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

APPLICATION #: ZH20190115/ COA2019041
APPLICANT: Evans Engineering – Jonathan Evans
OWNER: Pencil Dart LLC
ADDRESS: **1920-1922 Dunlap Street**
PARCEL: 096-0005-0104; 096-0005-0105; 096-0005-0106
ZONING: UM
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: July 8, 2019
HEARING DATE: August 5, 2019
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Details of Zoning Relief Required:

1. **§1410-05 – Conditional Use** approval required for Parking Facilities in the UM District. A Conditional Use must be approved by the Historic Conservation Board.

Existing Conditions:

1920-1922 Dunlap Street is a vacant lot with asphalt and a nonconforming gravel surfacing that is often used for parking. The buildings on this lot were demolished in the 1960s and the lot has remained vacant since that time, often being used for parking.

Proposed Conditions:

The proposal is to create a 20-space parking lot.

- A new curb cut will be created central to the lot.
- A 3' landscaping buffer will be applied around the perimeter of the site.
- Lighting compliant with §1421-39 will be installed within the site.
- A 6-foot decorative black aluminum fence will be installed along the property lines along Dunlap Street, Colby Alley and along the south property line.

Applicable Zoning Code Sections:

Zoning District: Section 1410 Urban Mix
Variance Requests: Section 1410 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



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



Figure 2: Image of 1920-1922 Dunlap Street. Image from Google. Note the fencing to the south, which is recommended to be continued along this frontage, including the column design.

Previous Review: NA

Zoning Analysis:

The applicant is requesting to build a parking lot which requires a Conditional Use permit in the UM zoning district. The applicant meets the requirements for the number of trees per Section 1425-29, which requires 1 tree per every 10 spaces. The applicants are providing 2 trees on the southwest corner of the site. Additionally, the applicants will install a 3' perimeter landscaping buffer as required by the Zoning Code. While the exact landscaping has not yet been determined, the Code requirement is minimal with grass being an acceptable material. Staff would encourage more substantial landscaping along the Dunlap frontage, at a minimum, to help screen vehicles from the public ROW.

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 UM. A parking lot needs a conditional use in the UM zone. The property is a vacant parcel and would not require the demolition of any existing buildings. There are also other existing surface lots within the vicinity of this property.

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

The proposed work substantially conforms to the guidelines for the district. (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 Plan Cincinnati in providing parking at the perimeter of a commercial district as the focus of commercial activity in this area is either industrial-type uses or is focused onto Elm and McMicken streets.

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

Traffic will not be impacted by construction of the parking lot. The lot has adequate planned circulation and will provide needed parking to the area with the increased development of Rhinegeist as well as potential parking for existing residents and other businesses in the vicinity.

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

The landscape buffering is appropriate. Staff would strongly encourage more substantial landscaping along the Dunlap frontage to provide

additional screening and enhance the streetscape and lack of a continuous street frontage.

- 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.*

While parking lots are not a highly desirable visual use in urban neighborhoods, they are a necessity to be able to provide the parking for uses and residences. As Rhinegeist continues to expand and other existing business continue to operate and new business open in the vicinity, parking is needed. As this lot is not currently being used regularly except for a small gravel area for illegal parking, creating a landscaped and maintained parking facility will add another option for residents and business patrons and workers.

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

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

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

There are no anticipated adverse effects.

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

The proposed work will improve the aesthetics of the lot by removing the broken asphalt and gravel and replacing it with a true parking lot that will have perimeter landscaping and decorative black metal fencing.

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

The proposed construction will provide more parking to an area that needs additional parking, which will provide the opportunity for more visitor capacity to the businesses as well as better options for parking for residents and employees. It also takes a lot that is not currently creating an income stream and supports the efforts of the property owner.

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

The proposed project will create temporary jobs during construction and will create jobs for the parking lot maintenance and management company.

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

Property taxes will likely increase from the improvements 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 establishment as paid parking will provide an income to the property owner.

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

There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.

Standards for Variances per Section 1435-05-4

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

The proposed work will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District. The proposed parking lot will create some improvements with a paved parking area and fencing that is designed to be appropriate to the neighborhood and in keeping with the design guidelines.

(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 parking lot will not deprive the owner of all economic uses of the property.

Certificate of Appropriateness Review

This project substantially meets the guidelines for the Over-the-Rhine Historic Conservation Overlay zone for demolition and for parking lots.

B. Specific Guidelines

1. Parking Lots: Cars in parking lots should be screened from public view. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing and planting areas with landscaping and wrought iron fencing. Chain link fence along sidewalks is inappropriate.

Parking lots with a capacity of 10 or more cars should contain trees within the lot as well as around the perimeter of the lot. Concrete curbs, not rolled asphalt bumpers, are appropriate edges for parking lots.

The parking lot is screened from the public streets with a 3.5-foot planting area to the north of the curb cut and a 11-foot landscape buffer to the south of the curb cut which will contain the two required tree plantings per the Zoning Code. While no additional landscaping is currently proposed, Staff recommends landscaping above simple grass cover to the north of the curb cut along the Dunlap frontage that will grow to a minimum of 3 feet in height to screen the lower portion of the vehicles. This would allow for a significant screen and buffer while still providing views into the parking lot for safety. The lot will be surrounded on three sides by a black metal fence. While the surfacing material is proposed as asphalt, Staff would encourage pavers or scored concrete to break up the solid surface, if the project budget allows.

Other Considerations

Prehearing Results: A prehearing was held on July 17, 2019

Comments Provided to Staff: N/A.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. ZONING RELIEF

- A. **APPROVE** - §1410-05 - **Conditional Use** - per plans submitted by Evans Engineering dated May 1, 2019 to allow a landscaped surface parking lot with the following condition.
- a. Parcels 096-0005-0104, 096-0005-0105 and 096-0005-0106 shall be merged by Consolidation Plat prior to the issuance of building permits.
 - b. The owners will obtain licenses for the use of the parking lot with the city per Municipal Code Chapter 413.
 - c. The frontage fencing shall incorporate columns and fence heights in keeping with those installed south of the project. Landscaping growing at least 3' in height shall be planted along the Dunlap St. frontage to provide more effective screening along the right of way. Planting types and minimum 5 gal. sizes shall be specified on the building permit.
 - d. All electrical service to and upon the site shall be underground.
 - e. Pavers or scored/ patterned concrete shall be used as surfacing material on the 11 ft. of entry drive entrance behind the right of way.
 - f. The applicant shall comply with mandatory Stormwater Management and Metropolitan Sewer District on stormwater collection requirements.
- 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. The applicants have provided more than the required landscaping and buffering for the parking lot.

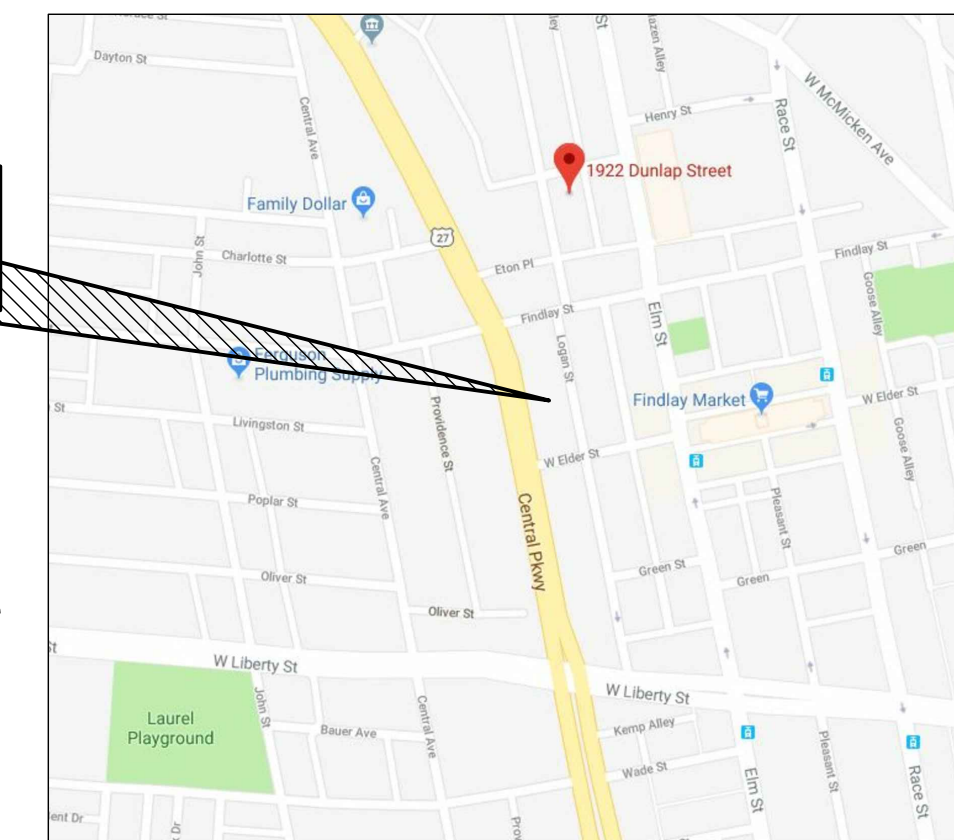
II. CERTIFICATE OF APPROPRIATENESS

- A. **APPROVE** a Certificate of Appropriateness for the construction of a parking lot per plans submitted by Evans Engineering dated May 1, 2019.
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.

PLANS FOR THE CONSTRUCTION OF A NEW PARKING LOT KNOWN AS:
PARKING LOT - DUNLAP ST.

1920 & 1922 DUNLAP ST., HAMILTON COUNTY, OHIO
 APRIL, 2019

PROPOSED SITE



LOCATION MAP

OWNER:

PENCIL DART LLC
 30 E CENTRAL PKY
 CINCINNATI OH 45202

SURVEYING:

LAND CONSULTANTS
 314 FRONT STREET
 LAWRENCEBURG, IN 47025
 (812)-537-2145

CIVIL ENGINEERING:

EVANS ENGINEERING
 4240 AIRPORT RD., SUITE 211
 CINCINNATI, OHIO 45226
 (513)-321-2168
 JONATHAN R. EVANS, P.E.

