

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

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APPLICATION #: COA2018040; ZH20180132  
APPLICANT: Platte Architecture and Design  
OWNER: Over-the-Rhine Community Housing  
ADDRESS: **1623 Race Street**  
PARCELS: 094-0008-0057  
ZONING: RM 1.2/Historic District Overlay  
OVERLAYS: Over-the-Rhine  
COMMUNITY: Over-the-Rhine  
REPORT DATE: July 27, 2018  
PRE HEARING: July 18, 2018  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) to demolish a one story rear non-contributing CMU garage and a dimensional variance for an 8 foot rear fence.

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

1. **Section 1421-33– Dimensional Variance** – Proposed 2 ft. variance from the 6 foot maximum fence height in a rear yard. Proposed 8 foot fence.

### **Existing Conditions:**

The project location is 1623 Race Street. The main building is a three-story masonry mixed use building and is a contributing building to the Over-the-Rhine Historic District. The building is mid-block and is adjacent to an alley. The building has a one story CMU garage addition on the rear.



Figure 1: Map of 1623 Race Street. Map provided by Cagis Maps.



Figure 2: 1623 Race Street The addition is outlined in red.

**Proposed Conditions:**

The proposal is to demolish the one story CMU addition at the rear and add an 8 foot solid wood plank fence in the rear.

**Previous Reviews:** NA

**Applicable Zoning Code Sections:**

Zoning District: Section 1405 Residential Districts  
Variance Request: Section 1421-33 Fence Height  
Variance Authority: Section 1445  
HCB authority: Section 1435-05-4  
Overlays: Over the Rhine Historic District  
Historic Landmark/Reg: Over-the-Rhine Historic District  
COA Standard: Section 1435-09-2 Certificate of Appropriateness; Standard of Review

**Zoning Review**

The building is currently vacant and will be rehabilitated. Any zoning relief at that time for the rehabilitation will go through the proper reviews and approval.

The fence is being proposed due to security concerns raised by adjacent property owners. With the garage being demolished, adjacent properties would become accessible. The proposed fence of 8 feet will deter access to these lots.

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

- a. **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.  
*The underlying zoning is RM 1.2. The proposed use of the subject property conforms to the underlying zone district. The proposal does not conform to the fence regulations as the fence is 8 feet tall in the rear rather than 6 feet tall.*
- b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.  
*The proposed work conforms to the guidelines for the district.*
- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.  
*This project conforms to the Over the Rhine Comprehensive Plan.*
- d. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.  
*This is not applicable*
- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.  
*This is not applicable*

- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.  
*This is not applicable.*
- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.  
*This is not applicable.*
- h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.  
*The proposed work will not have an adverse impact on the neighborhood and will be improving the lot by removal of a dilapidated addition in preparation for building rehabilitation. A new rear wood privacy fence is compatible to the neighborhood.*
- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.  
*There are no proposed amendments under consideration that would impact this proposed project.*
- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.  
*There are no adverse impacts anticipated. Neighboring land and buildings will not be adversely impacted by the proposed fence but will rather be protected by the addition of the fence.*
- k. **Blight.** The elimination or avoidance of blight.  
*This is not applicable.*
- l. **Economic Benefits.** The promotion of the Cincinnati economy.  
*The improvement will provide security and visual improvements to the property.*
- m. **Job Creation.** The creation of jobs both permanently and during construction.  
*The proposed project may have a minor job creation effect during construction.*
- n. **Tax Valuation.** Any increase in the real property tax duplicate.  
*This is not applicable.*
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.  
*The owner has an economic benefit to the proposed establishment.*
- p. **Public Benefits.** The public peace, health, safety or general welfare.  
*There is no measurable detriment to public peace, health, safety or welfare as a result of this proposed project.*

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

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

*The granting of the variance for the fence will provide added security to the property and surrounding properties until the principal building can be rehabilitated.*

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

*The denial would not deprive the owner of economically viable use, but the height variance for the fence is minimal and as the fence will be in-between two existing buildings (Principal building and new garage on the adjacent property) it is helping to provide better security at a and surrounding properties.*

#### **Staff comments on the Specific Guidelines for Demolition of Buildings:**

The proposed demolition is for a concrete block garage addition that is on the rear of the building. This addition is not contributing to the property and while it is 50 years old, as evidenced by the Sanborn maps provided by the applicant, as well as construction methods and materials, it is not original to the building. The demolition is on the rear and will not be visible from Race Street. The building is in poor condition and does not contribute to the historic or architectural value of the property. Condition 4 is deemed applicable and appropriate.

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. Urban Conservation staff has visited the site and confirmed the condition that the garage is in poor condition.*
- (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 a contributing state to the historic district and is in disrepair.*

**Other Considerations:**

**Prehearing Results:** The applicants and owner were present.

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

**Consistency with *Plan Cincinnati (2012)*:** N/A

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**A. ZONING VARIANCE DIMENSIONAL VARIANCE**

1. Section 1421-33- **APPROVE a Dimensional Variance** of 2 feet to allow for a 8 foot wood fence per plans submitted by Platte Architecture and Design dated July 18, 2018 and subject to the following condition:
  - (a) A building permit for the fence shall be required as prescribed by the Building Code.
2. **FINDING:** The Board makes this determination that per Section 1435-05-4:
  - (a) Such relief from literal implication of the Zoning Code will not be materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located; and
  - (b) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district.

**B. CERTIFICATE OF APPROPRIATENESS:**

1. **APPROVE** a Certificate of Appropriateness for demolition of the rear 1 story CMU addition of 1623 Race Street based on the credible evidence provided by applicant and Platte Architecture and Design in their submission dated June 22, 2018 and subject to the following condition:
  - (a) The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

2. **FINDING:** The Board makes this determination per Section 1435-09-2:
  - (a) That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
  - (b) That the Over-the-Rhine Historic Conservation Guidelines allow for the demolition of non-contributing additions when the demolition will not adversely affect the character of the streetscape or of the historic district.
  - (c) That the demolition of the property will not adversely affect the character of the streetscape or of the historic district.



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

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

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

Name: Luke Field  
 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

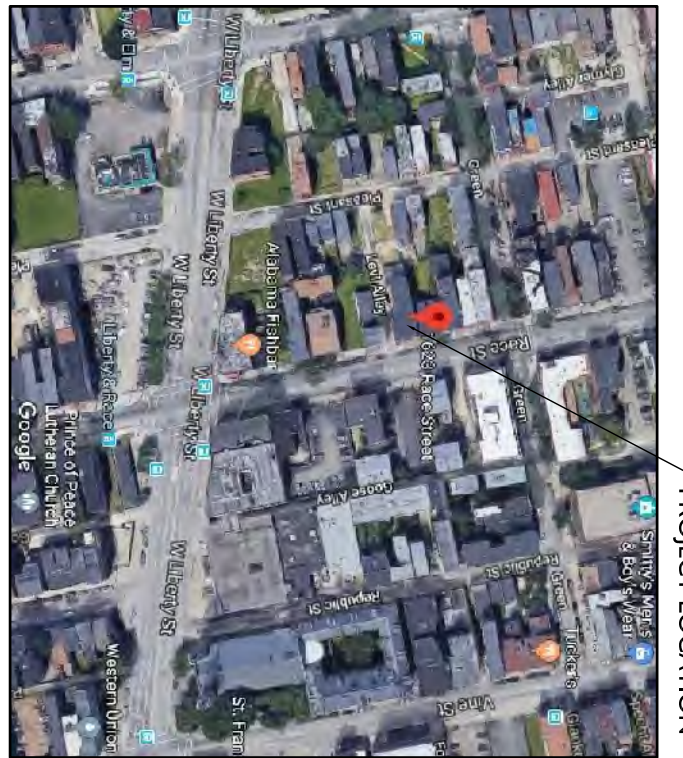
Provide a very brief summary of the zoning relief requested:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### 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: \_\_\_\_\_



PROJECT LOCATION

AI  
 DEMOLITION FOR:  
**1623 RACE STREET  
 REAR GARAGE**  
 6.22.2018

**PLATTE**  
 architecture + design  
 202 W. ELDER ST. SUITE 400 CINCINNATI, OH 45202  
 WWW.PLATTEDESIGN.COM T: 513.671.1850 | F: 513.671.1829

# PLATTE

architecture + design

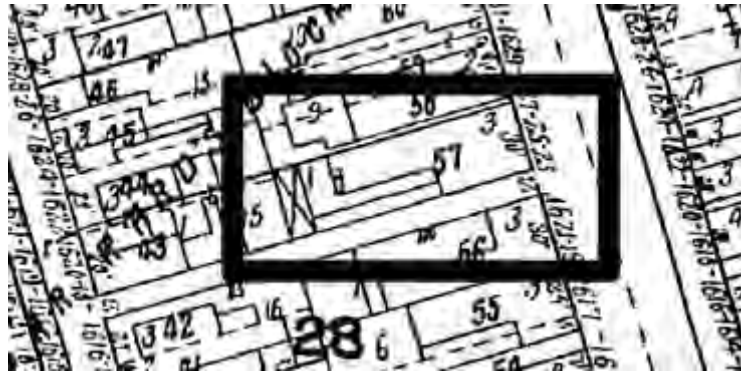
202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202  
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

June 22, 2018

Re: **1623 Race Street – rear garage addition**

Dear Historic Conservation Board:

We are apply for a COA to remove a small 1-story garage addition at the rear of 1623 Race street. Based on photographs, Sanborn maps, and construction type, it is clear that this structure is not original to the neighborhood. It is a CMU and steel building, that clearly abuts the original building construction. It does not appear on the 1922 Sanborn maps (a smaller 1-story structure was in its place). It does appear on later Sanborn maps – however, due to it's scale and construction, we do not feel that the building is contributing to the character of the neighborhood. It is in a deteriorated shape, and does not appear to have solid foundation. We believe that the building should be removed. In it's place, this portion of the site will remain open to facilitate the future redevelopment of the primary historic building. (Current plan for this spot is to install a fence and concrete slab that can be used as outdoor space by the future tenants).



1922 map



Most recent sanborn:

Thank you for your time. We look forward to presenting our case to the board.

Sincerely,  
Luke Field, Project Architect  
513-871-1850

**Demolition Case:**

We believe this garage addition is non contributing, as it was not original to the primary historic building. Per the Sanborn research indicated in our cover letter, it was clear the structure was built after 1922. Furthermore, the materials used are clearly more modern than the typical brick and wood found throughout the neighborhood from the late 1800 structures.

Given the location of the structure (on the rear of the site, abutting a minor alley), we do not feel the building is prominent. Its demolition will not affect the primary streetscape along Race street. Furthermore, sites in Over the Rhine typically have some open space towards the rear of the buildings. Removal of this structure would create such a space.

Finally, this structure is currently awkwardly abutting the primary historic building, and clearly was constructed as an afterthought. We again do not feel that it is contributing.

**Statement of Plans:**

After the removal of the structure, we plan to pour a new concrete slab and surround this portion of the site with a 6' tall metal fence. The specific details of each will be provided as part of the overall building renovation. This will provide the future tenants of the building with some outdoor amenities, as well as potentially providing an area for trash and recycling collection.

**Expert Witness List:**

Luke Field – PLATTE architecture & design  
Eric Blyth – PLATTE architecture & design  
Tyler Zurick – 3CDC

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

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APPLICATION #: COA2018039/ZH20180121  
APPLICANT: City Studios Architecture  
OWNER: OTR Holdings  
ADDRESS: **310-316 Main Street**  
PARCELS: 083-0003-0005; 0007; 0008  
ZONING: DD  
OVERLAYS: Third and Main Street Historic District  
COMMUNITY: Downtown  
REPORT DATE: July 27, 2018  
HEARING DATE: July 18, 2018  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### Nature of the Request

The applicant is proposing to demolish a rear portion of the buildings and build a new addition on the rear to accommodate a hotel use in a newly constructed addition. The front 25 feet and facades will be preserved and consolidated into one building. New signage and canopies are being proposed and will require zoning relief.

### Details of Zoning Relief Required:

The applicant requires the following Zoning Relief:

1. 1411-39 (b)(3) Maximum Height of projecting signs is 8 feet. **A variance of 8'7" feet is required.**
2. 1411-39 (c)(5) Awning signs may not exceed 12 square feet of total surface area and letters may not exceed 12 inches in height. **A variance of 68 square feet for the sign total and of 14 inches for the height of the letters is required.**
3. 1411-39 (c) Wall Signs and projecting signs are to be street level/fronting. **A location variance is required for the sides of the awning on Main Street and for all sides of the awning on Hammond Alley (north) and for the projecting sign on Hammond Alley.**
4. 1411-39 (c)(3) Maximum Display Area: 1-square foot for each one-foot of business frontage on the street to be faced by the sign. **A 100 ft. dimensional variance is required for awning fronting Hammond Alley (north)**

### Existing Conditions

The proposal is three different buildings within the Third and Main Street Historic District. The historic district is a block long historic district which these comprise up half of the block. All three buildings are four stories mixed used buildings with a commercial

storefront. 312 and 316 Main Street have had an unsympathetic storefront change while 308 Main Street retains the original storefront configuration.

**Proposed Conditions**

The applicant is proposing on the interior to combine all buildings into one building. This will be accomplished by removing rear additions and demolishing a portion of the rear of the building. The proposal will retain the first 25 feet of the building and the north bearing wall along Hammond Alley. A new 6 story building will be built behind the original 25 feet of the building. This new building will have a cast stone base on the first floor and an EFIS façade with a two toned panel system that has a slight texture. Along the alley paired window openings will be punched over the façade. The Main hotel entrance will be along the side on Hammond Alley and will employ a canopy system. A steel canopy will also be designed for the front over the middle building storefront. A new storefront system that is more sympathetic to the historic architecture as well as the slope of the sidewalk will be installed.



Figure 1: 308-316 Main Street. Map from CAGIS Maps.



Figure 310-316 Main Street. Image courtesy of applicant

**Previous Reviews:** NA

**Applicable Zoning Code Sections:**

Zoning District:	<a href="#">Section 1411</a>	DD
Variance Request:	Section 1411	Signage- Downtown District
Variance authority:	Section 1445	
HCB authority:	<a href="#">Section 1435-05-4</a>	
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	<a href="#">Third and Main Street</a>	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Review**

The applicant requires Zoning Relief for the proposed signage, which exceeds the maximum allowances and location signs in the DD District. The proposed signage exceeds the allowances for canopies on the front and places signage on the north side of the building which fronts an alley. All other zoning requirements of the DD district are met, including parking, which for the proposed project is not required to be owned for this conversion of an existing structure and that the proposed use is not listed as requiring parking in the DD district.

## 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*

While the proposed signs exceed the allowable letter height and signage size for canopies in the district on both the north façade and the west facade, the overall canopies shape and size are appropriate to the scale of the building. The projecting sign also is on the side of the building and exceeds the size limitations for projecting signs. A larger sign at this location on the corner is needed for vehicular wayfinding towards the main entrance on the north side of the building. The Main Street façade cannot serve as the primary entrance because of the location of the streetcar at the curblin. The location of signage on the north side, while on a façade that does not front on a street, is appropriate as this alley is wider than a typical alley and will be acting as the main entrance to the building and present itself as if on a street facade. As a long façade, the proposed signage does not overwhelm the façade.

- (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 variances would not deprive the property of all economically viable uses; however, the signage proposed does help to promote the business and utilization of a challenging historic rehabilitation of the property. Without effective signage, the business is unlikely to be easily identified and frequented by passersby.

## 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 DD. 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 historic 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.

*The signs will not negatively affect traffic. The projection of the sign will allow vehicular guests to easily understand to enter from the side of the building and not impede the path of the streetcar.*

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

*The proposed work will not have an adverse impact on the neighborhood. Projecting signs and canopy signs are permitted in this district, though not at the location or size proposed. The sign, however, fits with the scale of the building.*

*While the canopy signs will be much larger than is permitted on a canopy, the applicants are not proposing any wall signs. If a wall sign was permitted it would be permitted to be 75 feet. The canopy sign is 80 feet, which is only slightly above the amount for a wall sign. This size also includes the signage from all three sides of the canopy. If precluding wall signage, as it is challenging to protect the historic integrity of the building, the larger canopy signage appears to be a suitable compromise.*

*The signage on the north face is technically on an alley and not on a street frontage. No signs are permitted on non-street fronting facades. However, this alley way is acting as the major access point for the hotel, so signs are necessary to identify the location of the entrance. The façade is 182 feet long and the proposed canopy sign is 100 sf of signage on all three sides. If this façade were on a street, the amount of signage would be within its frontage.*

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

A COA is required for the proposed signage, changes to the façade, and demolition of a portion of the building and construction of a 6 story addition.

### **Comments on Applicable Guidelines**

The proposed signage substantially conforms to the Third & Main Street Historic Conservation Guidelines.

### **Applicable Guidelines**

#### **PRIMARY FEATURES SUBJECT TO REVIEW**

All exterior changes will be reviewed, however, the focus of the review will be on significant features on primary elevations.

- 208-210 E. Third - South elevation
- 300-302 Main - South and west elevations
- 304-306 Main - West elevation
- 308-310 Main - West elevation
- 312-314 Main - West elevation
- 316-318 Main - West elevation

*The facades of 310-316 Main Street are being preserved and restored. The unsympathetic storefronts at 312 and 316 Main Street are being removed and more appropriate storefronts that address the change in grade between the three buildings as well as reintroduce large storefront glass systems will be installed.*

## DEMOLITION

Demolition is proposed for a non-significant portion of a building, and the demolition will not adversely affect the historic character of those parts of the building determined by the HCB to be significant.

*The proposal for demolition of the rear additions and the building except for 25 feet of the original building and the north wall, while not ideal, is an acceptable compromise for redevelopment of these buildings. As the main focus and intent of the guidelines is the preservation of the front facades of these buildings and façade-ectomy (retention of a façade with a new building behind it) is not a best practice due to structural integrity concerns during construction as well as the maintenance of integrity of the north corner, staff finds that the proposal is acceptable and within the intention of the Third and Main Street Historic District.*

*Demolition of a major portion of the building should only be considered under certain circumstances. Two of the three buildings are already combined on the first floor and for the proposal to work, trying to combine the floor plates into one would not be able to work well as the floor levels are not at the same height in each building. While an economic hardship case has not been claimed, creating a hotel over three buildings with different floor plates would be a difficult challenge. The current owners have had the building since 2015. Other projects have been proposed for these buildings, but nothing has been able to move forward. If the proposal were to keep all four walls intact, we would not be able to comment or review the interior alterations in such that all interior floors would be able to be removed and rebuilt. The proposal is keeping 3 of the four external walls (North wall, west wall, south wall and rebuilding the interior. The rear wall is not retained as the new building built behind the existing buildings footprint is connected at this location. If the rear wall was retained, it would be completely obscured by the new building.*

## ADDITIONS AND ALTERATIONS

New construction and alterations should fit the character of the original building.

- A. Additions should not detract from the original building.
- B. Additions and alterations should be consistent with "new materials" guidelines above.

*The New Addition, while visible from the street and taller than the original building, is set back from the front of the building and with the north wall being retained, the new material will only be visible in a few spots while on Main Street. The placement of the new building will not detract from the original building as it*

*will not be highly visible. The sight line studies that the applicants have provided on pages 14-16 show the visibility of the new addition from various points on Main Street.*

*Also as the guidelines above have limited guidance on the proposed changes, the applicants have referenced the National Park Service Interpreting the Standards Bulletins in regards to both the addition of openings on the north façade along Hammond Alley in the original brick walls well as roof top additions and exterior additions.*

- *New Openings on Secondary Walls are generally appropriate when they are not cut into the first bay and that the window sizes and scale are similar to existing windows on the building. (page 18).*
  - *The proposal sets the windows back after the first bay and the windows, while shorter than the windows on the front, are taller than they are wide.*
- *Rooftop Additions are generally appropriate according to the NPS ITS, when they are not highly visible from the street, are set back at least one bay from the street and are on buildings that are not less than 3 stories tall. Generally only a one story addition is appropriate. (Page 19)*
  - *With the exception of the one story addition, the proposal fits within these guidelines. While the building does go up to 6 stories it is only about 1 ½ stories above the existing roofline as the 5<sup>th</sup> story is set below the existing roof line of the building. There are minimal penthouses and roof accesses on the 7<sup>th</sup> floor but these are set back approximately 40 feet from the front façade. While the guidelines state one story, staff does feel that in the rear it would be more appropriate to have more screening of the mechanicals and an enclosure should be constructed to obstruct views to the mechanicals. This enclosure won't be visible from Main Street, but will obscure the mechanicals from surround buildings and view sheds from the Riverfront area.*
- *Additions are generally appropriate when they preserve significant historic materials, features and forms, are compatible and are differentiated from the main building. (Page 20)*
  - *Staff believes the proposed design accomplished all of the above. As the intent of the guidelines is the preservation of the significant Main Street facades, the proposal is accomplishing the retention of the significant materials, features and forms. The massing and placement and use of punched opening in a regular rhythm across the north façade reflect the historic pattern of punched openings. Historically secondary facades were not highly detailed, and the proposal follows this design as well. The use of a different material on the addition also differentiates the addition from the original. While EFIS is not a masonry building material, the proposed EFIS has a slight texture similar to a slight texture that is seen on a brick. The color use of grays also will help the building fall to the background and blend in with the*

*gray of the adjacent buildings to the north.*

## NEW MATERIALS

Where no original materials remain and there is no evidence on the building or in documentation of what the original looked like, new material should be designed to fit the general character of the original building.

- A. New material should be compatible with the building in color, texture, detailing, placement, size and shape.
- B. New features should respect the existing proportions and design patterns of the building.

*While staff had some reservations about the use of EFIS in the historic district, the samples that the applicants provided that will be used have a slight texture that will be reflective of a slight texture that is seen in brick. The applicants have also proposed the use of a stone cladding at the base/pedestrian level. As the alley is not as wide as a street, the main traffic in the alley, both pedestrian and vehicular will experience the stone base rather than the EFIS. This stone base carries the masonry from the original building into the new addition and provides a higher quality material at the pedestrian scale.*

## SIGNS

The guidelines do not have any specific references to signs as an element and staff looks towards the Secretary of the Interiors Standards where it states “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

*The proposed signage substantially meets these guidelines in that the signs and canopy is compatible with the building but is contemporary in nature to show that it is not a historic feature. The signs and canopy are appropriately placed and sized for the building and use. While the secondary façade would not have historically had a canopy, the use of the secondary façade as the main entrance required an identification element to direct patrons to an entrance. The canopy is placed away from the corner as to not detract from the historic portion of the building.*

## **Other Considerations:**

**Prehearing Results:** A prehearing was held on July 18, 2018

**Comments Provided to Staff:** Staff has received comments about the proposal from the Department of Transportation Engineering. While the comments do not discuss the merits of the design in regards to the design, the issues and concerns presented to reflect the proposed demolition and new construction. Staff wants to make sure the

comments are reflected in the official record and are considered as conditions on the approval for new construction.

DOTE Conditions for Historic Conservation Board approval:

1. DOTE generally approves the proposed concept for final operations and construction operations of the boutique hotel utilizing Hammond Street for vehicular access. However, to improve vehicular travel, DOTE will require Hammond Street be converted to one-way east bound only travel. Along with the construction of a bump in for valet and loading areas. Developer responsible for all work; including modifications of existing infrastructure.
2. Existing access easements with adjacent property owner will require amendments or modifications to allow one-way travel. The proposed development will also require an access easement for usage if the property remains a private (City owned) parcel.
3. DOTE Right of Way permits will be required for all work on Hammond Street and Hammond Alley.

**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 1411-39(3) – **APPROVE a Dimensional Variance** of 8’7” for a projecting sign of 16’7” feet in height, in excess of the 8-foot limit per plans submitted by City Studios dated 7/24/2018, with the following condition
  - a.
2. Section 1411-39(c)(5) – **APPROVE a Dimensional Variance** of 68 square feet for size and 12 inches for letter height for a canopy sign along Main Street per plans submitted by City Studios dated 7/24/2018 with the following condition:
  - a. A Revocable Street Privilege will be required for the canopy.
  - b. No other wall signs will be proposed for the façade.
3. Section 1411-39(c) – **APPROVE a Locational Variance** to allow a canopy with signage and a Projecting Sign along Hammond Alley per plans submitted by City Studios dated 7/24/2018 with the following condition.
  - a. A Revocable Street Privilege will be required for the Projecting Sign.
4. Section 1411-39(c)(3) – **APPROVE a Dimensional Variance** of 100 square feet for the awning sign along Hammond Alley per plans submitted by City Studios dated 7/24/2018.

- B. **FINDING:** The Board makes this determination that per Section 1435-05-4:
1. Such relief from literal implication of the Zoning Code will 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 308-316 Main Street per plans submitted by City Studios dated 7/24/2018 including any revisions submitted for permit subject to staff review and approval with the following condition:
1. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
  2. The demolition of the proposed portion of the historic buildings shall not be issued without a simultaneous issuance of a building permit for the proposed addition.
  3. A Consolidation Plat shall be recorded prior to issuance of building permit combining Parcels 083-0003-0005, 0007, 0008.
  4. The future project shall be addressed as 312 Main Street.
  5. The roof parapet for the eastern half of the building shall be heightened to a full story to provide a complete enclosure of the mechanical area and provide a wall for the Identity Signage permitted within the DD district.
  6. The bar courtyard shall evidence a recorded easement to Third Street or shall provide a secondary egress back into the building.
  7. Hammond Street shall be converted to one-way east-bound only travel and all proposed modifications to the right of way shall be constructed at the expense of the developer.
  8. Amendments to existing access easements with adjacent property owner to allow for one-way travel will be filed with the Department of Building and Inspections when building permits are submitted.
  9. DOTE Right of Way permits will be required for all work on Hammond Street and Hammond Alley.
- 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 Third and Main Street guidelines state the focus of the review is on the primary façade and the proposal rehabilitates and restores the primary façade to original conditions.
  3. The addition is not highly visible from Main Street and does not detract from the primary elevations.
  4. The applicants have demonstrated that they are following best practices as outlined in by the National Park Service Interpreting the Standards Bulletins.





