHER ESTRIDGE, ARCHITECT



HEATHER ESTRIDGE
EXPIRES: 12/31/2024

PROJECT N

504-51

DATE

TITLE

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

APPLICATION #: ZH20180129/COA20180048
APPLICANT: Benelli & Batsch Architects
OWNER: Greg Cole, Acanthus Group LLC
ADDRESS: **1504 Republic Street**
PARCELS: 081-0004-0056
ZONING: CC-P
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: August 08, 2018
HEARING DATE: August 20, 2018
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness for the demolition of a non-contributing building and the new construction of a single family residence.

Details of Zoning Relief Required:

1. 1409- Rear yard Setback. For a residential use within the CC-P district a 25-foot setback is required. **A 20'1" dimensional variance is required.**

Existing Conditions:

The property is a concrete masonry unit garage. It is a tall one story building with a large garage door on the front. The building goes the entire length of the lot.

Proposed Conditions:

The proposal is to build a single family home to include the following

1. Tan/beige terra-cotta base with a glass second story. A third story is set back from the main façade to create the look of a 2 story building.
2. The first floor will have both a single garage door and a door entrance.
3. The third floor will have a deck at the front towards the street and livable space in the rear.
4. The rear will be set in slightly to provide a small courtyard and area for the trash cans.



Figure 1: Map of 1504 Republic Street. Map provided by Cagis Maps



Figure 2: Google Street view of 1504 Republic Street. Circa 2016.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1409	CC-P
Variance Requests:	Section 1409	Development Standards
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 District/Reg:		Over the Rhine Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

As the proposed new project is a residential building, a setback of 25 feet is required. A 20'1" setback is proposed and a variance is required.

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

- a. **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
The underlying zoning is CC-P. The use is a permitted use in the district but the rear setback does not conform to the underlying zoning requirements for a residential building within the zone.
- 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 does substantially conform to the guidelines for the Over-the-Rhine Conservation District. (Refer to Certificate of Appropriateness review below)
- 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 through creating increased home ownership opportunities as well as providing for parking for the development.
The Comprehensive Plan also calls for developments within Historic Districts to support the historic conservation efforts and as in staff's review the new infill is contextually sensitive and does not detract from the district.

- 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 as it will be providing a parking space for the unit and the lot currently has a curb cut so an on-street parking space will not be removed.
- h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
The proposed use of a single family unit which is a compatible use for Republic Street as there are many residential uses on this block. Many buildings around the property are zero lot line development and the previous building on the lot was also building with a similar setback.
- 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 is no anticipated adverse effect
- k. **Blight.** The elimination or avoidance of blight.
This will provide higher and better use on an underutilized lot.
- l. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value of the subject parcels.
- m. **Job Creation.** The creation of jobs both permanently and during construction.
The proposed project will create temporary jobs during construction.
- n. **Tax Valuation.** Any increase in the real property tax duplicate.
Property taxes will increase due to the improved value of the significantly larger structure on the property.
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed project.
- p. **Public Benefits.** The public peace, health, safety or general welfare.
There is no anticipated detriment to the public peace health, safety or general welfare of the public or neighbors.

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 setbacks on the property are similar to other setbacks the properties have within the district. The proposed redevelopment of this site will remove a non-conforming and non-contributing building in the district. The current building detracts from the district and a new sensitive and compatible building will support 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).

The denial will not result in the deprivation of all economically viable uses; however a requirement of a 25 foot rear yard setback at this site will create a much smaller floor plate of 1000 sf versus 1400 sf.

Certificate of Appropriateness Review

Staff is supportive of the demolition of the existing non-conforming and contributing garage structure and the construction of a new infill design with a few changes that have been discussed and agreed to by the applicants. These changes include

- 1) Addition of a vertical line or element into the design of the garage door to provide a reference to the doors on the neighboring church and to provide a vertical emphasis in the opening.
- 2) Two permanently tinted or frosted windows placed between 3 clear windows on the second floor to provide a reference and rhythm to punched window openings and to provide another means of vertical emphasis.

DEMOLITION

Demolition shall not be permitted unless one of the following conditions exists:

- (1) Demolition has been ordered by the Director of Buildings & Inspections for reasons of public health and safety;
The demolition has not been ordered by the Director of Buildings and Inspections.
- (2) The owner can demonstrate to the satisfaction of the Historic Conservation Board that the structure cannot be reused nor can a reasonable economic return be gained from the use of all or part of the building proposed for demolition;
The owner is not claiming an economic hardship condition.
- (3) The owner is a non-profit corporation or organization and can demonstrate to the satisfaction of the Historic Conservation Board the denial of the application to demolish would also deny the owner the use of the property in a manner compatible with its organization purposes and would amount to a taking of the owner's property without just compensation.
Not applicable to the request.
- (4) The demolition request is for a garage or an inappropriate addition, and the demolition of said structure will not adversely affect the streetscape as determined by the Historic Conservation Board.
The demolition request is for a non-original addition to the building. The exterior of the addition is not in keeping with the historic district guidelines, particularly the out of scale garage door presently situated on the front façade.

Supplemental Demolition Guidelines for the Over-the-Rhine Historic District

- (5) Approve the Demolition of a non-contributing building or a building of a later period and the demolition will not adversely affect the character of the streetscape or the district as determined by the Historic Conservation Board.

The building is a non-contributing building to the Over-the-Rhine Historic District. It is a painted CMU 1 ½ story garage. While the removal of the building without a

replacement structure would affect the streetscape, the demolition request comes with a replacement structure that will continue the street continuity. The demolition should not be permitted without the accompanying approval of a new infill building.

- (6) Approve the demolition if it is necessary to carry out an Urban Design Plan or an Urban Renewal Plan, approved by Council or a Planned Unit Development.

The demolition is not part of an Urban Design Plan or an Urban Renewal Plan approved by Council or a Planned Unit Development

- (7) Delay or deny the application if it finds that the reason the structure cannot be reused for any use of the owner cannot realize a reasonable economic return for the use of all or part of the building or from the sale of the property proposed for demolition is that the owner has failed to provide the minimum maintenance required by the Zoning Code through willful action or neglect.

Not applicable to the request.

- (8) New Construction on the cleared site will be subject to the guidelines for new construction and site improvements for the Over-the-Rhine Historic District.

As the building is within the Over-the-Rhine Historic District is will be required to comply with the Guidelines on any new project at the site.