INDEX:

C-1 TITLE SHEET & GENERAL NOTES
 C-1.1 SITE CONSTRUCTION DETAILS

REVISIONS

NO.	DESCRIPTION

EVANS ENGINEERING
 4240 AIRPORT ROAD, SUITE 211
 CINCINNATI, OHIO 45226
 (513) 321-2168

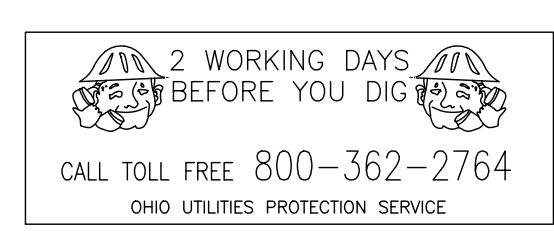
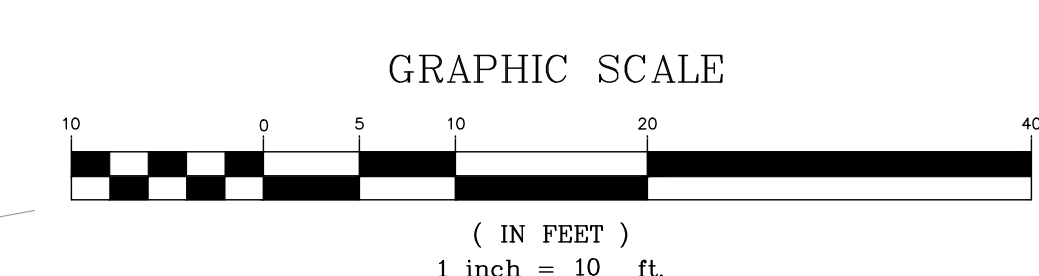
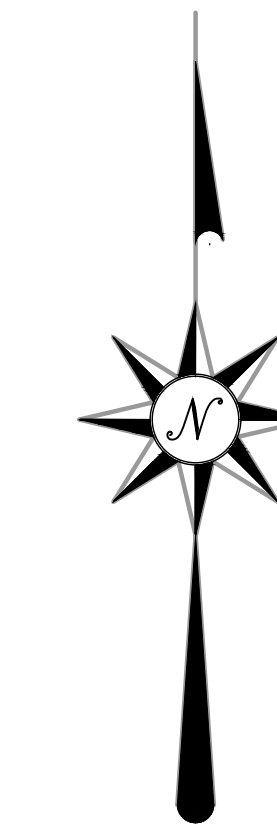


PARKING LOT - DUNLAP ST.
TITLE SHEET & GENERAL NOTES
 1920 & 1922 DUNLAP ST.,
 CINCINNATI, HAMILTON COUNTY, OHIO

SCALE:	HORIZ.	VERT.
	1"=10'	N/A
JOB NO.	19-124	
DATE	May. 1, 2019	

SHEET NO.

C-1



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

APPLICATION #: COA2019042
APPLICANT: LVG Properties
OWNER: LVG Properties, LLC
ADDRESS: **163 E. McMicken Avenue**
PARCELS: 094-0007-0185
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: July 18, 2019
HEARING DATE: August 5, 2019
STAFF REVIEW: Douglas Owen, Zoning Plan Examiner

Existing Conditions

The subject property is located on the south side of E. McMicken Avenue just west of its intersection with Main Street in the Over-the-Rhine neighborhood (Figure 1). The property is a ca. 1880 mixed-use building that originally housed a commercial space on the ground floor and residential above. A permit was recently approved converting the entire building to a single-family residence. The permit included interior work, window replacement and a new storefront. Subsequently, the rear frame addition was demolished due to its deteriorating and unsafe condition. The rear of the building is visible from Liberty Street due to the surface parking lot to the south of the building.

Proposed Conditions

The applicant is proposing to rebuild a new addition in a similar footprint to the addition that was previously located at the rear of the building. The new addition will be slightly smaller than the former addition, as it had previously crossed the parcel boundary on the west. The proposed addition will have a 3' setback on the west side and will be built to the lot line on the rear and east. The frame addition will be clad in Hardie Plank cement board siding with a sloped roof covered with asphalt shingles.

Applicable Zoning Code Sections:

Zoning District: Section 1409 Commercial Community – Auto
Variance Authority: [Section 1445-07](#)
HCB authority: [Section 1435-05-4](#)
Overlays: [Section 1435](#) Historic Preservation
Historic District/Reg: Over the Rhine Historic District
COA Standard: [Section 1435-09-2](#) COA; Standard of Review



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



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



Figure 3. Image of Rear of property at center from Liberty Street. Addition in white. Image from Google.

Previous Reviews: N/A

Zoning Review

The project was reviewed for Zoning. While the applicant has applied for an Expansion or Substitution of a Nonconforming Use, Staff has found that the proposed work eliminates the previously existing nonconformity of the rear addition encroaching across parcel boundaries. As the new addition will be built entirely within the property boundaries with a zero lot line on the south and east and a 3-foot setback on the west, it will comply with the Zoning regulations for the CC-P District. No additional Zoning Relief was identified as ground-floor residential is a permitted use and the 25' rear yard setback is only required for new residential construction. As this addition is a replacement of the previous addition on the same site of an existing building, the rear yard setback is not required. Therefore, no Zoning Relief is required as a part of this application. The proposed work conforms to the Zoning regulations of the CC-P District.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the demolition of the rear addition and the construction of a new rear addition to replace the former. Changes to the primary elevation including a new storefront and replacement windows were previously reviewed and approved at a Staff level (2019P03029). This permit also included converting the entire building to a single-family use.

The rear addition was a historic structure as it appears in the 1891 Sanborn map. However, the structure was severely deteriorated with evidence of termite, fire and water damage. The addition was originally built crossing a parcel boundary on the west with floor joists sitting directly on the ground causing many of the problems that led to its deterioration. The addition was formerly clad in wood lap siding on two sides with corrugated metal sheets installed as siding on the rear.

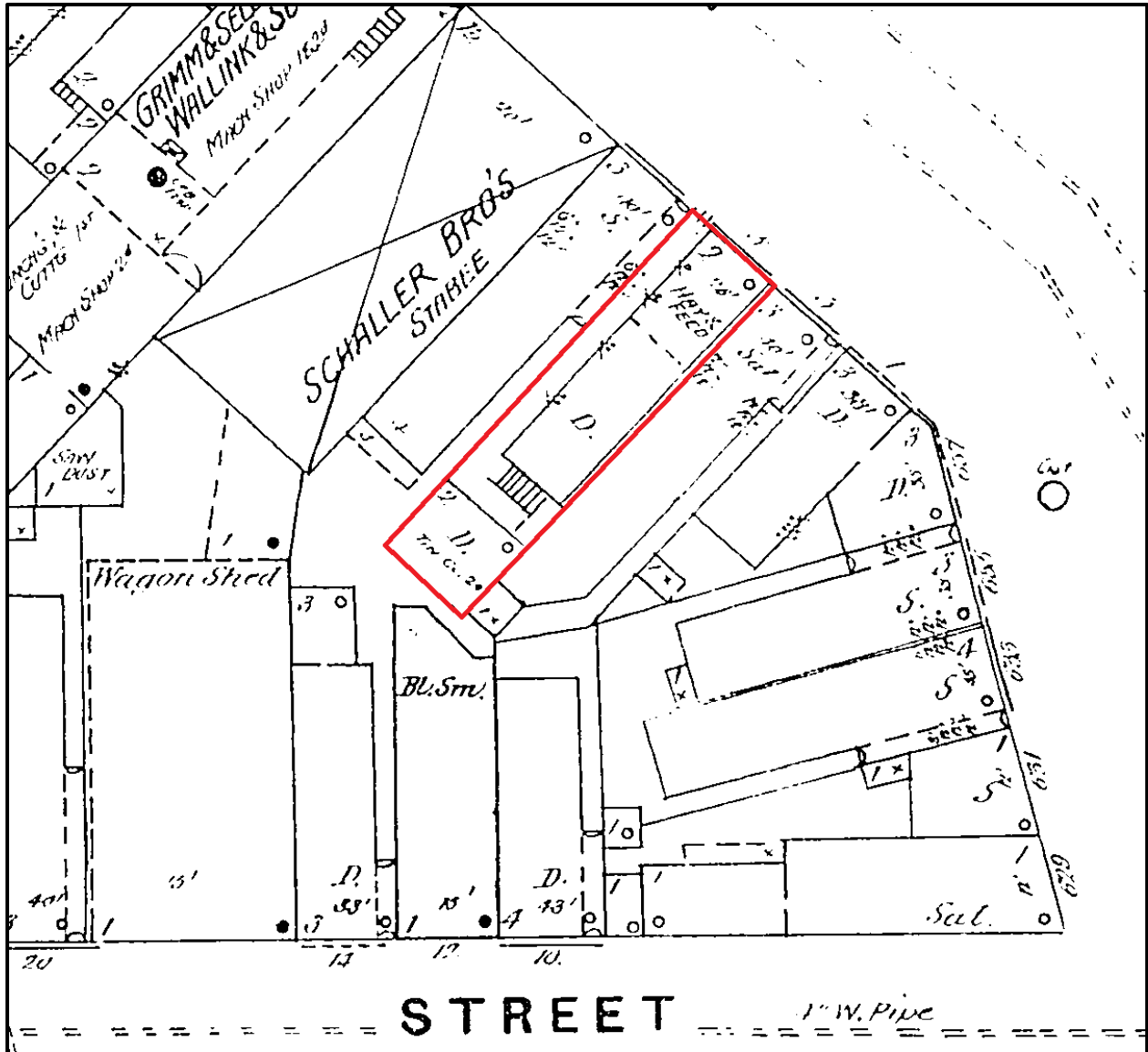


Figure 3. 1891 Sanborn Fire Insurance Map with subject property outlined in red showing original two-story addition at rear.

Applicable Guidelines

Additions

A. INTENT AND GENERAL GUIDELINES

- 1. Appropriate additions are encouraged as a means of providing for current and future needs and providing for continued use of existing district buildings.*
- 2. Additions should respond architecturally to adjacent buildings in general and to the building they are a part of in particular.*
- 3. If the original building is architecturally significant, the addition should take a respectful “back seat” to it. The addition should not overpower the original. An addition may be taller than the original building if site considerations and care design still allow the old building to remain dominant.*
- 4. In general, additions should follow New Construction guidelines. They should appear contemporary but compatible in character with the original. They should be sympathetic but not imitative in design.*
- 5. The appropriateness of design solutions will be based on 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 work proposed as part of this Certificate of Appropriateness will take place on the rear of the building only. The former staircase enclosure and rear room addition will be replaced with a modern frame addition closely matching the dimensions of the former structure. The addition will be slightly narrower than the former in order to keep it within its own parcel boundaries and providing a 3’ setback on the west. The addition will be slightly taller than the former and will rise to nearly the same height as the adjacent building to the east at the rear building line.

The addition will be clad in Hardie Plank cement board siding which will closely resemble the original wood siding on the former addition that was replaced or covered with the corrugated metal. The cement board siding is an appropriate material as historic, wood-frame, rear additions were commonly clad in wood siding throughout the district. The addition will have a shed roof sloping to the west, similar to the original structure.