## ADJUDICATION/DENIAL LETTER

Date: 06/01/2018

Location: 310-314 Main Street

Request: Partial Demolition and Addition

Zoning District: DD-A/Third and Main Historic District

Applicant Name: City Studios

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

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3 copies** application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$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. 1411-39 (b)(1) Location: Below the third story of a building and extend from the building facade. **A variance is required.**
2. 1411-39 (b)(3) Maximum Height. 8 feet. **A variance of 12 feet is required.**
3. 1411-39 (c)(5) Awning signs may not exceed 12 square feet of total surface area and letters may not exceed 12 inches in height. **A variance of 68 square feet and of 14 inches is required.**
4. 1411-39 (c) Wall Signs are to be street level/fronting. **A location variance is required for the sides of the awning on Main Street and for all sides of the awning on Hammond Alley (north).**
5. 1411-39 (c)(3) Maximum Display Area: 1-square foot for each one-foot of business frontage on the street to be faced by the sign. **A 100 ft dimensional variance is required for awning fronting Hammond Alley (north)**

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

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

Sincerely,



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

## CINCINNATI'S HISTORIC CONSERVATION OFFICE

### Documents Required for Review for Historic Conservation Board Review



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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 606.09

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

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

#### **Architectural Drawings and Plans**

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

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

**Required if applicable to the project**

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

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

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

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

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

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

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





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

# ZONING HEARING EXAMINER

## Application for Zoning Relief

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

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

**Section 1. SUBJECT PROPERTY**  
 ADDRESS 308-316 Main Street COMMUNITY \_\_\_\_\_  
 PARCEL ID(S) 083-0003-0005-00; 083-0003-0007-00; 083-0003-0008-00  
 BASE ZONING CLASSIFICATION DD ZONING OVERLAY (if applicable) \_\_\_\_\_  
 **Non-Residential Project**     **Residential Project (RCO) One -, Two -, and Three- Family Dwelling**

**Section 2. APPLICANT**  
 NAME City Studios Architecture CONTACT PERSON (if legal entity) Chantelle Noble  
 ADDRESS 1148 Main St CITY Cincinnati STATE OH ZIP 45202  
 EMAIL cnoble@citystudiosarch.com RELATIONSHIP TO OWNER (if not owner) Architect  
 TELEPHONE 513-621-0750

**Section 3. OWNER**  
 NAME OTR Holdings CONTACT PERSON (if legal entity) Adam Gelter  
 ADDRESS 1203 Walnut St CITY Cincinnati STATE OH ZIP 45202  
 EMAIL agelter@3CDC.org RELATIONSHIP TO OWNER (if not owner) \_\_\_\_\_  
 TELEPHONE 513-621-4400

**Section 4. NATURE OF RELIEF REQUESTED.** (select all that apply)  
 Variance     Use Variance     Special Exception     Conditional Use  
 Expansion or Substitution of Non Conforming Use     Hillside Overlay District Permission  
 Urban Design Overlay District Permission     DD District Phased Development Approval

**Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT** *(Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)*  
The rear of the existing buildings are being removed, providing room for a new 6-story (+ roof deck) addition to be integrated into the front of the existing buildings, thereby preserving the historic facades along Main Street. The addition and the existing buildings will be combined into a single building, which will become a hotel with 90+ guest rooms, a restaurant / bar, and related support spaces.

**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 Chantelle Noble Signature Chantelle Noble Date 07 / 24 / 2018

**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"/>	<b>Submit three (3) copies and one (1) digital copy of the documents listed below.</b> *A digital copy is a cd, thumb drive, etc... Do not email documents.
<input type="checkbox"/>	<b>Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.</b>
<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: <b>Use Variances - \$900; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - \$300; Non-residential Projects (Non-RCO) - \$500.</b>

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

# **INSTRUCTIONS FOR APPLICATIONS REQUESTING 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.

7/24/2018

Historic Conservation Board  
City of Cincinnati  
11 Centennial Plaza  
805 Central Ave., Suite 500  
Cincinnati, Ohio 45202

**Re: Zoning Variance Request  
308-316 Main Street - signage**

Historic Board members,

A zoning variance is being requested for proposed building signs for a hotel / restaurant development, which is being proposed to be located at 308-316 Main Street (within the DD district as well as the Main and Third Street Historic District). As part of this application, we are providing the following:

1. Adjudication Letter, dated June 1, 2018
2. Completed Application for Zoning Relief
3. Hamilton County Auditor Property Report showing ownership
4. Location plan: Page 2 of the attached document
5. Floor plans: Pages 6-11 of the attached document
6. Context Photos: page 2 of the attached document
7. Elevations: pages 23-25 of the attached document
8. Building perspectives: pages 21-22 of the attached document
9. Signage information sheets: pages 28-30 of the attached document

Below is a description of the signs that require variances for this development. (The drawings referenced above indicate the size and location of each sign).

**Corner projecting sign**

-sign height exceeds that which is allowed.

**(3) signs on the proposed Main Street awning**

-sign facing west exceeds the allowable area.

-north and south facing signs exceed the allowable number of signs per awning.

**(3) signs on the proposed awning along Hammond Street**

-since Hammond Street is not a public ROW, no signage is allowed on the awning. (3) signs are being proposed to be located on this awning.

Based on the information conveyed through this zoning relief application, the Owner respectfully requests that the Historic Conservation Board grant the variances listed in the adjudication letter.

Sincerely,

Chantelle Noble  
Architect  
CITY STUDIOS Architecture

# Dusty Rhodes, Hamilton County Auditor

generated on 6/21/2018 3:56:03 PM EDT

## Property Report

Parcel ID: 083-0003-0005-00      Address: 308 MAIN ST      Index Order: Parcel Number      Tax Year: 2017 Payable 2018

### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b> 	
<b>Appraisal Area</b> 01700 - CENTRAL BUSINESS DISTRICT	<b>Land Use</b> 406 - RETAIL/STORAGE OVER		
<b>Owner Name and Address</b> OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b> OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202 (call 946-4800 if incorrect)		
<b>Assessed Value</b> 124,120	<b>Effective Tax Rate</b> 93.480776	<b>Total Tax</b> \$12,174.48	
<b>Property Description</b> 308-310 MAIN ST 29.52 X 100 IRR ES MAIN ST 67.90 FT S OF 3RD ST			

### Appraisal/Sales Summary

Year Built	1890
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	2/6/2015
Last Sale Amount	\$0
Conveyance Number	
Deed Type	AF - Affidavit (EX)
Deed Number	337074
# of Parcels Sold	3
Acreage	0.068
Front Footage	29.00

### 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	315,490
CAUV Value	0
Market Improvement Value	39,140
Market Total Value	354,630
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$12,174.48</b>
Tax as % of Total Value	0.000%

### Notes

1) 6/29/04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032.

### Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	406 RETAIL/STORAGE OVER	8,504	1890

### Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	353 Retail Store	2,755	12	1
Section 2	494 Industrials, Light Mftg.	4,560	10	2
Section 3	326 Storage Garage	1,189	10	1

### Proposed Levies

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County-Zoological Park Services & Facilities	Renewal	0.46	\$54.10	\$54.10	E
Public Library of Cincinnati & Hamilton County	Additional	1.00	\$0.00	\$124.12	E

### Levies Passed - 2017 Pay 2013 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Mental Health Services	Renewal	2.99	\$288.77	\$288.77	D
Hamilton County - Health & Hospitalization	Renewal	4.07	\$337.43	\$337.43	D
Hamilton County - Senior Services	Renewal	1.29	\$156.60	\$156.60	D
Hamilton County - Senior Services Increase	Additional	0.31	\$0.00	\$38.48	D
Cincinnati CSD - Emergency (\$51,500,000)	Renewal	8.43	\$1,083.57	\$1,046.33	B,D

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

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

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

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

Transfer History

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2015		0	2/6/2015	CBD HOLDINGS INC	OTR HOLDINGS INC
2012	38838	10	8/15/2012	ASSET OHIO FOURTH STREET LLC	CBD HOLDINGS INC
2003	841	750,000	11/7/2003	ECS ENTERPRISES CORP	ASSET OHIO FOURTH STREET LLC
2001	0	0	12/21/2001	SHAW E C CO THE	ECS ENTERPRISES CORP
1900	0	0	1/1/1900	UNKNOWN	SHAW E C CO THE

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	315,490	39,140	354,630	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	307,230	34,290	341,520	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	313,500	34,990	348,490	0	120 Reappraisal, Update or Annual Equalization
2010	9/27/2010	360,000	390,000	750,000	0	110 Miscellaneous
2008	9/27/2008	360,000	390,000	750,000	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	360,000	390,000	750,000	0	50 Changes to/from Exempt Property
2007	10/22/2007	360,000	390,000	750,000	0	110 Miscellaneous
2005	9/19/2005	360,000	390,000	750,000	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	317,400	47,600	365,000	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	300,000	45,000	345,000	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	285,000	47,500	332,500	0	110 Miscellaneous

Board of Revision Case History

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved
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\*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.

\*\*A counter-complaint may be filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of \$50,000 or more in market value.

\*\*\*Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

Payment Information

ROBERT A. GOERING, TREASURER

Tax Overview

<b>Mail Payments to:</b>	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	<b>Tax Lien Pending</b>	No
<b>Tax District:</b>	001 - CINTI CORP-CINTI CSD	<b>Tax Lien Sold</b>	No
<b>Current Owner(s)</b>	OTR HOLDINGS INC	<b>Full Rate</b>	110.460000
<b>Tax Bill Mail Address</b>	OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202	<b>Effective Rate</b>	93.480776
		<b>Non Business Credit</b>	0.090210
		<b>Owner Occupancy Credit</b>	0.022552
		<b>Certified Delinquent Year</b>	
		<b>Delinquent Payment Plan</b>	No
		<b>TOP (Treasurer Optional Payment)</b>	\$0.00
		<b>Note: May represent multiple parcels</b>	

Taxable Value

<b>Land</b>	110,420
<b>Improvements</b>	13,700
<b>Total</b>	124,120

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Real Estate</b>			\$6,855.15		\$6,855.15	
<b>Credit</b>			\$1,053.73		\$1,053.73	
<b>Subtotal</b>			\$5,801.42		\$5,801.42	
<b>Non Business Credit</b>			\$0.00		\$0.00	
<b>Owner Occupancy Credit</b>			\$0.00		\$0.00	
<b>Homestead</b>			\$0.00		\$0.00	
<b>Sales CR</b>			\$0.00		\$0.00	
<b>Subtotal</b>	\$0.00	\$0.00	\$5,801.42	\$0.00	\$5,801.42	\$0.00
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Real Estate Paid</b>	\$0.00		\$5,801.42		\$5,801.42	
<b>Real Estate Owed</b>	\$0.00		\$0.00		\$0.00	
<b>Special Assess Paid</b>	\$0.00		\$355.46		\$216.18	
<b>Special Assess Owed</b>	\$0.00		\$0.00		\$0.00	
<b>Total Due</b>	\$0.00		\$6,156.88		\$6,017.60	
<b>Total Paid</b>	\$0.00		\$6,156.88		\$6,017.60	
<b>Unpaid Delq Contract</b>	\$0.00		\$0.00		\$0.00	
<b>Total Owed</b>	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 54-536 CINCINNATI - Boulevard Lights

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Charge</b>	\$0.00	\$0.00	\$133.59	\$0.00	\$0.00	\$0.00
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00		\$133.59		\$0.00	
<b>Owed</b>	\$0.00		\$0.00		\$0.00	

## Special Assessment Detail for 54-645 CINCINNATI - Special Imp. Dist.

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$216.19	\$0.00	\$216.18	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$216.19		\$216.18	
Owed	\$0.00		\$0.00		\$0.00	

## Special Assessment Detail for 34-999 #34-999 URBAN FORESTRY CITY

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$5.68	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$5.68		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

## Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
1/31/2018	1 - 2017	\$0.00	\$6,156.88	\$6,017.60	\$0.00
1/31/2017	1 - 2016	\$0.00	\$6,009.13	\$6,003.45	\$0.00
2/1/2016	1 - 2015	\$0.00	\$5,545.48	\$5,539.79	\$0.00

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

## Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	315,490	Land	110,420	Full Tax Rate (mills)	110.460000
Building	39,140	Building	13,700	Reduction Factor	0.153714
<b>Total</b>	<b>354,630</b>	<b>Total</b>	<b>124,120</b>	Effective Tax Rate (mills)	93.480776
				Non Business Credit	0.090210
				Owner Occupancy Credit	0.022552

## Tax Calculations

## Half Year Tax Distributions

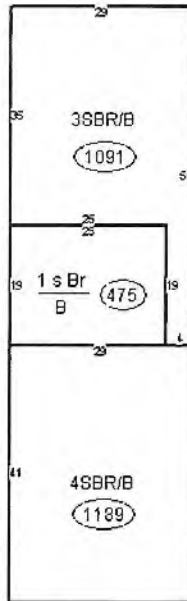
Gross Real Estate Tax	\$13,710.30	School District	\$3,916.27
- Reduction Amount	\$2,107.46	Township	\$0.00
- Non Business Credit	\$0.00	City/Village	\$747.20
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$140.26
Half Year Real Taxes	\$5,801.42	Public Library	\$60.19
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$20.47
+ Current Assessment	\$0.00	HLTH/Hospital Care-Indigent	\$163.84
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$140.20
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$248.60
Semi Annual Net	\$5,801.42	Park District	\$62.05
		Crime Information Center	\$18.23
		Children Services	\$162.34
		Senior Services	\$94.72
		Zoological Park	\$27.05

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

## Parcel Photo



Parcel Sketch



Special Assessments

Project	Description	End Year	Payoff Amount
34-999	#34-999 URBAN FORESTRY CITY	Indefinite	\$0.00
54-536	CINCINNATI - Boulevard Lights	2019	\$259.38
54-645	CINCINNATI - Special Imp. Dist.	2020	\$1,319.30

Related Names

Name	Relationship	Status
OTR HOLDINGS INC	Parcel Owner	Current

Dusty Rhodes, Hamilton County Auditor

generated on 6/21/2018 2:56:53 PM EDT

Property Report

Parcel ID: 083-0003-0007-00      Address: 312 MAIN ST      Index Order: Parcel Number      Tax Year: 2017 Payable 2018

Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b> 	
<b>Appraisal Area</b> 01700 - CENTRAL BUSINESS DISTRICT	<b>Land Use</b> 405 - RETAIL/OFFICE OVER		
<b>Owner Name and Address</b> OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b> OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202 (call 946-4800 if incorrect)		
<b>Assessed Value</b> 149,080	<b>Effective Tax Rate</b> 93.480776	<b>Total Tax</b> \$14,717.14	
<b>Property Description</b> 312-314 MAIN ST 24.81 X 180.83 IRR ES MAIN 97.42 FT N OF 3RD ST			

Appraisal/Sales Summary

Year Built	1880
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	2/6/2015
Last Sale Amount	\$0
Conveyance Number	
Deed Type	AF - Affidavit (EX)
Deed Number	337074
# of Parcels Sold	3
Acreage	0.081
Front Footage	48.00

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	371,020
CAUV Value	0
Market Improvement Value	54,900
Market Total Value	425,920
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$14,717.14
Tax as % of Total Value	0.000%

Notes

1) 6/29/04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032.

Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	405 RETAIL/OFFICE OVER	10,224	1880

Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	353 Retail Store	3,096	12	1
Section 2	306 Bowling Center	2,376	10	1
Section 3	326 Storage Garage	4,752	10	2

Improvements

Improvement	Measurements	Year Built
Concrete	1200	1979

Proposed Levies

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County-Zoological Park Services & Facilities	Renewal	0.46	\$64.98	\$64.98	E
Public Library of Cincinnati & Hamilton County	Additional	1.00	\$0.00	\$149.08	E

Levies Passed - 2017 Pay 2018 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Mental Health Services	Renewal	2.99	\$346.83	\$346.83	D
Hamilton County - Health & Hospitalization	Renewal	4.07	\$405.29	\$405.29	D
Hamilton County - Senior Services	Renewal	1.29	\$188.09	\$188.09	D
Hamilton County - Senior Services Increase	Additional	0.31	\$0.00	\$46.21	D
Cincinnati CSD - Emergency (\$51,500,000)	Renewal	8.43	\$1,301.47	\$1,256.74	B,D

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

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

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

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

Transfer History

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2015		0	2/6/2015	CBD HOLDINGS INC	OTR HOLDINGS INC
2012	38838	10	8/15/2012	ASSET OHIO FOURTH STREET LLC	CBD HOLDINGS INC
2003	17980	1,100,000	10/27/2003	BUECHNER ROBERT W TR	ASSET OHIO FOURTH STREET LLC
2003	0	0	10/27/2003	ROBERTSON J MARK TRS &	BUECHNER ROBERT W TR
1992	0	0	12/31/1992	ROBERTSON VIOLET	ROBERTSON J MARK TRS &
1992	0	0	4/3/1992	ROBERTSON ROBERT H TR	ROBERTSON VIOLET
1982	0	0	3/1/1982	UNKNOWN	ROBERTSON ROBERT H TR

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	371,020	54,900	425,920	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	448,760	45,890	494,650	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	457,920	46,830	504,750	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	525,840	92,500	618,340	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	525,840	92,500	618,340	0	50 Changes to/from Exempt Property
2007	10/22/2007	525,840	92,500	618,340	0	110 Miscellaneous
2005	9/19/2005	525,840	92,500	618,340	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	476,800	115,100	591,900	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	438,200	105,800	544,000	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	416,300	77,700	494,000	0	110 Miscellaneous

Board of Revision Case History

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

Payment Information

ROBERT A. GOERING, TREASURER

Tax Overview

<b>Mail Payments to:</b>	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	<b>Tax Lien Pending</b>	No
<b>Tax District:</b>	001 - CINTI CORP-CINTI CSD	<b>Tax Lien Sold</b>	No
<b>Current Owner(s)</b>	OTR HOLDINGS INC	<b>Full Rate</b>	110.460000
<b>Tax Bill Mail Address</b>	OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202	<b>Effective Rate</b>	93.480776
		<b>Non Business Credit</b>	0.090210
		<b>Owner Occupancy Credit</b>	0.022552
		<b>Certified Delinquent Year</b>	
		<b>Delinquent Payment Plan</b>	No
		<b>TOP (Treasurer Optional Payment)</b>	\$0.00
		<b>Note: May represent multiple parcels</b>	

Taxable Value

<b>Land</b>	129,860
<b>Improvements</b>	19,220
<b>Total</b>	149,080

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Real Estate</b>			\$8,233.69		\$8,233.69	
<b>Credit</b>			\$1,265.63		\$1,265.63	
<b>Subtotal</b>			\$6,968.06		\$6,968.06	
<b>Non Business Credit</b>			\$0.00		\$0.00	
<b>Owner Occupancy Credit</b>			\$0.00		\$0.00	
<b>Homestead</b>			\$0.00		\$0.00	
<b>Sales CR</b>			\$0.00		\$0.00	
<b>Subtotal</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,968.06</b>	<b>\$0.00</b>	<b>\$6,968.06</b>	<b>\$0.00</b>
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Real Estate Paid</b>	\$0.00		\$6,968.06		\$6,968.06	
<b>Real Estate Owed</b>	\$0.00		\$0.00		\$0.00	
<b>Special Assess Paid</b>	\$0.00		\$451.35		\$329.67	
<b>Special Assess Owed</b>	\$0.00		\$0.00		\$0.00	
<b>Total Due</b>	\$0.00		\$7,419.41		\$7,297.73	
<b>Total Paid</b>	\$0.00		\$7,419.41		\$7,297.73	
<b>Unpaid Delq Contract</b>	\$0.00		\$0.00		\$0.00	
<b>Total Owed</b>	<b>\$0.00</b>		<b>\$0.00</b>		<b>\$0.00</b>	

- Special Assessment Detail for 54-536 CINCINNATI - Boulevard Lights

Special Assessment Detail for 54-526 CINCINNATI - Boulevard Lights

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$112.27	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$112.27		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 54-645 CINCINNATI - Special Imp. Dist.

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$329.68	\$0.00	\$329.67	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$329.68		\$329.67	
Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 34-999 #34-999 URBAN FORESTRY CITY

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$9.40	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$9.40		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
1/31/2018	1 - 2017	\$0.00	\$7,419.41	\$7,297.73	\$0.00
1/31/2017	1 - 2016	\$0.00	\$8,658.18	\$8,648.77	\$0.00
2/1/2016	1 - 2015	\$0.00	\$7,986.63	\$7,977.23	\$0.00

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

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	371,020	Land	129,860	Full Tax Rate (mills)	110.460000
Building	54,900	Building	19,220	Reduction Factor	0.153714
<b>Total</b>	<b>425,920</b>	<b>Total</b>	<b>149,080</b>	Effective Tax Rate (mills)	93.480776
				Non Business Credit	0.090210
				Owner Occupancy Credit	0.022552

Tax Calculations

Gross Real Estate Tax	\$16,467.38
- Reduction Amount	\$2,531.26
- Non Business Credit	\$0.00
- Owner Occupancy Credit	\$0.00
- Homestead	\$0.00
Half Year Real Taxes	\$6,968.06
- Sales Tax Credit	\$0.00
+ Current Assessment	\$0.00
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$6,968.06

Half Year Tax Distributions

School District	\$4,703.83
Township	\$0.00
City/Village	\$897.46
Joint Vocational School	\$0.00
County General Fund	\$168.44
Public Library	\$72.30
Family Service/Treatment	\$24.58
HLTH/Hospital Care-Indigent	\$196.79
Mental Health Levy	\$168.39
Developmental Disabilities	\$298.59
Park District	\$74.54
Crime Information Center	\$21.89
Children Services	\$194.99
Senior Services	\$113.76
Zoological Park	\$32.50

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

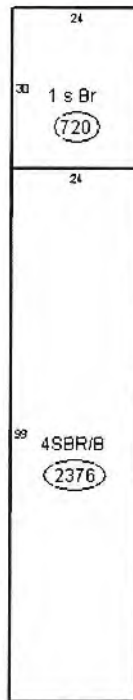
Parcel Photo



www.HamiltonCountyAuditor.org

0830003000700 10/19/2014

Parcel Sketch



Special Assessments

Project	Description	End Year	Payoff Amount
34-999	#34-999 URBAN FORESTRY CITY	Indefinite	\$0.00
54-536	CINCINNATI - Boulevard Lights	2019	\$218.00
54-645	CINCINNATI - Special Imp. Dist.	2020	\$2,011.91

Related Names

Name	Relationship	Status
OTR HOLDINGS INC	Parcel Owner	Current

# Dusty Rhodes, Hamilton County Auditor

generated on 6/21/2018 3:37:16 PM EDT

## Property Report

**Parcel ID** 083-0003-0008-00      **Address** 316 MAIN ST      **Index Order** Parcel Number      **Tax Year** 2017 Payable 2018

### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b> 	
<b>Appraisal Area</b> 01700 - CENTRAL BUSINESS DISTRICT	<b>Land Use</b> 447 - OFFICE - 1-2 STORIES		
<b>Owner Name and Address</b> OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202 (call 946-4015 if incorrect)	<b>Mailing Name and Address</b> OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202 (call 946-4800 if incorrect)		
<b>Assessed Value</b> 150,790	<b>Effective Tax Rate</b> 93.480776	<b>Total Tax</b> \$14,660.58	
<b>Property Description</b> 316-18 MAIN ST 20.50 X 180.83 ES MAIN 121.23 FT N OF 3RD ST			

### Appraisal/Sales Summary

Year Built	1875
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	2/6/2015
Last Sale Amount	\$0
Conveyance Number	
Deed Type	AF - Affidavit (EX)
Deed Number	337074
# of Parcels Sold	3
Acreage	0.083
Front Footage	41.00

### 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	392,370
CAUV Value	0
Market Improvement Value	38,450
Market Total Value	430,820
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	<b>\$14,660.58</b>
Tax as % of Total Value	0.000%

### Notes

1) 6/29/04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032.

