

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

APPLICATION #: COA20190878  
APPLICANT: Jeckering Schneider Architects  
OWNER: Chris Slater and Elizabeth Dale  
ADDRESS: **1905 Baymiller Street**  
PARCELS: 184-0003-0068, and -0069  
ZONING: Residential Multi-Family (RM 1.2)  
OVERLAYS: Dayton Street Historic District  
COMMUNITY: West End  
REPORT DATE: November 25, 2019,  
STAFF REVIEW: Beth Johnson, Urban Conservator

### Nature of Request:

The applicant is requesting a Certificate of Appropriateness for a one story garage addition to 1905 Baymiller Street and a rear 3<sup>rd</sup> floor addition and deck.

### Existing Conditions:

1905 Baymiller Street is an existing single family brick Italianate building. It is on a parcel currently situated as 2 unconsolidated lots. The previous building on the northern lot was demolished in 1999 and was a two story building set back from the street. The building was originally a one story building per the Sanborn and converted to a 2 story building at the turn of the century.

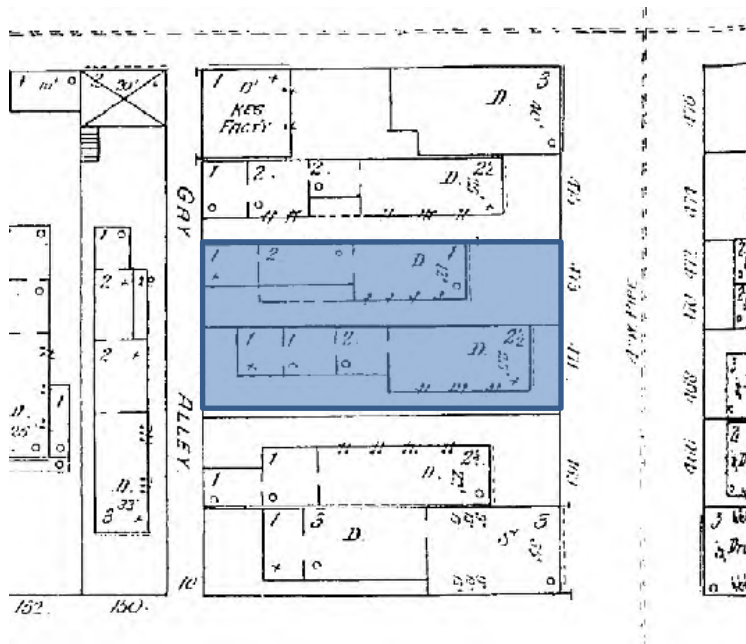


Figure 1: 1905 Baymiller Street 1891 Sanborn Map



**Proposed Conditions:**

The proposal is to construct an addition to the north of the contributing structure on the northern currently vacant parcel.

The new construction will feature the following:

1. A one story garage structure with a pitched/side gable form.
2. The garage will be set back 20’ from the front property line.
3. On the front at the first story will be a roll-up garage in carriage door style and brick siding.
4. There will also be a third floor addition that will raise the rear pitch of the roof to provide more livable space and access to a rear deck over the 2 story rear portion of the building.

**Applicable Zoning Code Sections:**

Zoning District:	Section 1405	Residential
Variance Requests:	<a href="#">Section 1433-17</a>	Land Use Regulations
Variance Authority:	<a href="#">Section 1445-07</a>	
HCB authority:	<a href="#">Section 1435-05-4</a>	
Variance Standard:	<a href="#">Section 1445-13</a>	General Standards: Public Interest
	<a href="#">Section 1445-15</a>	Standards for Variances
Overlays:	<a href="#">Section 1435</a>	Historic Preservation
Historic District/Reg:	Dayton Street Historic District	
COA Standard:	<a href="#">Section 1435-09-2</a>	COA; Standard of Review

**Zoning Analysis:**

No zoning relief will be required once the lots are consolidated.

**Certificate of Appropriateness Review**

*This project generally meets the guidelines for the Dayton Street Historic District. The project is a garage addition that is street fronting on a portion of the lot that was previously a separate lot. While garage doors are not a common occurrence on a street facing lot, the positions and size of this makes this addition not overwhelm the street and not negatively impact the street. A setback of 20 feet is appropriate in this case to make this less visible but this block also does not have a standard setback. The building that was previously on this lot had a similar setback as proposed. A one story addition is also not out of character with this block as there is a very short 2 story building to the south of the principal building in this application.*

**GUIDELINES FOR NEW CONSTRUCTION**

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

*The building does not replicate historic buildings and the use of a garage door sets it apart as a newer addition.*

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

*The applicant desires a garage at this property. The use of the alley is impractical due to significant grade changes between the elevation of the alley and the rear yard. Orienting the vehicle access to the rear would require demolition of the historic wall. There is an existing curb cut on the front of the property. As this block has a lot of variation of setback and height, the massing of this project is considered compatible within the block.*

□ The new construction guidelines for the District will be used to judge the compatibility of new work. The specific site and programmatic needs of each project should also be taken into consideration. New construction should respond to the traditional composition found in historic properties: a base, middle, and top. Most buildings in the District are built of brick with the principal façade parallel to the street it faces. The most important features of buildings in the District are the arrangement of openings on the building and an overall vertical emphasis of the whole design. Each building has its own variations, but collectively they share many features.

*See below regarding the compatibility with the block.*

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

*As this is a residential building and addition the base is simple. The base is a simple concrete horizontal band and is consistent with a residential building.*

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

*The middle is defined by a carriage style garage door. It has a change in plane as the door is set back from the rest of the façade and incorporated a lintel above the door or a horizontal band.*

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

*The top is not necessarily well defined but is a simple horizontal fascia board. As an addition, this building is attempting to be a background building by having simple details.*

Height: Building heights vary across the District. New building heights shall not create a "jagged" effect in the district but rather relate to the surrounding structures and their proportions. Corner buildings tend to be three stories or taller.

*The height is a one story addition. While the majority of the district is 2-3 stories, this specific block has the normal 2-story Italianate structures, but also rather short 2-story building as well. This provides a more varied context in which a one-story addition would not be out of place.*

Accessory Structures: Carriage Houses, garages, etc. should follow rehabilitation or new construction guidelines and should be detached from the main house.

*This is an addition and not a separate structure that is oriented to the rear.*

Proportion: New construction should have a vertical emphasis, because in the District buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality.

*The proposal does not necessarily meet this guideline. It is wider than it is tall but the brick detailing on the north side that reflect window openings are taller than they are wide and the paneling in the garage doors also has a vertical orientation.*

Rhythm: New construction shall incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction shall avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found in the district. Building facades typically display vertical subdivisions that establish a visual rhythm. In dense areas such as Dayton Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

*Due to the varied setbacks and varied heights of this block, the Rhythm is also varied. There is a regular rhythm of punched openings and buildings that are between 20-25 feet wide. The proposed addition is 21 feet wide and provides a Rhythm of setbacks on the street where some are setback further than the others.*

Setback: The setback for new construction should be consistent with the buildings and nearby sites. Some buildings are set back from the street but retain an "edge" at the property line with a fence to provide public space and to add to their monumentality. In

most cases new construction in the District should be built up near the property line parallel to the street, or both street property lines if on a corner site.

*This block does not have a consistent setback but rather has a setback where some of the buildings are at the street and others are setback around 12-15 feet.*

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

*The main opening on the addition is a garage door. The proposed garage doors are an appropriate style. The applicant has designed brick detailing on the north to mimic openings to provide relief to a large expanse of brick side that will be visible from the street.*

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

*A side gabled pitched roof is an appropriate style of roof within the district.*

*The rear roof deck will be visible from the street as the addition will still allow view lines into the property, however this roof is also on an existing flat roof and will not be altering the roof other than adding a railing. A simple cable railing is proposed and this type of railing blend into the background.*

Materials: Materials used for exterior treatment of walls including exterior paint, shall be harmonious with the contributing buildings in the District. Clearly the dominant material in the District is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and are important as well. Materials such as stucco, synthetic stucco and plastic are not encouraged and shall not be considered as exposed finish materials for new construction in this district.

*The addition uses brick as the main cladding material which is an appropriate material as it is the dominant material within the district.*

Service Entrances: Garage doors, service docks or openings for motor vehicles in building walls shall be situated so that such doors, docks or openings are not visible the streets.

*This garage door will be visible from the street. While we almost always prefer garage entrances from an alley, in this case, this is one of the few alleys that is still brick in good condition with granite curbs and no cuts into the curb and is substantially below the grade of the rear yard. There is also a historic stone wall that lines the alley. While our purview is usually the visibility from the street, as this alley has high integrity and is a rare intact, in good repair alley, keeping the integrity of the alley should be priority and considered in this review.*



Figure 4: Picture of the Alley behind the property.

## GUIDELINES FOR REHABILITATION

Roofs: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character shall be preserved. Most of the buildings in the District have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities shall be inconspicuously placed or screened where necessary. Retain and repair the original roof materials such as slate, which is common on churches, institutional buildings and buildings with mansard roofs, and standing seam metal roofs, which are common on smaller buildings with gable roofs. Do not use wood shakes and plastic roofing products, which are inappropriate materials in the District.

*The original roof shape at the front will be retained and the rear will be raised to allow for more livable space within the house. While this will be visible from the street it will not overwhelm the building or change the architectural contributing nature of the building. The street presence of the building will remain. This is another example of balancing the programmatic needs with the guidelines.*

## **Other Considerations:**

### **Prehearing Results**

November 27, 2019. No one was in attendance

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

## **Recommendation:**

### **I. CERTIFICATE OF APPROPRIATENESS**

1. **APPROVE** a Certificate of Appropriateness an addition at 1905 Baymiller Street per drawings submitted by Jeckering Schneider Architects dated 10-20-2019 including any revisions with the following conditions
  - a. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
  - b. The lots shall be consolidated prior to the issuance of building permits.
  
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. The unique circumstances with the alley, with taller walls, precludes using the alley for vehicular access.



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: 1905 Baymiller St.  
 Hamilton Co. Parcel ID No.: 184-0003-0069-00 Zoning District: RM-1.2  
 Historic District: Dayton St. Historic District Overlay District: None

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

Name: Jeckering Schneider Architects  
 Contact Person (if legal entity): Jason Schneider, AIA  
 Address: 4303 Hamilton Ave.  
 City: Cincinnati State: Ohio Zip Code: 45223  
 Phone: 513.910.6299 E-mail: jason@jsarchitects.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: Chris Slater + Elizabeth Dale  
 Contact Person (if legal entity): Chris Slater  
 Address: 634 Sycamore St. - #5H  
 City: Cincinnati State: Ohio Zip Code: 45202  
 Phone: 812.560.8141 E-mail: slater.anytime@gmail.com

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

New Construction       Alteration       Demolition

Provide a very brief summary of the project:

Full interior renovation of an existing single family residential building with the addition of a two-car garage on the north side, expanded living space on the third floor, an exterior deck on the third floor, and new replacement windows.