NEW CONSTRUCTION

Staff comments on the Specific Guidelines for New Construction:

A. Intent and General Guidelines

1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.

The lot currently has a non-contributing building. The demolition is appropriate if an infill structure replaces it.

2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.

This infill development does not replicate the existing buildings, but uses materials, massing and rhythm to influence the design choices.

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

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

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

4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.

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

B. Specific Guidelines

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

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

The building has a strong base using a garage door and a main entrance within a terracotta massing. While garage doors are not a historic aspect on buildings, in this location due to the context it is appropriate. The context includes the carriageway at the building to the north that had a garage door in the opening and the church building to the south that had a large opening approximately the size of a garage door.

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.

A glass wall defines the middle. While a curtain wall is not a form in the district, staff worked through options with the applicant and the applicant agreed to work with staff to find a permanently tinted or frosted treatment of the windows to create a reference to punched openings seen on other buildings.

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 defined by a glass panel system that is also acting as the railing for the deck. This treatment is also replicative of panels or trim work often seen in cornices.

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 flat roof, which is an appropriate roof form in the district for buildings. As this is a building in between two taller buildings, a pitched roof would not be visible and therefore is unnecessary.

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 individual window units are taller than they are wider; however they are not punched openings. In order to address this issue, the applicants have agreed to alternate between clear windows and two permanently tinted for frosted windows to create a reference to the punched*

openings.(see image 4) Below are two examples of the effect that permanent frosting/tinging can have on differentiating windows.



Figure 3: Examples of permanent tinting or frosting on windows to create differentiation.



Figure 4: Proposal of permanent tinting 2 of the 5 panels to create a reference to punched openings.

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 setbacks are a zero lot line, which retains the wall of buildings along Republic Street. The setback on the rear also is an appropriate treatment as most buildings on the lot are zero lot line in the rear.

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 lot is an average width of lots within Over-the-Rhine and particularly Republic Street, at 20 feet wide. This continues the established rhythm on the street.

The house has a secondary rhythm on the house through the punched openings on the first floor. This creates a slight varied rhythm as often seen on mixed use buildings in the district where a storefront also has a larger opening than the entrance. This is similar to what is seen on both the neighboring buildings with a large opening for the door/carriageway and then smaller openings for windows and doors.

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

The building has many elements that help to create a strong vertical emphasis. The major elements include that the building is taller than it is wide and the windows are taller than they are wide. A vertical element will also be added to the door, as agreed upon by the applicant, to also create a small vertical emphasis on the opening.

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 one story less the adjacent buildings. The applicants wanted to make sure to keep the building less than the side height of the church to continue the church being a monumental building on the block.

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 main building materials are terra cotta, glass and metal. These materials are appropriate for use within the district. The terra cotta on the base is colored to be a neutral color similar to the brick color of the church. The terra cotta panels are also a masonry material that is replicative of the feel and texture of the brick along the street.

The glass wall on the second floor is not typical treatment of glass in the district, but with the agreed upon use of a permanently tinted or frosted window creates a more appropriate use of the material.

Other Considerations:

Prehearing Results

August 1, 2018- The applicant was present as was a representative of the OTR Infill Committee. The OTR Infill Committee is not supportive of the design due to the lack of punched openings and the use of a garage door. Staff feels that these issues have been addressed through the analysis of the context and neighboring buildings as well as the tinting/frosting window requirement.

Comments Provided to Staff: There has been 1 letter in support of the project, and 2 letters not in support of the project.

Recommendation:

I. ZONING VARIANCES:

A. APPROVE a dimension variance of 20'1" for the rear yard per the drawings submitted by Benelli & Batsch Architects dated 07/25/2018.

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

1. Such relief from literal implication of the Zoning Code will be not materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.
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 Historic District.

II. CERTIFICATE OF APPROPRIATENESS

A. APPROVE the application for Certificate of Appropriateness for the demolition of the existing non-contributing garage and the construction of a single family home at 1504 Republic Street per the drawings submitted by Benelli & Batsch Architects dated 07/25/2018 subject to the following conditions:.

1. DOTE approves the new/adjusted curb cut.
2. The wrecking permit will not be issued until the accompanying new construction building permit is able to be issued concurrently.
3. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
4. A vertical element will be added to the garage doors per approval by the Urban Conservator.
5. The applicants will work with staff to find a permanent tinted or frosted window solution to place on the 2nd and 4th windows on the second floor.

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

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
2. The existing building on the site is a non-contributing CMU block garage and its removal and subsequent replacement with a new building will not adversely affect the streetscape.
3. A garage door is uniquely appropriate at this location because the two existing neighboring buildings also have large garage door like openings prominently positioned on the façade and the proposed garage opening is more in keeping in scale than the present garage door.
4. The addition of permanently tinted or frosted windows on the second story on two of the windows creates a reference to punched openings.

Johnson, Beth

From: DeDe Dennig <dede.dennig@gmail.com>
Sent: Wednesday, August 01, 2018 2:21 PM
To: Johnson, Beth
Subject: [External Email] Proposed property renovations at 1504 Republic Street

External Email Communication

Dear Mr. Voss,

As homeowners at 1507 Republic Street, we are writing to you to voice our support for the proposed changes to the property mentioned above. We have seen the renderings and are supportive of the design.

Thank you for your consideration.

DeDe and Chip Dennig
1507 Republic Street

Johnson, Beth

From: Ted Leavitt <tleavitt@me.com>
Sent: Thursday, July 19, 2018 5:56 PM
To: Johnson, Beth; Conservator, Urban
Cc: Martine & Jack Ryan; Chip & DeDe Dennig; Ted & Vicky Leavitt
Subject: [External Email] Input on COA2018048 (1504 Republic) and COA2018046 (24 W 14th St.)

External Email Communication

Dear Beth et al.,

I am out of town for the August 1st pre-hearing on these two projects but will hopefully come to the August 20th meeting, but did want to pass along a couple of comments from a few of us inside the 200-ft. Bounds of these applications. This feedback comes from Jack and Martine Ryan at 1506 Republic, Chip and DeDe Dennig at 1507 Republic and my wife and I at 1514 Race St. The comments are as follows:

COA2018048 (1504 Republic)

- We're not in total unanimity on this one but there is concern that the wall of windows on the 2nd floor are out of keeping with Historic Conservation Board guidelines and in fact are not consistent with the local design. We, in fact, were in fill builders and the board was quite strict on window design. We all like modern, but some consistency with the buildings around is very important.