### Structure List

Structure Name	Use Code	Finished Sq. Ft.	Year Built
Structure 1	447 OFFICE - 1-2 STORIES	7,980	1875

### Commercial Appraisal Data

Section	Occupancy	Finished Area (sq. ft.)	Story Height	Stories
Section 1	326 Storage Garage	1,548	12	1
Section 1	344 Office Building	1,032	12	1
Section 2	326 Storage Garage	1,800	10	1
Section 3	326 Storage Garage	3,600	10	2

### Improvements

Improvement	Measurements	Year Built
Concrete	1000	1979

### Proposed Levies

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County-Zoological Park Services & Facilities	Renewal	0.46	\$65.73	\$65.73	E
Public Library of Cincinnati & Hamilton County	Additional	1.00	\$0.00	\$150.79	E

### Levies Passed - 2017 Pay 2018 Tax Bill

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Hamilton County - Mental Health Services	Renewal	2.99	\$350.81	\$350.81	D
Hamilton County - Health & Hospitalization	Renewal	4.07	\$409.94	\$409.94	D
Hamilton County - Senior Services	Renewal	1.29	\$190.25	\$190.25	D
Hamilton County - Senior Services Increase	Additional	0.31	\$0.00	\$46.74	D
Cincinnati CSD - Emergency (\$51,500,000)	Renewal	8.43	\$1,316.40	\$1,271.16	B,D

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

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

Transfer History

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2015		0	2/6/2015	CBD HOLDINGS INC	OTR HOLDINGS INC
2012	38838	10	8/15/2012	ASSET OHIO FOURTH STREET LLC	CBD HOLDINGS INC
2003	17980	1,100,000	10/27/2003	BUECHNER ROBERT W TR	ASSET OHIO FOURTH STREET LLC
2003	0	0	10/27/2003	ROBERTSON J MARK TRS &	BUECHNER ROBERT W TR
1992	0	0	12/31/1992	ROBERTSON VIOLET	ROBERTSON J MARK TRS &
1992	0	0	4/3/1992	ROBERTSON ROBERT H TRUSTE	ROBERTSON VIOLET
1982	0	0	3/1/1982	UNKNOWN	ROBERTSON ROBERT H TRUSTE

Value History

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	392,370	38,450	430,820	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	382,090	32,120	414,210	0	120 Reappraisal, Update or Annual Equalization
2011	9/5/2011	389,890	32,780	422,670	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	447,720	33,900	481,620	0	120 Reappraisal, Update or Annual Equalization
2008	8/26/2008	447,720	33,900	481,620	0	50 Changes to/from Exempt Property
2007	10/22/2007	447,720	33,900	481,620	0	110 Miscellaneous
2005	9/19/2005	447,720	33,900	481,620	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	394,700	42,100	436,800	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	373,100	39,800	412,900	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	388,000	38,400	426,400	0	110 Miscellaneous

Board of Revision Case History

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

Payment Information

ROBERT A. GOERING, TREASURER

Tax Overview

<b>Mail Payments to:</b>	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	<b>Tax Lien Pending</b>	No
<b>Tax District:</b>	001 - CINTI CORP-CINTI CSD	<b>Tax Lien Sold</b>	No
<b>Current Owner(s)</b>	OTR HOLDINGS INC	<b>Full Rate</b>	110.460000
<b>Tax Bill Mail Address</b>	OTR HOLDINGS INC 1203 WALNUT ST 4TH FLOOR CINCINNATI OH 45202	<b>Effective Rate</b>	93.480776
		<b>Non Business Credit</b>	0.090210
		<b>Owner Occupancy Credit</b>	0.022552
		<b>Certified Delinquent Year</b>	
		<b>Delinquent Payment Plan</b>	No
		<b>TOP (Treasurer Optional Payment)</b>	\$0.00
		<i>Note: May represent multiple parcels</i>	

Taxable Value

<b>Land</b>	137,330
<b>Improvements</b>	13,460
<b>Total</b>	150,790

Current Year Tax Detail

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Real Estate</b>			\$8,328.13		\$8,328.13	
<b>Credit</b>			\$1,280.15		\$1,280.15	
<b>Subtotal</b>			\$7,047.98		\$7,047.98	
<b>Non Business Credit</b>			\$0.00		\$0.00	
<b>Owner Occupancy Credit</b>			\$0.00		\$0.00	
<b>Homestead</b>			\$0.00		\$0.00	
<b>Sales CR</b>			\$0.00		\$0.00	
<b>Subtotal</b>	\$0.00	\$0.00	\$7,047.98	\$0.00	\$7,047.98	\$0.00
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Real Estate Paid</b>	\$0.00		\$7,047.98		\$7,047.98	
<b>Real Estate Owed</b>	\$0.00		\$0.00		\$0.00	
<b>Special Assess Paid</b>	\$0.00		\$286.34		\$278.28	
<b>Special Assess Owed</b>	\$0.00		\$0.00		\$0.00	
<b>Total Due</b>	\$0.00		\$7,334.32		\$7,326.26	
<b>Total Paid</b>	\$0.00		\$7,334.32		\$7,326.26	
<b>Unpaid Delq Contract</b>	\$0.00		\$0.00		\$0.00	
<b>Total Owed</b>	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 54-545 CINCINNATI - Special Imp. Dist.

Special Assessment Detail for 54-645 CINCINNATI - Special Imp. Dist.

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$278.30	\$0.00	\$278.28	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$278.30		\$278.28	
Owed	\$0.00		\$0.00		\$0.00	

Special Assessment Detail for 34-999 #34-999 URBAN FORESTRY CITY

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
Charge	\$0.00	\$0.00	\$8.04	\$0.00	\$0.00	\$0.00
Interest/Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Paid	\$0.00		\$8.04		\$0.00	
Owed	\$0.00		\$0.00		\$0.00	

Payment Information for Current And Prior Year

Date	Half	Prior	1st Half	2nd Half	Surplus
1/31/2018	1 - 2017	\$0.00	\$7,334.32	\$7,326.26	\$0.00
1/31/2017	1 - 2016	\$0.00	\$7,251.10	\$7,243.05	\$0.00
2/1/2016	1 - 2015	\$0.00	\$6,688.77	\$6,680.72	\$0.00

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

Tax Distribution Information

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	392,370	Land	137,330	Full Tax Rate (mills)	110.460000
Building	38,450	Building	13,460	Reduction Factor	0.153714
<b>Total</b>	<b>430,820</b>	<b>Total</b>	<b>150,790</b>	Effective Tax Rate (mills)	93.480776
				Non Business Credit	0.090210
				Owner Occupancy Credit	0.022552

Tax Calculations

Half Year Tax Distributions

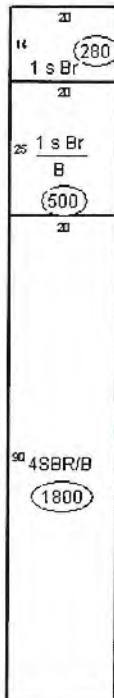
Gross Real Estate Tax	\$16,656.26	School District	\$4,757.79
- Reduction Amount	\$2,560.30	Township	\$0.00
- Non Business Credit	\$0.00	City/Village	\$907.76
- Owner Occupancy Credit	\$0.00	Joint Vocational School	\$0.00
- Homestead	\$0.00	County General Fund	\$170.37
Half Year Real Taxes	\$7,047.98	Public Library	\$73.13
- Sales Tax Credit	\$0.00	Family Service/Treatment	\$24.86
+ Current Assessment	\$0.00	HLTH/Hospital Care-Indigent	\$199.03
+ Delinquent Assessment	\$0.00	Mental Health Levy	\$170.32
+ Delinquent Real Estate	\$0.00	Developmental Disabilities	\$302.02
Semi Annual Net	\$7,047.98	Park District	\$75.39
		Crime Information Center	\$22.14
		Children Services	\$197.23
		Senior Services	\$115.07
		Zoological Park	\$32.87

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

Parcel Photo



Parcel Sketch



Special Assessments

Project	Description	End Year	Payoff Amount
34-999	#34-999 URBAN FORESTRY CITY	Indefinite	\$0.00
54-645	CINCINNATI - Special Imp. Dist.	2020	\$1,698.31

Related Names

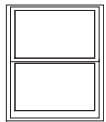
Name	Relationship	Status
OTR HOLDINGS INC	Parcel Owner	Current

7/24/2018

**PELLA ARCHITECT SERIES RESERVE ALUMINUM CLAD DOUBLE HUNG WINDOWS**

The following product information pertains to the following locations:

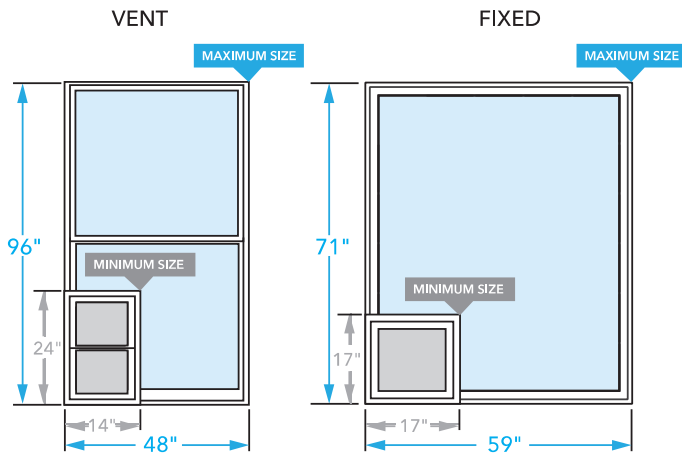
-2nd - 4th floor windows in the western facing historic facades.



**Hung Windows** Meticulously designed to replicate the historical millwork process, Pella® Architect Series® Reserve offers unparalleled authenticity. Each piece is original, featuring excellent craftsmanship to reflect your projects unique personality and customized to fit your vision. Pella's EnduraGuard protection formula, together with our immersion-treatment method, provides strong protection on every exterior wood surface of your windows and patio doors. This innovation provides advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage. The exterior of the wood windows are protected by Pella's low-maintenance EnduraClad® protective finish, or EnduraClad Plus protective finish, aluminum-cladding system. Sash corners are joined three ways (mortise and tenon, adhesive, and metal fasteners) for increased strength. Sash locks are factory installed. Our wide range of glazing options includes custom glazing and obscure glass. Pella maintains its high standards by taking the time to test virtually every vent unit for air infiltration, so you know you're getting a quality product.

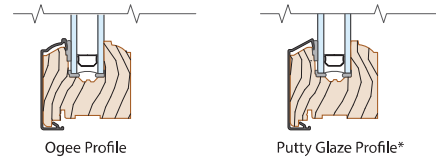


**SIZE RANGE**



**FEATURES**

- Wide range of historically authentic features and attributes. Including Including butt joinery, through stiles and exterior sash lugs.
- Divided light options available in Integral Light Technology® grilles, grilles-between-the-glass or wood removable grilles in standard and custom patterns.
- EnduraClad and EnduraClad Plus (AAMA 2605) protective finishes available in 27 standard colors plus virtually unlimited custom colors.
- Two exterior sash profiles are available: Ogee and Putty Glaze. See profiles below.

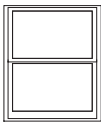


\*Wood exterior only available with putty glaze.

**AIR/WATER/STRUCTURAL PERFORMANCE 1**

Meets or Exceeds AAMA/WDMA Ratings	H-CW30-CW50 Hallmark Certified
Air Infiltration (cfm/ft <sup>2</sup> of frame @ 1.57 psf wind pressure) <sub>2</sub>	0.11
Water Resistance	4.6-7.5 psf
Design Pressure	30-50 psf

(1) Maximum performance for single unit when glazed with the appropriate glass thickness.  
 (2) Published performance data for air infiltration is determined by testing a minimum of four (4) products of NFRC model size. Testing is conducted in accordance with ASTM E283. Air infiltration ratings for products will differ by size. The performance data does not apply to combination assemblies unless noted. Actual product performance may vary for a number of reasons including installation and product care.



# ARCHITECT SERIES® RESERVE™ DOUBLE-HUNG

## PERFORMANCE DATA

### Features and Options



#### THERMAL PERFORMANCE

Glazing Thickness	Type of Glazing	Gap Fill	Performance Values <sup>1</sup>			
			U-Factor	SHGC	VLT %	CR
<b>VENT UNITS</b>						
11/16"	Advanced LowE IG	argon	0.29 - 0.30	0.25 - 0.28	47 - 53	60
11/16"	SunDefense™ Low-E IG	argon	0.29	0.19 - 0.21	44 - 49	60
11/16"	AdvancedComfort Low-E IG	argon	0.25 - 0.26	0.25 - 0.28	46 - 52	48 - 49
11/16"	NaturalSun LowE IG	argon	0.30	0.47 - 0.53	54 - 60	59
<b>TINTED GLAZING</b>						
11/16"	Bronze Advanced LowE IG	argon	0.30 - 0.31	0.23 - 0.25	30 - 34	58
11/16"	Gray Advanced LowE IG	argon	0.30 - 0.31	0.21 - 0.23	26 - 29	58
11/16"	Green Advanced LowE IG	argon	0.30 - 0.31	0.26 - 0.28	41 - 46	58
<b>HIGH ALTITUDE GLAZING</b>						
11/16"	Advanced LowE IG	air	0.32 - 0.33	0.26 - 0.28	47 - 53	56
11/16"	SunDefense Low-E IG	air	0.32 - 0.33	0.19 - 0.21	44 - 49	56
11/16"	AdvancedComfort Low-E IG	air	0.28	0.25 - 0.28	46 - 52	44
11/16"	NaturalSun LowE IG	air	0.33 - 0.34	0.47 - 0.53	54 - 60	56

#### OTHER PERFORMANCE CRITERIA

Forced Entry Resistance Level (Minimum Security Grade) <sup>1</sup>	10
Operating Force (lb) Initiate Motion / Maintain Motion (of Hallmark tested size and glazing) <sup>2</sup>	40/45

- (1) The higher the level, the greater the product's ability to resist forced entry.  
 (2) Glazing configurations may result in higher operational forces

#### GLAZING

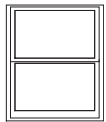
<b>Glazing Type</b>	
Dual-Pane Insulating Glass	S
<b>Insulated Glass Options/Low-E Types</b>	
Advanced Low-E	S
SunDefense™ Low-E	O
AdvancedComfort Low-E	O
NaturalSun Low-E	O
Clear (no Low-E coating)	O
<b>Additional Glass Options</b>	
Annealed Glass	S
Tempered Glass	O
Obscure Glass <sup>2</sup>	O
Tinted Glass (Bronze, Gray and Green)	O
Noise Reduction Glass (3mm/5mm or 4mm/6mm combination)	O
Noise reduction laminated glass (non-impact)	O
<b>Gas Fill/High Altitude</b>	
Argon	S
High altitude	O
<b>EXTERIOR</b>	
<b>Exterior Sash Profile</b>	
Ogee	S
Putty Glaze	O
<b>Exterior Finish</b>	
EnduraClad® aluminum-clad exterior	S
EnduraClad Plus aluminum-clad exterior	O
<b>Cladding Colors</b>	
27 Standard colors <sup>1</sup>	S
Custom colors <sup>1</sup>	O

S = Standard; O = Optional;

- (1) Contact your local Pella sales representative for current designs and color options.  
 (2) Only available for Architect Series products with triple glazing. Not available with high altitude glazing.  
 (3) Available with Low-E argon-insulated glass only.  
 (4) Unit height determines availability.  
 (5) Antique Brass, Distressed Nickel, Distressed Bronze finishes available for Historical spoon-style lock only.

#### INTERIOR

<b>Interior Sash Profile</b>	
Ogee	S
<b>Interior Finish</b>	
Unfinished wood	S
Factory primed	O
Factory prefinished paint <sup>1</sup>	O
Factory prefinished stain <sup>1</sup>	O
<b>WOOD TYPES</b>	
Pine	S
Mahogany	O
Alder	O
Douglas Fir	O
<b>HARDWARE</b>	
<b>Hardware Types</b>	
Sash lifts	S
Cam-action lock	S
Simulated lock	O
Air conditioner lock	O
Historical spoon-style lock (surface mounted)	O
<b>Hardware Finishes</b>	
Champagne, White, Brown or Matte Black	S
Bright Brass, Satin Nickel, Oil-Rubbed Bronze, Antique Brass, Distressed Bronze, Distressed Nickel <sup>5</sup>	O
<b>Tilt-Wash Cleaning</b>	
Tilt to interior on both sashes	S
<b>SCREENS</b>	
Full-Size InView™ screens	O
Half-Size InView screens	O
Full-Size Vivid View® screens	O
Half-Size Vivid View screens	O
<b>GRILLES</b>	
<b>Integral Light Technology® Grilles</b>	
Traditional, Prairie, Diamond, New England, Top Row, Victorian, Custom	O
<b>Roomside Removable Grilles</b>	
Traditional	O
Prairie, Custom	O
<b>Grilles-Between-the-Glass</b>	
Traditional, Prairie, Cross, Top Row, Custom-Equally Divided	O

**FRAME**

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] [alder] [douglas fir].
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).
- Optional factory applied jamb extensions available between 4-9/16" (116 mm) and 7-3/16" (183 mm) wall depths.
- Vinyl jamb liner with wood / clad inserts.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

**SASH**

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] [alder] [douglas fir]. Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are clad with aluminum and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47 mm).
- Double-Hung: Upper sash has surface-mounted wash locks for easy tilt-in cleaning] [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].
- Lower sash has concealed wash locks in lower check rail allowing sash to tilt in for easy cleaning.
- Simulated-Hung units have non-operable upper and lower sashes.

**WEATHERSTRIPPING**

- Water-stop santoprene-wrapped foam at head and sill.
- Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

**GLAZING SYSTEM**

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed dual-pane 13/16" dual-seal insulating glass [[annealed] [tempered]], [[clear] [[Advanced Low-E] [SunDefense™ Low-E] [NaturalSun Low-E] [Advanced Comfort Low-E] with argon]] [[bronze] [gray] [green] Advanced Low-E [with Argon]] [obscore] [Reflective Bronze].
- Silicone-glazed dual-pane 13/16" dual-seal [[annealed] [tempered]] non-impact laminated glass [[clear] [[Advanced Low-E] [SunDefense Low-E] with Argon]] [[bronze] [gray] [green] Advanced Low-E [with argon]].

**EXTERIOR**

- Aluminum-clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
  - Color is [standard] [custom].
- Aluminum-clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish.
  - Color is [standard] [custom].

**INTERIOR**

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen White] [Bright White] [stain<sub>1</sub>]].

**HARDWARE**

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Bright Brass] [Satin Nickel] [Oil-rubbed Bronze] [Antique Brass] [Distressed Bronze] [Distressed Nickel].

**OPTIONAL PRODUCTS****Sash**

- Exterior sash lugs
  - Optional factory applied accessory. Exterior finish is [Standard<sub>1</sub>] [Custom<sub>1</sub>].

**Grilles**

- Integral Light Technology® grilles
  - Interior grilles are [5/8"] [7/8"] [1-1/4"] [2"] ogee profile that are solid [pine] [mahogany] [alder] [douglas fir]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain<sub>1</sub>]].
  - Exterior grilles are [5/8" putty profile] [7/8" [putty] [ogee] profile] [1-1/4" [putty] [ogee] profile] [2" ogee profile] that are extruded aluminum.
  - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
  - Insulating glass contains non-glare spacer between the panes of glass.
  - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.
- Grilles-Between-the-Glass<sub>2</sub>
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
  - Interior color is [White] [Tan<sub>3</sub>] [Brown<sub>3</sub>] [Putty<sub>3</sub>] [Ivory] [Brickstone] [Harvest] [Cordovan].
  - Exterior colors is [standard]<sub>1</sub>.

**Roomside Removable grilles**

- Roomside Removable grilles
  - [[3/4"] [1-1/4"] [2"] traditional] [[1-1/4"] [2"] colonial] profile, with [Traditional] [Prairie] patterns that are removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
  - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain<sub>1</sub>]].
  - Exterior [unfinished, ready for site finishing] [factory primed] [finish color matched to exterior cladding]<sub>4</sub>.

**Screens**

- InView™ screens
  - [Half-Size] [Full-Size<sub>4</sub>] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with SMA 1201, set in a [extruded (optional on clad exterior units < 84" height, standard on wood exterior units or clad exterior units > 84") [standard] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - Full screen spreader bar placed on units > 37" width or > 65" height.
  - Screen frame finish is baked enamel, color to match window cladding.
- Vivid View® screens
  - [Half-Size] [Full-Size<sub>4</sub>] PVDF 21/17 mesh, minimum 78 percent light transmissive screen, set in a [extruded (optional on clad exterior units < 84" height, standard on wood exterior units or clad exterior units > 84") [standard] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - Full screen spreader bar placed on units > 37" width or > 65" height.
  - Screen frame finish is baked enamel, color to match window cladding.

**Hardware**

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional factory applied window opening control device. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

(1) Contact your local Pella sales representative for current designs and color options.

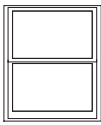
(2) Available in clear or Low-E insulating glass only. White exterior grille color is the only option for clear insulating glass.

(3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

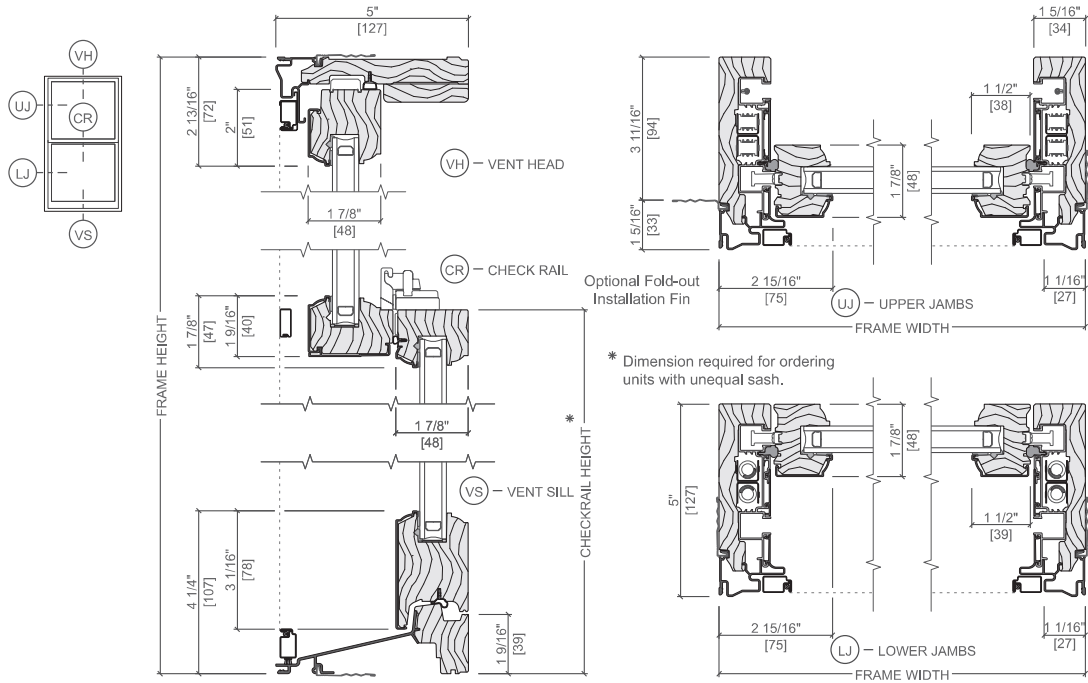
(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

(5) Full screens are available on units ≤ 96" height.

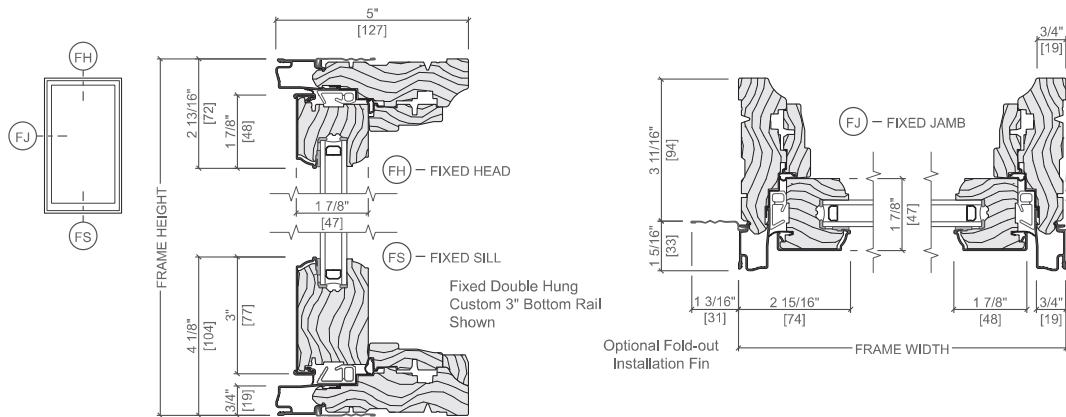
(6) Vivid View screen is not available when frame height is > 84" or when both frame width and frame height are > 48".



UNIT SECTIONS

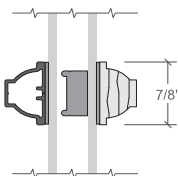


\* Dimension required for ordering units with unequal sash.

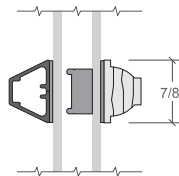


GRILLE PROFILES

Integral Light Technology® Grilles

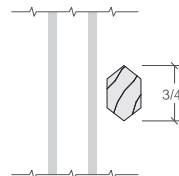


Ogee

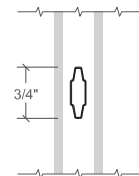


Putty Glaze

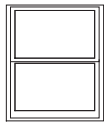
Roomside Removable Grilles



Grilles-Between-the-Glass

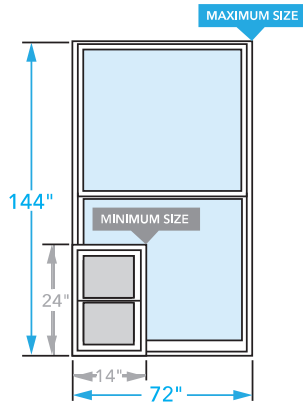


The design and features information published in this document are preliminary and subject to change without notice. Consult your local Pella representative for up-to-date product information.



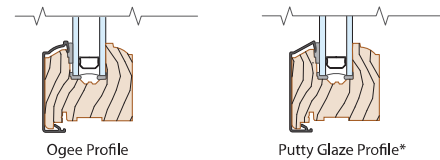
**Monumental Hung** Meticulously designed to replicate the historical millwork process, Pella® Architect Series® Reserve offers unparalleled authenticity. Each piece is original, featuring excellent craftsmanship to reflect your projects unique personality and customized to fit your vision. Pella's EnduraGuard® protection formula, together with our immersion-treatment method, provides strong protection on every exterior wood surface of your windows and patio doors. This innovation provides advanced protection against the effects of moisture, decay, stains from mold and mildew - as well as termite damage. The exterior of the wood windows are protected by Pella's low-maintenance EnduraClad® protective finish, or EnduraClad Plus protective finish, aluminum-cladding system. Pella maintains its high standards by taking the time to test virtually every vent unit for air infiltration, so you know you're getting a quality product.