The proposed addition will not overpower the original structure and will only be visible from the rear along Liberty Street across the parking lot. The former addition was severely deteriorated and the proposed addition will greatly improve the aesthetic look of the block from Liberty Street.

Other Considerations:

Prehearing Results: A prehearing was held on July 17, 2019.

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 163 E. McMicken per plans by EnVisage Architecture dated 6.17.19 including any revisions submitted for permit subject to staff review and approval with the following condition:

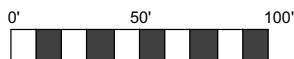
1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

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 CONTEXT MAP & EXISTING SITE PLAN
 CS-1 SCALE: NTS



SHEET INDEX

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- CS-2 PROPOSED SITE PLAN, DEMO PLAN & FLOOR PLANS
- CS-3 ELEVATIONS & PHOTOS
- CS-4 PHOTOS
- CS-5 PHOTOS
- CS-6 PHOTOS
- CS-7 PHOTOS
- CS-8 PHOTOS



1 FRONT ELEVATION PHOTO
 CS-1 SCALE: NTS

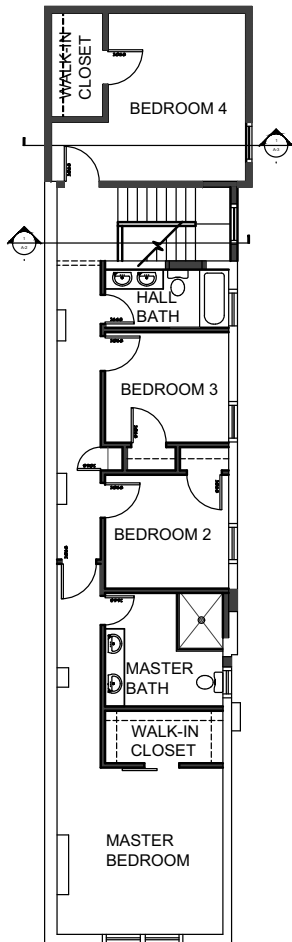


HISTORIC CONSERVATION BOARD REVIEW FOR: 163 EAST MCMICKEN CINCINNATI, OH 45202

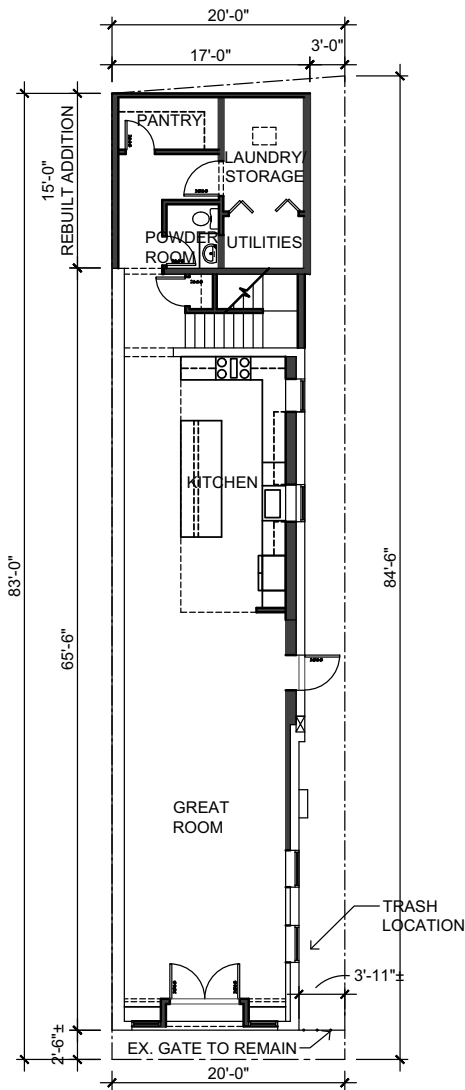
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SITE PLAN

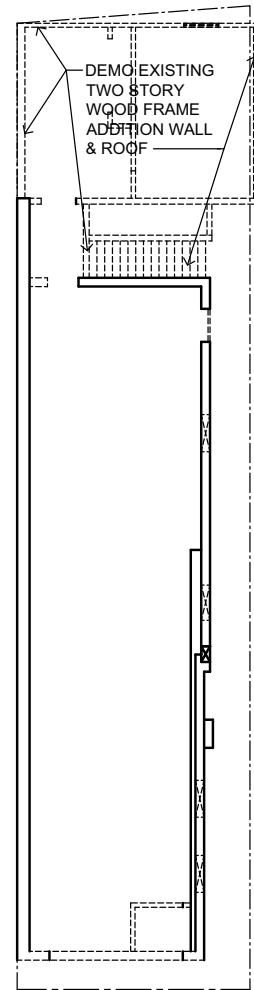
CS-1



3 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 PROPOSED SITE PLAN & 1ST FLR PLAN
SCALE: 3/32" = 1'-0"



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



**HISTORIC CONSERVATION
BOARD REVIEW FOR:
163 EAST MCMICKEN
CINCINNATI, OH 45202**

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**PROPOSED
SITE PLAN &
FLOOR PLANS**

CS-2

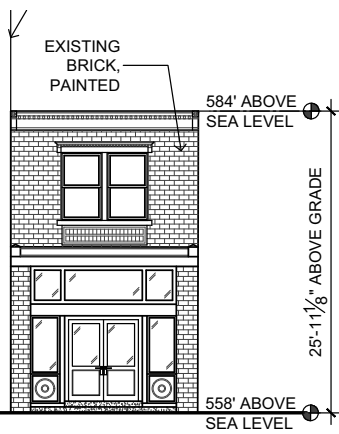


5 **EXIST. McMICKEN STREETScape**
SCALE: NTS

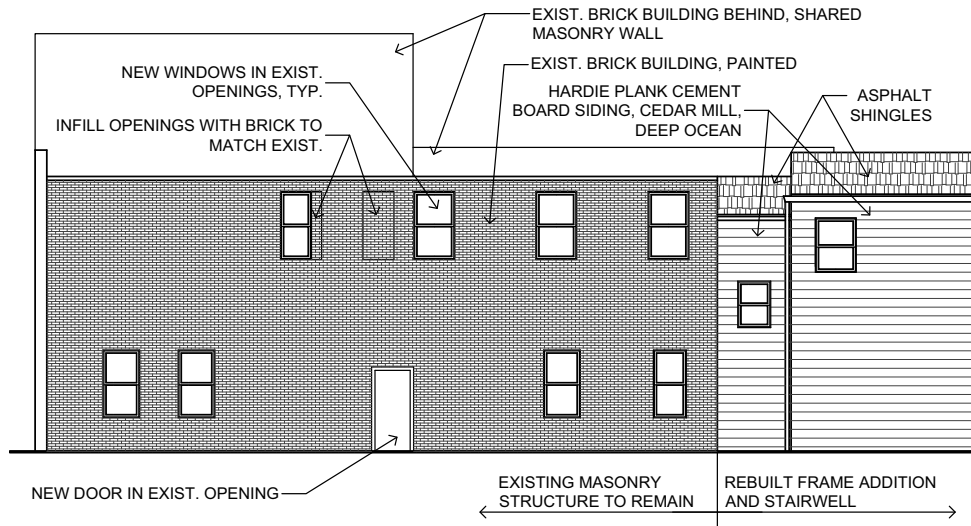
163 E. McMICKEN



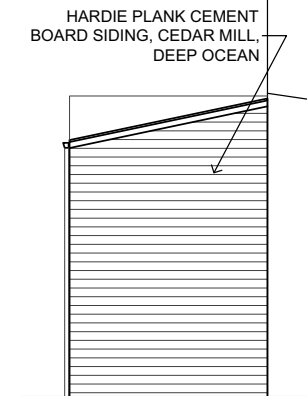
4 **EXIST. SOUTHWEST PHOTO**
SCALE: NTS



2 **NORTHEAST ELEV**
SCALE: 3/32" = 1'-0"



1 **NORTHWEST ELEVATION**
SCALE: 3/32" = 1'-0"



1 **SOUTHWEST ELEV**
SCALE: 3/32" = 1'-0"

**HISTORIC CONSERVATION
BOARD REVIEW FOR:
163 EAST MCMICKEN
CINCINNATI, OH 45202**

No	Date	Issue	By
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**ELEVATIONS &
PHOTOS**

CS-3

**HISTORIC CONSERVATION
BOARD REVIEW FOR:
163 EAST McMICKEN
CINCINNATI, OH 45202**

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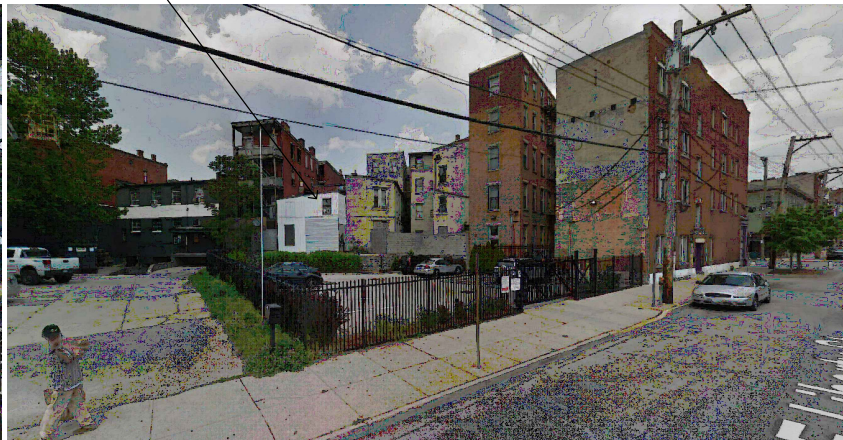
PHOTOS

CS-4



3 EXISTING McMICKEN STREETScape CONT'D
SCALE: NTS

163 E. McMICKEN



2 EXISTING ROOFSCAPE
SCALE: NTS

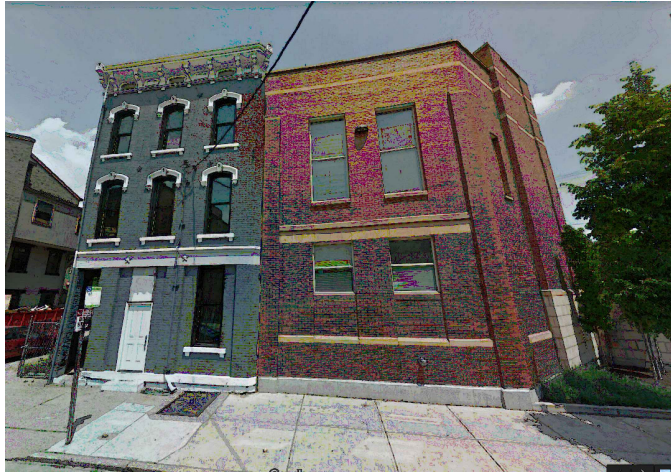
1 EXISTING LIBERTY STREETScape
SCALE: NTS