### ZONING RELIEF Yes No

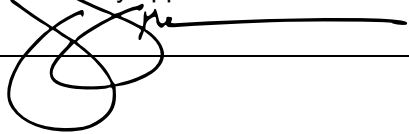
Provide a very brief summary of the zoning relief requested:

None.

### 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: 31 October 2019

**ADJUDICATION/DENIAL LETTER**

Date: October 24, 2019

Location: 121905 Baymiller Street

Request: Addition and deck

Zoning District: RM 1.2/ Dayton Street Historic District

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness from the Historic Conservation Board as it is within a local historic district and is an addition and roof deck.

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 \$618.56 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/> . **Applications must be submitted no later than 3pm on the deadline date.**

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

1. No zoning relief is required. The side additions are within the required setbacks for the RM 1.2 zoning district.

**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 **no later than 3pm on the deadline date**. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.**

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

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

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

# CINCINNATI'S HISTORIC CONSERVATION OFFICE



## Documents Required for Historic Conservation Board Review

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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 618.56

### All Drawings and Plans must include the following

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

### Architectural Drawings and Plans

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

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

**Required if applicable to the project**

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

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

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

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

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

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

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

30 October 2019

City of Cincinnati  
Urban Conservator  
Beth Johnson  
Two Centennial Plaza  
805 Central Ave., Suite 500  
Cincinnati, OH 45202

**RE: Application for Certificate of Appropriateness and appearance before the Historic Conservation Board for 1905 Baymiller St.**

The intent of this letter is to provide information in support of the Certificate of Appropriateness for the renovation and addition to a single-family residence at 1905 Baymiller St.. The following documents constitute the full application.

1. Application for Zoning Relief, attached.
2. Adjudication letter and checklist, attached.
3. Project Narrative (this document).
4. Material Brochures and Descriptions, attached.
5. Project Drawings (Attached): Surveys, Site Plan, Floor Plans, and Elevations.

**Project Narrative.**

Chris Slater and Elizabeth Dale purchase the property at 1905 Baymiller earlier this year with the intent of renovating a neglected building, adding additional space, and making this their new home. The building has been taken down to the studs and the existing windows are to be replaced. New mechanical, electrical, and plumbing systems will be installed.

The Owners are proposing to expand the living space on the third floor by raising the roof and adding an outdoor deck above the second floor bedroom. The walls supporting the new roof will be load bearing brick masonry matching the walls below and painted to match the existing brick. The new deck will be constructed with pressure treated framing, stainless steel cable rail guards, and stained decking or stained wood deck tiles.

A new two car attached garage will be construction on the north side of the building and be a wood frame, brick veneer skin. The brick will be painted to match the rest of the house.

**Historic Review**

Based on a review, the following issues will need to be approved by the HCB. Note that this text comes directly from the Dayton St. Guidelines:

- Accessory Structures: *Carriage Houses, garages, etc should follow rehabilitation or new construction guidelines and should be detached from the main house.*
  - Given the size of the property and the existing buildings in the neighborhood, we request that the garage be attached directly to the existing building. The intent of this guideline is for much larger buildings on a larger site with a more formal carriage house. Given that the

majority of the Dayton Street District is on long narrow sites and the number of precedents, we believe this solution to be appropriate. Refer to images A and B below.

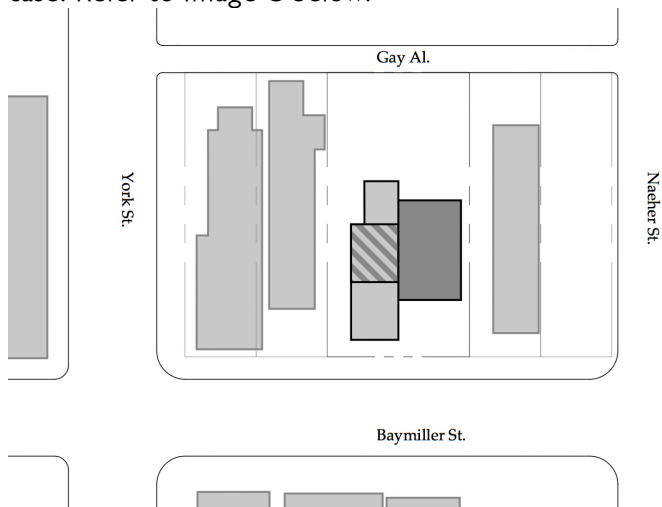


A. Attached Garage: 814 Charlotte St.

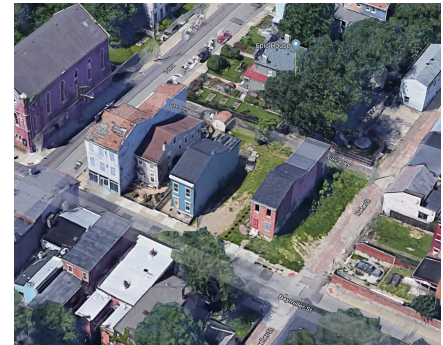
B. Attached Garage: 529 York St.

Note: The design team acknowledges that these precedents are not examples of good architectural solutions, but do support the proposed approach for building massing.

- **Setback:** The setback for new construction should be consistent with the buildings and nearby sites. Some buildings are set back from the street but retain an "edge" at the property line with a fence to provide public space and to add to their monumentality. In most cases new construction in the District should be built up near the property line parallel to the street, or both street property lines if on a corner site.
  - The intent of this guideline is to maintain building fronts at the sidewalk, however, Baymiller Street has varying setbacks on each of the properties. Note that DOTE also requires garages to be on the street line or have a 20'-0" setback to prevent parked cars from overhanging in the public right of way. We feel that the 20'-0" setback is appropriate in this case. Refer to Image C below.



C: Baymiller Figure Ground Diagram



- **Service Entrances:** Garage doors, service docks or openings for motor vehicles in building walls shall be situated so that such doors, docks or openings are not visible the streets.
  - While Gay Alley backs up to the project site, an alley access is physically and financially prohibitive. The alley is 6'-0" wide and there is a 24" tall retaining wall between the alley and the property. Turning from the alley and a rear driveway are not possible. Refer to Image D + E below.



D. Alley from York St.



E. Retaining wall.

- Decks: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the street. We can diagrammatically demonstrate that the deck is not visible from the street.

### Materials and Products

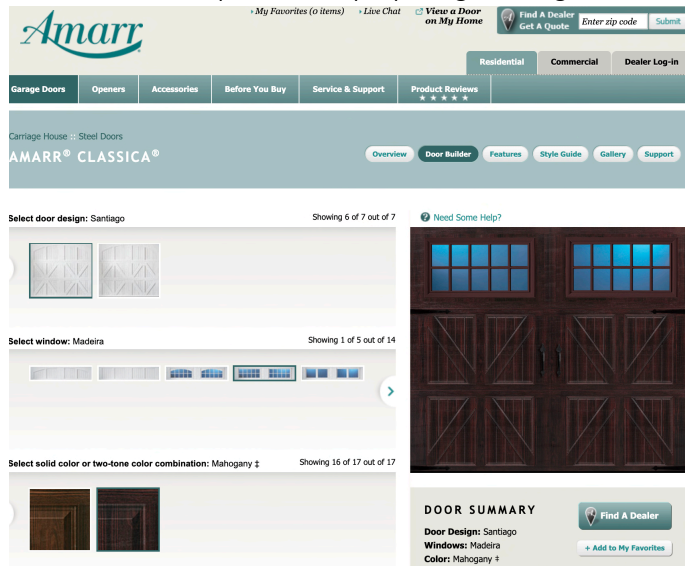
**Windows:** Replacement windows were approved in the Phase I permit, but are presented here to show the full scope of work. The selected windows are Marvin Ultimate G2, aluminum clad, double hung, 2/2 windows.



#### Features of the Ultimate Double Hung G2 Window

- Available in heights up to 10.5 feet or widths up to 5.5 feet
- Marvin's exclusive auto-lock activates when sashes are closed for convenient security
- Unique wash mode allows cleaning of both sides of glass from indoors
- Narrow checkrail maximizes view, while maintaining historical accuracy
- Retractable screen option is nearly invisible when the screen is not in use
- Available with the same features in a single hung style, with optional Lift Lock
- Additional configurations include round top, stationary transom or picture window
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- Available with IZ3 coastal/hurricane certification
- Available with Commercial Windows Performance certification
- CE certified

**Garage Door:** There are very few examples of original garage doors remaining in the West End. We did find one example and are proposing a carriage door from Amarr with a similar design.

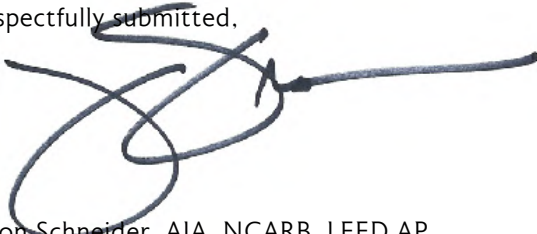


**Deck:** The proposed deck will have 5/4 composite decking or deck tiles, depending on final details. Cable rails will also be used.



We believe that the proposed design is in compliance with the Historic Guidelines and fits within the context of the neighborhood. Thank you very much for your consideration and please feel free to contact us if we can provide any further clarification.

Respectfully submitted,

A handwritten signature in dark ink, consisting of several loops and a long horizontal stroke extending to the right.