COA2018046 (24 W 14th St.)

- Putting 12 apartments in an 8,575 building like this seems ambitious and overly dense even by OTR standards. One thing you might want to seriously consider is the fact that 4th-floor walkups (there would be three in this design) are not the most desirable and marketable properties these days. I think those trying to sell them would attest to this.

- There is no off-street provision for garbage and recycling for this building. The basement seems an obvious solution. All of us in the neighborhood have tried hard to make things look better and garbage cans on the street is a major step backward. Goose Alley on the east side can't ever take garbage cans as it is an active roadway now and only as wide as the alley. Thus, they need to find a solution on W 15th that stays off the street except for collection days.

Thanks for your consideration on these items.

Ted and Vicky Leavitt (1514 Race) on behalf of ourselves and:
Jack and Martine Ryan (1506 Republic)
Chip and DeDe Dennig (1507 Republic)

1514 Race St., #3
Cincinnati, OH 45202
Mob. +1 843 338 0750
Skype. tedleavitt
tleavitt@me.com

August 1st, 2018

Urban Conservator
Two Centennial Plaza
805 Central Avenue, Fifth Floor
Cincinnati, OH 45202



Re: COA Application for 1504 Republic Street

Dear Ms. Johnson,

The Over-the-Rhine Foundation has reviewed the drawings dated (6.29.18) for the project located at 1504 Republic Street.

We recommend denial of the COA as it is in substantial non-conformance with the guidelines, as follows:

1. The window and garage openings on the primary facade clearly do not relate to other residential buildings on the street or in the district (“Window openings are extremely important in this district”; “The most important features of buildings in Over-the-Rhine (include) are the arrangement of openings on the principal facade”)
2. Though arguably not a “setback” per se, the spirit and intent of the guidelines is to ensure that primary facades are present at a zero lot line for all stories; the third story of the subject building clearly contradicts this as it is substantially set back from the first two stories.

Attributes	Notes
Massing, Height & Scale	The building is within one story of both of its historic neighbors and has an appropriate massing and scale
Setback	The third story of the building is very substantially setback from the street and is therefore not in conformance with the guidelines
Base	The building appears to have a well defined base.
Middle	The building appears to have a middle, though technically the window and articulative expressions found on this building do not conform to the guidelines for building middle
Top	The glass railing appears to form an effective top for the primary facade.
Openings	Garage doors are not appropriate for the primary facade; the window openings are not consistent with the guidelines
Vertical Emphasis	The building has an overall vertical emphasis

Rhythm	The rhythm as expressed by width, height, and verticality is appropriate, while the rhythm as expressed by setback and openings is inappropriate.
Roof	N/A
Materials	The building utilizes high quality contemporary materials such as terracotta

Respectfully Submitted,



Jennifer LeMasters Wirtz, AIA, LEED AP BD+C, ENV SP
Lead Architect
Co-Chair, OTR Foundation Infill Committee

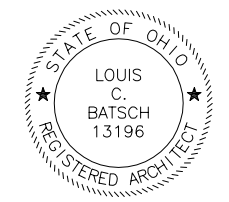


3 West Elevation- Republic Street
 1/4"=1'-0"



2 East Elevation- Parvis Alley
 1/4"=1'-0"

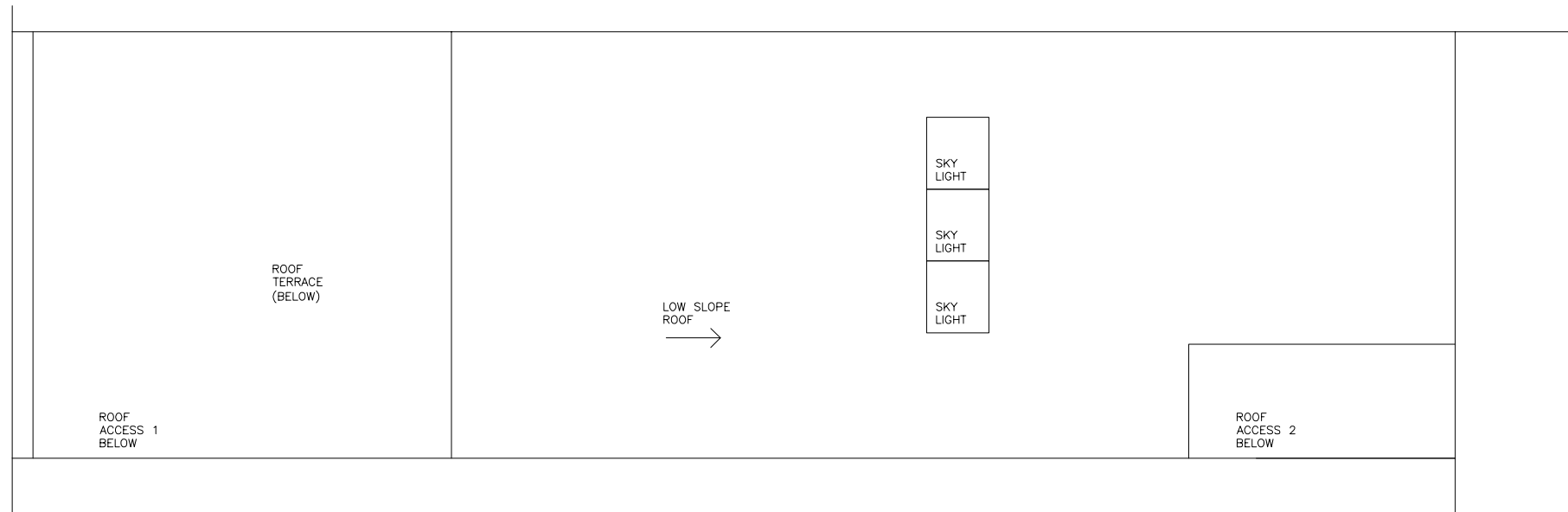
- EXTERIOR FINISHES**
- TERRA COTTA: NBKT TERRACOTTA PANEL SYSTEM- COLOR 701.0 LIGHT WARM GREY
 - METAL 1: POWDER COATED STEEL- COLOR TO MATCH TERRA COTTA- MATTE FINISH
 - METAL 2: POWDER COATED STEEL- COLOR TO MATCH ADJACENT TRIM- MATTE BLACK
 - GLASS: KAWNEER CLEARWALL CURTAIN WALL 1" INSULATED LOW E GLASS (CLEAR) MONOLITHIC GLAZED LOOK (NO EXTERIOR MULLION CAP)
 - GLASS VENT: KAWNEER VISUALLY FRAMELESS OPERABLE GLASS WINDOW UNIT
 - CEMENTBOARD: HARDIE PANEL CEMENT BOARD- COLOR TO MATCH TERRACOTTA
 - CASEMENT: PELLA PROLINE GLOSS BLACK EXTERIOR TRIM