**HISTORIC CONSERVATION
BOARD REVIEW FOR:
163 EAST McMICKEN
CINCINNATI, OH 45202**

No	Date	Issue	By
0.0	06/17/19	HCBR	SK

PHOTOS

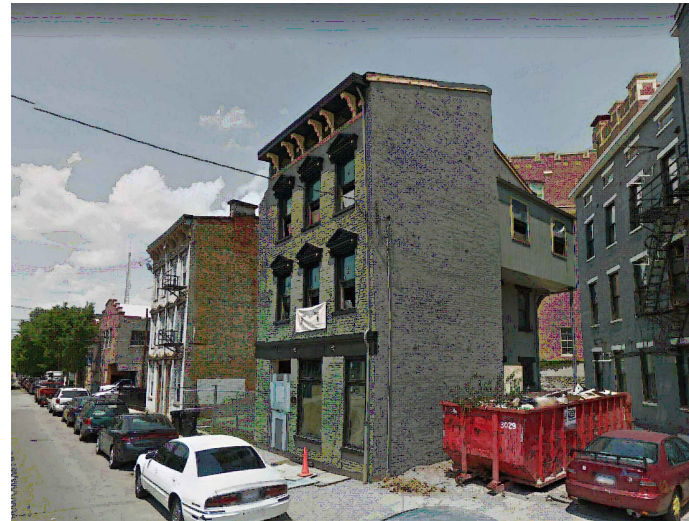
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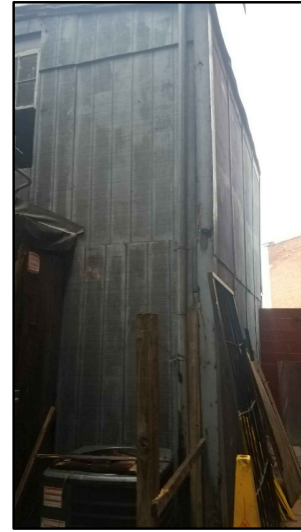
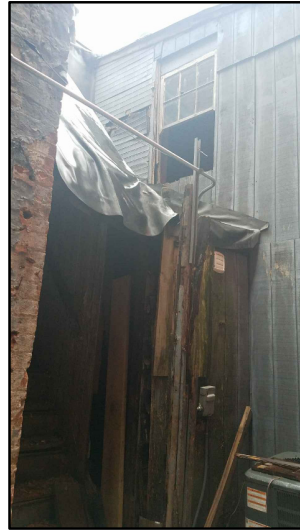
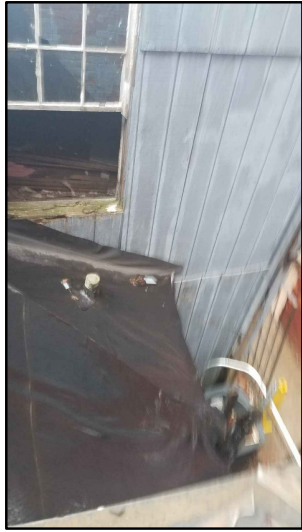


2 EXISTING McMICKEN STREETScape NORTHSIDE
SCALE: NTS



1 EXISTING McMICKEN STREETScape NORTHSIDE
SCALE: NTS





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CS-6

McMICKEN STAIRWELL & FRAMED ADDITION
SCALE: NTS



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CS-6

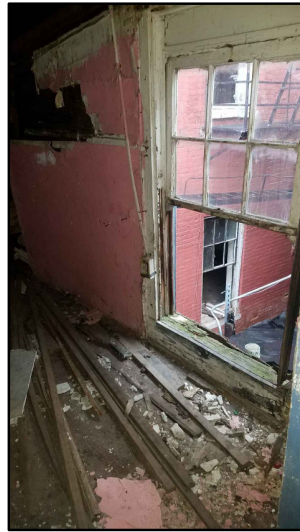
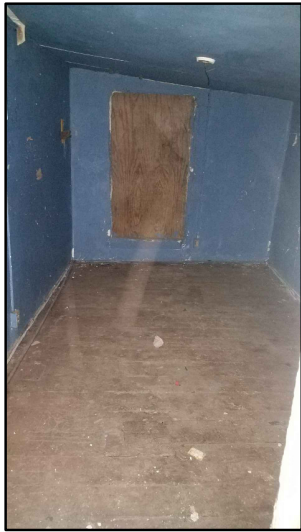
McMICKEN STAIRWELL & FRAMED ADDITION
SCALE: NTS

**HISTORIC CONSERVATION
BOARD REVIEW FOR:
163 EAST McMICKEN
CINCINNATI, OH 45202**

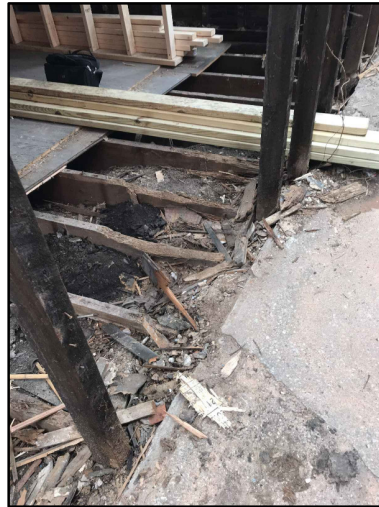
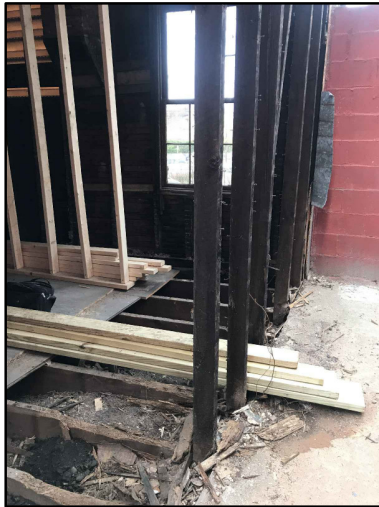
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PHOTOS

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CS-7 **FRAMED ADDITION INTERIOR**
SCALE: NTS



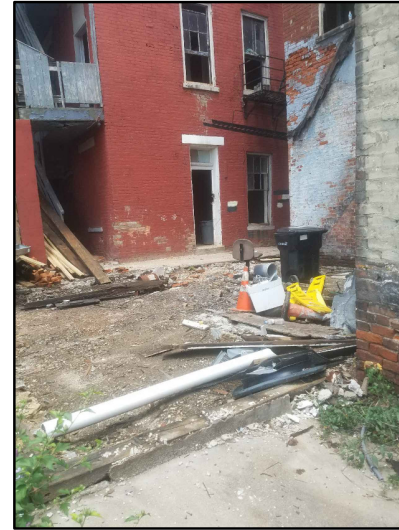
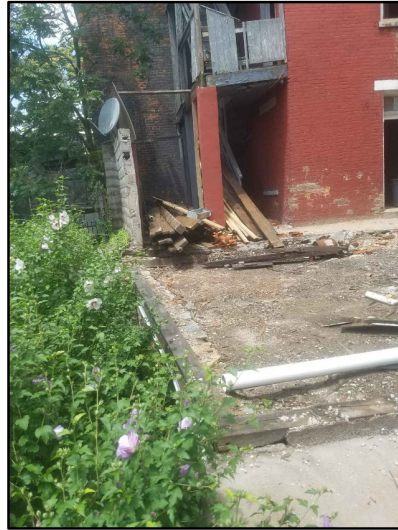
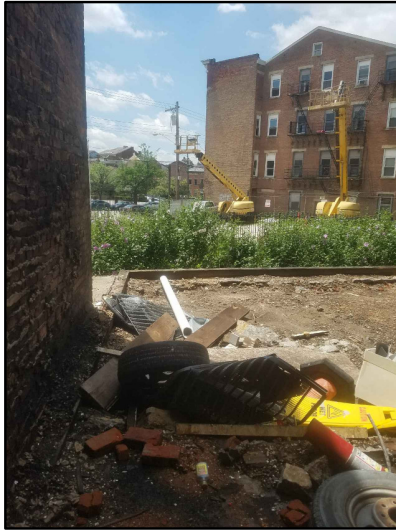
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CS-7 **FRAMING DAMAGE**
SCALE: NTS

**HISTORIC CONSERVATION
BOARD REVIEW FOR:
163 EAST MCMICKEN
CINCINNATI, OH 45202**

No	Date	Issue	By
0.0	07/08/19	HCBR	SK

PHOTOS

CS-7



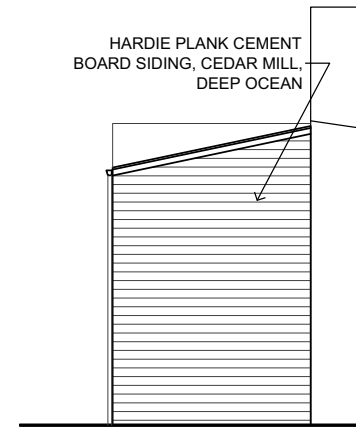
4 DEMO SITE CONDITIONS
 CS-8 SCALE: NTS



3 BEFORE VIEW FROM LIBERTY
 CS-8 SCALE: NTS



2 DEMO VIEW FROM LIBERTY
 CS-8 SCALE: NTS



1 AFTER VIEW FROM LIBERTY
 CS-8 SCALE: NTS

**HISTORIC CONSERVATION
 BOARD REVIEW FOR:
 163 EAST MCMICKEN
 CINCINNATI, OH 45202**

No	Date	Issue	By
0.0	07/11/19	HCBR	SK

PHOTOS

CS-8

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

APPLICATION #: COA2019040
APPLICANT: Wichman Gunther Architects
OWNER: 1107 Vine Street
PARCELS: 76-0002-0045
ZONING: DD
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: July 26, 2019
HEARING DATE: August 5, 2019
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) for a new storefront system which includes glass garage doors in a previously replaced/non-original storefront.

Existing Conditions:

The property at 1107 Vine Street is a four story brick Italianate Building. The building is a mixed use building with commercial uses on the first floor and residential units above. The building is a contributing building.