Jason Schneider, AIA, NCARB, LEED AP  
Principal, Jeckering & Schneider Architects



D



C



B



A

# Interior Renovation and Addition

1905 Baymiller Street  
Cincinnati, Ohio 45214

**Jeckering  
Schneider  
Architects**

List of Drawings	
Issue Date	Issue Notes
17 Oct. 2019	Phase I Permit.
30 Oct. 2019	HCB Package
● 00:	HCB Specific Information
● 01:	Index, Site, Basement Plan.
● 02a:	First and Second Floor Plans.
● 02b:	Third Floor and Roof Plans.
● 02c:	Basement & First Ceiling & MEP Plans.
● 02d:	Second & Third Ceiling & MEP Plans.
● 03a:	Elevations
● 04a:	Sections
● 05a:	Specifications

4303 Hamilton Ave  
Cincinnati OH 45223  
513.542.2500  
jsarchitects.com

**Context** 5  
Not to Scale



D



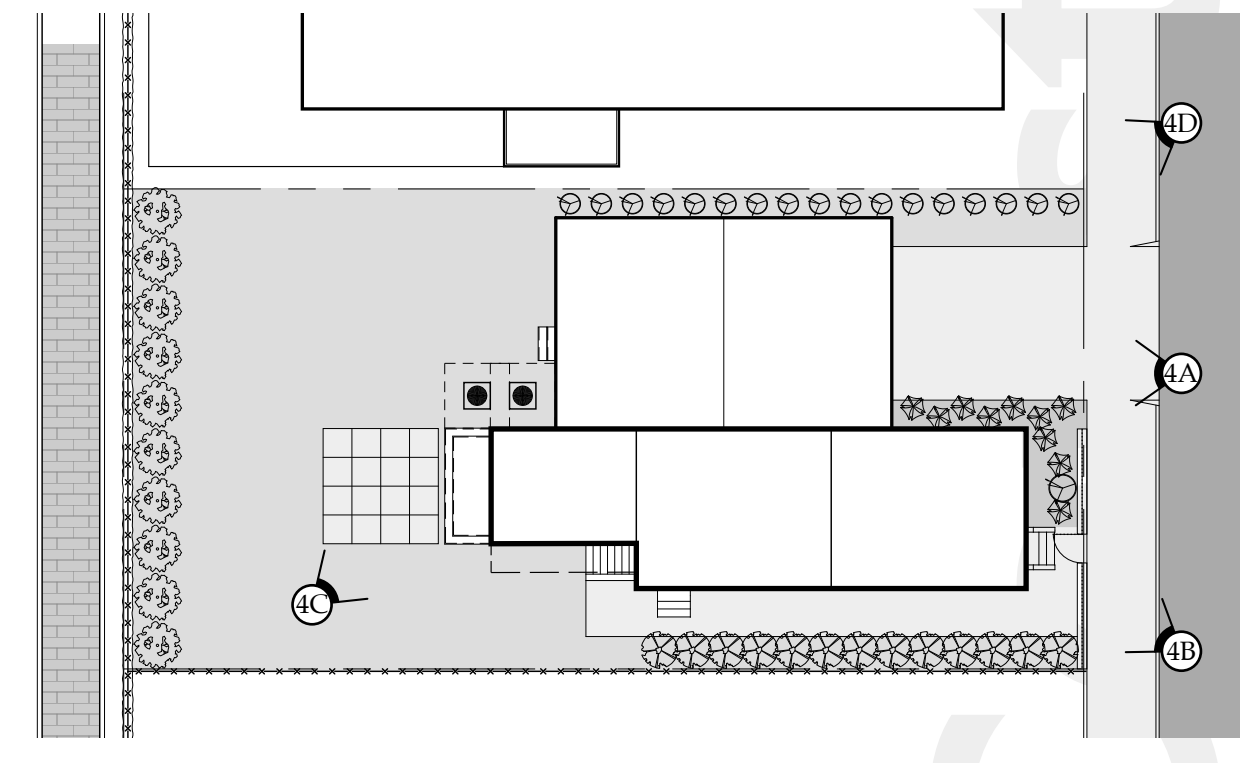
C



B



A



**Building Photos** 4  
Not to Scale

**Site Plan** 3  
Scale: 1"=20'-0"



D



E



C



B



A

**Streetscape** 2  
Not to Scale

**Context Plan** 1  
Scale: 1"=40'-0"

Revisions

**Interior Renovation and Addition**  
Chris Slater & Elizabeth Dale  
1905 Baymiller St.  
Cincinnati, Ohio 45214

**00**

30 October 2019

HCB Submission

Copyright Jeckering & Schneider Architects, 2019

**Interior Renovation  
and Addition**  
1905 Baymiller Street  
Cincinnati, Ohio 45214

List of Drawings

Issue Date	Issue Notes
30 OCT 2019	17 Oct. 2019: Issued for Permit.

01a:	Index, Site, Basement Plan.
02a:	First and Second Floor Plans.
02b:	Third Floor and Roof Plans.
02c:	Basement & First Ceiling & MEP Plans.
02d:	Second & Third Ceiling & MEP Plans.
03a:	Elevations
04a:	Sections
05a:	Specifications

Project Narrative

The scope of work includes the full interior renovation of an existing masonry single family residence with the addition of a dormer at the rear of building. Scope includes full mechanical, electrical, and plumbing work.

A future garage addition has been planned, but is not part of this permit application.

Applicable Codes

- Ohio Residential Code 2019 (RCO)
- Ohio Mechanical Code 2017 (OMC)
- Ohio Plumbing Code 2017
- Cincinnati Building Code (CBC)
- Cincinnati Zoning Code
- Dayton Street Historic District Guidelines
- National Electric Code, NFPA 70, 2014.

Design Loads and Deflections. (per RCO 301.56.201.7)

Design based on soil bearing capacity of 1,500 psf. Contractor shall notify Architect immediately of unstable soil conditions.

Area	Live	Dead
Attics w/o storage	10 psf	10 psf
Attics w/storage	20 psf	10 psf
Habitable attics	30 psf.	10 psf
Balcony + Deck	40 psf.	10 psf
Guard/Handrails	200 psf	-
Garage	50 psf	-
Sleeping Rooms	30 psf	10 psf
Rooms other than Sleeping	40 psf	10 psf
Stairs	40 psf	10psf

Struct. Member	Deflection
Floors	L/360
Exterior Walls	H/240
Interior walls	H/180

GENERAL NOTES

These General Notes apply throughout the entirety of the Contract Documents.

- All contractors and sub-contractors are responsible for reviewing the complete set of drawings. Information pertaining to all trades is shown on all drawings.
- Existing construction is shown in light tones, new construction in black line and darker tones unless noted otherwise.
- Dimensions shown are to stud face unless noted otherwise. Dimensions shown on elevations are typically from finish face of gypsum board or floor finish.
- Unless noted otherwise, the terms "provide" and "install" shall be taken to mean "purchased and installed by Contractor."
- All interior walls are 2x4 wood studs @ 16" o.c. with 1/2" gypsum board on both sides unless noted otherwise. All gypsum board is to receive a Level 5 finish in accordance with and following the procedures detailed in USG Gypsum Construction Handbook, except as noted:
  - Gypsum board to be covered by millwork shall be finished to Level 1.
  - Substitute 1/2" cement board in lieu of gypsum board as substrate for ceramic tile. Refer to interior elevations.
  - Substitute moisture resistant greenboard in all wet areas in bathrooms and laundry rooms.
- Provide blocking at millwork locations and where identified on drawings.
- Visually or tactically detectable joints, seams, bumps, or other transitions between existing and new work, after final finish is applied, are not permitted. Architect shall make final determination if material transitions are detectable.
- The Architect has endeavored to locate new switch locations at existing locations; this is the design intent. Where locations shown on these drawings differ from those in the field, the contractor may opt to relocate. Switch locations shall be reviewed with the Owner and Contractor prior to final wiring.

GRAPHIC LEGEND

- Demolition Keynote
  - Construction Keynote
  - Door Tag - Refer to Door Schedule
  - Window Tag - Refer to Window Schedule
  - Detail / Enlarged Plan Reference Tag
  - Detail Number
  - Sheet Number
  - Elevation Tag, Type 1
  - Elevation Tag, Type 2
  - Elevation Number
  - Elevation Number
  - Elevation Label
  - Elevation Label
  - Centerline: Center Objects as Shown.
  - Align with adjacent construction
  - Align
  - Align
  - Align
- Note: Where alignments with existing conditions are called out, the finish faces of surfaces shall align.
- Photo Tag and view angle.

CONSTRUCTION NOTES

- General Notes**
- Windows:** All replacement window shall be Marvin Signature Ultimate Double Hung with simulated divided lites (2 over 2). Code requirements for egress and tempering are noted on plans. Contractor shall verify existing masonry openings prior to ordering.
  - Structural Steel:** Contractor shall confirm all structural steel sizes noted herein prior to fabrication.
- 2x6 Wall:** Provide 2x6 wood studs @ 16" o.c. with sill plate and double top plate and 1/2" gypbd. on both sides.
  - Landing Framing:** Provide (2)x10 joists suspended from joists above with 2x8 wood framing spanning from top to bottom. Provide Simpson joist hangers and end nailing.
  - Sister Joist:** Provide 2x joist sistered along side existing joist of similar size. New joist shall be same size or larger than existing. Apply a bead of construction adhesive in an "S" pattern between joists and nail at top and bottom at 16" o.c.
  - Steel Column:** Provide 3.5x3.5x.375 HSS column with 1/4" thick steel plates welded to top and bottom. Secure to joists at top and bottom with (4) 1/4"x4" tapcon screws at corner of plates.
  - Column Footing:** 3'-0" x 3'-0" x 12" deep with (4) #5 rebar each way at the bottom (3" minimum coverage).
  - Crawlspace Access:** Remove fieldstone foundation to extents necessary to install 18"x24" min access hatch and additional space for duct work.
  - Masonry Header, East:** Provide 4"x6"HSS beam with 1/2" steel plate welded to top. 8" min. embed on both sides.
  - Masonry Header, West:** Provide 1.6"x4"x.375" w/.375" plate welded to bottom. 8" min. embed on both sides.
  - Roof Assembly:** Provide 2x10 #1SYP @ 16" o.c. secured to PT sill at top of new masonry wall. Provide White TPO roof adhered to 5/8" APA rated Sheathing. Provide R-40 min. closed cell spray insulation over Raft-R-Mate vent channels or equal.
  - Masonry Bearing Wall:** Extend existing 2 wythe masonry bearing wall to new height shown. Match existing brick in size and texture and use type N mortar. Paint exterior to match existing.
  - Masonry Veneer Wall:** Provide 2x6@16" o.c. w/ PT sill and double top plate. 1/2" APA rated plywood on exterior, and 1/2" by-board on interior side. Provide brick ties every 12" in horizontal rows secured to plywood. 1" gap minimum between plywood and brick. Provide 1 wythe brick to match existing in size and texture. Paint to match existing. Provide flashing and weep holes at bottom of brick wall.
  - Gutter and Downspout:** 5" 26ga. unpainted galvanized half round gutter and 3" dia 26ga. downspout.
  - Treads and Risers:** Treads shall be uniform 9" min. deep with 1" nosing permitted. Risers shall not exceed 8-1/4" height with variation less than 3/8" in run. Provide finish treads to match floor at upper levels. Refer to section for specific dimensions.
  - Handrail:** Top of handrail at 34"-38" above stair nosing. Graspable portion of handrail shall project from the wall 4-1/2" max and have a minimum 1-1/2" clearance from wall. Handrail perimeter shall not exceed 6-1/4" Submittal profile cutsheet to Architect for approval.
  - Guardrail:** Top of guardrail at 36" minimum above nosing. Guardrails shall be able to resist a 200lb lateral load at the top rail.
  - Permitted Openings:** Space treads, risers, and bottom of guardrail such that a 6" sphere may not pass through. Space spindles / cables such that a 4" sphere may not pass through.