**SIZE RANGE**



**FEATURES**

- Wide range of historically authentic features and attributes. Including Including butt joinery, through stiles and exterior sash lugs.
- Wide range of glazing options including HurricaneShield® products with impact-resistant glass and triple-pane glass.
- Divided light options available in Integral Light Technology® grilles, grilles-between-the-glass or wood removable grilles in standard and custom patterns.
- EnduraClad protective finish in 27 standard colors plus virtually unlimited custom colors.
- Two exterior sash profiles are available: Ogee and Putty Glaze. See profiles below.

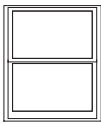


\*Wood exterior only available with putty glaze.

**AIR/WATER/STRUCTURAL PERFORMANCE 1**

Meets or Exceeds AAMA/WDMA Ratings	H-LC25-CW50 Hallmark Certified
Air Infiltration (cfm/ft <sup>2</sup> of frame @ 1.57 psf wind pressure)	0.11
Water Resistance	3.76-7.52 psf
Design Pressure	25-50 psf
Structural Test Pressure	37.5-75 psf

(1) Maximum performance for single unit when glazed with the appropriate glass thickness.



**THERMAL PERFORMANCE**

Glazing Thickness	Type of Glazing	Gap Fill	Performance Values <sub>1</sub>			
			U-Factor	SHGC	VLT %	CR
<b>VENT UNITS</b>						
11/16"	Advanced LowE IG	argon	0.29	0.23 - 0.26	43 - 48	59
11/16"	SunDefense™ Low-E IG	argon	0.28 - 0.29	0.17 - 0.19	39 - 44	59
11/16"	AdvancedComfort Low-E IG	argon	0.25 - 0.26	0.23 - 0.25	42 - 47	48
11/16"	NaturalSun LowE IG	argon	0.29 - 0.30	0.42 - 0.48	48 - 54	59
<b>TINTED GLAZING</b>						
11/16"	Bronze Advanced LowE IG	argon	0.28 - 0.29	0.20 - 0.23	27 - 31	58
11/16"	Gray Advanced LowE IG	argon	0.28 - 0.29	0.19 - 0.21	23 - 27	58
11/16"	Green Advanced LowE IG	argon	0.28 - 0.29	0.20 - 0.22	33 - 37	58
<b>HIGH ALTITUDE GLAZING</b>						
11/16"	Advanced LowE IG	air	0.32	0.23 - 0.26	43 - 48	56
11/16"	SunDefense™ Low-E IG	air	0.31 - 0.32	0.17 - 0.19	39 - 44	56
11/16"	AdvancedComfort Low-E IG	air	0.27 - 0.28	0.23 - 0.25	42 - 47	45
11/16"	NaturalSun LowE IG	air	0.32 - 0.33	0.42 - 0.47	48 - 54	55

**OTHER PERFORMANCE CRITERIA**

Forced Entry Resistance Level (Minimum Security Grade) <sub>2</sub>	Grade 10
Operating Force (Ib) Initiate Motion / Maintain Motion (of Hallmark tested size and glazing) <sub>3</sub>	40/45
CW	
LC	40/40

(2) The higher the level, the greater the product's ability to resist forced entry.

(3) Glazing configurations may result in higher operational forces

**GLAZING**

<b>Glazing Type</b>	
Dual-Pane Insulating Glass	S
<b>Insulated Glass Options/Low-E Types</b>	
Advanced Low-E	S
SunDefense™ Low-E	O
AdvancedComfort Low-E	O
NaturalSun Low-E	O
Clear (no Low-E coating)	O
<b>Additional Glass Options</b>	
Annealed Glass	S
Tempered Glass	O
Obscure Glass <sub>2</sub>	O
Tinted Glass (Bronze, Gray and Green)	O
HurricaneShield® Products with Impact-Resistant Glass (Laminated Dual-Pane Insulating Glass <sub>5</sub> )	O
<b>Noises Reduction Glass</b>	
(STC 3mm/5mm or 4mm/6mm combination)	O
Noise reduction laminated glass (non-impact)	O
<b>Gas Fill/High Altitude</b>	
Argon	S
High altitude	O
<b>EXTERIOR</b>	
<b>Exterior Sash Profile</b>	
Ogee	S
Putty Glaze	O
<b>Exterior Finish</b>	
EnduraClad® aluminum-clad exterior	S
EnduraClad Plus aluminum-clad exterior	S
<b>Cladding Colors</b>	
27 Standard colors <sub>1</sub>	S
Custom colors <sub>1</sub>	O

S = Standard; O = Optional;

(1) Contact your local Pella sales representative for current designs and color options.

(2) Only available for Architect Series products with triple glazing. Not available with high altitude glazing.

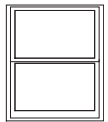
(3) Available with Low-E argon-insulated glass only.

(4) Unit height determines availability.

(5) Antique Brass, Distressed Nickel, Distressed Bronze only available with Historical Spoon-Style sash lock

**INTERIOR**

<b>Interior Sash Profile</b>	
Ogee	S
<b>Interior Finish</b>	
Unfinished wood	S
Factory primed	O
Factory prefinished paint <sub>1</sub>	O
Factory prefinished stain <sub>1</sub>	O
<b>WOOD TYPES</b>	
Pine	S
Mahogany	O
Alder	O
Douglas Fir	O
<b>HARDWARE</b>	
<b>Hardware Types</b>	
Sash lifts	S
Cam-action lock	S
Simulated lock	O
Air conditioner lock	O
Historical spoon-style lock (surface mounted)	O
<b>Hardware Finishes</b>	
Champagne, White, Brown or Matte Black	S
Bright Brass, Satin Nickel, Oil-Rubbed Bronze, Antique Brass, Distressed Bronze, Distressed Nickel <sub>3</sub>	O
<b>Tilt-Wash Cleaning</b>	
Tilt to interior on both sashes	S
<b>SCREENS</b>	
Full-Size InView™ screens	O
Half-Size InView screens	O
Full-Size Vivid View® screens	O
Half-Size Vivid View screens	O
<b>GRILLES</b>	
<b>Integral Light Technology® Grilles</b>	
Traditional, Prairie, Diamond, New England, Top Row, Victorian, Custom	O
<b>Roomside Removable Grilles</b>	
Traditional	O
Prairie, Custom	O
<b>Grilles-Between-the-Glass</b>	
Traditional, Prairie, Cross, Top Row, Custom-Equally Divided	O

**FRAME**

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine, curved members may have visible finger joints] [mahogany] [alder] [douglas fir].
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Vinyl Jamb liner includes wood/clad inserts.
- Overall frame depth is 5-7/8" (149 mm) for a wall depth of 4-9/16" (116 mm).
- Optional factory applied jamb extensions available from 4-9/16" (116 mm) and 7-3/16" (183 mm) wall depths.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

**SASH**

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine, curved members may have visible finger joints] [mahogany (not available if sash weight > 200 lbs.)] [alder] [douglas fir].
- Exterior surfaces are clad with extruded aluminum and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 2-1/4" (57 mm).
- Exterior sash glazing profile is [ogee] [putty], interior sash glazing profile is ogee.
- Double-hung upper sash (if sash weight ≤ 92 lbs.) has surface-mounted wash locks for tilt-in cleaning.
- Double-hung and single-hung lower sash (if sash weight ≤ 92 lbs.) has concealed wash locks in lower check rail for tilt-in cleaning.

**WEATHERSTRIPPING**

- Santoprene-wrapped foam at head and sill.
- Full length glass filled polypropylene interlocker with integrated slip-coated thermoplastic elastomer leaf.
- Secondary nylon bristle rainstrip on lower sash at sill.
- Vinyl-wrapped foam with secondary nylon bristle rainstrip inserted into jamb liner to seal against sides of sash.

**GLAZING SYSTEM**

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed dual-pane 13/16" dual-seal insulating glass [[annealed] [tempered]], [[clear] [[Advanced Low-] [SunDefense™ Low-E] [NaturalSun Low-E] [AdvancedComfort Low-E] with argon]] [[bronze] [gray] [green] [Advanced Low-E] [with Argon]] [obscure] [Reflective Bronze] [Reflective Gray].
- Silicone-glazed dual-pane 13/16" dual-seal tempered spandrel glass [Lava Bronze Amber] [Black] [Ford Blue] [Symmetry Bronze] [Symmetry Gray] [Symmetry Green].
- Silicone-glazed dual-pane 13/16" dual-seal [[annealed] [tempered]] non-impact laminated glass [[clear] [[Advanced Low-E] [SunDefense Low-E] with Argon]] [[bronze] [gray] [green] [Advanced Low-E] [with argon]].
- Silicone-glazed triple-pane 1-1/16" dual-seal insulating glass (not available if sash weight > 200 lbs.) [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [NaturalSun Low-E] with argon] [krypton]] [Obscure [standard] [fern]].

**EXTERIOR**

- Aluminum-clad exteriors shall be coated with EnduraClad® protective finish, in a multi-step, baked-on finish.
  - Color is [standard] [custom].
- Aluminum-clad exteriors shall be coated with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish.
  - Color is [standard] [custom].

**INTERIOR**

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen White] [Bright White] [stain1]].

**HARDWARE**

- Galvanized block-and-tackle balances are attached to self-locking balance shoes connected to the sashes using zinc die cast terminals concealed within the frame.
- Class 5 hybrid balance attached to [locking] [non-locking] balance shoes connected to the sashes using zinc die cast terminals and concealed within the frame.
- Galvanized block-and-tackle balances combined with a Class 5 hybrid balance attached to non-locking balance shoes connected to the sashes using zinc die cast terminals and concealed within the frame.
- All balances comply with AAMA 902 specification
- Lock hardware is [standard lock (cam-action)] [spoon-style lock] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on unit make width 37" and greater.
- Hardware Finish is [baked enamel] [Champagne] [White] [Brown] [Matte Black] [Bright Brass] [Satin Nickel] [Oil-Rubbed Bronze] [Antique Brass] [Distressed Bronze] [Distressed Nickel].

**OPTIONAL PRODUCTS****Sash**

- Exterior sash lugs
  - Optional factory applied accessory. Exterior finish is [Standard<sub>1</sub>] [Custom<sub>1</sub>].

**Grilles**

- Integral Light Technology® grilles
  - Interior grilles are [5/8"] [7/8"] [1-1/4"] [2"] ogee profile that are solid [pine] [mahogany] [alder] [douglas fir]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain1]].
  - Exterior grilles are [5/8" putty profile] [7/8" [ogee] profile] [1-1/4" [putty] [ogee] profile] [2" ogee profile] that are extruded aluminum.
  - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
  - Insulating glass contains non-glare spacer between the panes of glass.
  - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer
- Grilles-Between-the-Glass<sub>2</sub>
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass (exterior air-space on triple-pane insulating glass)
  - Patterns are [Traditional] [Prairie] [Cross] [Top Row]
  - Interior color is [White] [Tan<sub>3</sub>] [Brown<sub>3</sub>] [Putty<sub>3</sub>] [Ivory] [Brickstone] [Harvest] [Cordovan].
  - Exterior color<sub>4</sub> is [standard].
- Roomside Removable grilles
  - [[3/4"] [1-1/4"] [2"] regular] [[1-1/4"] [2"] colonial] profile, with [Traditional] [Prairie] patterns that are removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
  - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain1]].
  - Exterior [unfinished, ready for site finishing] [factory primed] [factory prefinished, finish color matched to exterior cladding<sub>4</sub>].

**Screens**

- InView™ Screens
  - [Full-screen (not available on units > 120" tall)] [half-screen] black Vinyl-coated 18/18 mesh fiberglass screen cloth complying with SMA 1201, set in a [extruded (optional on clad exterior units < 84" height, standard on wood exterior units or clad exterior units > 84")] [standard] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - Full screen spreader bar placed on units > 37" width or > 65" height.
  - Screen frame finish is baked enamel, color to match window cladding.
- Vivid View® Screens
  - [Full-screen] [Half-screen] PVDF 21/17 mesh, minimum 78 percent light transmissive screen, set in a [extruded (optional on clad exterior units < 84" height, standard on wood exterior units or clad exterior units > 84")] [standard] aluminum frame fitted to outside of window, supplied complete with all necessary hardware
  - Full screen spreader bar placed on units > 37" width or > 65" height.
  - Screen frame finish is baked enamel, color to match window cladding.

**Hardware**

- Optional factory applied limited opening device available for venting units; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.
- Optional [head, sill, stool locks].

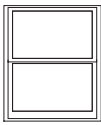
(1) Contact your local Pella sales representative for current designs and color options.

(2) Available in clear or Low-E Insulating Glass only. White exterior grille color is the only option for clear Insulating Glass.

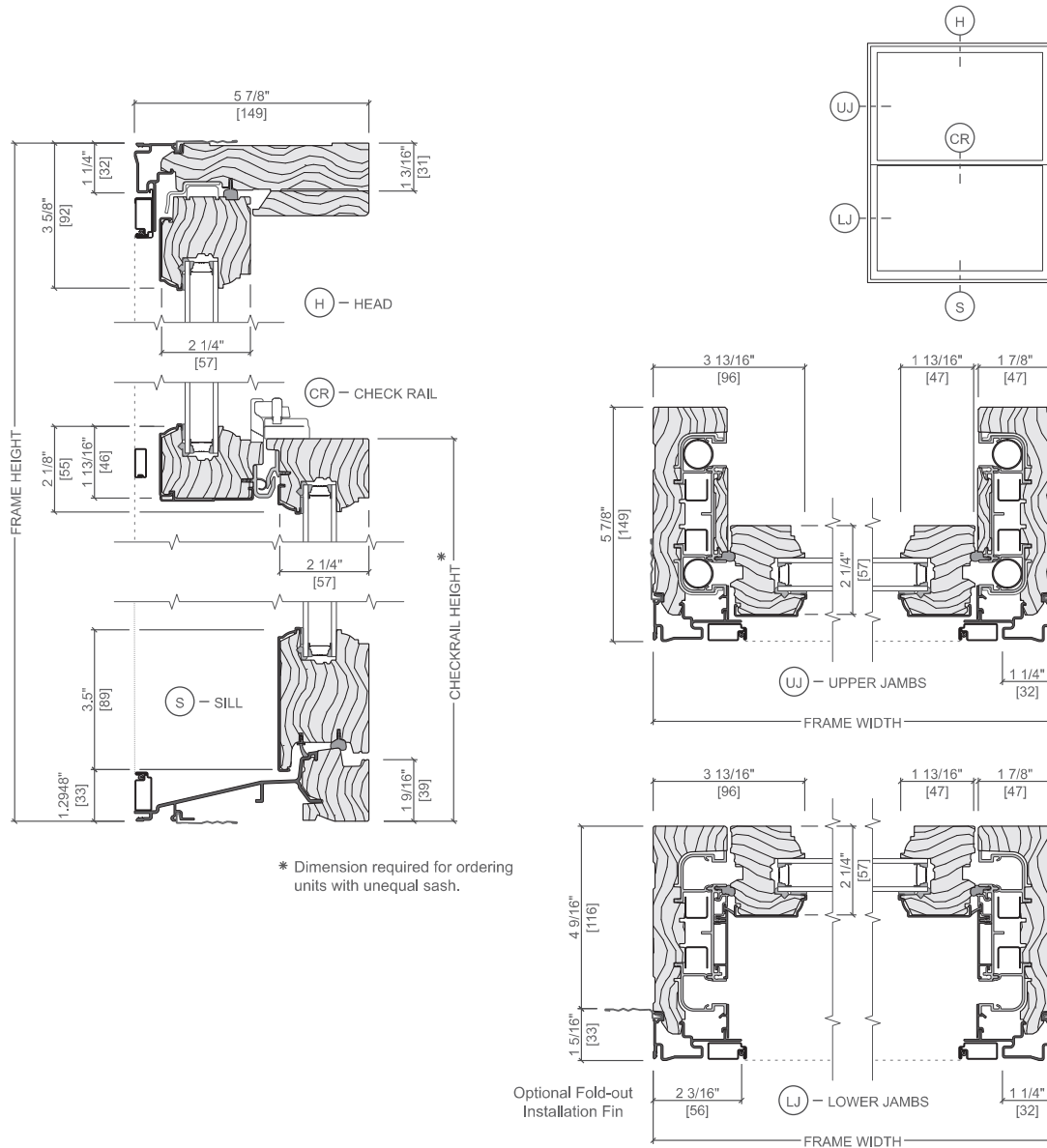
(3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

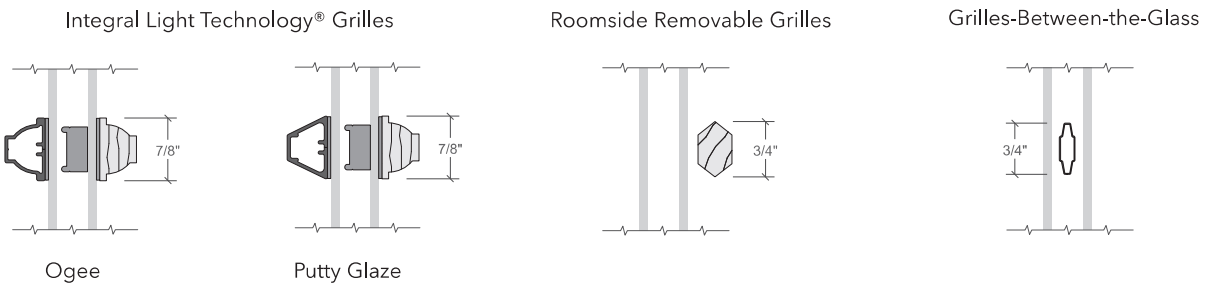
(5) Vivid View screen is not available when frame height is > 84" or when both frame width and frame height are > 48".



**UNIT SECTIONS**



**GRILLE PROFILES**



The design and features information published in this document are preliminary and subject to change without notice. Consult your local Pella representative for up-to-date product information.

7/24/2018

**KAWNEER 451T ALUMINUM STOREFRONT**

The following product information pertains to the following locations:

- 1st floor Main Street storefront
- 1st floor Hammond Street storefront
- 6th floor west facing guest room storefront
- Roof deck storefront

# Trifab™ VG (VersaGlaze™)

Trifab™ VG 450, 451 & 451T (Thermal) Framing Systems &  
Trifab™ 451UT (Ultra Thermal) Framing System

Design + Performance Versatility with  
Unmatched Fabrication Flexibility



Preston Pointe, Louisville, KY

Architect: Potter & Associates Architects PLLC, Louisville, KY

Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

Trifab™ VersaGlaze™ is built on the proven and successful Trifab™ platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The Trifab™ VersaGlaze™ family's newest addition, Trifab™ 451UT (Ultra Thermal) framing system, is designed for the most demanding thermal performance and employs a "dual" Isolock™ Thermal Break.

## Aesthetics

Trifab™ VersaGlaze™ framing systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and Weatherseal glazing options further expand the designers' choices, allowing for a greater range of design possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth – Trifab™ VersaGlaze™ 450 has 1-3/4" sightlines, while Trifab™ VersaGlaze™ 451/451T and Trifab™ 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent™ visually frameless ventilators, Trifab™ VersaGlaze™ can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single source supplier.

## Economy

Trifab™ VersaGlaze™ 450/451/451T framing systems offer four fabrication choices to suit your project (Trifab™ 451UT available as screw spline fabrication only):

- **Screw Spline** – for economical continuous runs utilizing two piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the job.
- **Type B** – Same fabrication benefits as shear block except head and sill run through.

All systems can be flush glazed from either the inside or outside. The Weatherseal option provides an alternative to SSG vertical mullions for Trifab™ VersaGlaze™ 450/451/451T. This ABS/ASA rigid polymer



Brighton Landing, Cambridge, MA  
Architects: ADD Inc., Cambridge, MA  
Glazing Contractors: Ipswich Bay Glass Company, Inc., Rowley, MA

extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, High-Performance (HP) Flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

## For the Finishing Touch

Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the green element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

## Performance

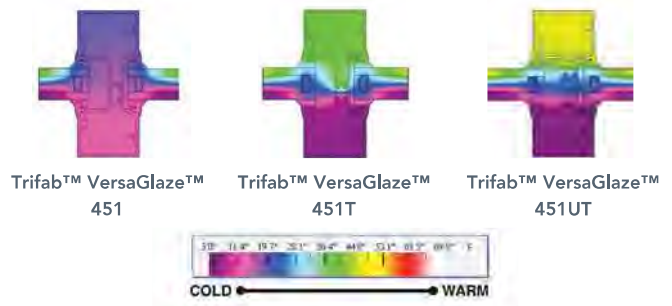
Kawneer's Isolock™ Thermal Break process creates a composite section, prevents dry shrinkage and is available on Trifab™ VersaGlaze™ 451T. For even greater thermal performance, a "dual" Isolock™ Thermal Break is used on Trifab™ 451UT.



Trifab™ 451UT uses a "dual" Isolock™ Thermal Break (right) and features a new HP (High Performance) sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab™ VersaGlaze™ vary depending upon the glass plane application. Project specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information).

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.

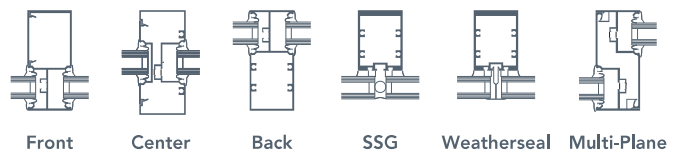


## PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E 283
Water	AAMA 501, ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E 1425

## Trifab™ VersaGlaze™ 450/451/451T glazing options

(note: Trifab™ 451UT available as center set glass plane only).



Kawneer Company, Inc.  
Technology Park / Atlanta  
555 Guthridge Court  
Norcross, GA 30092

[kawneer.com](http://kawneer.com)  
770 . 449 . 5555

**KAWNEER**  
AN ARCONIC COMPANY



## **Features**

- Trifab™ VG 451/451T is 4-1/2" (114.3) deep with a 2" (50.8) sightline
- Front, Center, Back or Multi-Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Type-B fabrication
- SSG / Weatherseal option
- IsoLock™ lanced and debridged thermal break option with Trifab™ VG 451T
- Infill options up to 1-1/8" (28.6) thickness
- Permanodic™ anodized finishes in seven choices
- Painted finishes in standard and custom choices

## **Optional Features**

- High performance interlocking flashing
- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-factors (See Thermal Charts)
- Integrates with Versoleil™ SunShade Outrigger System and Horizontal Single Blade System
- Profit\$Maker™ plus die sets available

## **Product Applications**

- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- Kawneer windows or GLASSvent™ Windows for Storefront Framing are easily incorporated

For specific product applications,  
Consult your Kawneer representative.

7/24/2018

WOJAN M-85 ALUMINUM WINDOWS

The following product information pertains to the following locations:

- all windows in the north facade
- all windows in the east facade

# M-85 Series

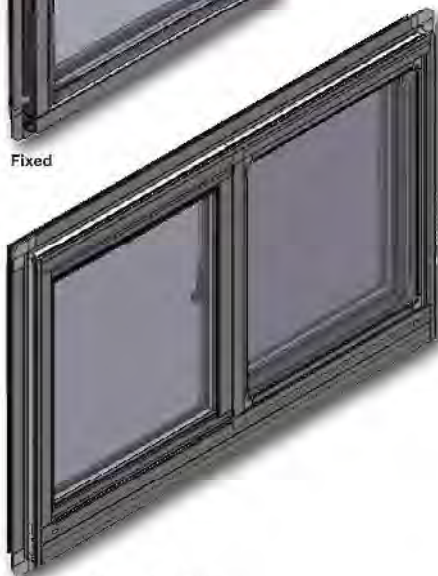
Single-Hung (side load), Horizontal Slider & Fixed  
2¾" Nominal Frame Depth



Single-Hung



Fixed



Horizontal Slider Single Vent



Quality Windows & Doors for All Seasons

**Performance and efficiency in a cost-effective choice for new construction and renovation**

**Structural Thermal Break:** Pour and debridge thermal break, utilizing Azo-Brader™ Technology with a 10-year warranty against failure of the polymer

**¾" Sealed Insulated Glass (1" on Fixed):** 10-year limited warranty. Numerous glass options available including Low-E, tinted, obscure, tempered, laminated, argon-filled and spandrel

- Commercial-grade aluminum extrusions offer strength with a solid, attractive appearance
- Custom installation accessories including receptors and subsills, face flange, nail fins, panning, snap trim and mullions
- Aluminum screen frame with fiberglass cloth standard - optional aluminum cloth
- Self-lock feature is standard, minimum Grade 10 forced entry resistance. Sweep lock available as an option
- Ergonomically designed lift and pull rails on operable sash
- Standard finishes include white or bronze (AAMA 2603); and clear or dark bronze anodized (AAMA 611). White or bronze 2-coat Kynar® (AAMA 2605) available with minimum order  
*Other non-standard colors with minimum order*

(Kynar® is a registered trademark of Arkema Inc.)  
(Azo-Brader™ is a trademark of Azon USA Inc.)



IGU & Structural  
Certifications



Made in the U.S.A.