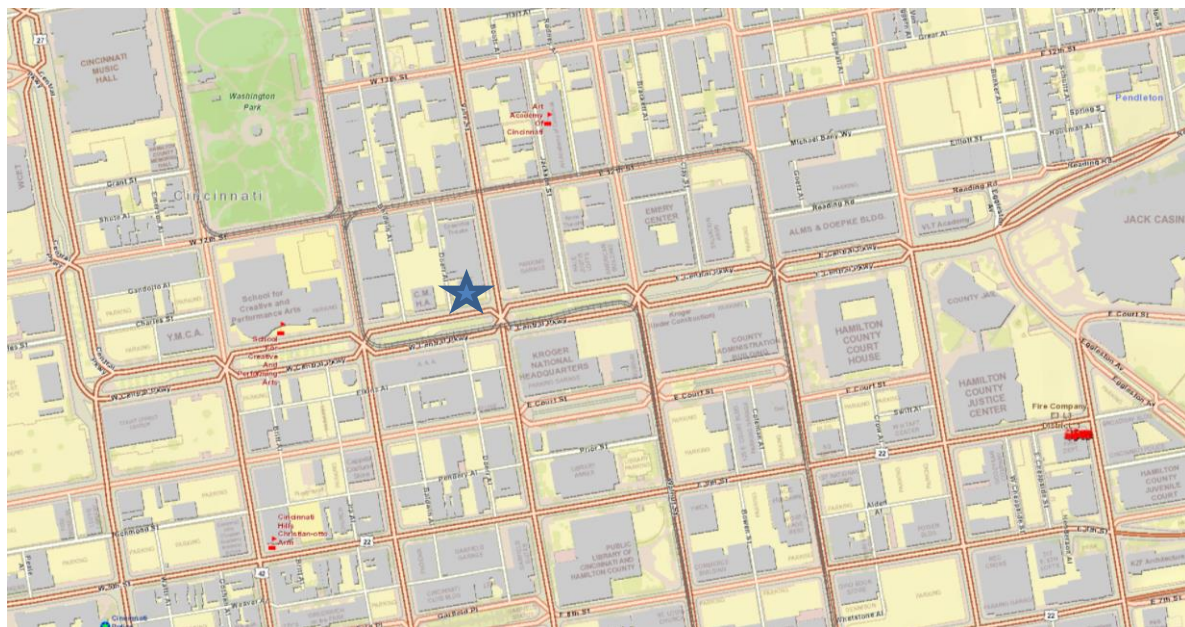


Figure 1: Context map of 1107 Vine Street. Map provided by CAGIS.



Figure 2: Picture of 1107 Vine Street from the street. Provided by Google Street views.

Request:

The applicant is requesting a Certificate of Appropriateness (COA) for removal on the large panes of glass and knee wall to install garage doors and an outdoor area for seating. The bottom panel of the garage door will have a solid panel.

Previous Reviews: NA

Applicable Zoning Code Sections:

- Zoning District: [Section 1409](#) Commercial
- 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](#) Certificate of Appropriateness; Standard of Review

Zoning Review

The subject property is currently mixed use building with a commercial first floor. The zoning on the property is DD. Eating and Drinking Establishments are permitted. The property is also within the Urban Parking Overlay Zone and no parking is required for the project.

Certificate of Appropriateness Review:

A Certificate of Appropriateness is required for the storefront rehabilitation.

REHABILITATION

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

The original storefront was removed prior to 1993 (earliest image available per Hamilton County Auditor) and is in its present state conforming with the guidelines. The cast iron pilasters at the sides and in the middle remain and the proposed design retains these features. The proposed design also retains the existing transom windows with prismatic glass and maintains the historic doors. In order to comply with building code these door will be fixed to an open position when the business is open. The applicant has a ramp at a rear entrance to comply with ADA regulations.

In the large openings, glass garage doors are proposed to be introduced into the openings. The bottom panel will be a solid panel to maintain a sense of where a knee wall would be. A trim line will continue across under the sidelights to continue the knee wall line.

The applicant will be installing a fence on the sidewalk for outdoor dining. This will require an RSP for the fence and outdoor dining.

Staff understands the desire to have open storefronts and there are several options available. Garage doors are often the most affordable as a typical door is around \$5,000. Folding doors are also an option and provide a more vertical solution as the garage doors have strong horizontal members but the cost for these doors is typically \$8,000 or more per door. Sliding doors probably are unfeasible given the proposed interior layout of the facility.

Previously, there have been garage doors approved in the district. On Vine Street itself, only two contributing structures have been approved for garage doors (1211 Vine and 1213 Vine) and one new structure (1331 Vine). Meanwhile, all the remaining establishments, including Senate, Bakersfield, 1215 Wine Bar, Pontiac and Mercer all incorporate folding windows and doors, with their vertical orientation. All applications noted above were approved prior to current staff administration.

Of the three garage door applications, the new construction mirrors the necessary doors that were needed for the side street garage parking. Thus, the continuation of the design form was key a making this be appropriate. Note even for the car parking all doors are similar in their glass construction.



1311 Vine Street. Note how the garage doors on Vine mimic the real garages on the side.

Of the two contributing buildings, one is smaller structure is small and garage-like in nature. The other is somewhat disguised by the massing of the bay window above. But note in the before and after photos how the horizontal nature of the panels is noticeable, accentuated and distinct from the typical storefronts.



As originally reconstructed. Circa 2011. Per Google Streetview photo.



As revised and present today. Circa 2018. Per Google Streetview photo.

During current staff's tenure, there have been creations of storefront/commercial frontages approving glass panel garage doors. Of our approvals with the board, nearly all have either been for new construction/new additions. When granted on contributing buildings, these buildings typically are one story in nature, often originally constructed for an industrial/commercial use, and newer in age in less ornate than the archetype mixed use Italianate buildings like the one the applicant is seeking approval of here.





While staff appreciates that the applicant is retaining both an impression of a knee wall, and all original storefront context, we believe the folding door solution is more appropriate and contextual, particularly on such a high profile, highly visible and highly ornate structures as this one at the entrance to the neighborhood. If the applicant or Board are disinclined to amend to bi-fold panels, Staff has in the previous applications, taken particular care in specifically selecting a garage door with the most minimal framework necessary, both to expand the glass and reduce the visibility of the frame, and lessening the horizontal character of the door.

Either option would be able to be reversible and a standard storefront with fixed glass and a knee wall would be able to be installed back into the storefront. The treatment does not damage historic fabric.

Other Considerations:

Prehearing Results: The applicant was present.

Comments Provided to Staff: NA

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

Recommendation:

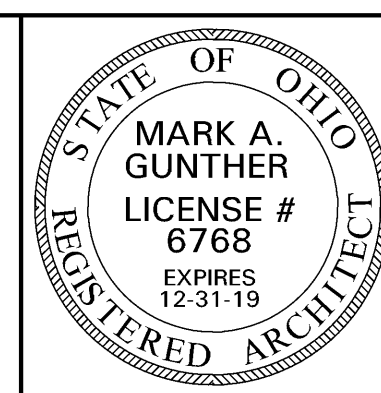
Staff continues to have concerns over the strong horizontal members of the garage doors and would strongly discourage them in lieu of bi-fold doors. The fact that this treatment is reversible, and all original fabric is being maintained staff finds acceptable and contributing to permitting the openable storefront to be considered.

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness 1107 Vine Street per plans submitted by Wichman Gunter Architects dated 6/19/2019 with the following conditions:
 - a. Staff encourages the applicant to consider and the Board approve the use of a bi-fold door system and this change would be approved at a staff level.
 - b. If garage doors are approved by the Board, applicant shall demonstrate to staff that the door to be approved has mullions that are as thin as possible.
 - c. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

2. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - a. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines and is the most appropriate alternative for opening the storefront.
 - b. A substantial amount of the original storefront fabric is remaining, including prismatic glass, cast iron storefront, sidelights and doors.
 - c. Other non-original storefronts along Vine Street and in the OTR Historic District have been removed and replaced with a similar garage door system.
 - d. The garage door treatment is easily reversible.



EQUIPMENT SCHEDULE

ITEM No.	Qty.	DESCRIPTION	DIMENSIONS	ELECTRIC	PLUMBING	ITEM No.	Qty.	DESCRIPTION	DIMENSIONS	ELECTRIC
P01	1	MANSFIELD ELONGATED TOILET, MOD. NO. 135-850				E11	2	42" U.C. WARDING DRAWERS		
P02	1	W/FLUSHBAR				E12	1	U.C. REFRIGERATED UNIT		
P03	1	PICK UP SINK				E13	1	COFFEE GRINDER		
P04	1	PICK SINK				E14	1	COFFEE BREWER		
P05	2	HAND SINK				E15	1	30" X 84" S.S. TABLE		
P06	1	3 TUB POT SINK								
P07	1	1/2 GAL. GAS FAHNS 200 SHOTS WITH 1/2 GAL. REFRIGERATOR								
E01	2	REACH-IN REFRIGERATOR								
E02	1	REACH-IN FREEZER								
E03	1	ICE MACHINE								

DOOR SCHEDULE

DOOR No.	DOOR SIZE	MATERIAL	FINISH	TYPE	FRAME MATERIAL	FINISH	HARD WARE	REMARKS
D00A	3'-0" x 7'-0"	SOLID WOOD	PAINT	SOLID WOOD	WOOD	PAINT	HAV-3	
D00B	3'-0" x 7'-0"	SOLID WOOD	PAINT	SOLID WOOD	WOOD	PAINT	HAV-3	
D00C	7'-6" x 8'-6"	ALUMI/GLASS	ANODIZED	SECTIONAL	PTL. TRACK	GRALY.	PER HANDLE	
D00D	7'-6" x 8'-6"	ALUMI/GLASS	ANODIZED	SECTIONAL	PTL. TRACK	GRALY.	PER HANDLE	
D00E	3'-0" x 7'-0"	WOOD/GLASS	PAINT	FULL LITE	WOOD	PAINT	HAV-3	
D01	3'-0" x 7'-0"	SOLID WOOD	PAINT	SOLID WOOD	WOOD	PAINT	HAV-2	
D02	3'-0" x 7'-0"	SOLID WOOD	PAINT	SOLID WOOD	WOOD	PAINT	HAV-2	