MECHANICAL NOTES

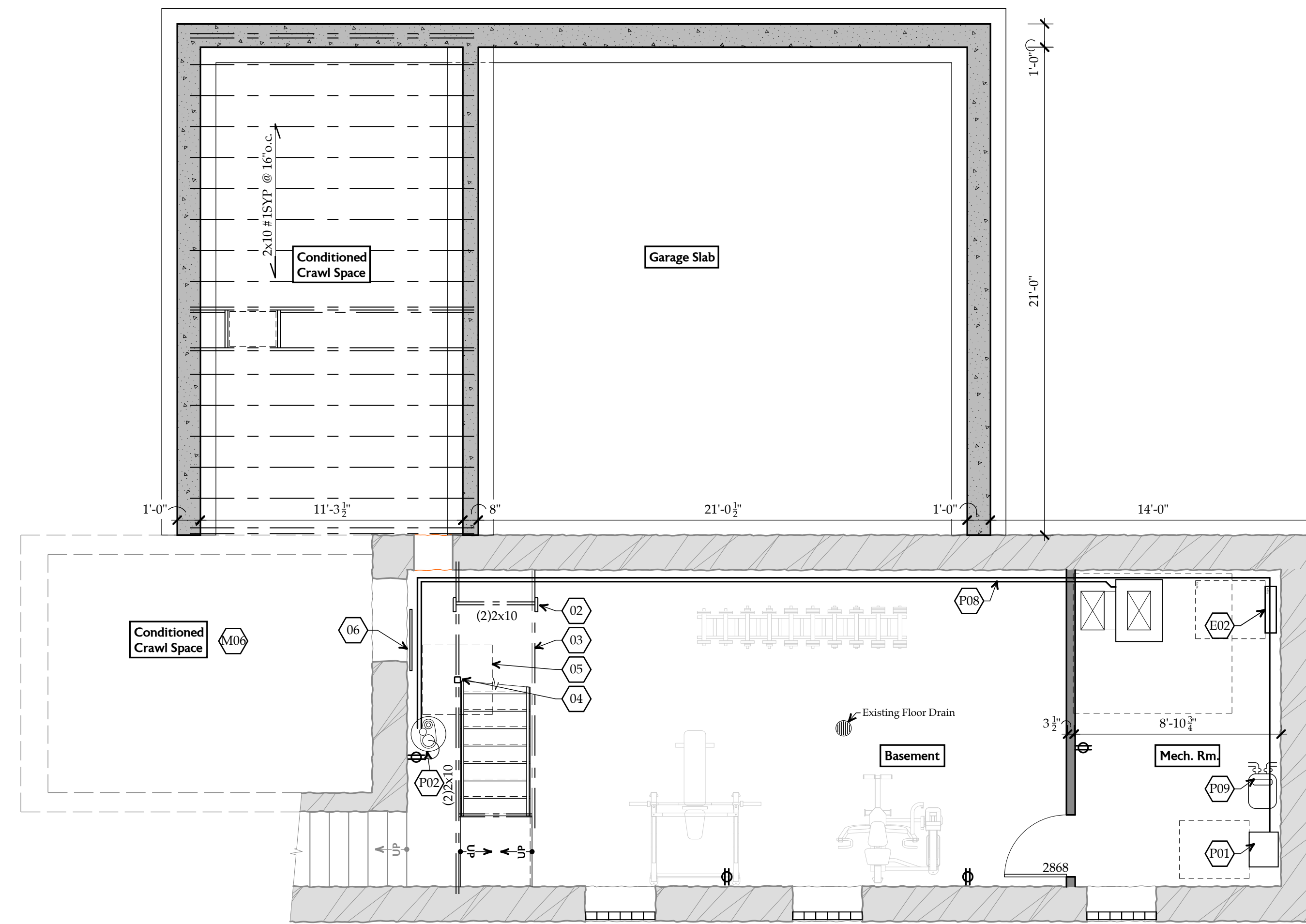
- A. Mechanical Equipment:** Mechanical equipment must meet the following requirements:  
Heating ≥94 AFEU (provide humidifier).  
Cooling ≥15 SEER.  
Provide MERV 8 filters.  
Provide balancing after installation and startup of system.  
Seal all ducts.  
Acceptable manufacturer: American Standard, Coleman, Carrier, and Trane.  
Submit cutsheets to Architect for all equipment at bidding.  
Note: Supply ducts shown in orange, return in blue.  
Thermostats shall be digital with scheduling capabilities.
- HVAC Condensing Unit:** Provide condensing unit and line set. Provide line set from roof on interior of walls. Outside line set not permitted. Refer to MEP drawings.
  - Exhaust Hood:** Provide exhaust hood as selected by Owner. Hoods larger than 400CFM require a make up air system.
  - Mini Split System:** Provide Mitsubishi ducted split system. Locate handler in storage area and condensing unit on first floor. Run condensate line on interior of building adjacent to plumbing drain lines.
  - Ducts:** Exposed spiral duct sized by mechanical contractor and finished selected by Owner.
  - Exhaust Fan:** Provide 80cfm exhaust fan, exhausted to north side of building.
  - Conditioned Crawl Space:** Provide 3 CFM conditioned air in crawlspace (1CFM conditioned air per 50s.f.)
  - Return Duct:** Provide galvanized metal ducts grill sized by Mechanical Contractor and located per plan.

ELECTRICAL NOTES

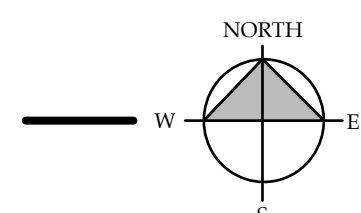
- Electrical Contractor is responsible for properly sizing Main and Sub panels per current NEC Code.
  - During construction, the electrical contractor shall hold a "walk through" with the Owner after rough in of light fixtures and switches to confirm and approve final layout. Final wiring after walkthrough.
  - First Floor Outlets:** All outlets on first floor shall be mounted in center of baseboards.
  - Tamper Resistant Outlets:** All new outlets shall be tamper resistant
- Smoke / CO Detector:** Smoke Detectors shall be provided in accordance with UL217, have an audible alarm, and be installed per NFPA 72 and these drawings. Smoke Alarms in all locations shall utilize photoelectric and ionization technologies. Additional Carbon Monoxide detection features shall be installed on each floor and outside sleeping rooms. Alarms shall interconnected in such a manner that the activation of one device will activate all other devices within in the unit. These devices shall be hardwired into the building power system and have an internal battery backup.
  - Panel:** New 200A panel with 30"x36" clear floor space in front.
  - Appliance Specific Outlet:** Refer to manufacturer's literature for requirements & location specifications.
  - Floor Outlet:** Coordinate with Owner and preferred furniture layout.

PLUMBING NOTES

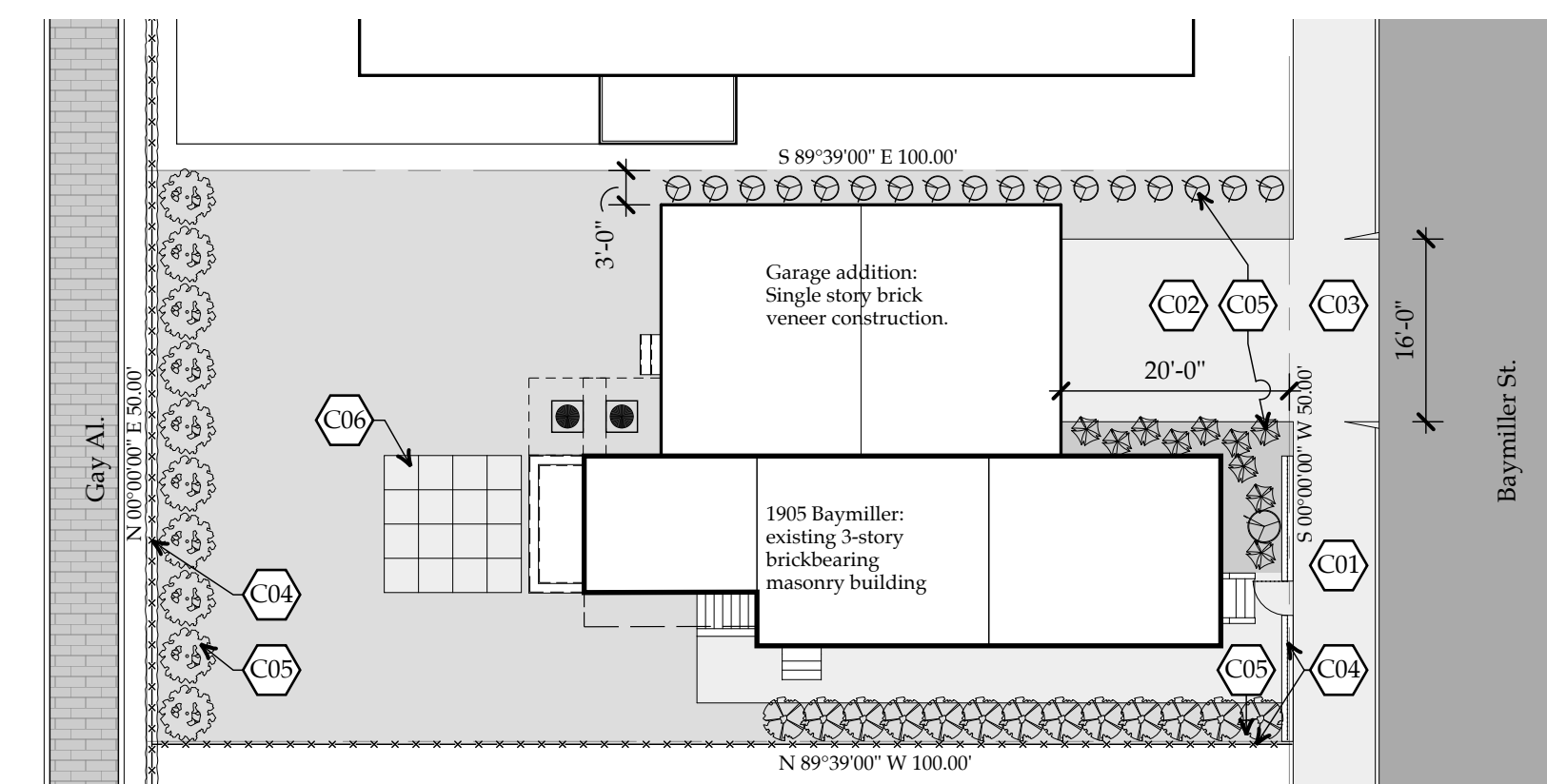
- PEX Plumbing System:** The basis of design shall be Sharkbite PEX Crosslink Polyethylene piping. Provide R-4 insulation on all hot water lines. Note, water lines are shown diagrammatically on the Basement floor plan. Red lines are hot water, blue lines cold water.
- Water Main:** Existing lead water main to be replaced with Copper.
- Water Heater:** Provide Bosch 199,000 BTU .96 UEF Tankless Water Heater Indoor Direct Vent water heater. Vent to exterior as shown on MEP drawings.
- Sump Pump:** Provide new sump pump with battery back up to replace existing. Provide new electrical connection.
- Washer Box:** 1/2" supply line washer box with drain and compatible with PEX system.
- Frost Free Hose Bib:** All metal construction, plastic handle not permitted.
- Hose Coil:** provided and installed by Owner.
- Not Used.**
- Waste Line:** Suggested location for PVC waste line and stack.
- Condensate Lines:** Provide PVC condensate lines from furnace and water heater along wall and directed to sump pump.
- Gas Meter:** Existing gas meter to be reused.