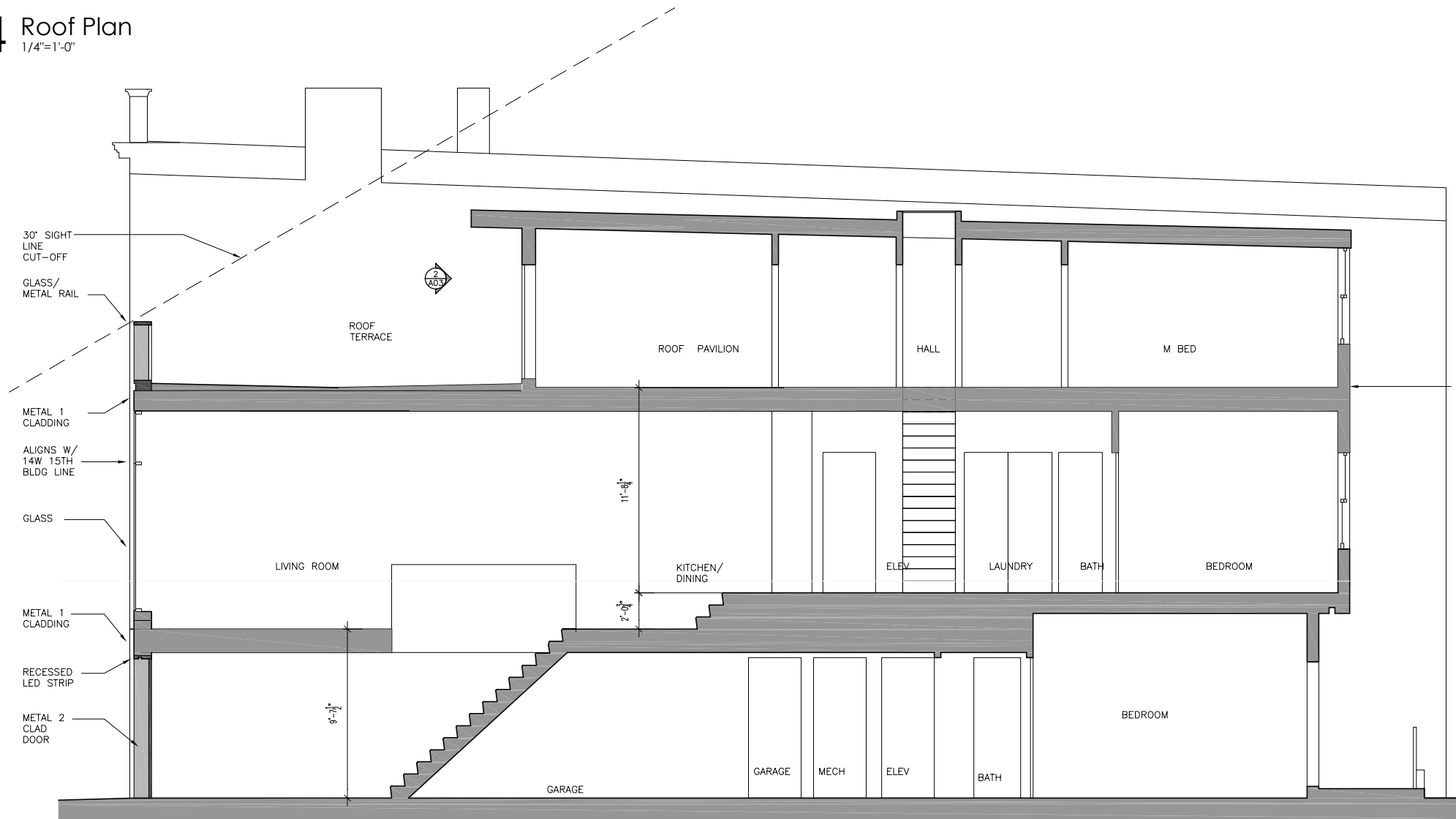
LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019

07-25-18 HCB Zoning Plans

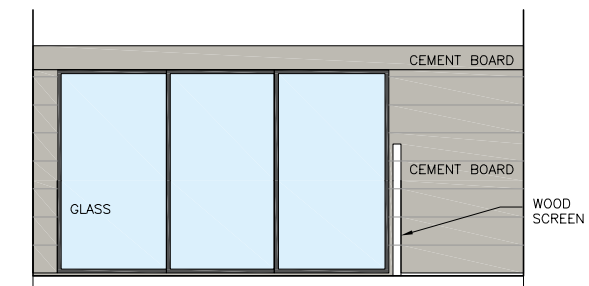
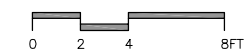
1504 Republic Street Cincinnati, OH Owner: Greg Cole	
Proposed Exterior Elevations	
Scale as Noted	A03
July 25, 2018	



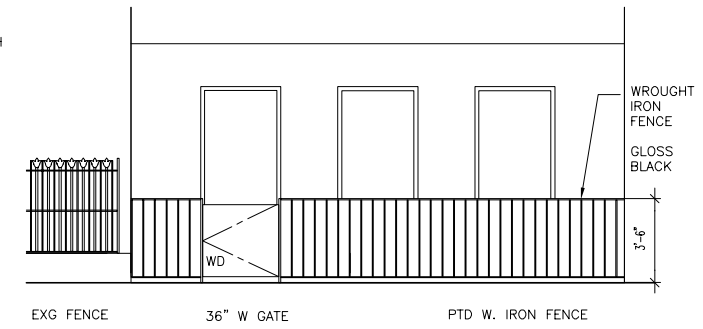
4 Roof Plan
1/4"=1'-0"