HARDWARE SCHEDULE

HAV-1: 1 1/2 per Hinges push/pull closer

HAV-2: 1 1/2 per Hinges lever privacy

HAV-3: 1 1/2 per Hinges lever lockset

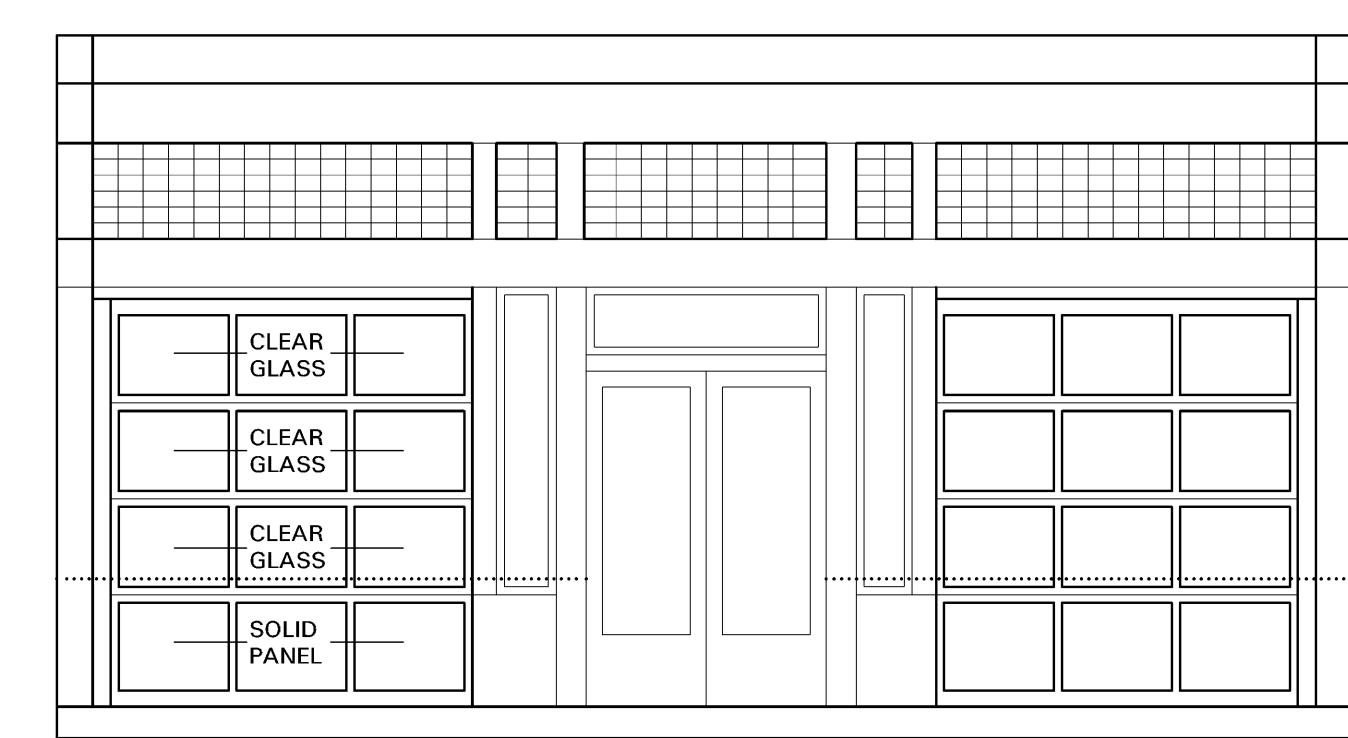
HAV-4: 1 1/2 per Hinges push hardware closer

ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM SIDE WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT

IF LOCKS CONTAIN DEAD BOLTS, ALL DEAD BOLTS SHALL AUTOMATICALLY RETRACT UPON ACTIVATION OF THE LEVER HANDLE WHEN PROCEEDING IN THE DIRECTION OF EGRESS.



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



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

- WALL TYPES**
- ROOM NUMBER
 - DOOR NUMBER
 - DETAIL REFERENCE
 - INTERIOR ELEVATION

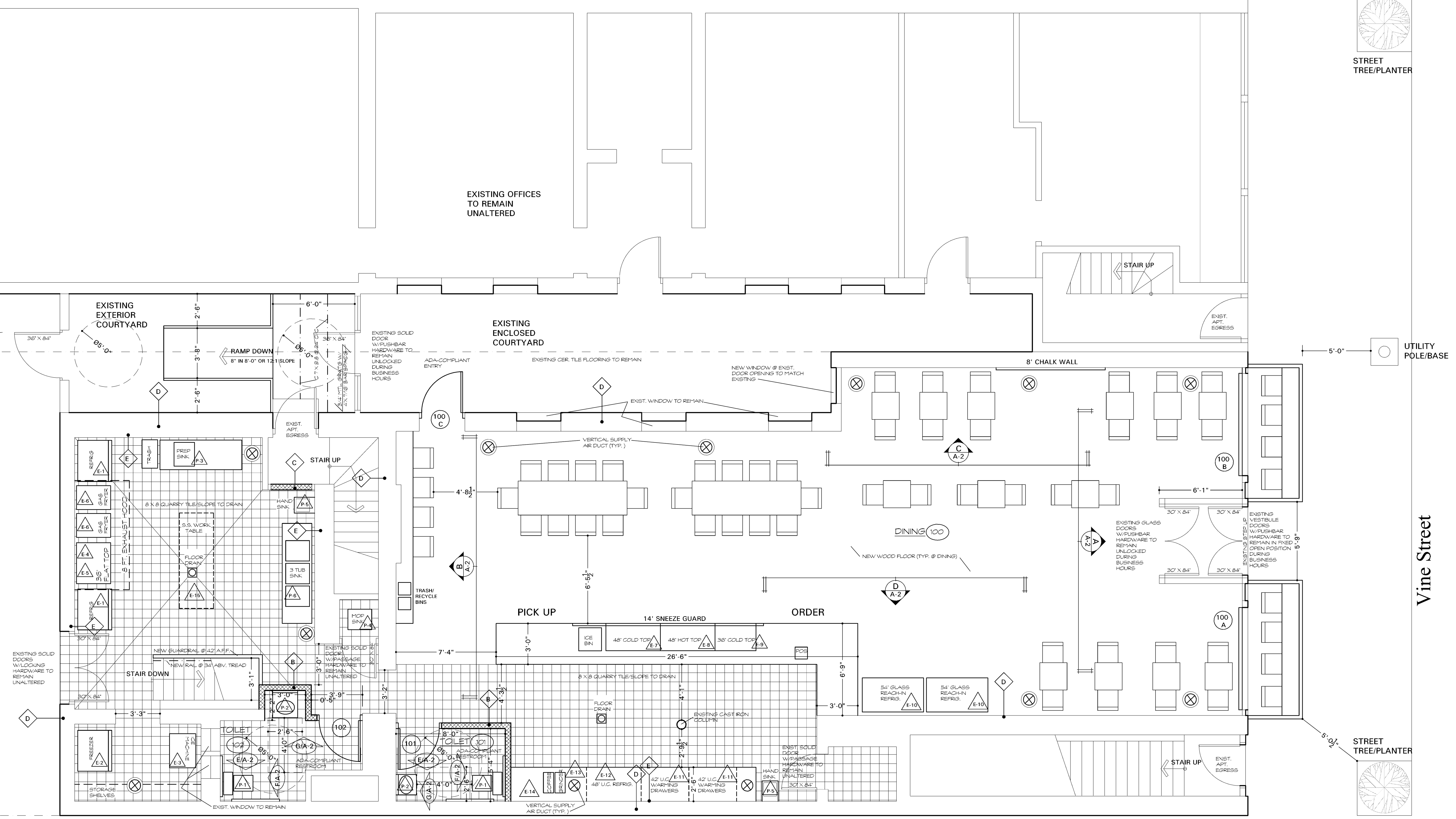
PLUMBING NOTES

- PLUMBING CONTRACTOR TO SECURE ALL NECESSARY FEES, PERMITS AND INSPECTIONS REQUIRED BY LOCAL CODES
- REVIEW FIXTURE TYPES, SIZES, COLORS, ETC. WITH OWNER & ARCHITECT PRIOR TO INSTALLATION
- PROVIDE ALL NECESSARY RISER DIAGRAMS & SINGS AS REQUIRED TO PERFORM THE WORK
- PROVIDE FLOOR DRAINS AT ALL UTILITY ROOMS TO PROVIDE INDIRECT SOURCE FOR CONDENSERS AND HOT WATER HEATERS
- CONTRACTOR TO INSTALL (AND PROVIDE UNLESS NOTED) THE FOLLOWING FIXTURES:

- MANSFIELD ELONGATED TOILET, MOD. NO. 135-850
- WALL-MTD. LAV. FAUCETS BY CONTRACTOR
- STAINLESS STEEL SINK BY CONTRACTOR
- MANSFIELD URINAL, MOD. NO.

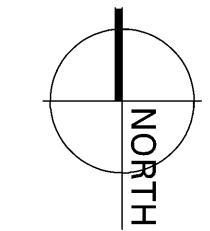
WALL TYPES

- 3 5/8" 20 GA. 1/2 STUDS @ 16" O.C. W/ (1) LAYER OF 1/2 DRYWALL EA. SIDE
- 3 5/8" 20 GA. 1/2 STUDS @ 16" O.C. W/ (1) LAYER OF 1/2 DRYWALL OR GIB. TUB. EA. SIDE AND SOUND ATTENUATION BLANKET IN WALL CAVITY.
- 3 5/8" 20 GA. 1/2 STUDS @ 16" O.C. W/ (2) LAYERS OF 5/8" F.G. DRYWALL EA. SIDE AND SOUND ATTENUATION BLANKET IN WALL CAVITY. 2 HR. WALL, U. L. 1 LAYS
- 8" THICK MASONRY WALL, 2 HR. RATING, U. L. RUBCS.
- 3 5/8" 20 GA. 1/2 STUDS @ 16" O.C. W/ (1) LAYER OF 1/2 DRYWALL OR GIB. TUB. EA. SIDE AND SOUND ATTENUATION BLANKET IN WALL CAVITY.



FIRST FLOOR PLAN 2190 NSF
SCALE: 1/4" = 1'-0"