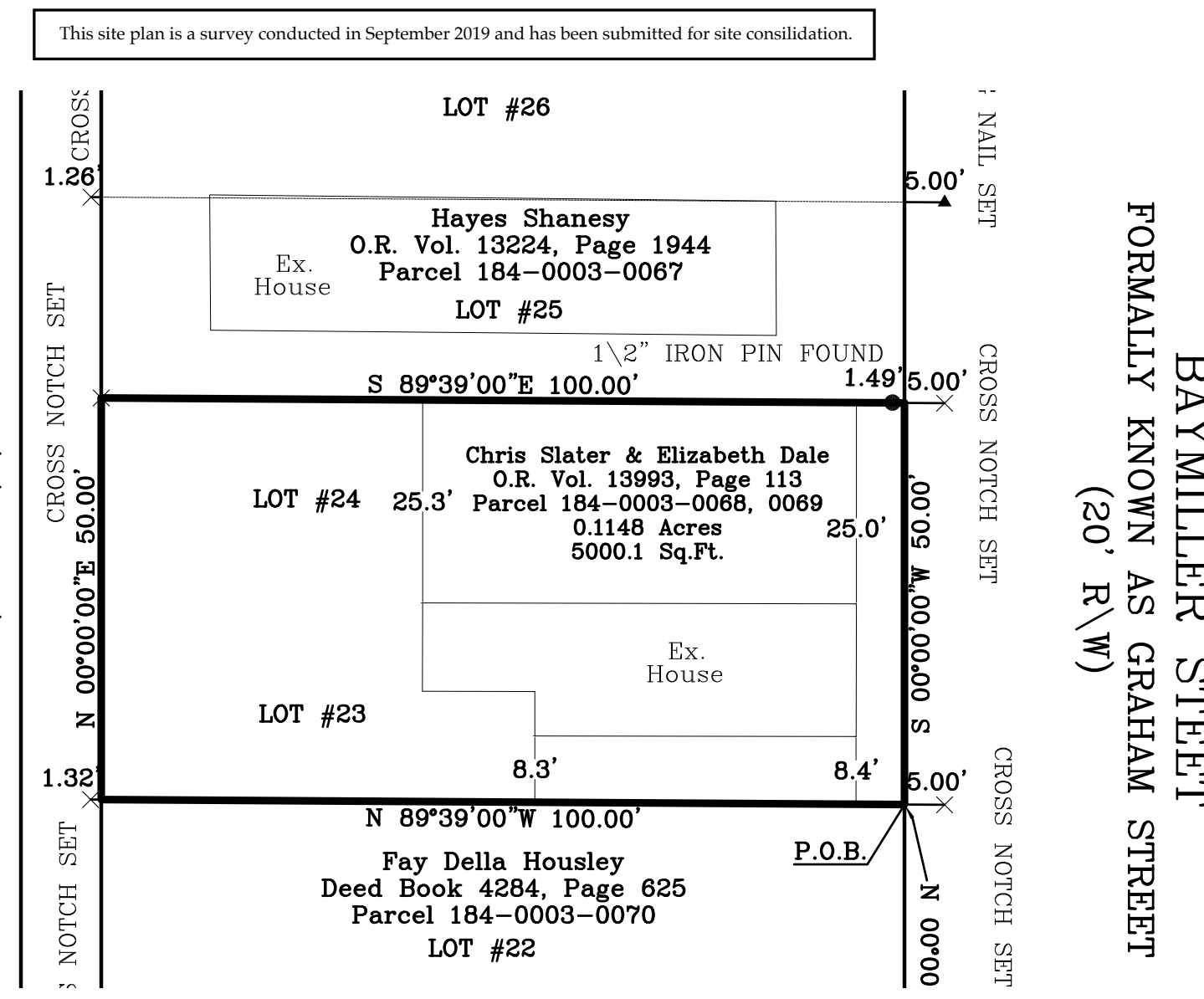
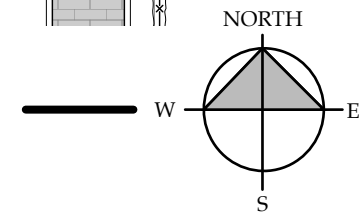
**Basement Plan**  
Scale: 1/4" = 1'-0" **2**



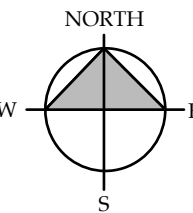
- SITE NOTES**
- Finish Grade:** Final grading shall slope 6" in the first 10'-0" away from building.
  - Existing Sidewalk:** Existing sidewalk to remain.
  - Concrete Driveway:** 5" thick concrete slab with #6 WWF embedded over 4" compacted gravel. Remove organic materials from substrate prior to installing gravel. Slope 1/8" minimum away from garage towards street. Refer to specifications.
  - Extend Existing Curb Cut:** Expand existing curb cut in compliance with City of Cincinnati DOTE Requirements. Depth and profile of curb cut to match adjacent neighbors curb cut (verify in field). Curb cut permit by contractor.
  - Existing Fence:** Existing wrought iron / chain link fence to remain.
  - Landscaping:** New Landscape zone by Owner.
  - Patio:** New patio / paver area.



**Site Plan**  
Scale: 1/16"=1'-0" **1**



**Site Survey**  
Scale: 1" = 20'-0" **1**



MARK	DESCRIPTION
⊕	Wall mounted duplex receptacle. Device & coverplate color as selected by Owner & installed by Electrician.
⊕	Wall mounted quadruplex receptacle. Device & coverplate color as selected by Owner & installed by Electrician.
⊕	Flush mounted ground fault interrupt protected duplex receptacle.
⊕	Special purpose 240 volt connection. Refer to plan location for specifics.
⊕	Arlington, InBox low profile recessed wall mounted ground fault interrupt protected exterior duplex receptacle with opaque
⊕	Wall mounted duplex receptacle with USB charging ports. Eaton TR746 or similar model. Device & coverplate color as selected by Owner & installed by Electrician.
⊕	Floor mounted duplex receptacle. Device & coverplate color as selected by Owner & installed by Electrician.
⊕	Flush wall mounted cable television jack.

**CONSTRUCTION NOTES**

**General Notes**

- A. **Windows:** All replacement window shall be Marvin Signature Ultimate Double Hung with simulated divided lites (2 over 2). Code requirements for egress and tempering are noted on plans. Contractor shall verify existing masonry openings prior to ordering.
- B. **Structural Steel:** Contractor shall confirm all structural steel sizes noted herein prior to fabrication.
  - 01. **2x6 Wall:** Provide 2x6 wood studs @ 16" o.c. with sill plate and double top plate and 1/2" gypbd. on both sides.
  - 02. **Landing Framing:** Provide (2)2x10 joists suspended from joists above with 2x8 wood framing spanning from top to bottom. Provide Simpson joist hangers and end nailing.
  - 03. **Sister Joist:** Provide 2x joist sistered along side existing joist of similar size. New joist shall be same size or larger than existing. Apply a bead of construction adhesive in an "S" pattern between joists and nail at top and bottom at 16" o.c.
  - 04. **Steel Column:** Provide 3.5x3.5x3.75 HSS column with 1/4" thick steel plates welded to top and bottom. Secure to joists at top and bottom with (4) 1/4"x4" tapcon screws at corner of plates.
  - 05. **Column Footing:** 3'-0" x 3'-0" x 12" deep with (4) #5 rebar each way at the bottom (3" minimum coverage).
  - 06. **Crawlspace Access:** Remove fieldstone foundation to extents necessary to install 18"x24" min access hatch and additional space for duct work.
  - 07. **Masonry Header, East:** Provide 4"x6"HSS beam with 1/2" steel plate welded to top. 8" min. embed on both sides.
  - 08. **Masonry Header, West:** Provide L6"x4"x.375" w/.375" plate welded to bottom. 8" min. embed on both sides.
  - 09. **Roof Assembly:** Provide 2x10 #15YP @ 16" o.c. secured to PT sill at top of new masonry wall. Provide White TPO roof adhered to 5/8" APA rated Sheathing. Provide R-40 min. closed cell spray insulation over Raft-R-Mate vent channels or equal.
  - 10. **Masonry Bearing Wall:** Extend existing 2 wythe masonry bearing wall to new height shown. Match existing brick in size and texture and use type N mortar. Paint exterior to match existing.
  - 11. **Masonry Veneer Wall:** Provide 2x6@16" o.c. w/ PT sill and double top plate. 1/2" APA rated plywood on exterior, and 1/2" by-board on interior side. Provide brick ties every 12" in horizontal rows secured to plywood. 1" gap minimum between plywood and brick. Provide 1 wythe brick to match existing in size and texture. Paint to match existing. Provide flashing and weep holes at bottom of brick wall.
  - 12. **Gutter and Downspout:** 5" 26ga. unpainted galvanized half round gutter and 3" dia 26ga. downspout.
  - 13. **Treads and Risers:** Treads shall be uniform 9" min. deep with 1" nosing permitted. Risers shall not exceed 8-1/4" height with variation less than 3/8" in run. Provide finish treads to match floor at upper levels. Refer to section for specific dimensions.
  - 14. **Handrail:** Top of handrail at 34"-38" above stair nosing. Graspable portion of handrail shall project from the wall 4-1/2" max and have a minimum 1-1/2" clearance from wall. Handrail perimeter shall not exceed 6-1/4" Submit profile cutsheet to Architect for approval.
  - 15. **Guardrail:** Top of guardrail at 36" minimum above nosing. Guardrails shall be able to resist a 200lb lateral load at the top rail.
  - 16. **Permitted Openings:** Space treads, risers, and bottom of guardrail such that a 6" sphere may not pass through. Space spindles / cables such that a 4" sphere may not pass through.