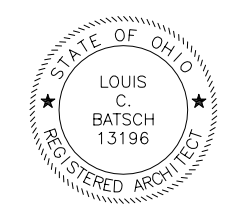
1 Section @ Stair - North
1/4"=1'-0"



2 West Elevation- 3rd Floor
1/4"=1'-0"



3 Parvis Alley Fence
1/4"=1'-0"



LOUIS C. BATSCH LICENSE #13196
EXPIRES 12/31/2019

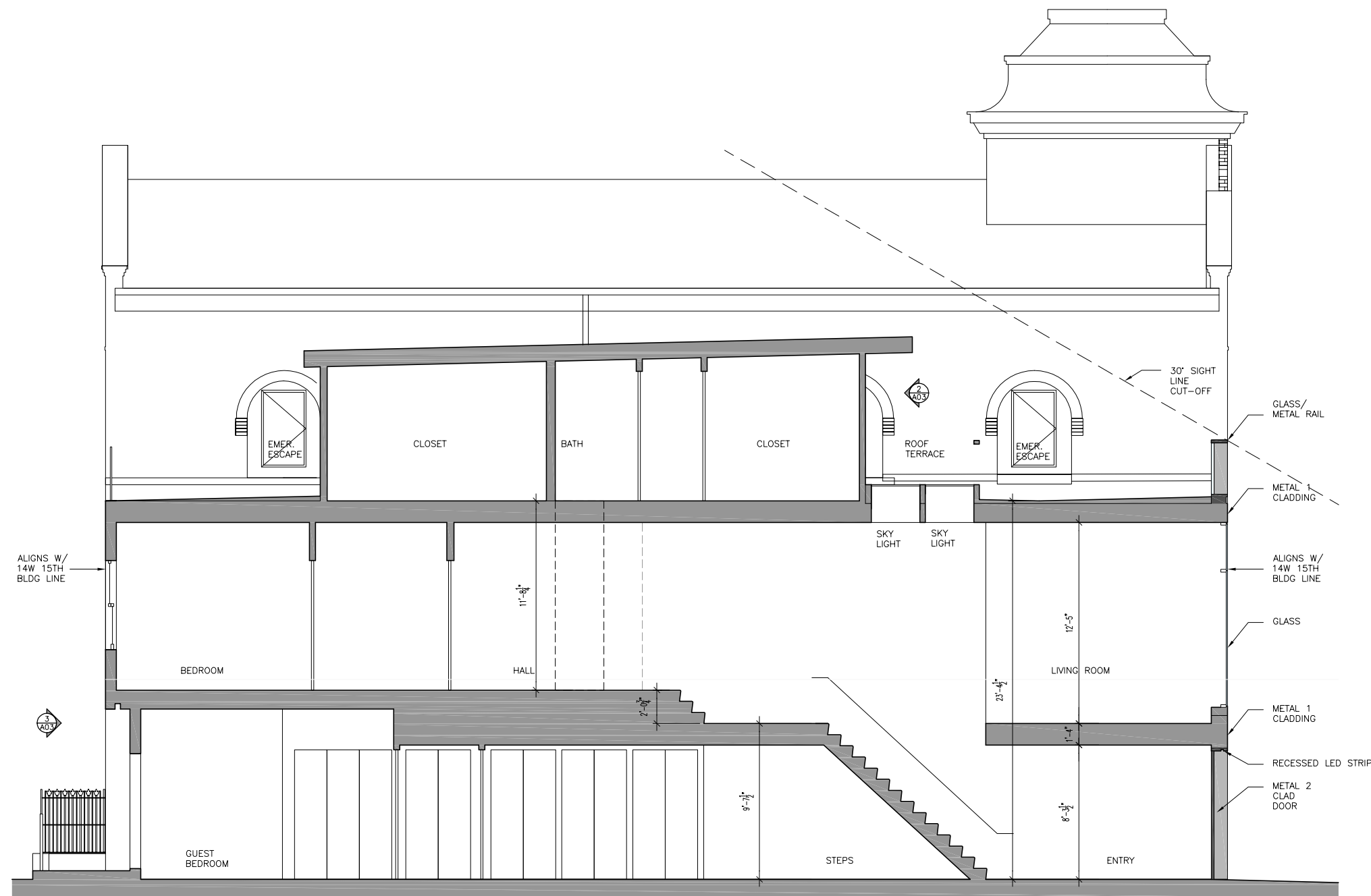
07-25-18 HCB Zoning Plans

1504 Republic Street
Cincinnati, OH
Owner: Greg Cole

Section Looking North

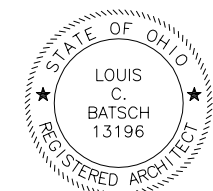
Scale as Noted
July 25, 2018

A05



EXTERIOR FINISHES

- TERRA COTTA: NBKT TERRACOTTA PANEL SYSTEM— COLOR 701.0 LIGHT WARM GREY
- METAL 1: POWDER COATED STEEL— COLOR TO MATCH TERRA COTTA— MATTE FINISH
- METAL 2: POWDER COATED STEEL— COLOR TO MATCH ADJACENT TRIM— MATTE BLACK
- GLASS: KAWNEER CLEARWALL CURTAIN WALL 1" INSULATED LOW E GLASS (CLEAR) MONOLITHIC GLAZED LOOK (NO EXTERIOR MULLION CAP)
- GLASS VENT: KAWNEER VISUALLY FRAMELESS OPERABLE GLASS WINDOW UNIT
- CEMENTBOARD: HARDIE PANEL CEMENT BOARD— COLOR TO MATCH TERRACOTTA
- CASEMENT: PELLA PROLINE GLOSS BLACK EXTERIOR TRIM



LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019

07-25-18 HCB Zoning Plans

1504 Republic Street
 Cincinnati, OH
 Owner: Greg Cole

Section Looking South

Scale as Noted

July 25, 2018

A06

1 Section @ Stair -South
 1/4"=1'-0"

BENELLI & BATSCCH ARCHITECTS

5830 MARLBOROUGH DR. CINCINNATI, OH 45230 P 513.624.7391 F 513.624.7392

Beth Johnson, Urban Conservator
City of Cincinnati Permit Center
805 Central Ave., Suite 500
Cincinnati, OH 45202

July 26, 2018

Re: 1504 Republic Street
Cincinnati, OH 45202

Dear Beth,

We are requesting a Certificate of Appropriateness for demolition of the existing concrete block garage structure at 1504 Republic Street, and for construction of a new single family residential building at the same location.