55 INDOOR + 8 OUTDOOR SEATS = 63 TOTAL
(DINING 50, STAFF 5 = 55 INDOOR)



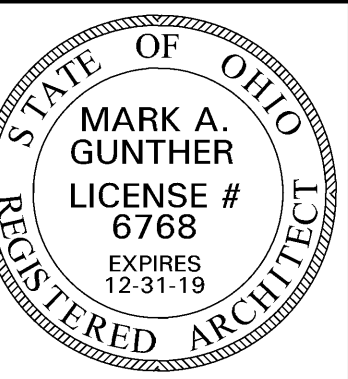
Vine Street

WICHMAN GUNTHER ARCHITECTS, INC.
810 PLUM STREET / CINCINNATI, OHIO 45202 / (513) 241-9933

Leasehold Improvements at
11109 Vine Street
Cincinnati, Ohio 45202
119-0400

A-1

Plot data
name: 1109001
date: May 03, 2019
issue: plan review



DATE

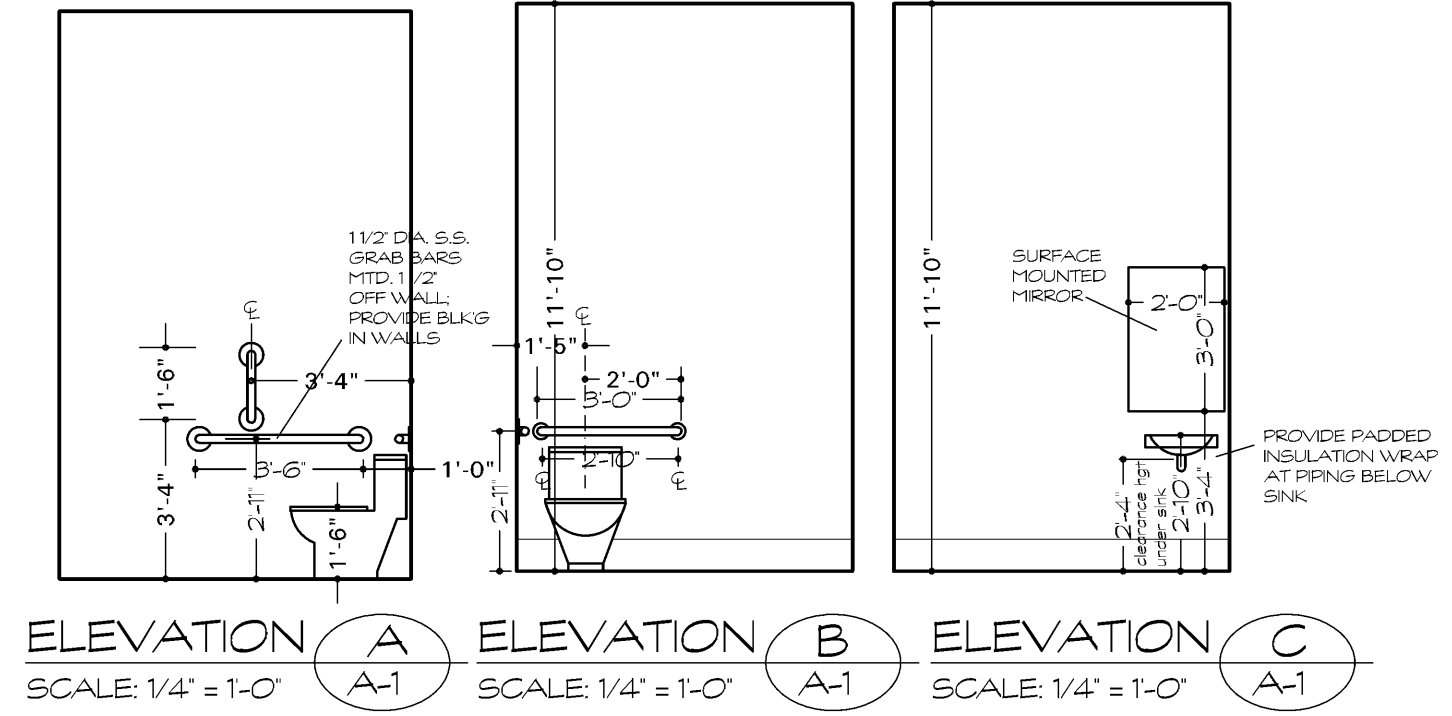
REVISION

WICHMAN ■ GUNTHER
ARCHITECTS, INC.
 810 PLUM STREET / CINCINNATI, OHIO 45202 / (513) 241-9933

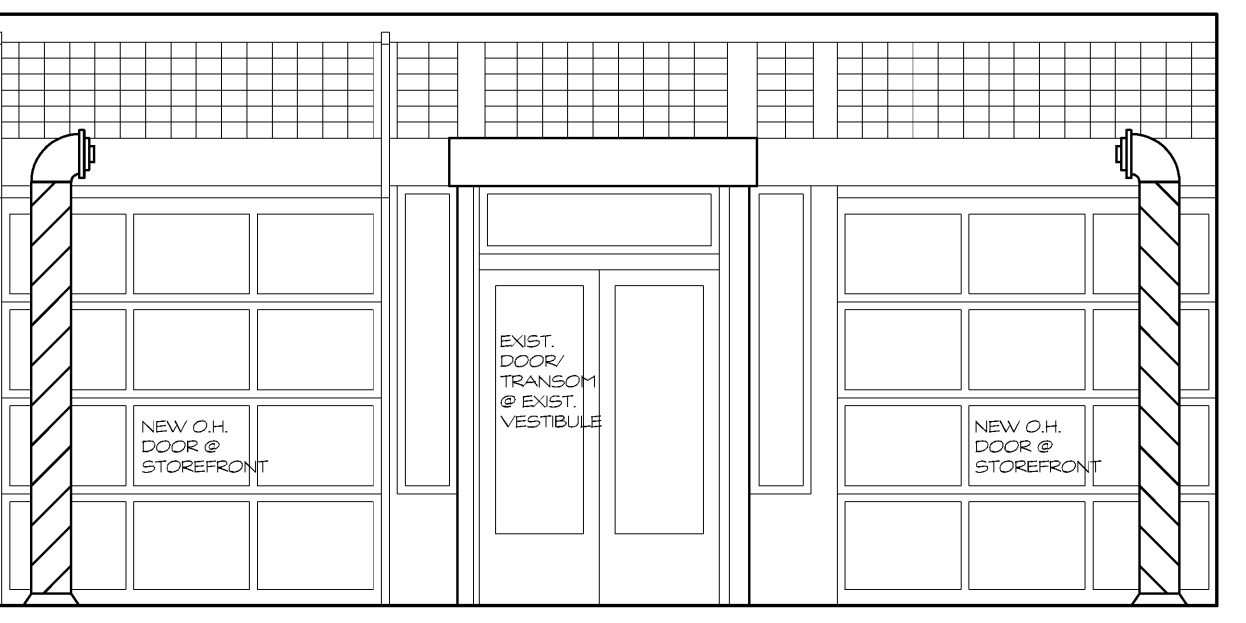
Leasehold Improvements at
 11109 Vine Street
 Cincinnati, Ohio 45202
 19-0400

A-2

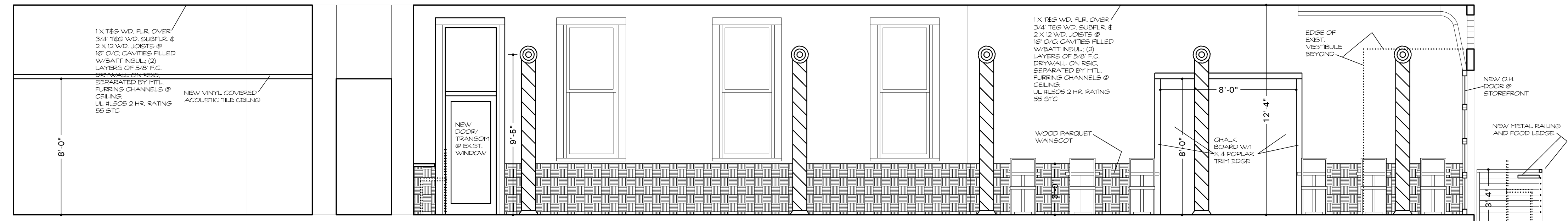
plot data
 name: 1109A02
 date: May 20, 2019
 issue: plan review



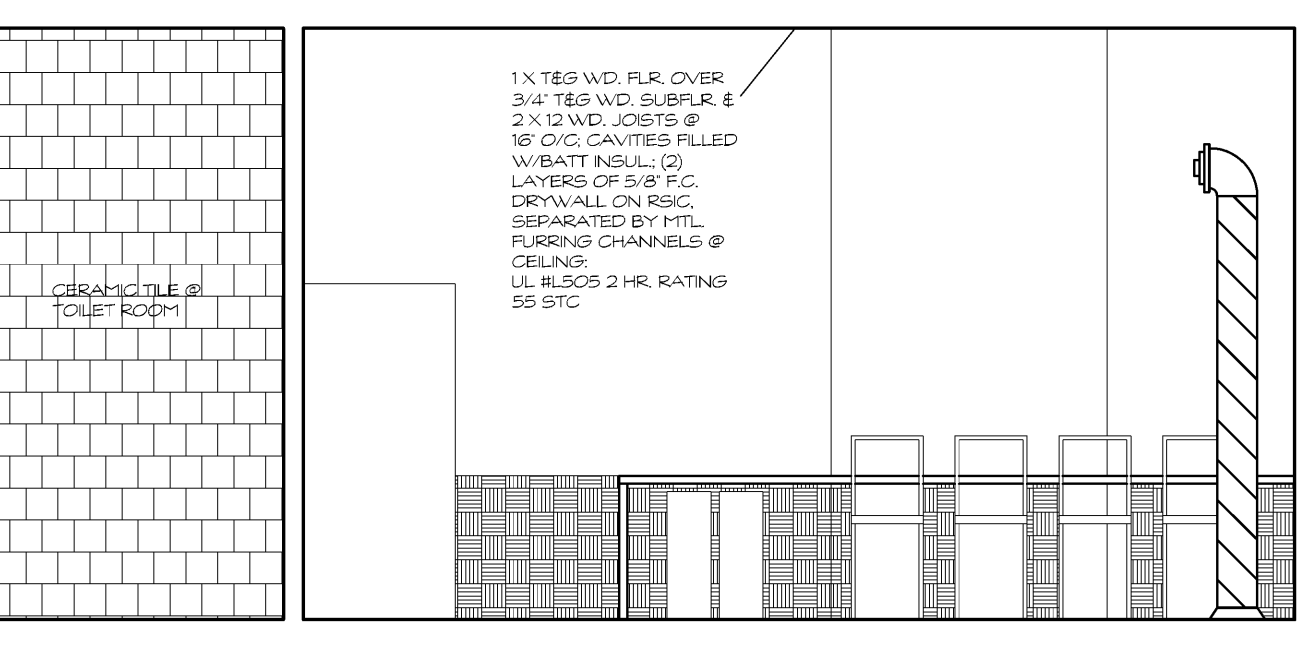
ELEVATION A-1 SCALE: 1/4" = 1'-0"
 ELEVATION B-1 SCALE: 1/4" = 1'-0"
 ELEVATION C-1 SCALE: 1/4" = 1'-0"



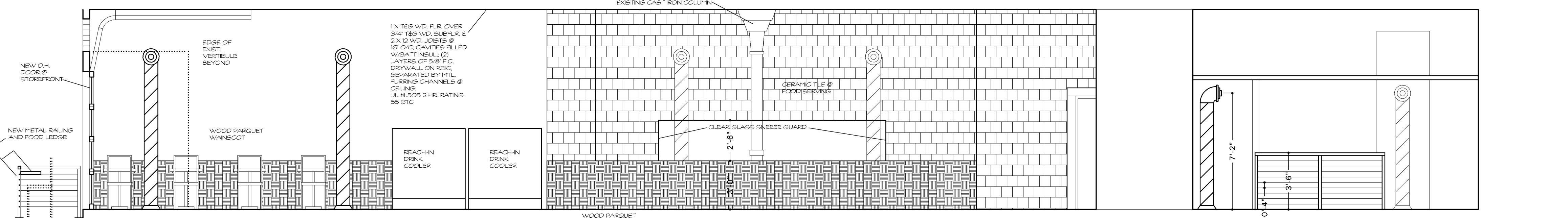
ELEVATION A-2 SCALE: 1/4" = 1'-0"