**MECHANICAL NOTES**

- A. **Mechanical Equipment:** Mechanical equipment must meet the following requirements:
  - Heating ≥94 AFEU (provide humidifier).
  - Cooling ≥15 SEER
  - Provide MERV 8 filters.
  - Provide balancing after installation and startup of system.
  - Seal all ducts.
  - Acceptable manufacturer: American Standard, Coleman, Carrier, and Trane.
  - Submit cutsheets to Architect for all equipment at bidding.
  - Note: Supply ducts shown in orange, return in blue.
  - Thermostats shall be digital with scheduling capabilities.
- M01. **HVAC Condensing Unit:** Provide condensing unit and line set. Provide line set from roof on interior of walls. Outside line set not permitted. Refer to MEP drawings.
- M02. **Exhaust Hood:** Provide exhaust hood as selected by Owner. Hoods larger than 400CFM require a make up air system.
- M03. **Mini Split System:** Provide Mitsubishi ducted split system. Locate handler in storage area and condensing unit on first floor. Run condensate line on interior of building adjacent to plumbing drain lines.
- M04. **Ducts:** Exposed spiral duct sized by mechanical contractor and finished selected by Owner.
- M05. **Exhaust Fan:** Provide 80cfm exhaust fan, exhausted to north side of building.
- M06. **Conditioned Crawl Space:** Provide 3 CFM conditioned air in crawlspace (1CFM conditioned air per 50s.f.)
- M07. **Return Duct:** Provide galvanized metal ducts grill sized by Mechanical Contractor and located per plan.

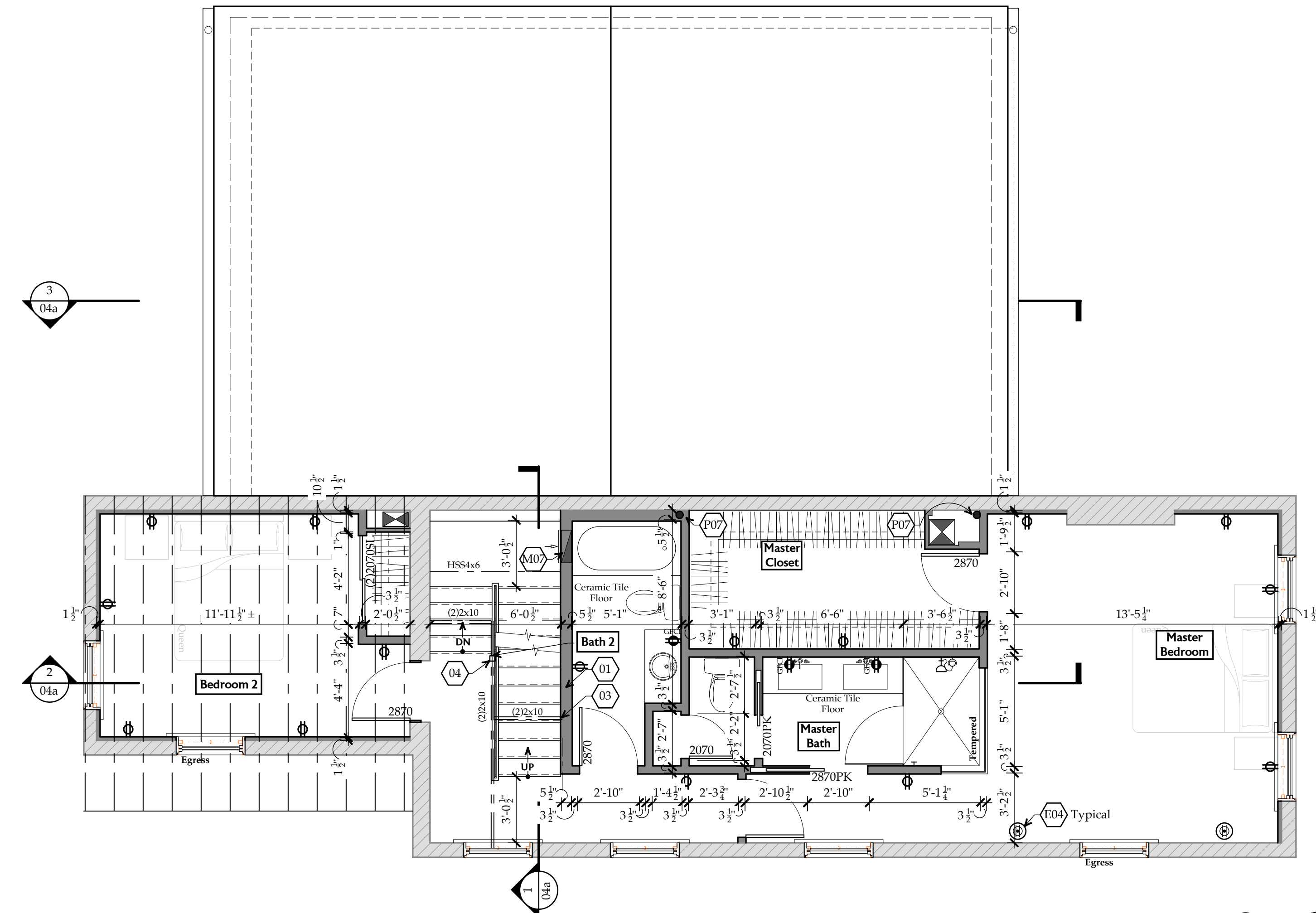
**ELECTRICAL NOTES**

- A. Electrical Contractor is responsible for properly sizing Main and Sub panels per current NEC Code.
- B. During construction, the electrical contractor shall hold a "walk through" with the Owner after rough in of light fixtures and switches to confirm and approve final layout. Final wiring after walkthrough.
- C. **First Floor Outlets:** All outlets on first floor shall be mounted in center of baseboards.
- D. **Tamper Resistant Outlets:** All new outlets shall be tamper resistant
- E01. **Smoke / CO Detector:** Smoke Detectors shall be provided in accordance with UL217, have an audible alarm, and be installed per NFPA 72 and these drawings. Smoke Alarms in all locations shall utilize photoelectric and ionization technologies. Additional Carbon Monoxide detection features shall be installed on each floor and outside sleeping rooms. Alarms shall interconnect in such a manner that the activation of one device will activate all other devices within in the unit. These devices shall be hardwired into the building power system and have an internal battery backup.
- E02. **Panel:** New 200A panel with 30"x36" clear floor space in front.
- E03. **Appliance Specific Outlet:** Refer to manufacturer's literature for requirements & location specifications.
- E04. **Floor Outlet:** Coordinate with Owner and preferred furniture layout.

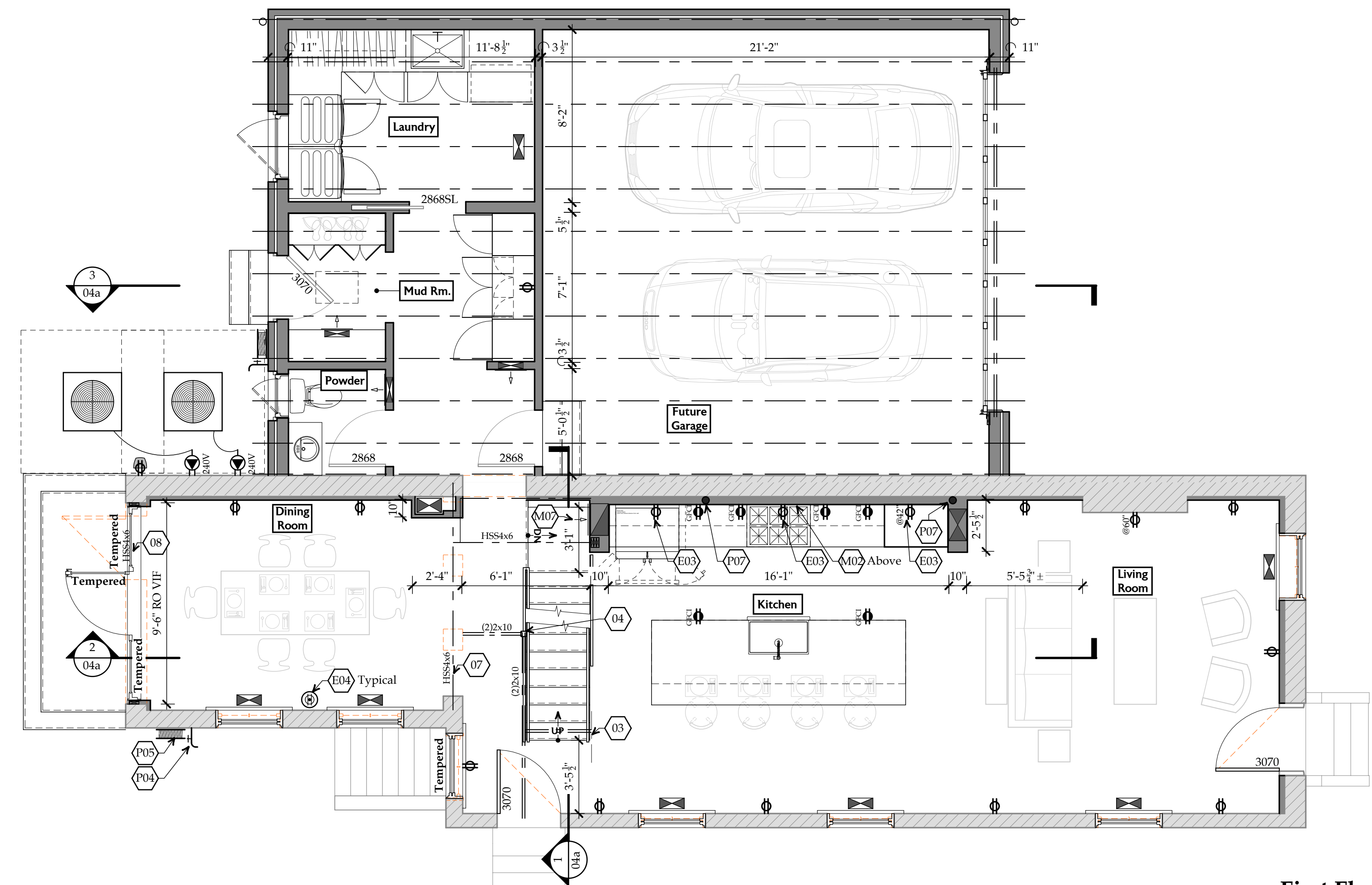
**PLUMBING NOTES**

- A. **PEX Plumbing System:** The basis of design shall be Sharkbite PEX Crosslink Polyethylene piping. Provide R-4 insulation on all hot water lines. Note, water lines are shown diagrammatically on the Basement floor plan. Red lines are hot water, blue lines cold water.
- B. **Water Main:** Existing lead water main to be replaced with Copper.
- P01. **Water Heater:** Provide Bosch 199,000 BTU .96 UEF Tankless Water Heater Indoor Direct Vent water heater. Vent to exterior as shown on MEP drawings.
- P02. **Sump Pump:** Provide new sump pump with battery back up to replace existing. Provide new electrical connection.
- P03. **Washer Box:** 1/2" supply line washer box with drain and compatible with PEX system.
- P04. **Frost Free Hose Bib:** All metal construction, plastic handle not permitted.
- P05. **Hose Coil:** provided and installed by Owner.
- P06. **Not Used.**
- P07. **Waste Line:** Suggested location for PVC waste line and stack.
- P08. **Condensate Lines:** Provide PVC condensate lines from furnace and water heater along wall and directed to sump pump.
- P09. **Gas Meter:** Existing gas meter to be reused.