Proud Member

# Cross-Sections and Additional Features

Integral nailing fins or finless configuration offers easy, flexible installation

Pour and debridge polyurethane thermal barrier in frame and sash

Single-Hung: Block & tackle balances and side take-outs that offer positive, safe operation and greater reliability

Glazed inserts with marine-type wrap-around glazing system for easy field replacement of glass compared to direct-set glazing

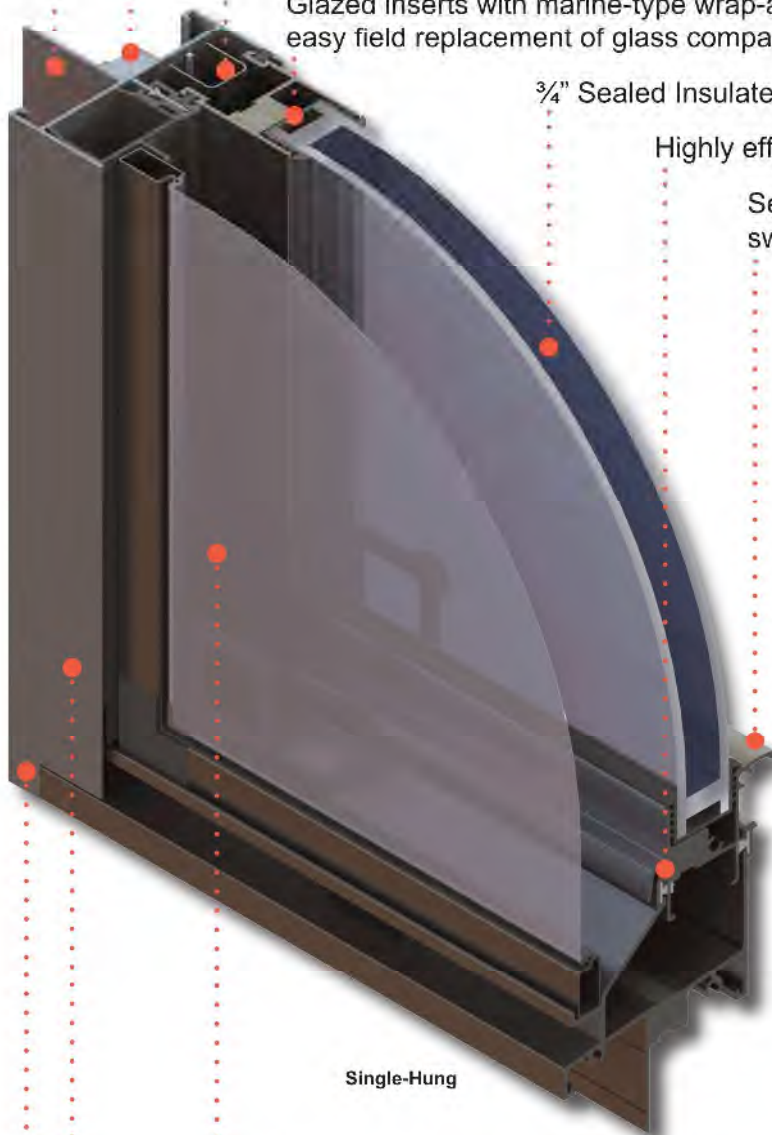
3/4" Sealed Insulated Glass, 1" on Fixed

Highly efficient fin seal weather-stripping

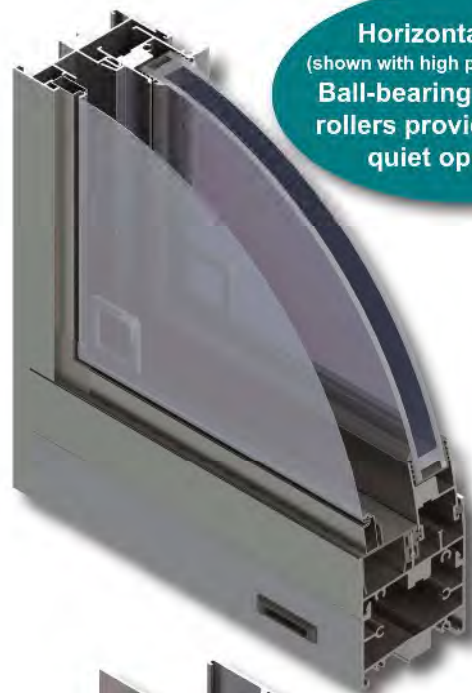
Self-locking feature is standard, sweep lock available as an option

Energy-efficient Low-E or tinted glazing also available for maximum thermal performance

Horizontal Slider (shown with high performance sill): Ball-bearing easy-glide rollers provide smooth, quiet operation



Single-Hung



Spring-loaded screens install and remove easily

2 3/4" Frame with durable, low-maintenance electrostatically-applied baked-on finishes

Coped (non-mitered) corners resist flexing and racking to ensure structural integrity, reduce air infiltration and stop damaging water leakage

Fixed: Custom shapes available such as circle, half round, trapezoid, and more

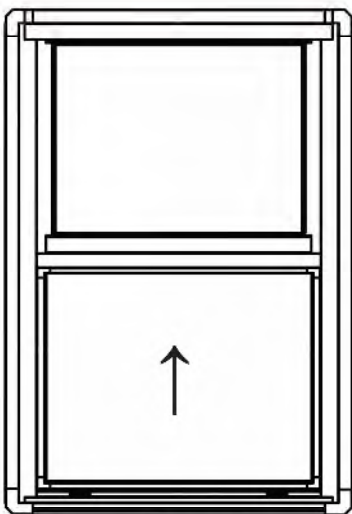
Our



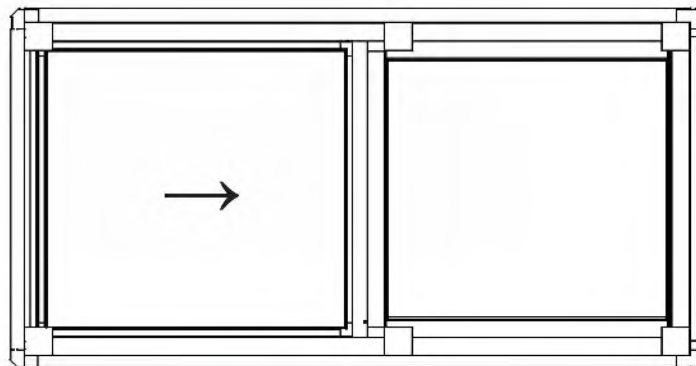
Our products feature a pour and debridge polyurethane thermal break for better performance, utilizing Azo-Brader™ technology with a 10-year warranty against failure of the polymer.



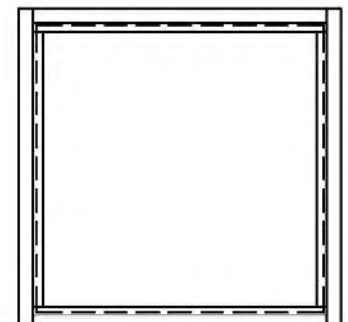
**Azo-Brader™ Technology:**  
Abrasion "hooks" displace metal along the lugs to improve adhesion in the thermal barrier pocket.



Single-Hung



Horizontal Slider



Fixed

Visit [www.wojan.com/products](http://www.wojan.com/products) to view and download detailed elevation drawings.

**All Wojan products carry warranties of 1 year on window materials and workmanship, 10 years on the IGU and 10 years on the thermal break.**

*Ask about extended warranty bundles.*

## Product Performance Details

Type	Product Designation <sup>♣♥</sup>	Structural/Water/ Air Test Size (W x H)	Air Infiltration (cfm/sq ft)	Water Resistance (psf)	Deflection (psf)	Structural (psf)
Single-Hung	CW30	56"W x 91"H	0.01 @ 1.6 psf	4.60	30	45
	<i>optional: CW50</i>	52"W x 81"H		7.52	50	75
Horizontal Slider Single Vent (XO)	LC25	71"W x 60"H	0.18 @ 1.6 psf	3.76	25	37.5
	<i>optional: CW30</i>			4.60	30	45
Horizontal Slider with subsill Single Vent (XO)	CW35	72"W x 60"H	0.12 @ 1.6 psf	5.43	35	52.5
	<i>optional: C50</i>			7.52	50	75
Fixed <i>Hurricane-Impact Also Available!</i>	CW30	60"W x 72"H	< .01 @ 1.57 psf	4.60	30	45
	<i>optional: CW50</i>		< .01 @ 1.6 psf	7.52	50	75
	<i>optional: CW65</i>		< .01 @ 1.57 psf	9.82	65	97.5

<sup>♣</sup> The '05 fenestration standard utilized five performance classes: R, LC, C, HC and AW. NAFS-08 and -11 utilize four such classes: R, LC, CW and AW.

<sup>♥</sup> Many window ratings can be increased by downsizing the window and determining maximum performance through testing. Contact your local Wojan sales representative or our office for details.

## Factory Stacked Integrated Louver

All M-85 over louver configurations are factory stacked with an integral nailing fin for easy installation, and available with the same features and options as the standard models.



Fixed over Louver configuration is factory stacked with an integral nailing fin in one master frame

Contact our office or your Wojan Sales Representative for more details.



[www.wojan.com](http://www.wojan.com)

HQ/Sales/Manufacturing  
217 Stover Road  
Charlevoix, MI 49720  
(800) 632-9827 | fax (231) 547-4237

Manufacturing  
340 Jay Street  
Coldwater, MI 49038  
(866) 378-2202 | fax (517) 279-9832

# 308-316 Main Street Rehabilitation and Addition

Main and Third Street Historic District  
Cincinnati, OH  
7/24/2018



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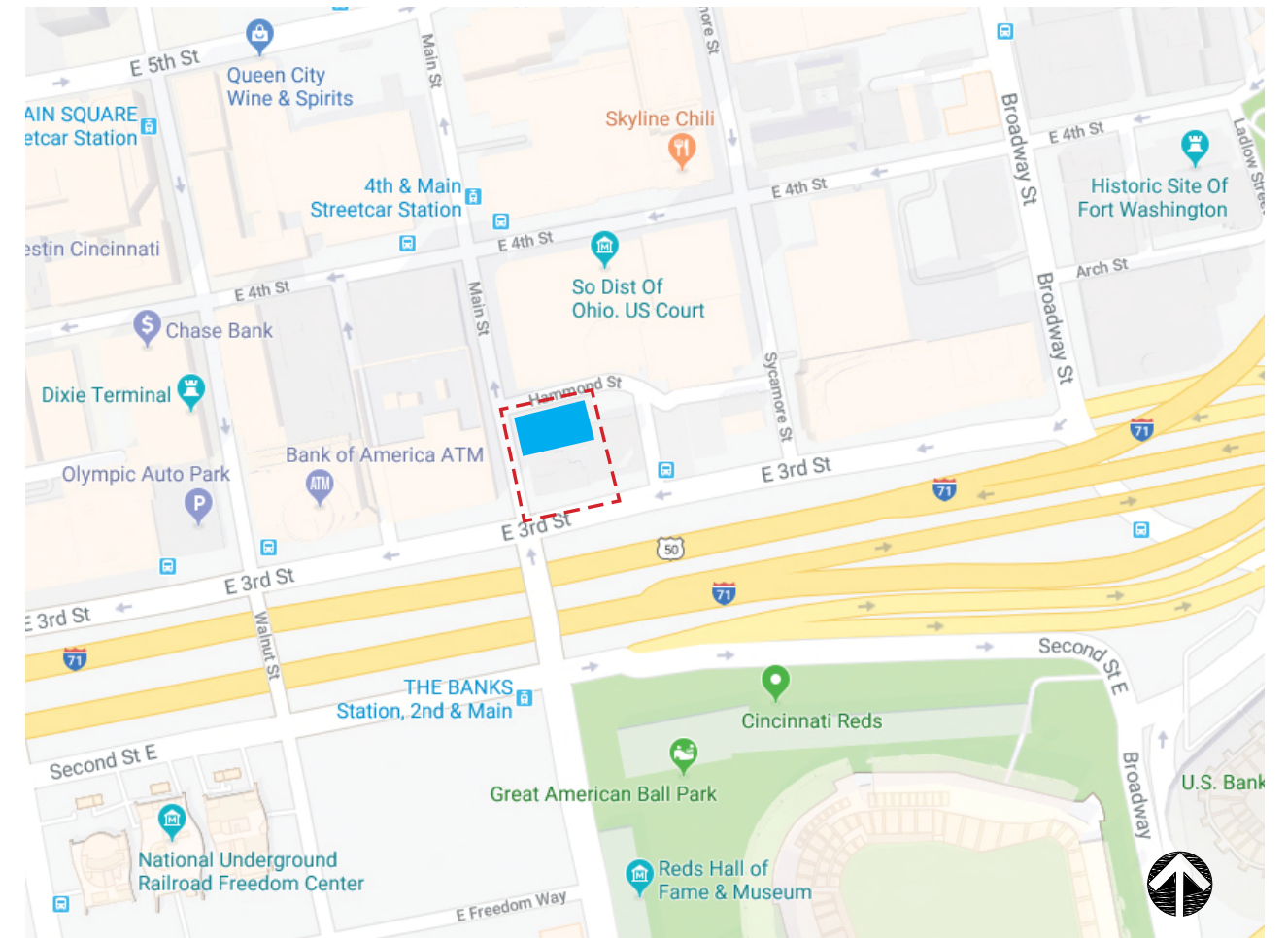
• The project is located between 3rd and 4th Streets within the Main and Third Street Historic District and consists of three buildings: 308 Main, 312 Main and 316 Main. 312 and 316 Main were combined into one building at some point in the past.

• **The Main and Third Street Historic District** is comprised of six significant late 19th and early 20th century buildings located along Main Street which exhibit distinctive architectural characteristics and styles associated with their period of construction as applied to commercial use. Their scale, location, materials, and setting produced a grouping that is cohesive in design, feeling, and association and visually distinct from its surroundings.

• **308 Main** is a four-story building, one bay wide, rectangular in plan, constructed of brick with smooth sandstone front. It is a commercial building exhibiting characteristics of the Italianate-style commercial building. The stone storefront has decorative columns, decorative stone transoms, and arched stained glass transom windows. Aluminum storefront infill has replaced the original storefront windows and entrances. The original masonry openings on the upper floors are intact with double hung windows.

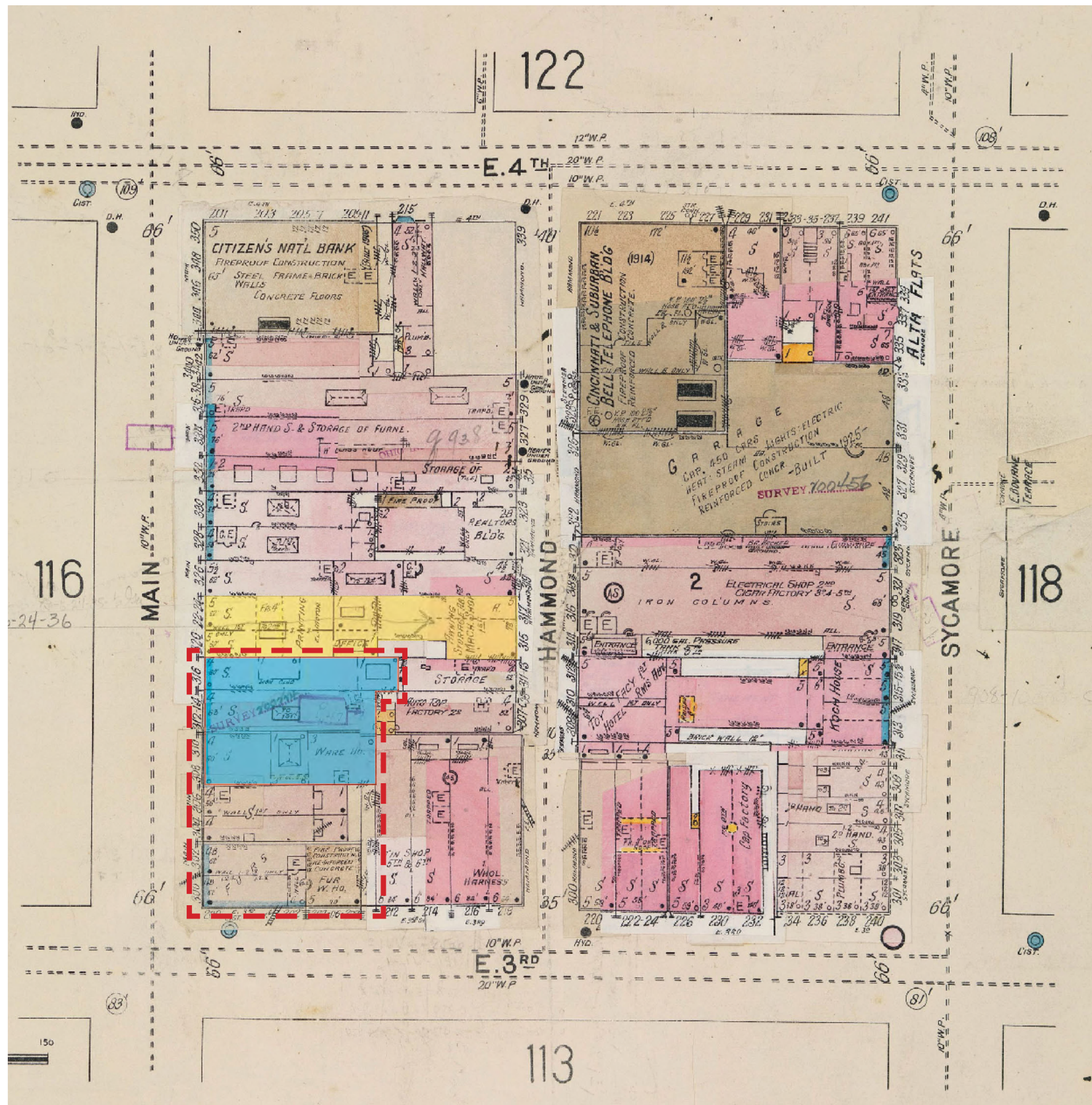
• **312 Main and 316 Main** were combined into one commercial building. Both original buildings are four-story, one bay wide masonry buildings with stone front façades and exhibit characteristics of the Italianate-style. The commercial storefront of both buildings has been significantly altered. A modern storefront was added that spans the entire façade of 312 and 316 Main. The original masonry openings on the upper floors are intact with double hung windows.

• The rear (east) façade of 308 Main is not visible as it abuts 212 E. 3rd. The rear of 312-316 was altered with a one-story garage structure and loading dock addition.



- The proposed project scope is to combine all three buildings and convert the use into a hotel.
- Since all three buildings have different floor levels, the most feasible approach for the conversion to a hotel is to remove the rear non-significant portion of the building and build new construction.
- **The demolition of the rear portion of the building is considered acceptable per the local historic guidelines as it is proposed for a non-significant portion of the building and the demolition does not adversely affect the significant west building facades.**
- The front 25' of the historic buildings, including existing floor and roof structure and the historically significant east facade will be maintained intact. Windows will be replaced with new aluminum clad wood double hung windows and the existing non-historic storefronts will be replaced with new storefronts compatible with the historic facade.
- Beyond the first 25', a new 6 story (+ roof deck) addition would be built within the original building footprint, maintaining the original side (north) brick wall with new compatible punched window openings. A small portion of the 6th story and roof deck would be visible from Main Street from the north. It is not visible from the front on Main Street.
- The new addition will be continued beyond the original building footprint to the east and will be 6 stories tall plus a roof deck, removing the non-historic existing one story structures at the rear of the building.
- The addition is necessary, as the existing three buildings do not have aligning floor levels and the existing configuration of the buildings are not adaptable for the rehabilitation into a hotel use
- **The new addition at the rear of the building is considered acceptable per the local historic guidelines as it does not detract from the original building and will be consistent with the new materials guidelines by using materials compatible in color, texture, detailing, placement, size and shape and new features respect the existing proportions and design patterns of the building.**





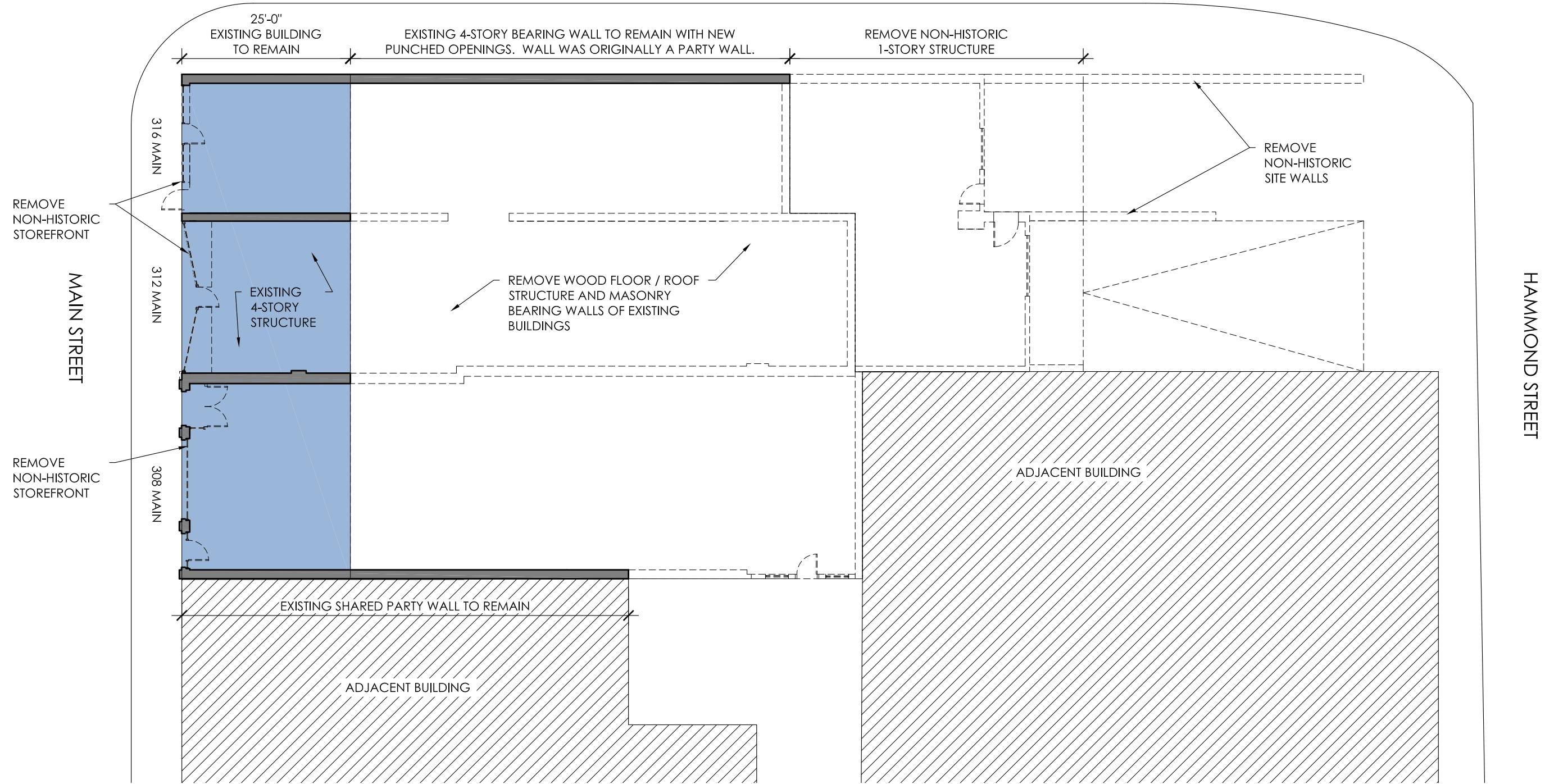
1904-1940 Sanborn Map

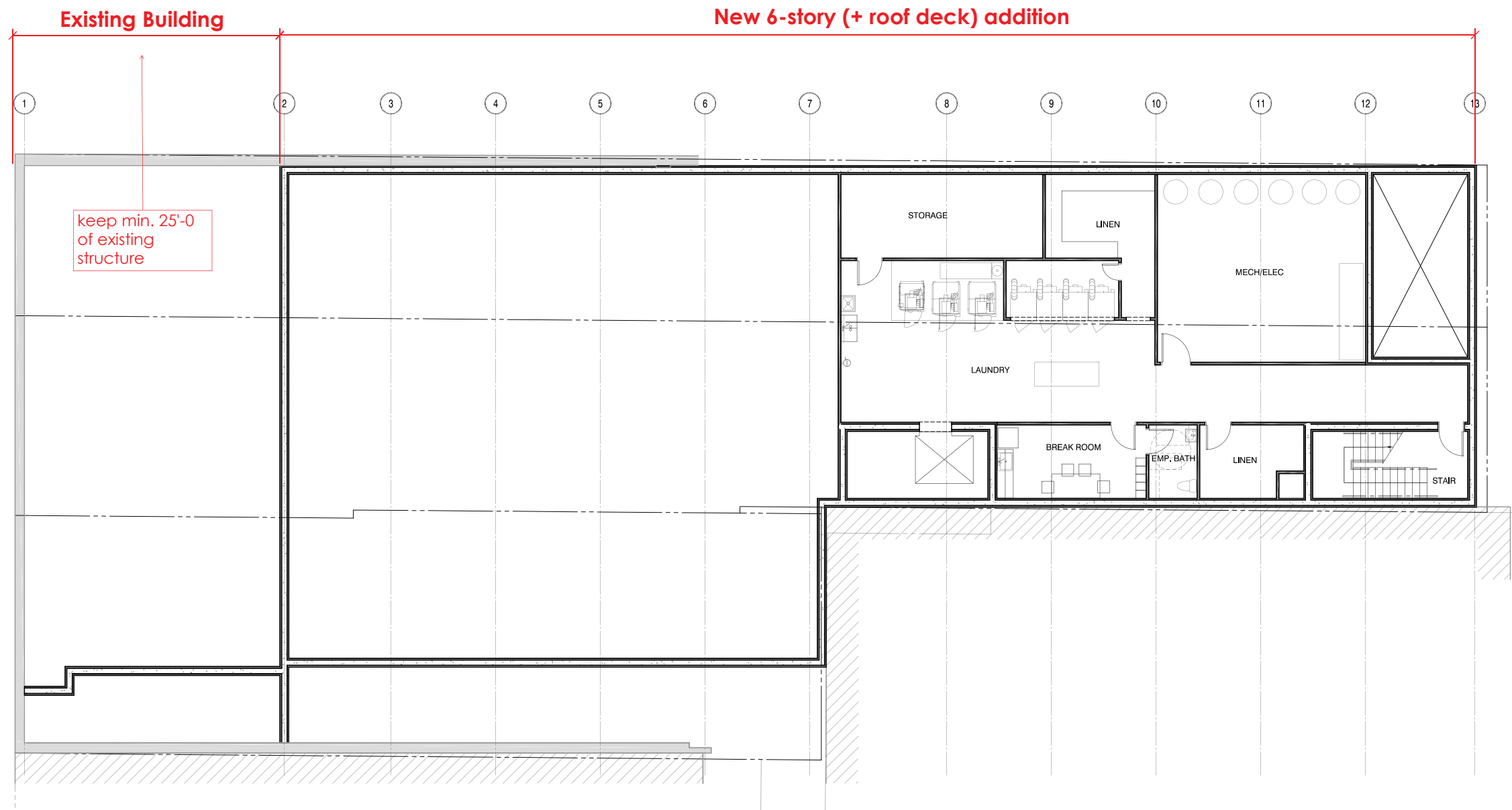
- The 1904-1940 Sanborn map (right), shows that 308-316 Main Street (highlighted in blue) originally had an adjacent 5-story building to the north (highlighted in yellow). This is also indicated by the remaining party wall visible on the north side of the building.