ELEVATION C-2 SCALE: 1/4" = 1'-0"



ELEVATION B-2 SCALE: 1/4" = 1'-0"



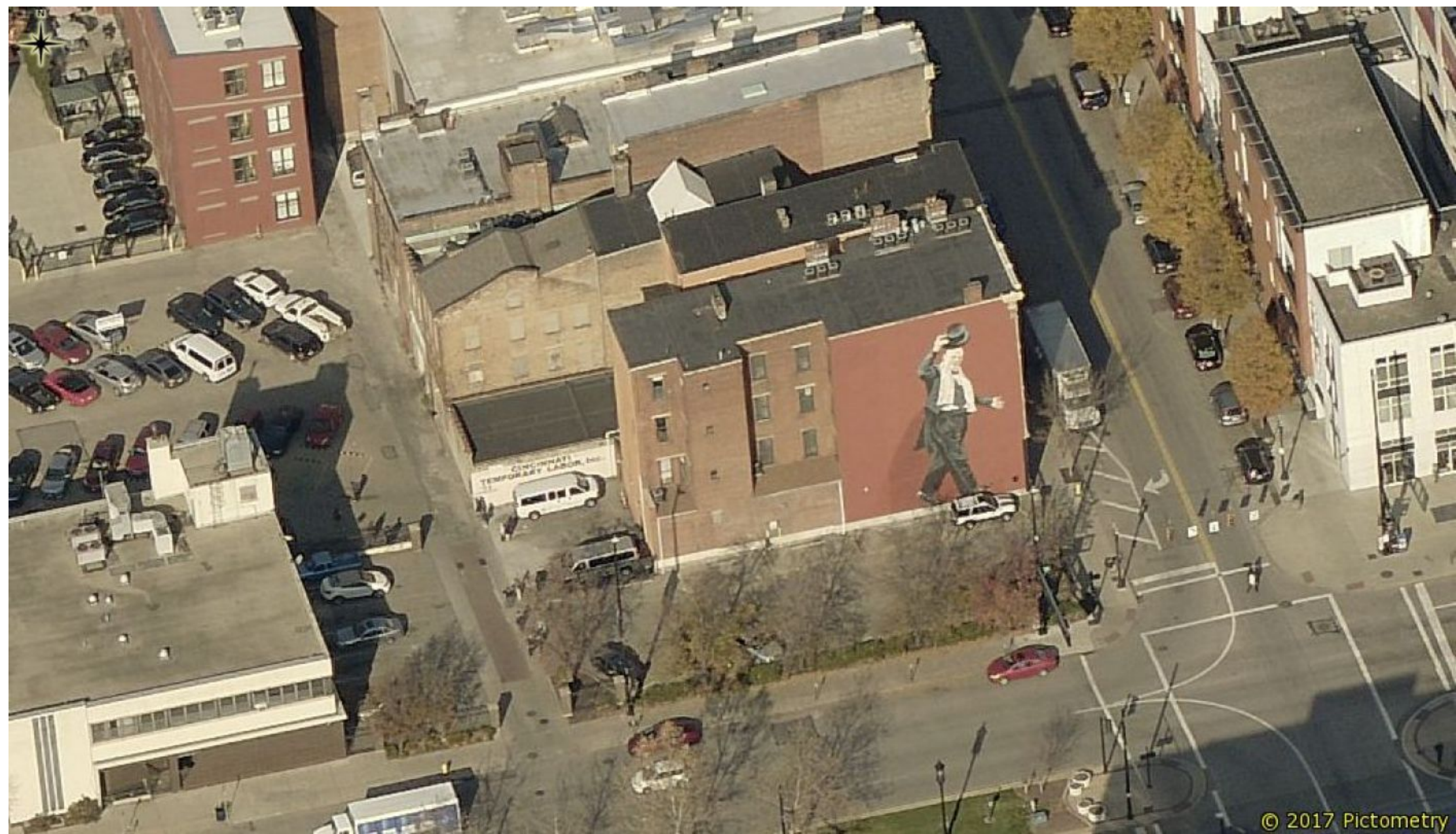
ELEVATION D-2 SCALE: 1/4" = 1'-0"

1109VineEast



© 2017 Pictometry

1109VineSouth



© 2017 Pictometry

11/29/2017

1109VineWest



© 2017 Pictometry

CLOPAY COMMERCIAL – MODELS 902, 903 architectural series



CONSTRUCTION
2 1/8"
THICKNESS

WARRANTY
5YR
LIMITED
CONSTRUCTION

*Model 903 with Insulated Glass and Bottom
Insulated Aluminum Panel, Powder-Coated Frame*

ALUMINUM FULL-VIEW DOORS

Clopay Aluminum Full-View doors offer designers the flexibility to let varying degrees of light in while complementing the surrounding structure. A wide selection of standard and custom glazing types make a bold statement in retail and store environments.

- 2-1/8" (54 mm) thick construction, 6063-T5 extruded aluminum alloy with integral reinforcing fin for maximum durability.
- Exclusive, capped rail construction helps seal out the elements and adds to door durability.
- Tongue-and-groove meeting rail.
- Available in a wide variety of powder-coated and anodized finish colors.
- Many glazing options available, including thermal glass, Low-E glass and polycarbonate panels in various colors.
- Model 902 features 44" (1.1 m) on center panel spacing with limited glazing options. Model 903 is fully customizable and features equal panel spacing.

clopaycommercial.com



Integral reinforcing fin adds durability and strength.

OPTIONS

GLASS/PANEL OPTIONS



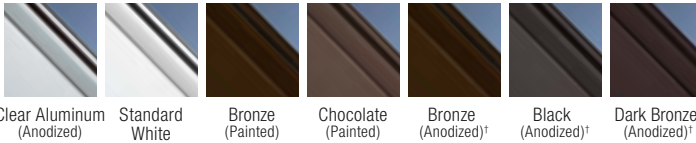
CUSTOM POWDER COAT

Powder coat available in a variety of finishes, colors as well as custom formulations to complement your building design.

GLASS/PANEL OPTIONS



FRAME/SOLID PANEL COLOR OPTIONS



* Mirrored and laminate not available in 1/2".
† Additional cost and lead time may apply.

Glass thickness available in 1/8", 1/4" and 1/2". Low-E available on insulated glass. Tri-wall polycarbonate thickness available in 1/2". Panels can be aluminum to match the aluminum frame. Glass/acrylic panels may be combined with aluminum panels. Due to the anodizing process, slight color variation may occur. Custom powder coat, Color Blast® and anodized finish available. The use of "Bronze (Painted)" is recommended for a more consistent bronze finish color.

Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit clopaydoor.com/acrylic for complete details. See your Clopay Dealer for details.

FEATURES

STANDARD HARDWARE

- TPE astragal in aluminum retainer
- Commercial 10-ball steel rollers (nylon tires available)
- Steel step plate and lift handle
- Galvanized steel end stiles
- Inside slide lock for increased security
- 2" (50.8 mm) or 3" (76.2 mm) track
- 10,000 cycle springs
- Galvanized aircraft cable with minimum 7:1 safety factor
- Variety of track configurations to meet building specifications

MATERIALS AND CONSTRUCTION

Panel Thickness	2-1/8" (54 mm)
Exterior Surface	6062-T5 extruded aluminum alloy with integral reinforcing fin
Max Width	24'2" (7.4 m)
Max Height	20' (6.1 m)
Exterior Colors	Standard White, Bronze and Chocolate Painted. Clear, Bronze, Black and Dark Bronze Anodized. Custom paint available.
Limited Warranties*	5-year limited finish warranty 1-year hardware warranty

*For full warranty details see the 902, 903 official warranty document, posted on www.clopaydoor.com. For special sizes, applications and options, consult Commercial Information Assistance (CIA) at 1-800-526-4301.



For more information on these and other Clopay products, call 1-800-526-4301 or visit clopaycommercial.com



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HEAVY-DUTY HARDWARE (where not standard)

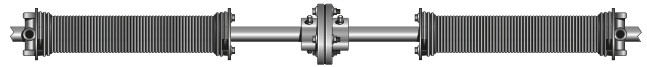


Double-end hinge

3" Track

High performance hardware features 10 gauge end hinges, heavy-duty top bracket and 3" sealed roller with 5/8" stem.

HIGH CYCLE SPRINGS



25,000, 50,000 or 100,000 cycle springs available.

MULLIONS



Carry-away, roll-away or swing-up mullions are available on select sizes.

EXHAUST PORT



Can be cut into any type of sectional door. Available in select sizes.



WindCode® reinforcement available up to W1 design pressure (DP) 14 PSF, depending on size. Doors tested 50% greater than DP.



Upgrade your standard door with industrial-grade components.

DISTRIBUTED BY:



CMDC-903-11_REV1018

WICHMAN GUNTHER
ARCHITECTS

June 19, 2019

Ms. Beth Johnson, Urban Conservator
City of Cincinnati

Re: COA Application for 1107 Vine Street

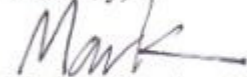
Dear Beth,

Enclosed please find the above-referenced application for this property. It is the rehabilitation of the storefront commercial space in a circa 1875 four story brick Italianate multi-family structure within the OTR Historic District. Most existing components of the existing storefront façade will be retained; cast iron columns, stone entablature and leaded glass transom windows. The new business at this location will be a restaurant and wishes to continue the grade level vibrancy that the neighboring food and beverage establishments have created along this stretch of Vine. To that end, the design proposes to replace the fixed glass storefront windows and ceramic tile base with new operable, sectional doors. The doors are clear glass upper lites and solid panel bottom lite to approximate the glass/solid base they are replacing; frames are dark bronze.

With this submittal today, I understand we will be part of the August 5th Board agenda.

Please let me know what additional info I can provide.

Sincerely,



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



July 29, 2019

Cincinnati Historic Conservation Board
City of Cincinnati Department of Buildings and Inspections
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

Re: 1107-1109 Vine Street storefront alteration

Dear Board Members:

I would like to voice my opposition to the proposal to install roll-up garage doors in the existing historic storefront at 1107-1109 Vine Street in the Over-the-Rhine Historic District. Although the doors and transoms would remain in place, this proposed alteration would introduce an industrial-style element not compatible with the building's character. This would not be as much of a concern if the building were nondescript, industrial or highly altered.

Thank you for all you do to preserve historic Cincinnati.

Sincerely,

A handwritten signature in blue ink that reads "Margo Warminski". The signature is written in a cursive, flowing style.

Margo Warminski
Preservation Director