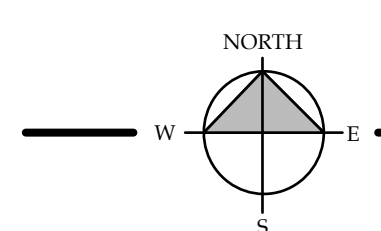
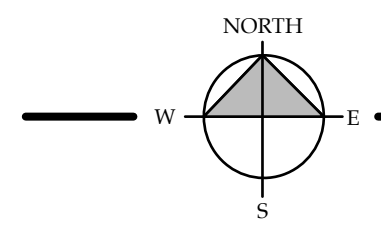
MARK	DESCRIPTION
⊕	Wall mounted duplex receptacle. Device & coverplate color as selected by Owner & installed by Electrician.
⊕	Wall mounted quadruplex receptacle. Device & coverplate color as selected by Owner & installed by Electrician.
⊕	Flush mounted ground fault interrupt protected duplex receptacle.
⊕	Special purpose 240 volt connection. Refer to plan location for specifics.
⊕	Arlington, InBox low profile recessed wall mounted ground fault interrupt protected exterior duplex receptacle with opaque
⊕	Wall mounted duplex receptacle with USB charging ports. Eaton TR7746 or similar model. Device & coverplate color as selected by Owner & installed by Electrician.
⊕	Floor mounted duplex receptacle. Device & coverplate color as selected by Owner & installed by Electrician.
⊕	Flush wall mounted cable television jack.



**Second Floor Plan**  
Scale: 1/4" = 1'-0" **2**



**First Floor Plan**  
Scale: 1/4" = 1'-0" **1**



**CONSTRUCTION NOTES**

**General Notes**

- A. **Windows:** All replacement window shall be Marvin Signature Ultimate Double Hung with simulated divided lites (2 over 2). Code requirements for egress and tempering are noted on plans. Contractor shall verify existing masonry openings prior to ordering.
  - B. **Structural Steel:** Contractor shall confirm all structural steel sizes noted herein prior to fabrication.
01. **2x6 Wall:** Provide 2x6 wood studs @ 16" o.c. with sill plate and double top plate and 1/2" gypbd. on both sides.
  02. **Landing Framing:** Provide (2)2x10 joists suspended from joists above with 2x8 wood framing spanning from top to bottom. Provide Simpson joist hangers and end nailing.
  03. **Sister Joist:** Provide 2x joist sistered along side existing joist of similar size. New joist shall be same size or larger than existing. Apply a bead of construction adhesive in an "S" pattern between joists and nail at top and bottom at 16" o.c.
  04. **Steel Column:** Provide 3.5x3.5x.375 HSS column with 1/4" thick steel plates welded to top and bottom. Secure to joists at top and bottom with (4) 1/4"x4" tapcon screws at corner of plates.
  05. **Column Footing:** 3'-0" x 3'-0" x 12" deep with (4) #5 rebar each way at the bottom (3" minimum coverage).
  06. **Crawlspace Access:** Remove fieldstone foundation to extents necessary to install 18"x24" min access hatch and additional space for duct work.
  07. **Masonry Header, East:** Provide 4"x6" HSS beam with 1/2" steel plate welded to top. 8" min. embed on both sides.
  08. **Masonry Header, West:** Provide L6"x4"x.375" w/.375" plate welded to bottom. 8" min. embed on both sides.
  09. **Roof Assembly:** Provide 2x10 #15YP @ 16" o.c. secured to PT sill at top of new masonry wall. Provide White TPO roof adhered to 5/8" APA rated Sheathing. Provide R-40 min. closed cell spray insulation over Raft-R-Mate vent channels or equal.
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  15. **Guardrail:** Top of guardrail at 36" minimum above nosing. Guardrails shall be able to resist a 200lb lateral load at the top rail.
  16. **Permitted Openings:** Space treads, risers, and bottom of guardrail such that a 6" sphere may not pass through. Space spindles / cables such that a 4" sphere may not pass through.

**MECHANICAL NOTES**

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- M01. **HVAC Condensing Unit:** Provide condensing unit and line set. Provide line set from roof on interior of walls. Outside line set not permitted. Refer to MEP drawings.
- M02. **Exhaust Hood:** Provide exhaust hood as selected by Owner. Hoods larger than 400CFM require a make up air system.
- M03. **Mini Split System:** Provide Mitsubishi ducted split system. Locate handler in storage area and condensing unit on first floor. Run condensate line on interior of building adjacent to plumbing drain lines.
- M04. **Ducts:** Exposed spiral duct sized by mechanical contractor and finished selected by Owner.
- M05. **Exhaust Fan:** Provide 80cfm exhaust fan, exhausted to north side of building.
- M06. **Conditioned Crawl Space:** Provide 3 CFM conditioned air in crawlspace (1CFM conditioned air per 50s.f.)
- M07. **Return Duct:** Provide galvanized metal ducts grill sized by Mechanical Contractor and located per plan.

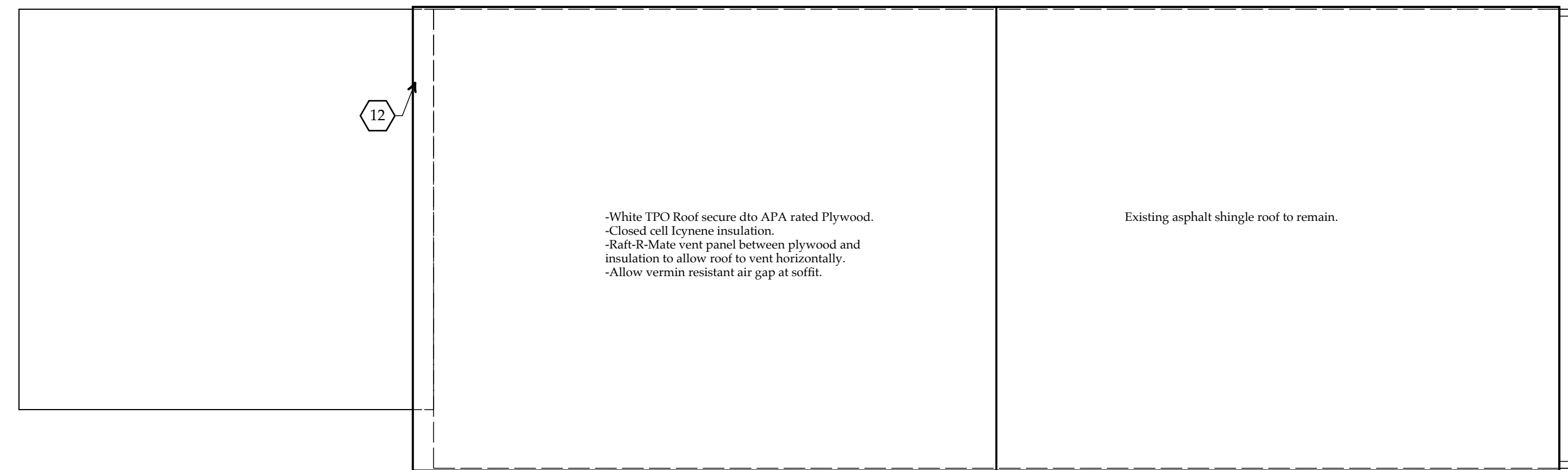
**ELECTRICAL NOTES**

- A. Electrical Contractor is responsible for properly sizing Main and Sub panels per current NEC Code.
- B. During construction, the electrical contractor shall hold a "walk through" with the Owner after rough in of light fixtures and switches to confirm and approve final layout. Final wiring after walkthrough.
- C. **First Floor Outlets:** All outlets on first floor shall be mounted in center of baseboards.
- D. **Tamper Resistant Outlets:** All new outlets shall be tamper resistant
- E01. **Smoke / CO Detector:** Smoke Detectors shall be provided in accordance with UL217, have an audible alarm, and be installed per NFPA 72 and these drawings. Smoke Alarms in all locations shall utilize photoelectric and ionization technologies. Additional Carbon Monoxide detection features shall be installed on each floor and outside sleeping rooms. Alarms shall interconnected in such a manner that the activation of one device will activate all other devices within in the unit. These devices shall be hardwired into the building power system and have an internal battery backup.
- E02. **Panel:** New 200A panel with 30"x36" clear floor space in front.
- E03. **Appliance Specific Outlet:** Refer to manufacturer's literature for requirements & location specifications.
- E04. **Floor Outlet:** Coordinate with Owner and preferred furniture layout.