The proposed work is shown on the attached *HCB/ Zoning Plans Set, revised July 25, 2018*.

CONTEXT:

Republic Street along this block is a mixture of residential buildings, institutional/commercial properties, and vacant lots. The historic buildings vary in size, style, and type (Illustration 1). There is no single uniform building height or consistent horizontal datum.

The building is located between a large residential building at 1506 Republic Street and a large mixed-use building at 14 West 15th Street (often referred to as "the church"). The church retains its ecclesiastical form and scale although it has not been used for that purpose since at least the 1960's. All three buildings have most recently been used for commercial occupancies before being converted to residential/ mixed-use purposes.

The current structure at 1504 Republic Street was built as a garage annex to the adjacent church after it was converted to commercial use. It is currently used as a commercial garage/ workshop and is a non-contributing structure. The intent is to demolish this and replace it with a residential structure. A residential use is compatible with the existing uses on the block.

DESIGN FACTORS:

The roof of the proposed building needs to be low enough to accommodate emergency escape access for two apartments at 14 West 15th Street. This limits the proposed building and facade height along Republic Street to two stories (a third story is set back beyond the sight line and should not be apparent from the street level). The proposed facade is essentially the same height as the previous one.

The proposed floor plans retain the deep footprint of the existing building. This is important since, as noted, there is limited ability to add additional floor area by building higher. Large windows are critical for providing natural light and ventilation deep into this residential interior, particularly at the second floor.

Parking space for the new structure is provided by a tandem garage, accessed from the existing curb cut on Republic Street. (Parvis Alley is currently gated and does not provide sufficient turn radii to enter from that side of the lot.) There are existing historic garages accessed from Republic on both sides of the proposed structure, and at other locations along Republic.

SETBACKS

The proposed setbacks maintain existing alignments with the adjacent buildings, and the intent is to reuse existing foundations.

July 26, 2018

Re: 1504 Republic Street
Cincinnati, OH 45202

Page 2 of 2

ALIGNMENTS/ PROPORTIONS/ RHYTHM & SCALE:

The proposed building façade is divided into base, middle, and top sections. The concept is to create a building that can be seen as a kind of “annex” to the church; responding to its form, scale, and proportions while relating to the other historic buildings on the street.

The base is a terracotta panel system, with joints aligning with the rusticated base at 1506 Republic (Illustration 2). The garage and entry door openings are recessed to give some depth to this base, similar to the large door opening at the adjacent church.

The middle section consists of flush butt-glazed windows surrounded by a metal panel system painted to match the terracotta color. Heights align with the cornice lines and stone bands on adjoining buildings (Illustration 2). Proportions echo the adjacent church (Illustration 3). The individual window panels are divided into sizes that loosely correspond to the scale of windows at the church and maintain the rhythm of the adjacent facades (Illustration 4). As with historic examples of grouped windows in OTR, these grouped windows introduce a contrasting variety and counterpoint to the other buildings on the street.

The top section consists of frosted glass and metal panels set deep into a metal frame. The height dimension of this top section is similar to other cornices, including the top of 1506 (Illustration 2). The frame and panels create a depth connecting it to the openings in the base and reinterpreting the sculptural depth of traditional brackets and cornices.

COLOR AND MATERIALS:

The color of the terracotta and metal panels is similar to a warm gray limestone, to complement the red brick at 1506 and the red/orange brick of the church. Doors are painted black, similar to existing garage and entry doors at both adjacent buildings. The metal trim at the railing parapet is painted black to match trim on the adjacent buildings.

Please refer to the attached drawings, *HCB/ Zoning Plans Set, revised July 25, 2018* for the full scope of work and additional information.

Based on this we are respectfully requesting a Certificate of Appropriateness for this project.

Sincerely,



Lou Batsch, Architect RA

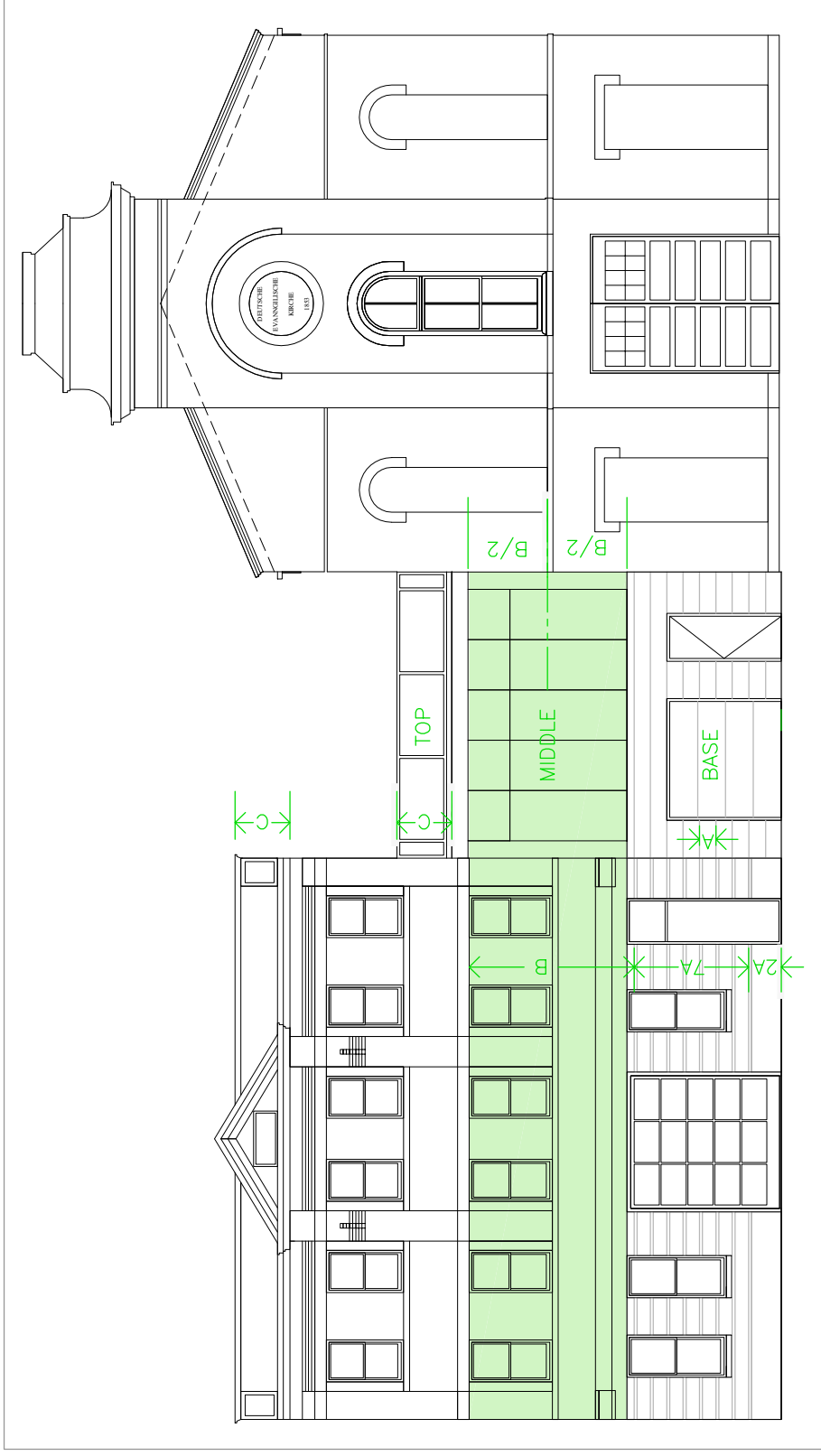
Benelli & Batsch Architects
5830 Marlborough Drive
Cincinnati, OH 45230