- The 1968 auditor's photo (above) indicates the adjacent building was removed sometime between 1940 and 1968 exposing the north wall of the building.

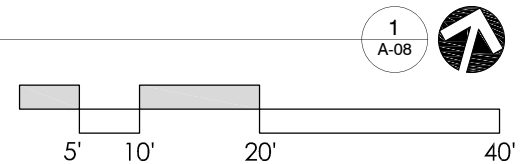
- In addition, there were originally 4 and 6 story buildings abutting the rear of 308-316 Main, making the **west street facade the only facade that was historically visible during the period of significance**. The local historic guidelines defines the west facade as the primary elevation.

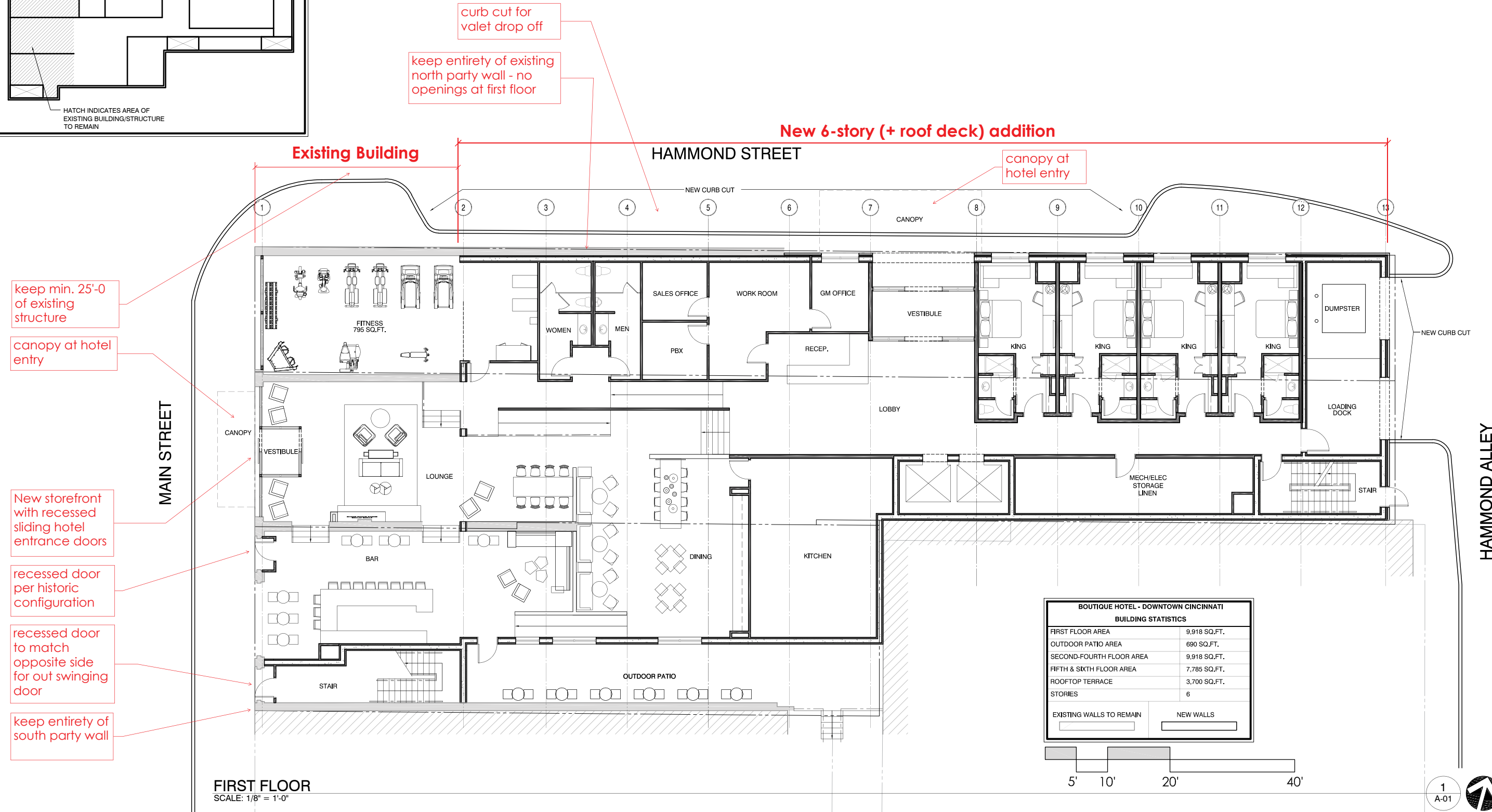
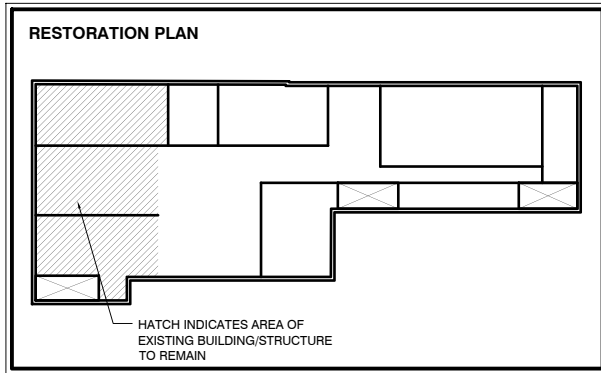
HAMMOND ALLEY



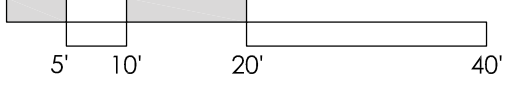


**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



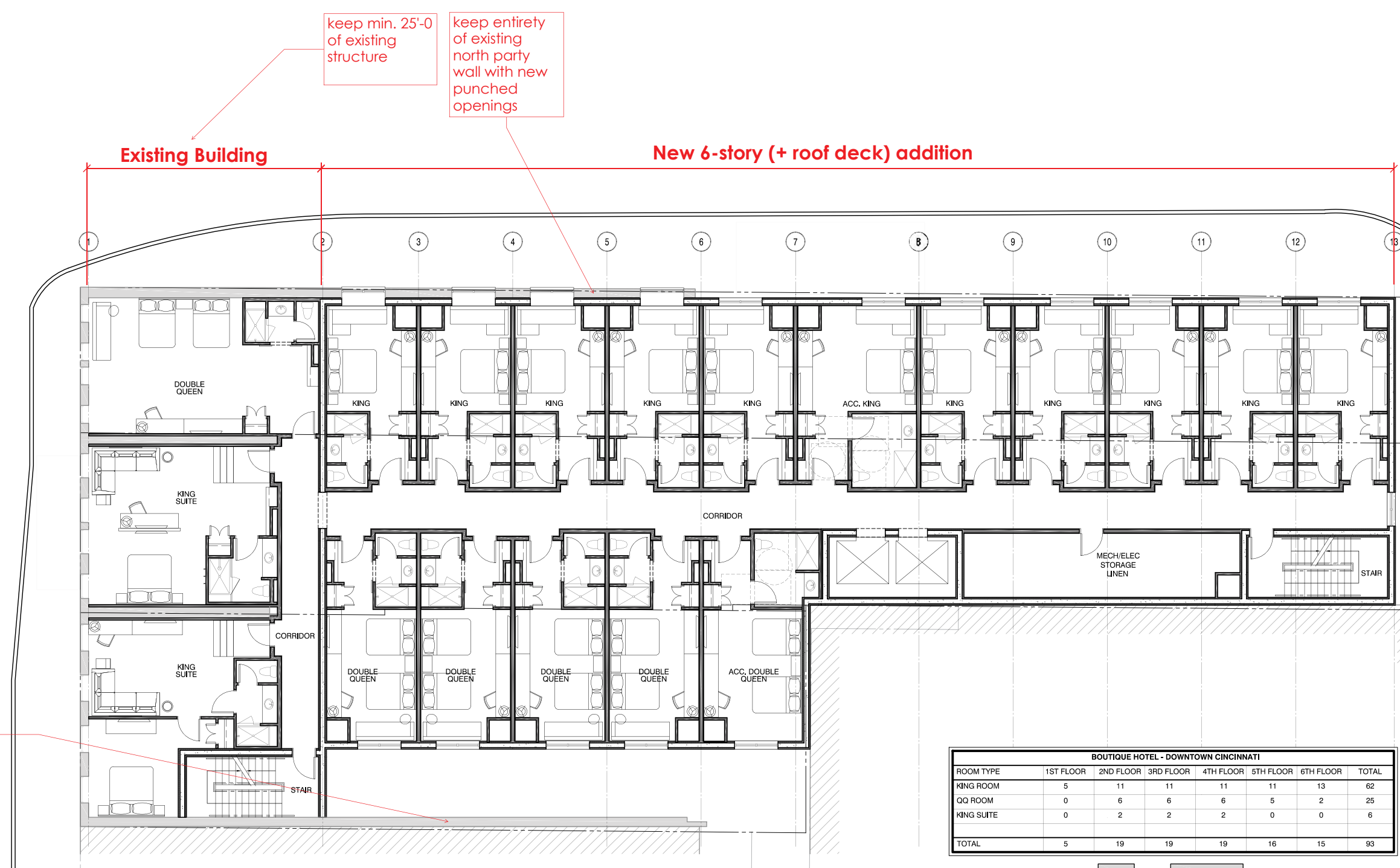


BOUTIQUE HOTEL - DOWNTOWN CINCINNATI	
BUILDING STATISTICS	
FIRST FLOOR AREA	9,918 SQ.FT.
OUTDOOR PATIO AREA	690 SQ.FT.
SECOND-FOURTH FLOOR AREA	9,918 SQ.FT.
FIFTH & SIXTH FLOOR AREA	7,785 SQ.FT.
ROOFTOP TERRACE	3,700 SQ.FT.
STORIES	6
EXISTING WALLS TO REMAIN	NEW WALLS



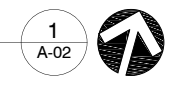
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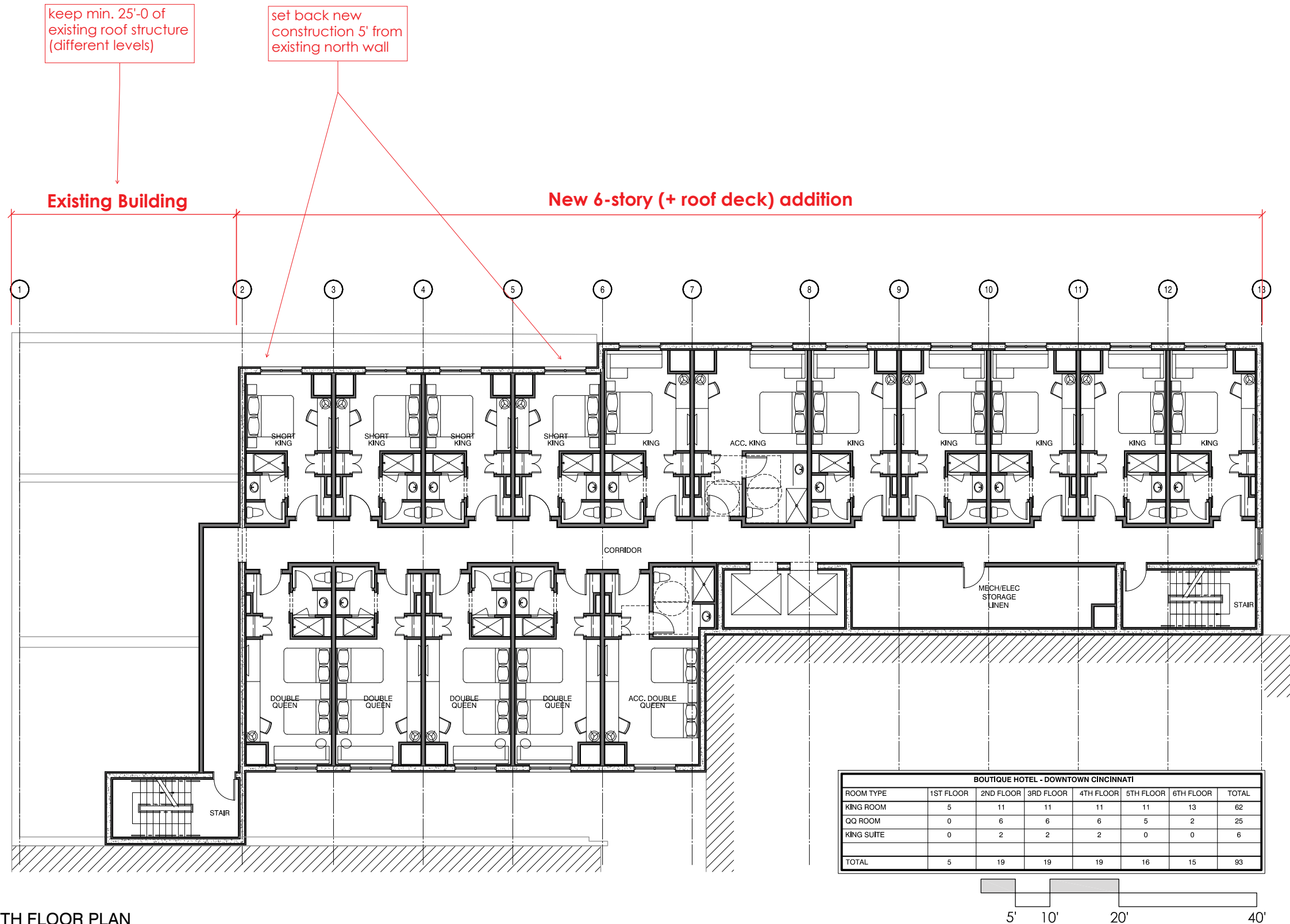




BOUTIQUE HOTEL - DOWNTOWN CINCINNATI							
ROOM TYPE	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
KING ROOM	5	11	11	11	11	13	62
QQ ROOM	0	6	6	6	5	2	25
KING SUITE	0	2	2	2	0	0	6
<b>TOTAL</b>	<b>5</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>16</b>	<b>15</b>	<b>93</b>

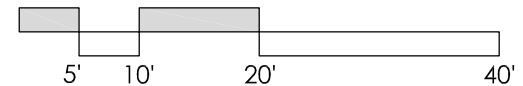
SECOND - FOURTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

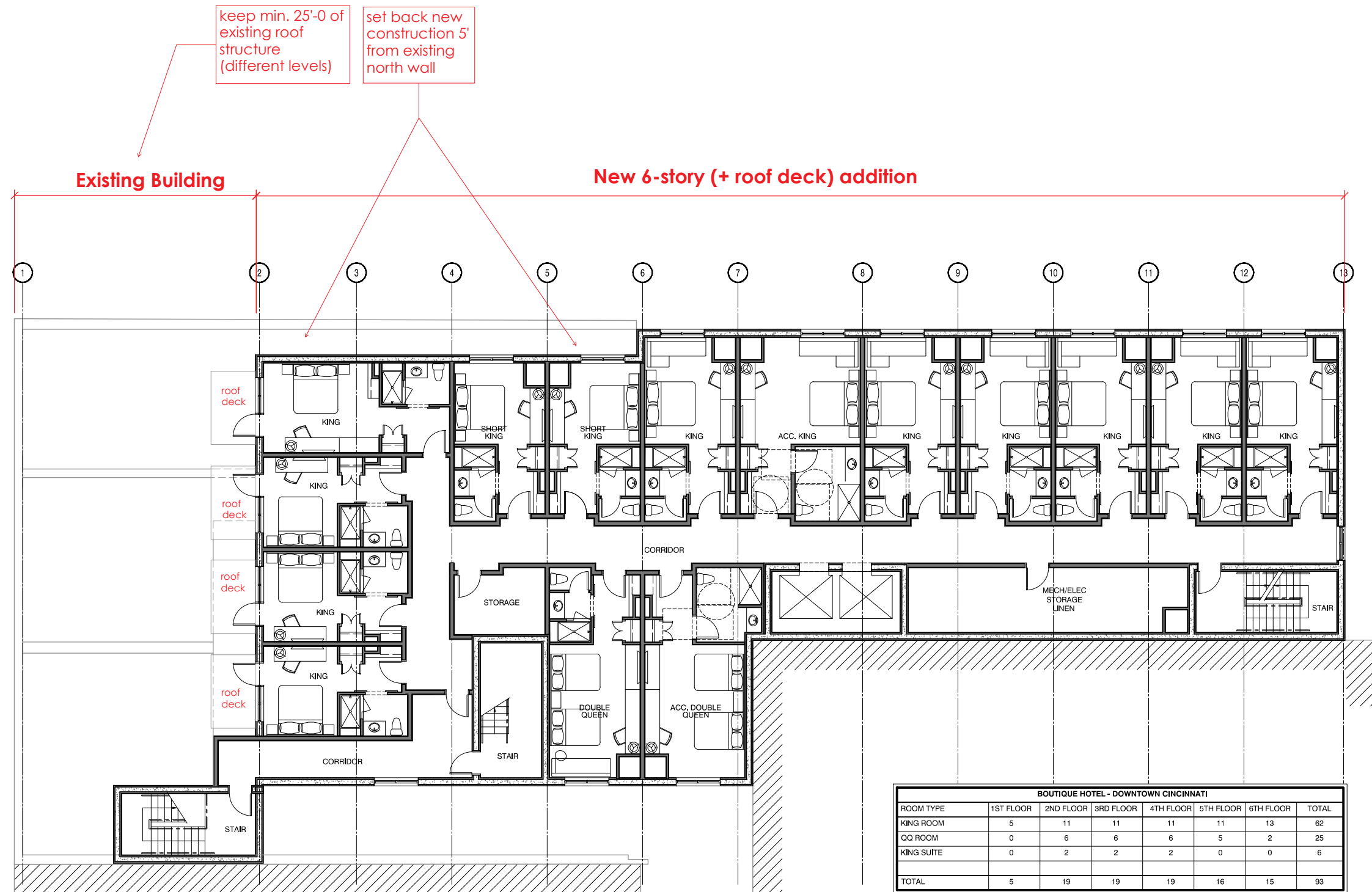




BOUTIQUE HOTEL - DOWNTOWN CINCINNATI							
ROOM TYPE	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
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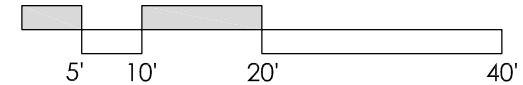
FIFTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

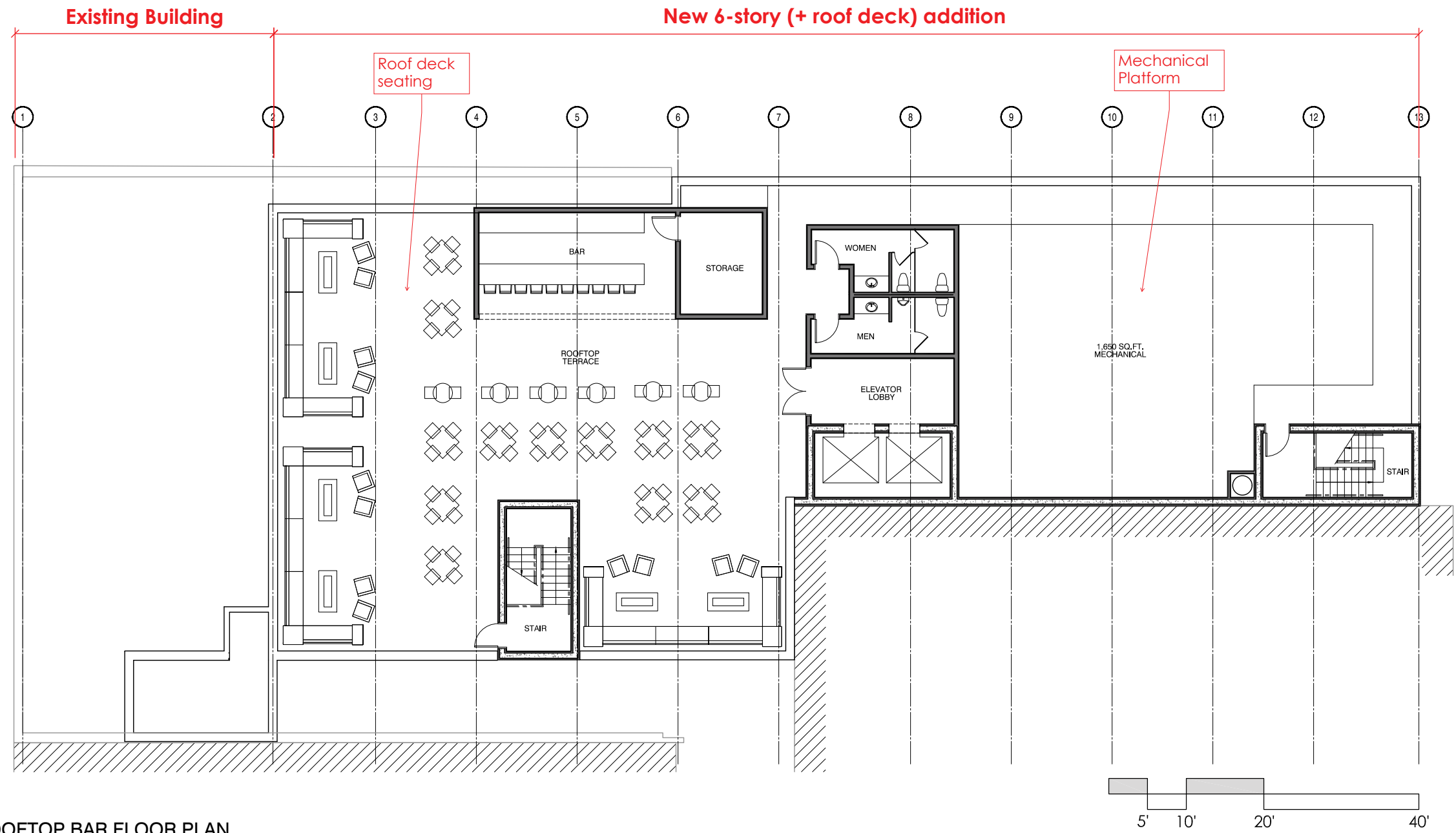




BOULIQUE HOTEL - DOWNTOWN CINCINNATI							
ROOM TYPE	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
KING ROOM	5	11	11	11	11	13	62
QQ ROOM	0	6	6	6	5	2	25
KING SUITE	0	2	2	2	0	0	6
<b>TOTAL</b>	<b>5</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>16</b>	<b>15</b>	<b>93</b>

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





**ROOFTOP BAR FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

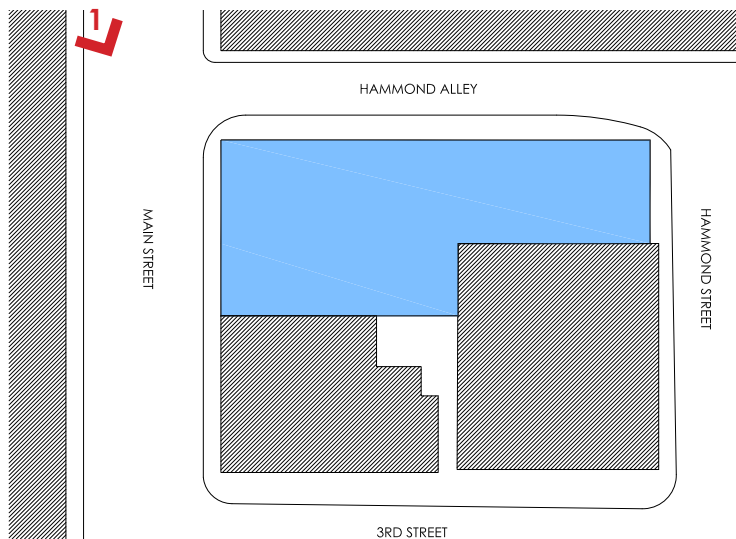




Existing street view



Proposed street view



Key Plan

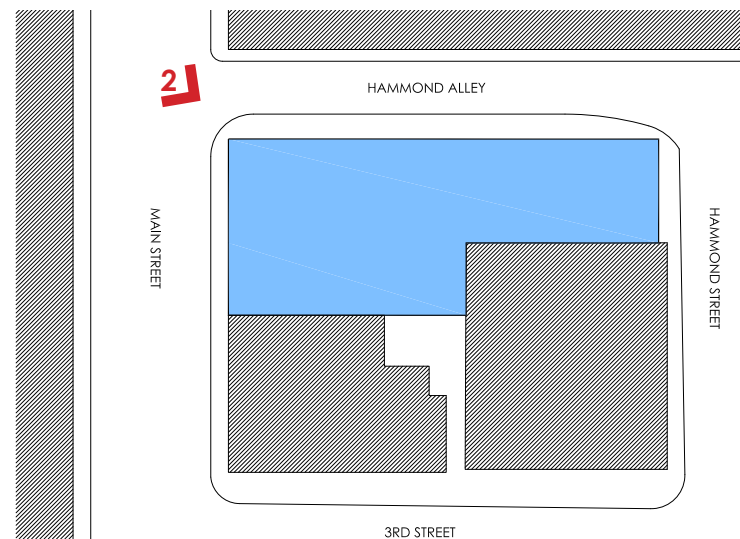
- New punched openings will be added with double hung windows in original north party wall to serve the new hotel rooms. The original north wall was historically not visible as there was an adjacent building (see Sanborn Map). This makes it less significant and presents a greater opportunity for introducing new openings. See NPS examples.
- The 6th floor of the new addition is partially visible from street above the existing 4 story building. This "roof addition" is set back from original north wall 5' and from the west wall 25'. With minimal visible windows and a flat roof, the addition is compatible and does not detract from the original building. See NPS examples.



Existing street view



Proposed street view



Key Plan

- New punched openings will be added with double hung windows in original north party wall to serve the new hotel rooms. The original north wall was historically not visible as there was an adjacent building (see Sanborn Map). This makes it less significant and presents a greater opportunity for introducing new openings. See NPS examples.
- The 6th floor and roof deck of the new addition is partially visible from street above the existing 4 story building. This "roof addition" is set back from original north wall 5' and from the west wall 25'. With minimal visible windows and a flat roof, the addition is compatible and does not detract from the original building. See NPS examples.

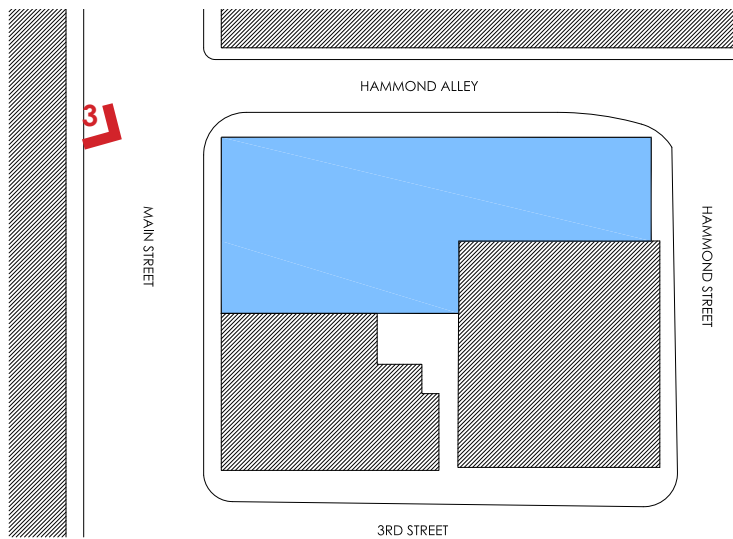


Existing street view



Proposed street view

- Rear 6-story and roof deck addition is visible. Addition includes simple facade with windows for hotel rooms on upper floors and recessed entry with canopy on first floor for valet drop off.



Key Plan



Existing View 4



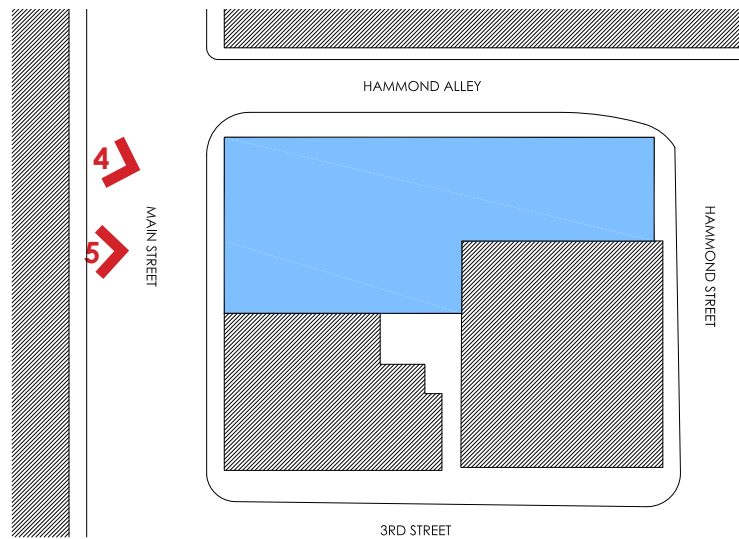
Proposed View 4



Existing View 5



Proposed View 5



Key Plan



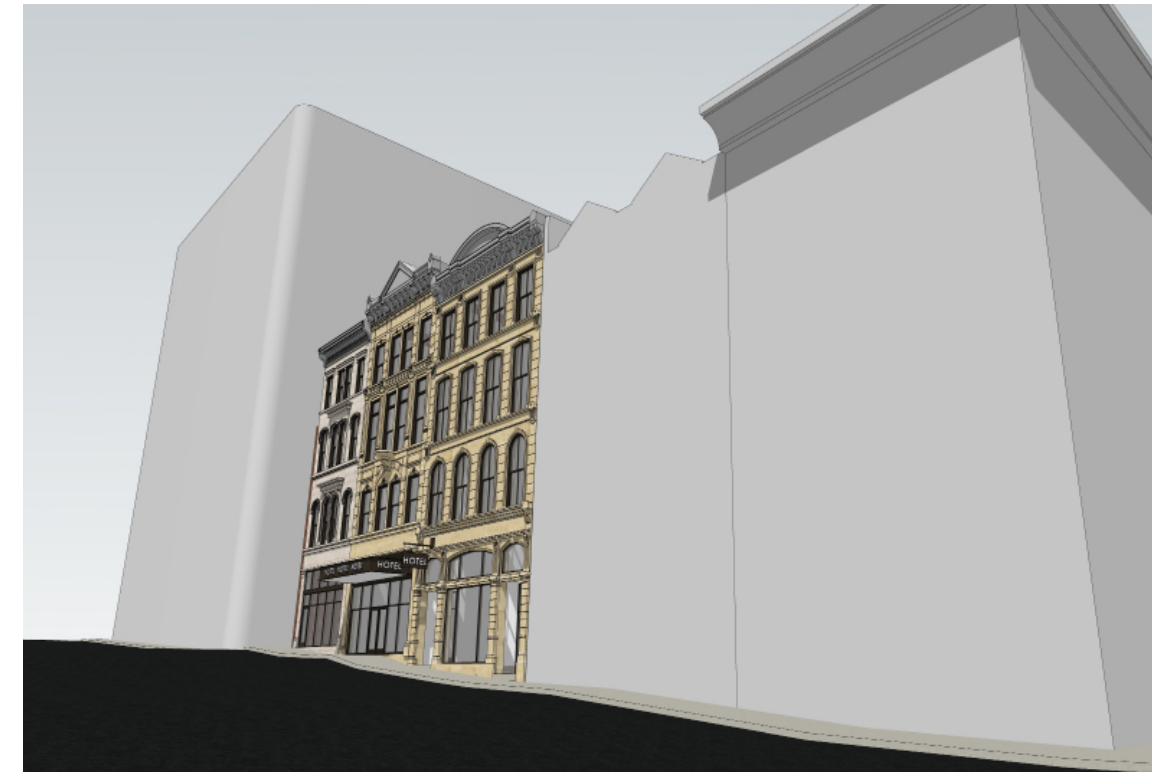
Existing View 6



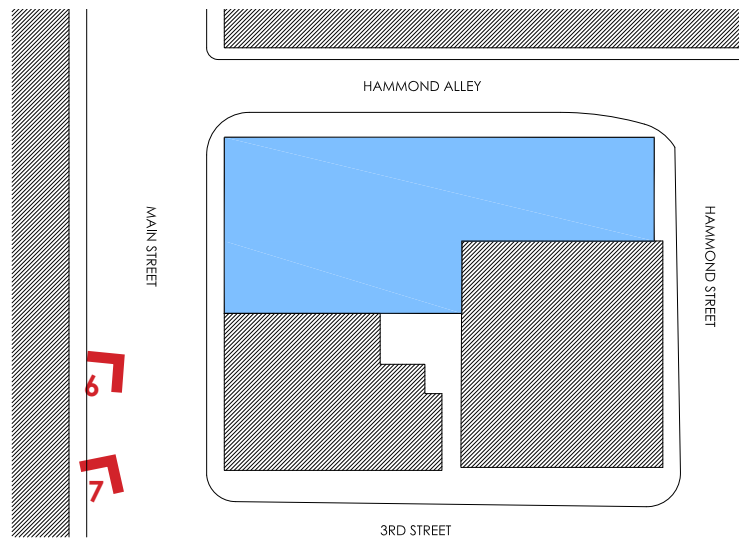
Proposed View 6



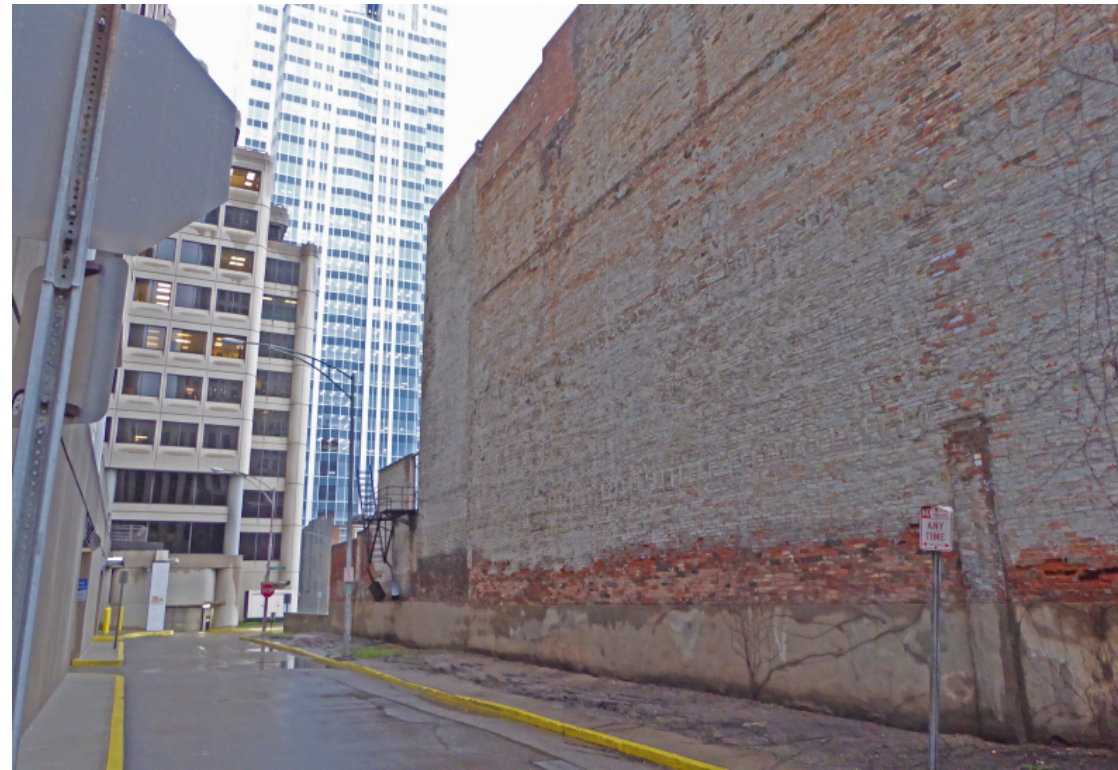
Existing View 7



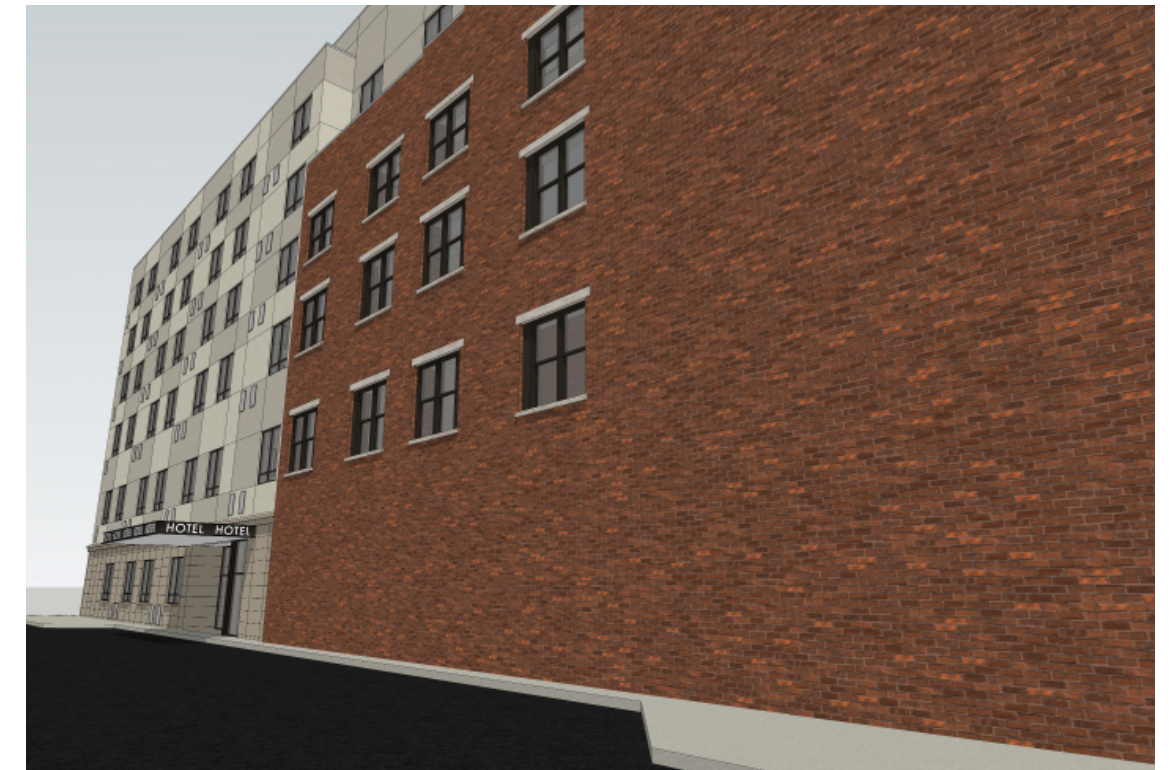
Proposed View 7



Key Plan



Existing View 8



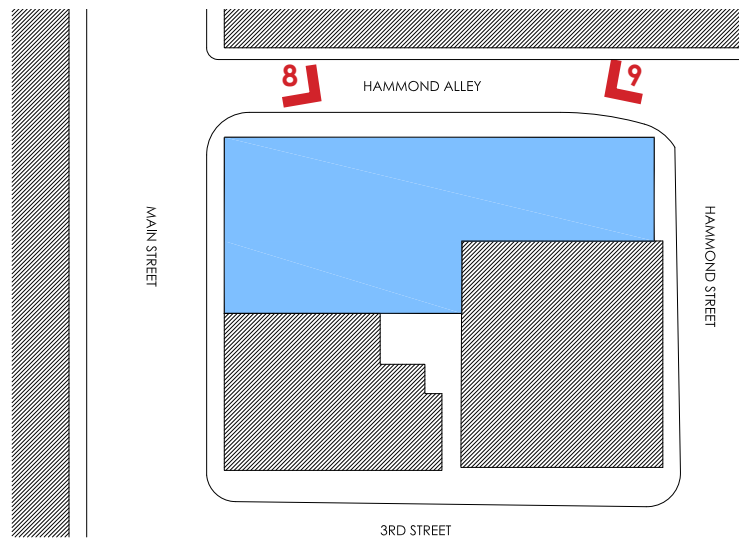
Proposed View 8



Existing View 9



Proposed View 9

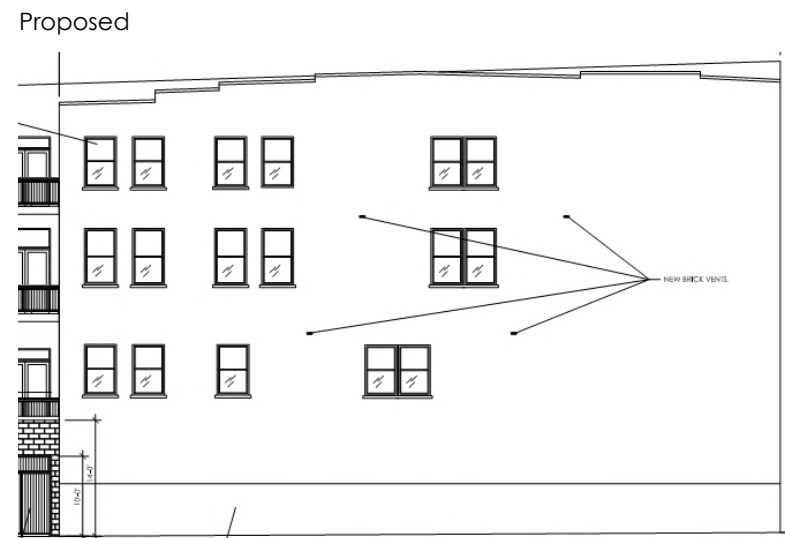


Key Plan

**From NPS ITS 21: Adding New Openings on Secondary Elevations:**

Rehabilitating a historic building to accommodate a new use may require inserting openings in a formally blank wall or increasing the number already there...[Buildings] may have one or more blank or un-fenestrated exterior walls that are not significant and can successfully be altered without negatively impacting the building's historic character. The number of new openings should be limited so that enough mass remains to keep the wall's sense of solidarity. It is usually recommended when adding compatible new openings to a blank wall that windows not be cut in the first bay at either end of the wall, but instead pulled back one bay...So that new openings do not appear historic, they should be very plain, preferably just cutouts in the wall without trim or period architectural surrounds. And, the windows themselves, should be distinguishable from the historic windows by use of a simpler or slightly different light configuration.

- The new openings are simple with precast concrete headers and sills.
- The spacing of the new openings is regular and the size of the windows are similar to the proportions of the windows on the historic west facade.
- The new openings are set back 25' and there are no new openings proposed in the first bay from the street.
- The window size and spacing is consistent with the new openings shown in an approved historic application from 2012.



NPS approved elevation from 2012 Historic Tax Credit Application

**Examples of compatible openings from NPS**



The side elevation of a 1914 department store featured several non-historic openings which had been added over the years.



Although highly visible, because the wall is not important in defining the historic character of the building, it was possible to change the existing openings and to add several new windows to accommodate the new use.



**From NPS ITS 14: Introducing New Windows in Blank Walls:**

A 19th century commercial building with an exposed party wall, where the adjacent buildings have been razed, presents a greater opportunity for compatible new openings. Nonetheless, the design must not make such a strong architectural statement as to radically change the appearance of the building or overwhelm the composition of the historic facade

**From NPS ITS 47: Rooftop Additions on Mid-size Historic Buildings:**

Rooftop additions proposed as part of a rehabilitation project must be carefully designed in order to preserve the building's historic character. A successful rooftop addition does not significantly impact the character of the historic building. It is subordinate to the historic building in size and design, and compatible with its massing, scale, materials and features. It must be set far enough back from the primary elevation(s) of the building — usually at least one bay, so that it is not highly visible from the public right-of-way. In most cases, rooftop additions should not be more than one story and, generally, they are not appropriate for buildings consisting of three stories or less.

**From NPS ITS 36: Rooftop Additions**

With regard to rooftop additions, the Guidelines for Rehabilitating Historic Buildings recommend that new rooftop additions be designed so that they are inconspicuous from the public right-of-way, are set back from the primary elevation of the building, and do not damage character-defining features of the historic building. Rooftop additions are almost never appropriate for buildings that are less than four stories high. Generally, rooftop additions should not be more than one story in height, and are more compatible on buildings that are adjacent to taller buildings or dense urban environments.

- Although our addition is not a true “rooftop addition”, it has the appearance of a roof top addition from the street.
- The “rooftop addition” is only slightly visible from Main Street from the north approach, is not visible at all from the west side of the building and is barely visible from the south approach.
- The “rooftop addition” does not affect the character of the historic building.



**Examples of compatible roof additions from NPS:**



Mid-19th century commercial building with rooftop addition as it appeared after rehabilitation (center).



New rooftop addition and stairtower visible on the south elevation.

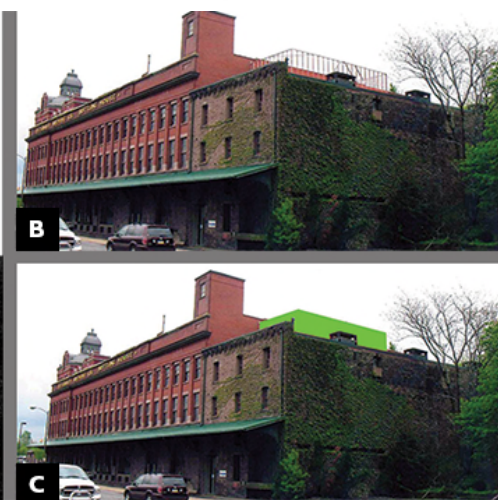
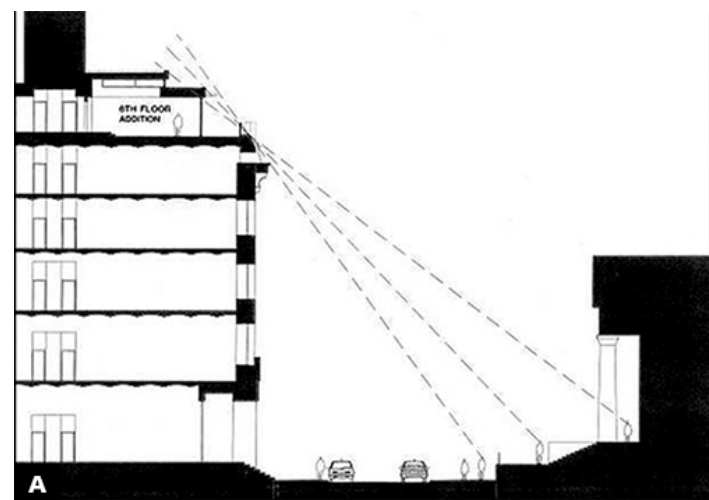


**From NPS website:**

Here, a 1-story rooftop addition on a 6-story historic building is set back from the primary elevation so it is not seen from the street below. Although the taller portion at the rear, in particular, which replaced an existing tower, is visible from a distance, the addition is unobtrusive and does not impact the character of the historic building.



New rooftop addition and stairtower visible on the secondary north elevation, meets the Standards, and is compatible with the historic building.



**From NPS Preservation Brief 14: New Exterior Additions to Historic Buildings:**

An addition should be designed to be compatible with the historic character of the building and, thus, meet the Standards for Rehabilitation. Standards 9 and 10 apply specifically to new additions:

(9) "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

(10) "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

To accomplish this and meet the Secretary of the Interior's Standards for Rehabilitation, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.

• The 6-story (+ roof deck) portion of the new addition is set behind the existing north wall and the 6th floor and roof deck are only partially visible, appearing as a "rooftop addition" (See notes on previous page).



• The 6-story (+ roof deck) portion of the new addition that can be seen meeting the ground is located beyond the historic enclosure of the existing building (where there is currently a non-historic 1-story addition and loading dock).