T: (513) 624-7391



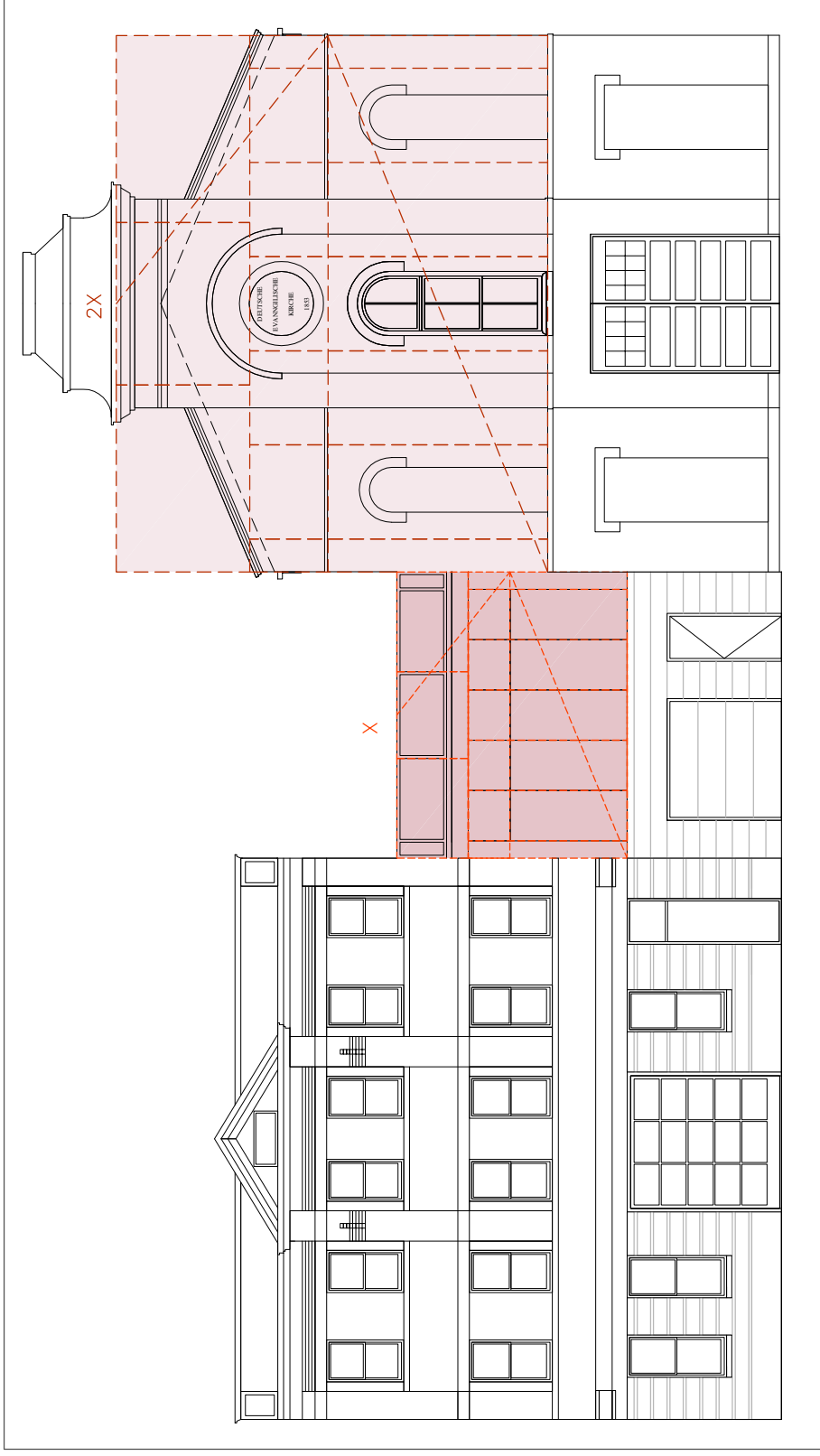
CONTEXT

ILLUSTRATION 1: Republic Street along this block is a mixture of residential buildings, commercial/institutional properties, and vacant lots. The historic buildings vary in size, style, and type.



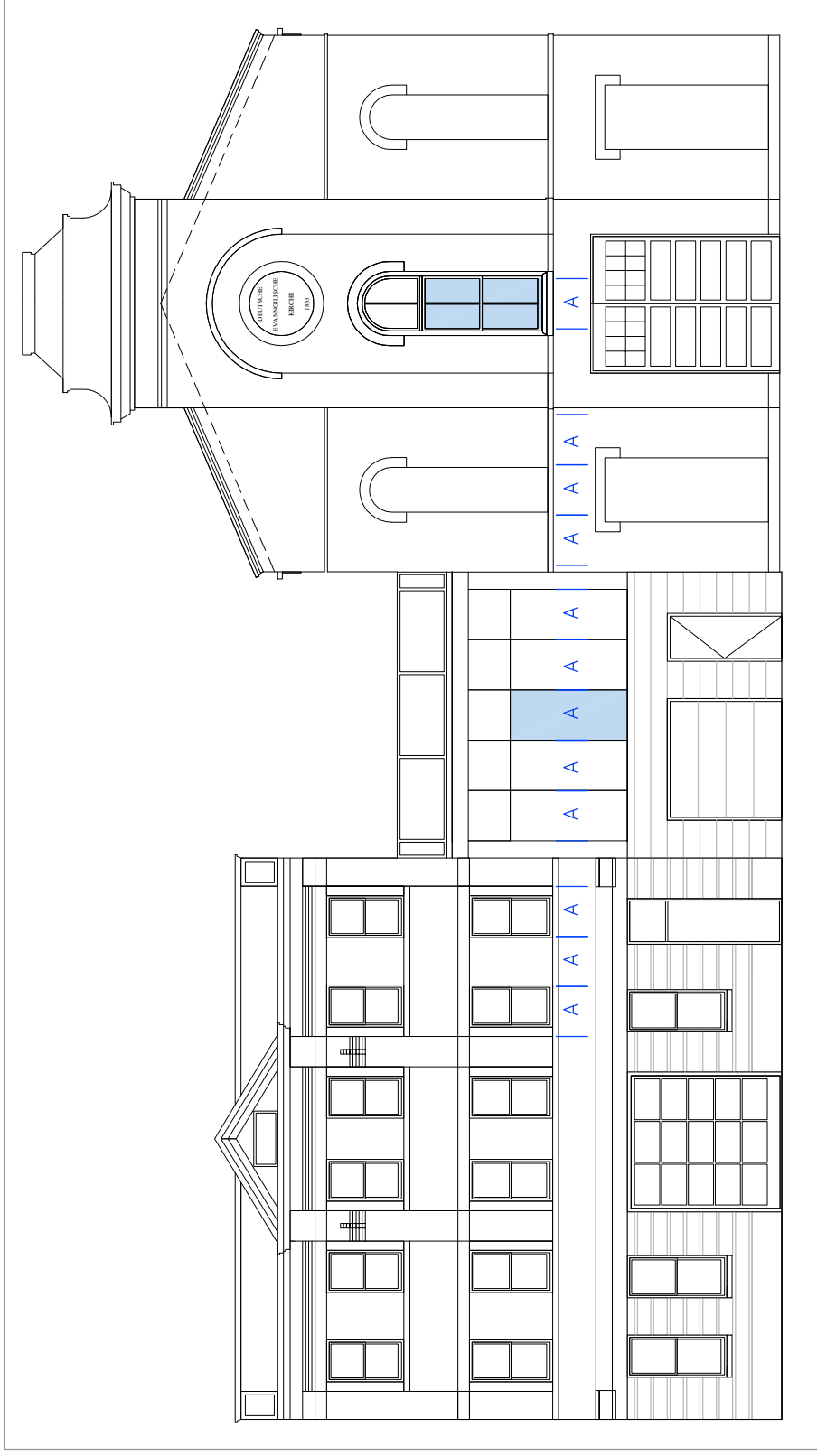
ALIGNMENTS

ILLUSTRATION 2: The facade is divided into base, middle, and top sections. Base panels align with the rusticated base at 1506 Republic (A). The middle section aligns with the cornice lines and stone bands on adjoining buildings (B). The dimension of the top section height (C) is similar to 1506.



PROPORTION

ILLUSTRATION 3: Proportions echo the adjacent church. The concept is to create a building that can be seen as a kind of “annex” to the church; responding to its form, scale, and proportions while still relating to the other historic buildings on the street.



RHYTHM & SCALE

ILLUSTRATION 4: The individual window panels are divided into sizes that loosely correspond to the scale of windows at the church and maintain the rhythm of the adjacent facades.

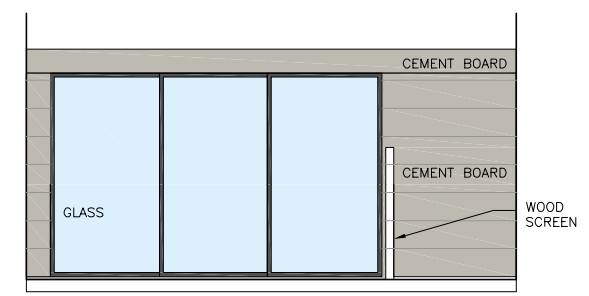








3 West Elevation- Republic Street
 1/4"=1'-0"

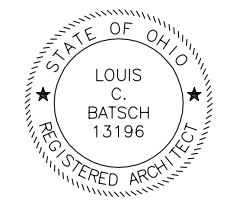


3 West Elevation Detail- 3rd Floor
 1/4"=1'-0"



2 East Elevation- Parvis Alley
 1/4"=1'-0"

- EXTERIOR FINISHES**
- TERRA COTTA: NBKT TERRACOTTA PANEL SYSTEM- COLOR 701.0 LIGHT WARM GREY
 - METAL 1: POWDER COATED STEEL- COLOR TO MATCH TERRA COTTA- MATTE FINISH
 - METAL 2: POWDER COATED STEEL- COLOR TO MATCH ADJACENT TRIM- MATTE BLACK
 - GLASS: KAWNEER CLEARWALL CURTAIN WALL 1" INSULATED LOW E GLASS (CLEAR) MONOLITHIC GLAZED LOOK (NO EXTERIOR MULLION CAP)
 - GLASS 2: KAWNEER CLEARWALL CURTAIN WALL 1" INSULATED LOW E GLASS (PATTERNED FILM 3M FASARA OR EQUAL ON CLEAR) MONOLITHIC GLAZED LOOK (NO EXTERIOR MULLION CAP)
 - GLASS VENT: KAWNEER VISUALLY FRAMELESS OPERABLE GLASS WINDOW UNIT
 - CEMENTBOARD: HARDIE PANEL CEMENT BOARD- COLOR TO MATCH TERRACOTTA
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LOUIS C. BATSCH LICENSE #13196
 EXPIRES 12/31/2019

07-25-18 HCB Zoning Plans

1504 Republic Street Cincinnati, OH Owner: Greg Cole	
Proposed Exterior Elevations	
Scale as Noted	A03
July 25, 2018	