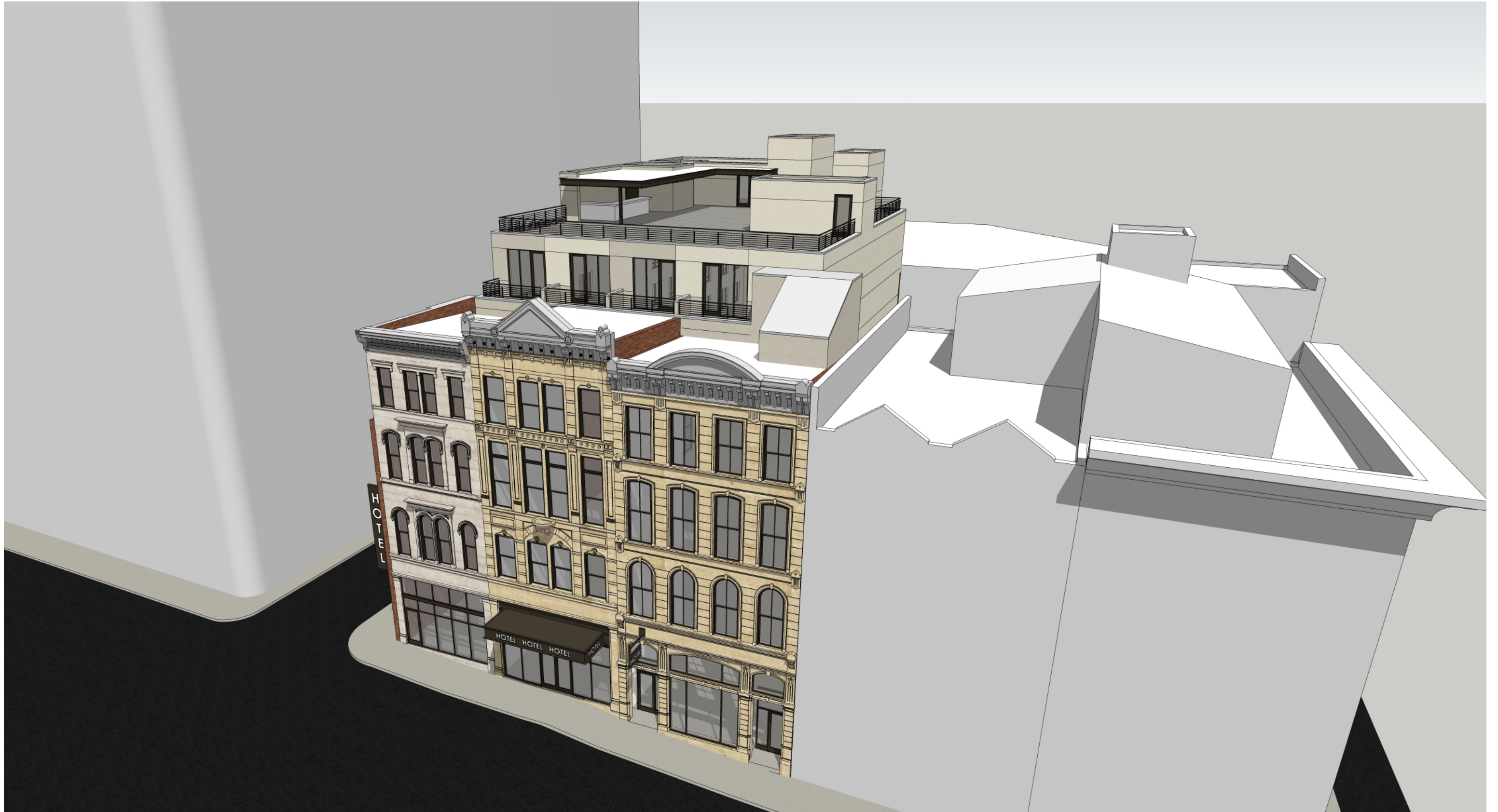
• The new addition will be simple in design and compatible to the historic building, but clearly differentiated from the historic building by material and style of windows.

• The difference in height of the new addition and a slight set back will allow the addition to be viewed as a separate building maintaining the integrity of the existing building massing.

**Examples of compatible additions from NPS:**



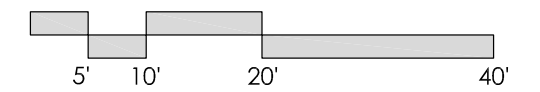


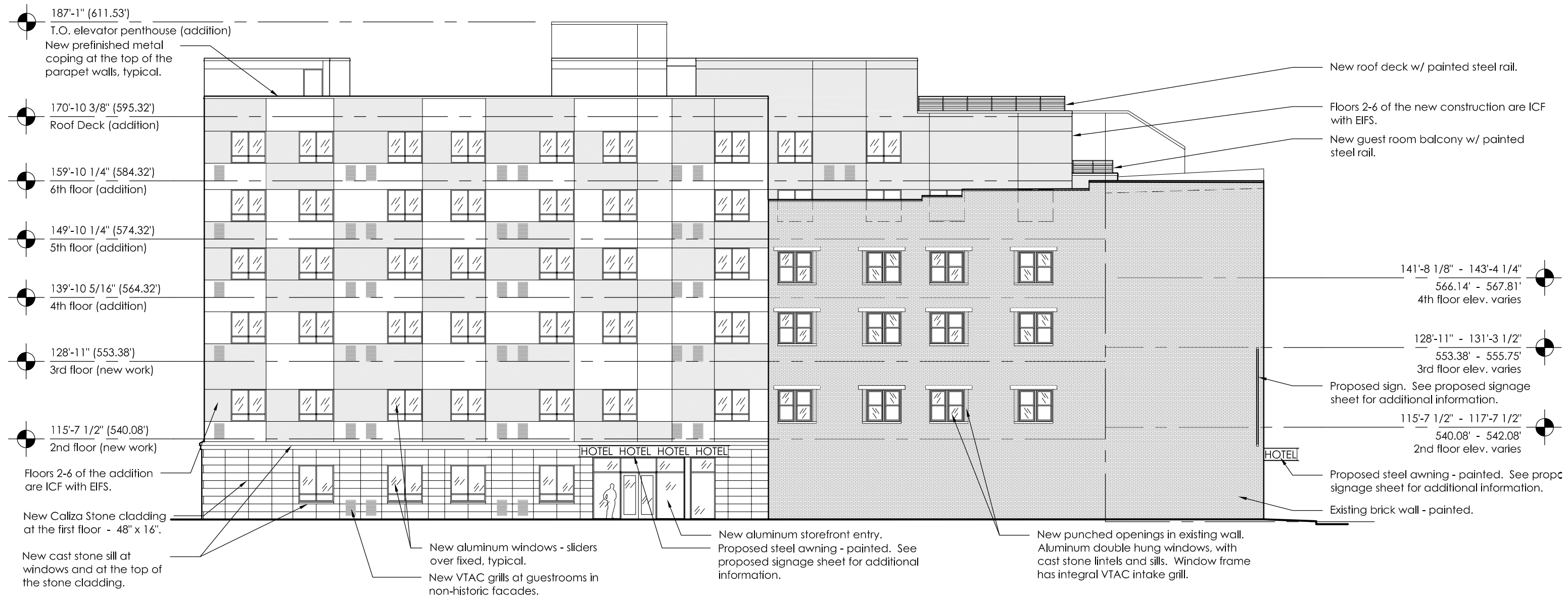




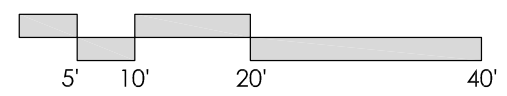
# WEST ELEVATION

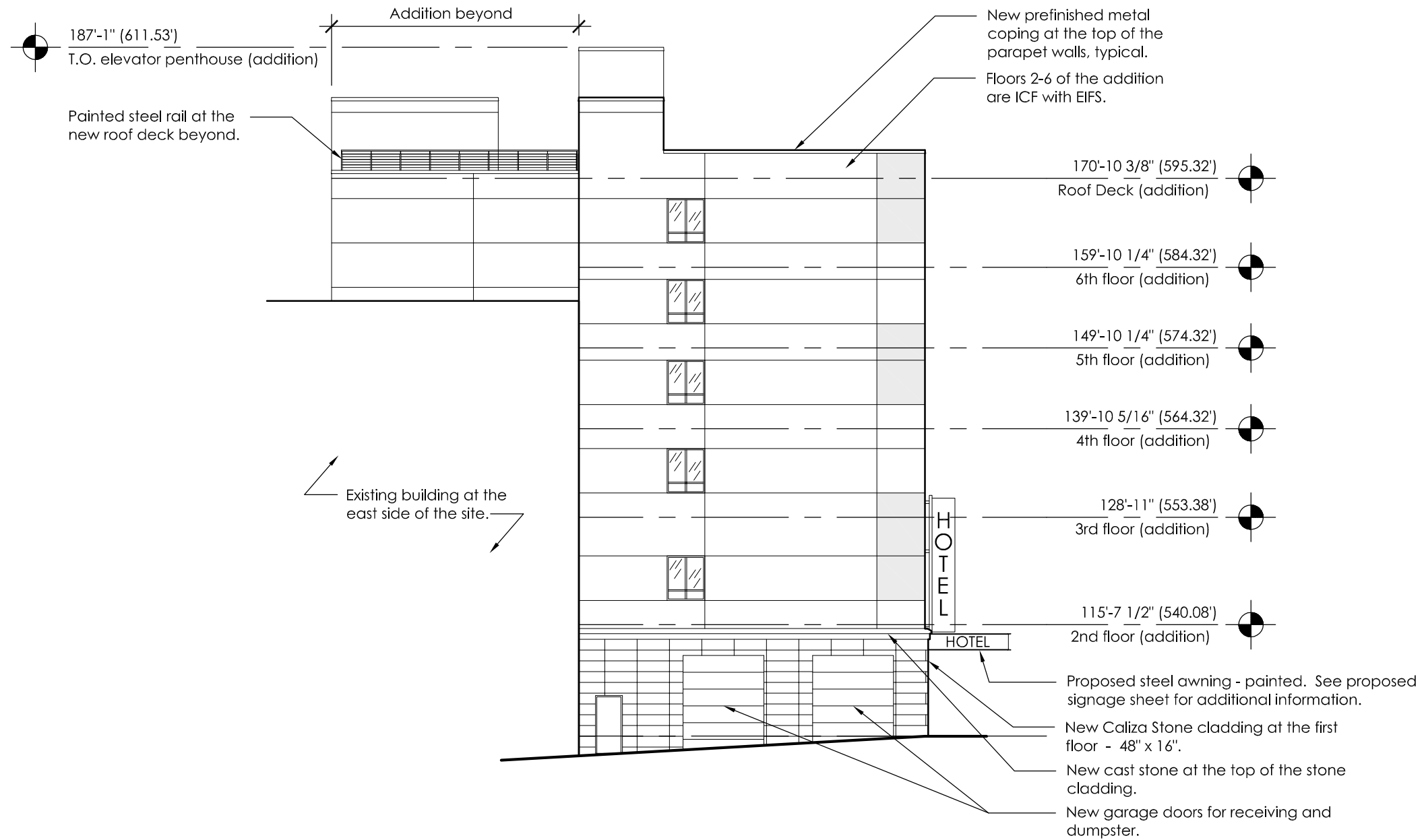
1/16" = 1'-0"



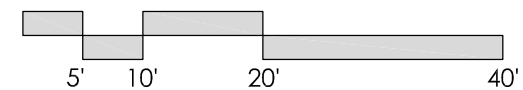


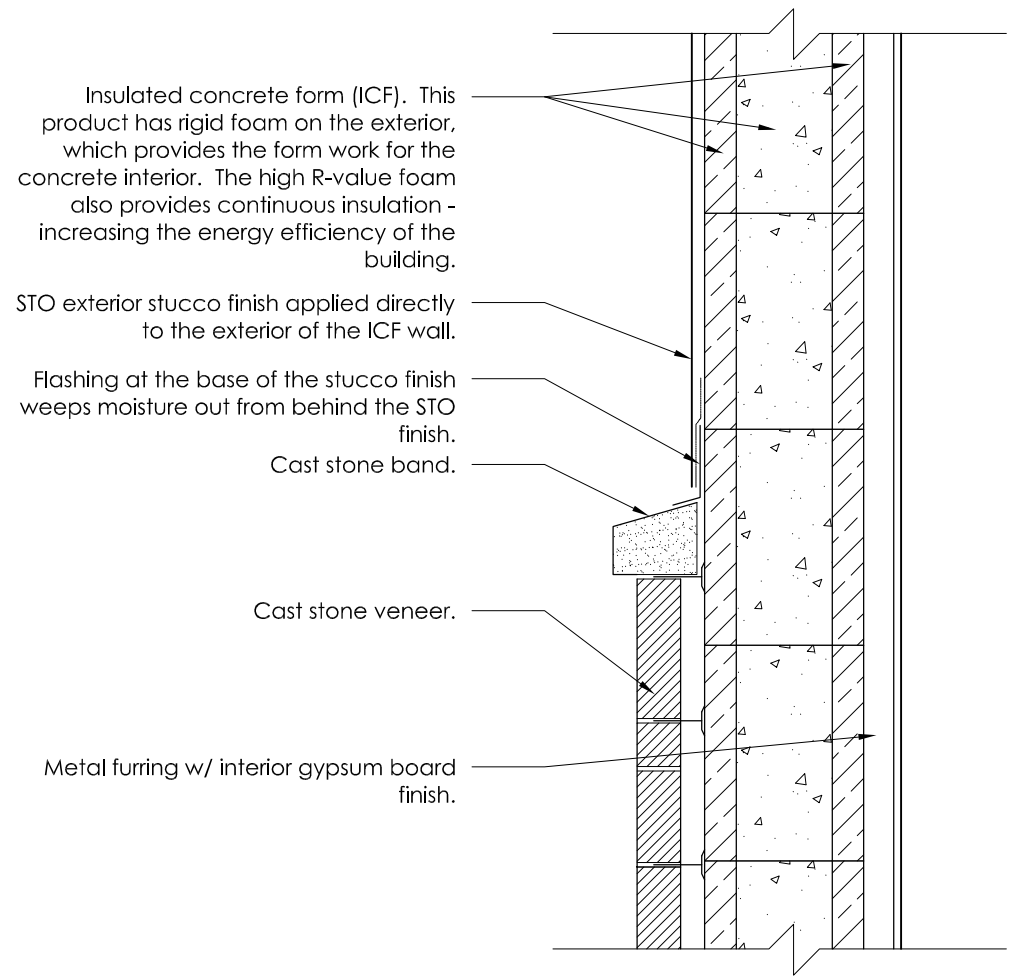
**NORTH ELEVATION**  
1/16" = 1'-0"





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





○ Typical ICF wall detail  
3/4" = 1'-0"



EIFS: Sto ICF Finish System  
Finish = fine  
Color = Smoked Putty

Paint: Sherwin Williams  
Sheen = flat  
Color = Rookwood Terra Cotta

Window frames: Kawneer, Pella, and Wojan  
Finish = anodized (Pella will be Kynar)  
Color = Dark Bronze  
(Note: awnings to match this color)

EIFS: Sto ICF Finish System  
Finish = freeform  
Color = Pearl Gray

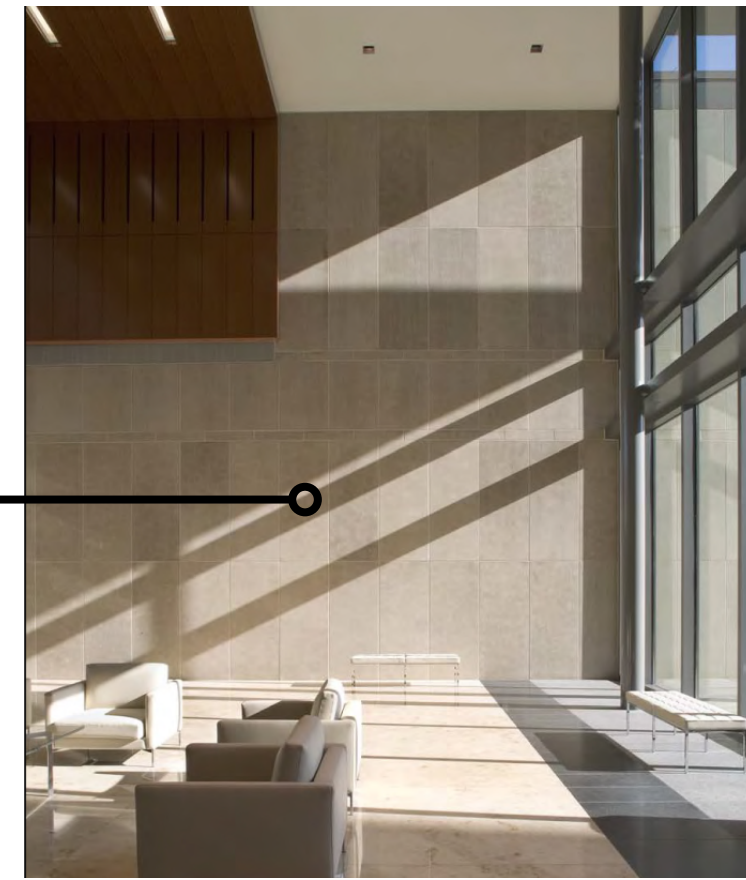
Stone base: Arriscraft  
Size = 23-5/8" wide x 11-5/8" high x 3-5/8" thick  
Style = smooth  
Color = Driftwood



EIFS - subtle two-toned coloration with clean joint lines



Stone - large scale block with stacked bond



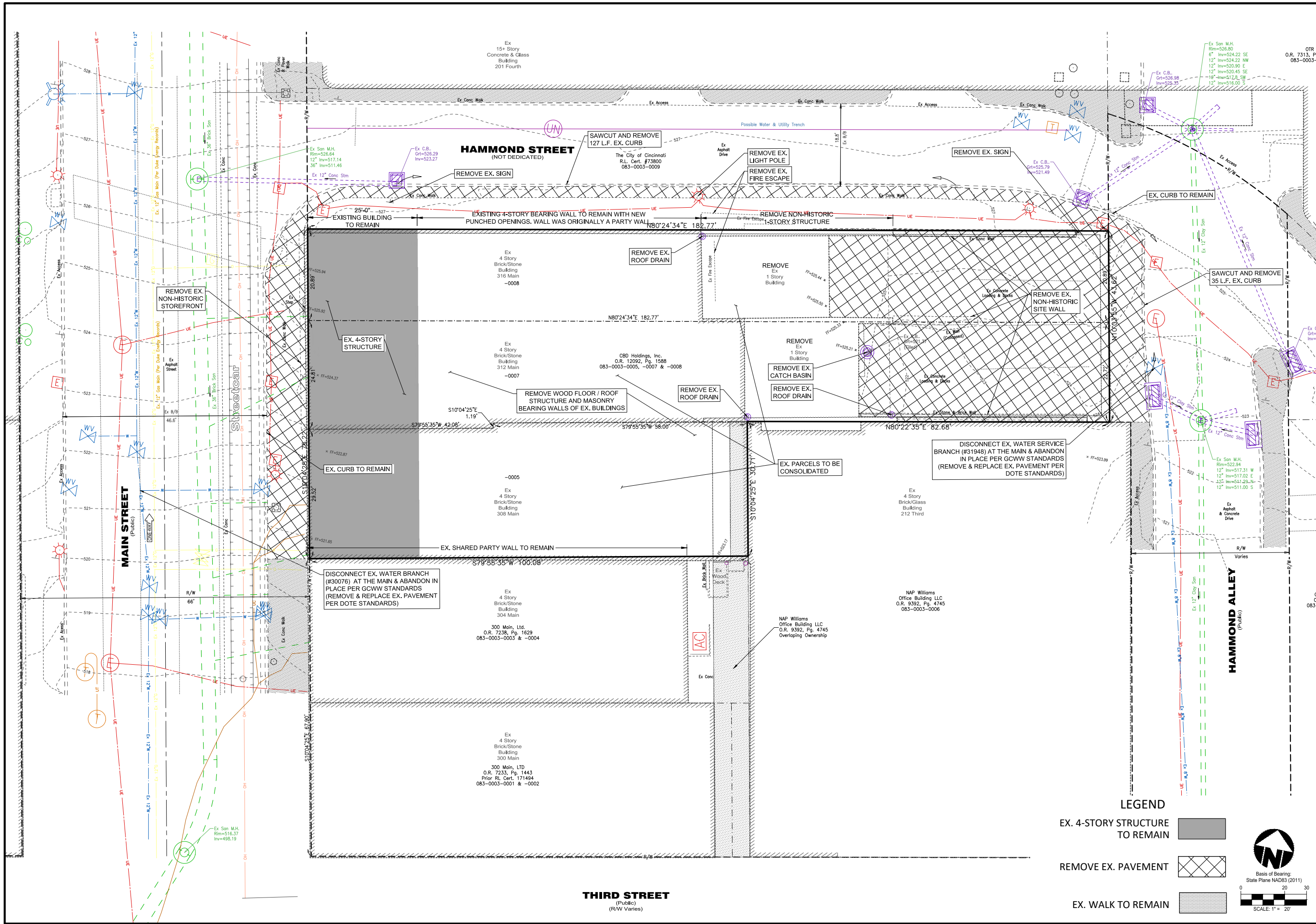
**Projection sign:**  
70 sf on each side. (Variance request for the size and height).

**Drop off canopy w/ signage on three sides:**  
-56 sf signage facing north  
-22 sf signage facing west  
-22 sf signage facing east  
(Variance request for the size of the sign on the north face, as well as adding the signs on the east and west faces).









**308 MAIN STREET**  
**HISTORIC CONSERVATION BOARD REVIEW**  
 THE CITY OF CINCINNATI  
 HAMILTON COUNTY, OHIO

**EXISTING CONDITIONS & DEMOLITION PLAN**

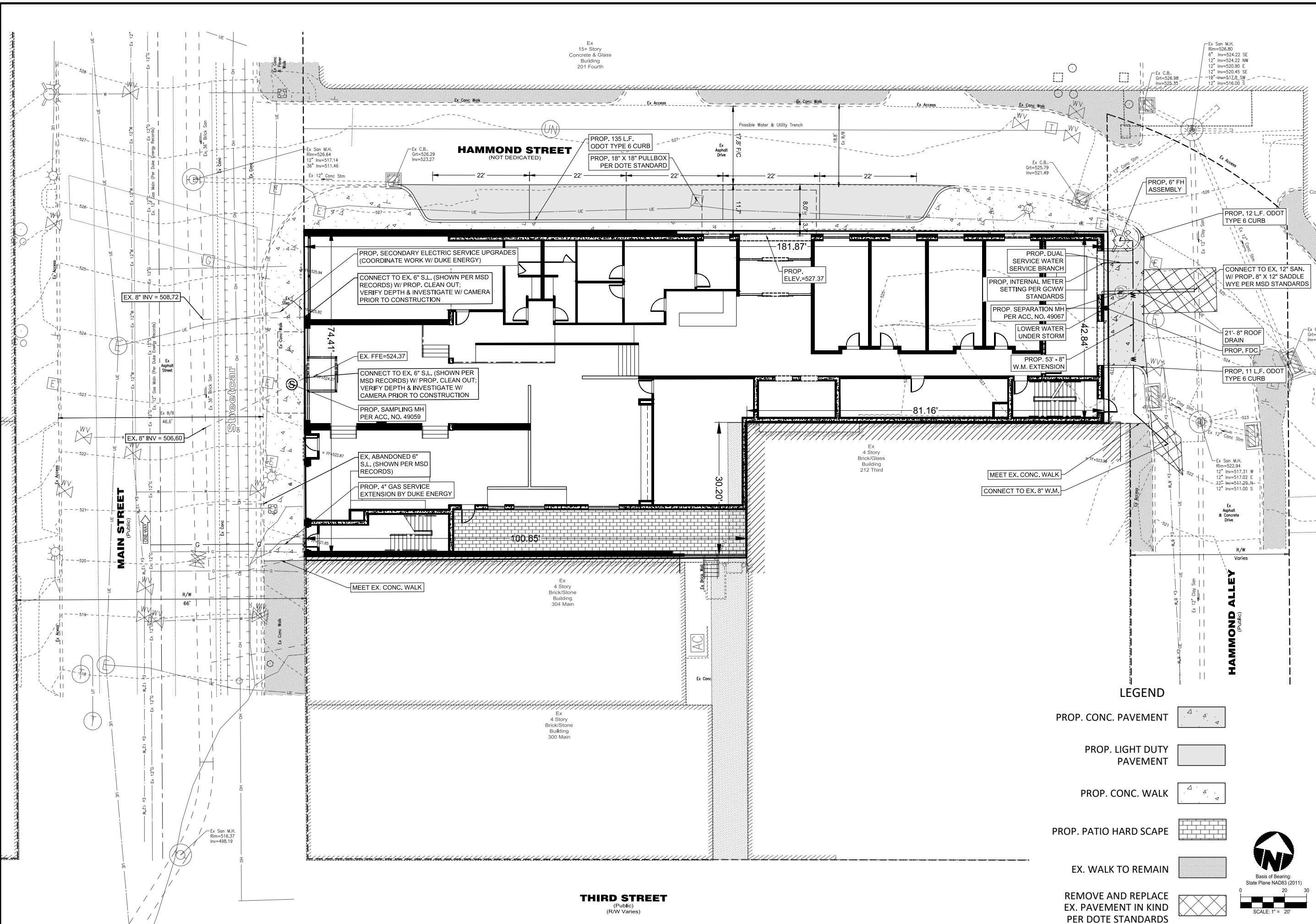
Drawing:	18-0088 SD
Drawn by:	FWH
Checked By:	MPD
Issue Date:	7.24.18
Sheet:	C1.0

**LEGEND**

- EX. 4-STORY STRUCTURE TO REMAIN [Solid Grey Box]
- REMOVE EX. PAVEMENT [Cross-hatched Box]
- EX. WALK TO REMAIN [Stippled Box]

Basis of Bearing:  
State Plane NAD83 (2011)  
SCALE: 1" = 20'

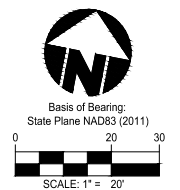
**THIRD STREET**  
 (Public)  
 (R/W Varies)



**308 MAIN STREET**  
**HISTORIC CONSERVATION BOARD REVIEW**  
 THE CITY OF CINCINNATI  
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**PROPOSED SITE LAYOUT PLAN**

- LEGEND**
- PROP. CONC. PAVEMENT
  - PROP. LIGHT DUTY PAVEMENT
  - PROP. CONC. WALK
  - PROP. PATIO HARD SCAPE
  - EX. WALK TO REMAIN
  - REMOVE AND REPLACE EX. PAVEMENT IN KIND PER DOTE STANDARDS



Drawing:	18-0088 SD
Drawn by:	FWH
Checked By:	MPD
Issue Date:	7.24.18
Sheet:	C2.0

**THIRD STREET**  
 (Public)  
 (R/W Varies)