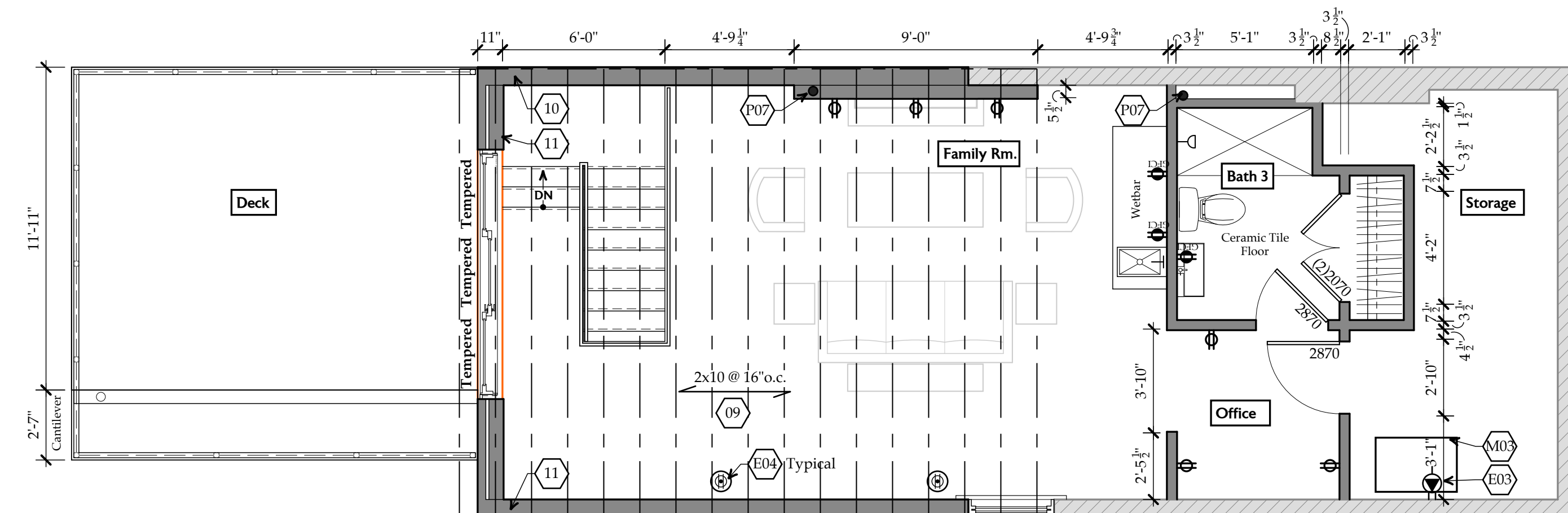
**PLUMBING NOTES**

- A. **PEX Plumbing System:** The basis of design shall be Sharkbite PEX Crosslink Polyethylene piping. Provide R-4 insulation on all hot water lines. Note, water lines are shown diagrammatically on the Basement floor plan. Red lines are hot water, blue lines cold water.
- B. **Water Main:** Existing lead water main to be replaced with Copper.
- P01. **Water Heater:** Provide Bosch 199,000 BTU .96 UEF Tankless Water Heater Indoor Direct Vent water heater. Vent to exterior as shown on MEP drawings.
- P02. **Sump Pump:** Provide new sump pump with battery back up to replace existing. Provide new electrical connection.
- P03. **Washer Box:** 1/2" supply line washer box with drain and compatible with PEX system.
- P04. **Frost Free Hose Bib:** All metal construction, plastic handle not permitted.
- P05. **Hose Coil:** provided and installed by Owner.
- P06. **Not Used.**
- P07. **Waste Line:** Suggested location for PVC waste line and stack.
- P08. **Condensate Lines:** Provide PVC condensate lines from furnace and water heater along wall and directed to sump pump.
- P09. **Gas Meter:** Existing gas meter to be reused.

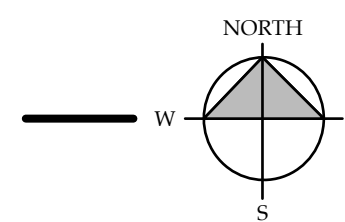
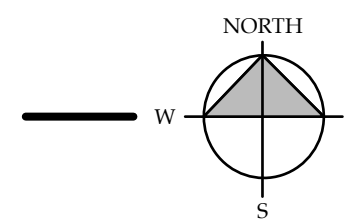
MARK	DESCRIPTION
⊕	Wall mounted duplex receptacle. Device & coverplate color as selected by Owner & installed by Electrician.
⊕	Wall mounted quadruplex receptacle. Device & coverplate color as selected by Owner & installed by Electrician.
⊕	Flush mounted ground fault interrupt protected duplex receptacle.
⊕	Special purpose 240 volt connection. Refer to plan location for specifics.
⊕	Arlington, InBox low profile recessed wall mounted ground fault interrupt protected exterior duplex receptacle with opaque
⊕	Wall mounted duplex receptacle with USB charging ports. Eaton TR7746 or similar model. Device & coverplate color as selected by Owner & installed by Electrician.
⊕	Floor mounted duplex receptacle. Device & coverplate color as selected by Owner & installed by Electrician.
⊕	Flush wall mounted cable television jack.



**Roof Plan** 2  
Scale: 1/4" = 1'-0"



**Third Floor Plan** 1  
Scale: 1/4" = 1'-0"





**West Elevation**

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

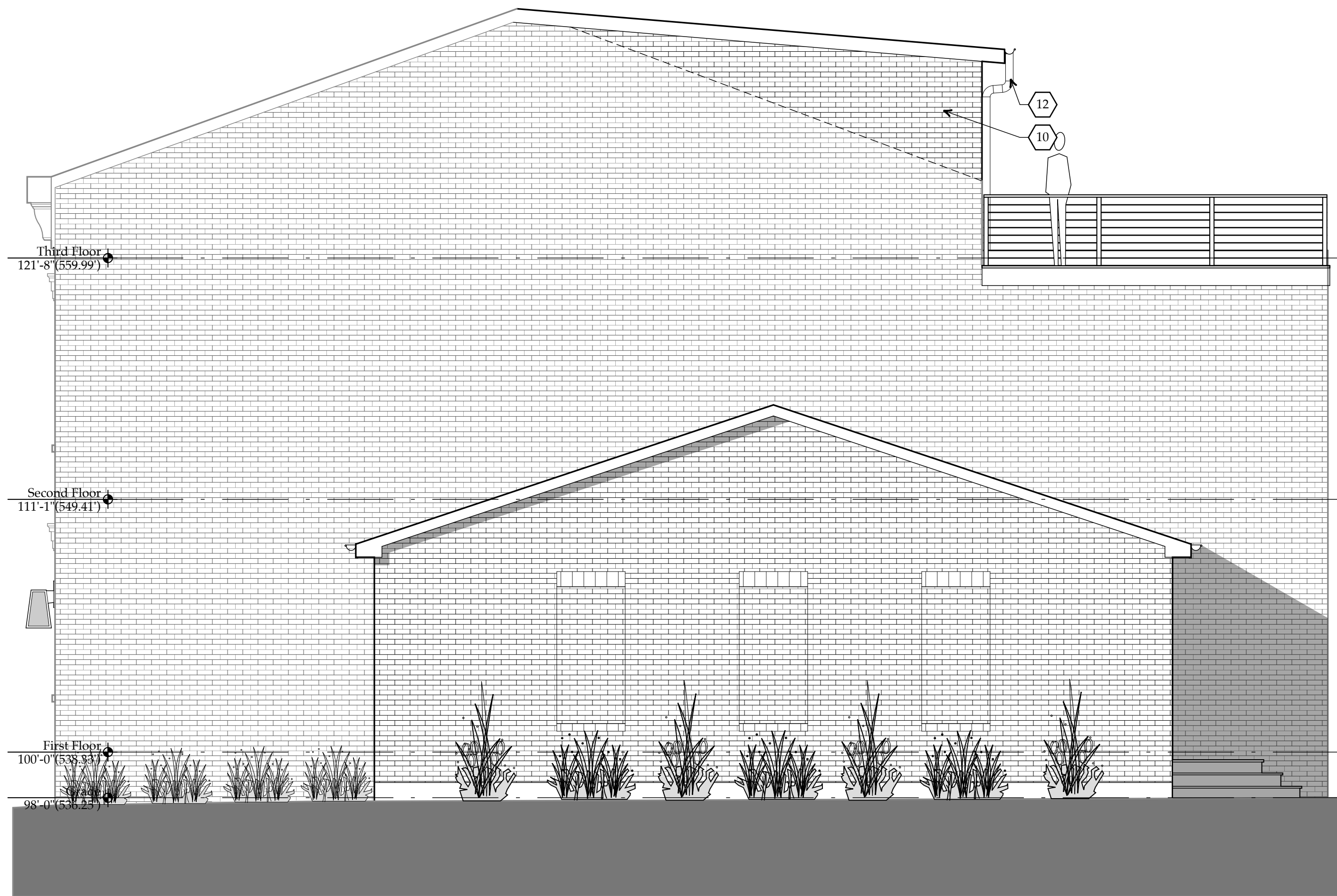
4



**South Elevation**

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

2



**North Elevation**

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

3



**East Elevation**

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

1

**CONSTRUCTION NOTES**

**General Notes**

- A. **Windows:** All replacement window shall be Marvin Signature Ultimate Double Hung with simulated divided lites (2 over 2). Code requirements for egress and tempering are noted on plans. Contractor shall verify existing masonry openings prior to ordering.
- B. **Structural Steel:** Contractor shall confirm all structural steel sizes noted herein prior to fabrication.
01. **2x6 Wall:** Provide 2x6 wood studs @ 16" o.c. with sill plate and double top plate and 1/2" gypbd. on both sides.
02. **Landing Framing:** Provide (2)2x10 joists suspended from joists above with 2x8 wood framing spanning from top to bottom. Provide Simpson joist hangers and end nailing.
03. **Sister Joist:** Provide 2x joist sistered along side existing joist of similar size. New joist shall be same size or larger than existing. Apply a bead of construction adhesive in an "S" pattern between joists and nail at top and bottom at 16" o.c.
04. **Steel Column:** Provide 3.5x3.5x3.75 HSS column with 1/4" thick steel plates welded to top and bottom. Secure to joists at top and bottom with (4) 1/4"x4" tapcon screws at corner of plates.
05. **Column Footing:** 3'-0" x 3'-0" x 12" deep with (4) #5 rebar each way at the bottom (3" minimum coverage).
06. **Crawlspace Access:** Remove fieldstone foundation to extents necessary to install 18"x24" min access hatch and additional space for duct work.
07. **Masonry Header, East:** Provide 4"x6" HSS beam with 1/2" steel plate welded to top. 8" min. embed on both sides.
08. **Masonry Header, West:** Provide L6"x4"x.375" w/.375" plate welded to bottom. 8" min. embed on both sides.
09. **Roof Assembly:** Provide 2x10 #15VP @ 16" o.c. secured to PT sill at top of new masonry wall. Provide White TPO roof adhered to 5/8" APA rated Sheathing. Provide R-40 min. closed cell spray insulation over Raft-R-Mate vent channels or equal.
10. **Masonry Bearing Wall:** Extend existing 2 wythe masonry bearing wall to new height shown. Match existing brick in size and texture and use type N mortar. Paint exterior to match existing.
11. **Masonry Veneer Wall:** Provide 2x6@16" o.c. w/ PT sill and double top plate. 1/2" APA rated plywood on exterior, and 1/2" by-board on interior side. Provide brick ties every 12" in horizontal rows secured to plywood. 1" gap minimum between plywood and brick. Provide 1 wythe brick to match existing in size and texture. Paint to match existing. Provide flashing and weep holes at bottom of brick wall.
12. **Gutter and Downspout:** 5" 26ga. unpainted galvanized half round gutter and 3" dia 26ga. downspout.
13. **Treads and Risers:** Treads shall be uniform 9" min. deep with 1" nosing permitted. Risers shall not exceed 8-1/4" height with variation less than 3/8" in run. Provide finish treads to match floor at upper levels. Refer to section for specific dimensions.
14. **Handrail:** Top of handrail at 34"-38" above stair nosing. Graspable portion of handrail shall project from the wall 4-1/2" max and have a minimum 1-1/2" clearance from wall. Handrail perimeter shall not exceed 6-1/4" Submit profile cutsheet to Architect for approval.
15. **Guardrail:** Top of guardrail at 36" minimum above nosing. Guardrails shall be able to resist a 200lb lateral load at the top rail.
16. **Permitted Openings:** Space treads, risers, and bottom of guardrail such that a 6" sphere may not pass through. Space spindles / cables such that a 4" sphere may not pass through.

**Jeckering  
Schneider  
Architects**

4303 Hamilton Ave  
Cincinnati OH 45223  
513.542.2500  
jsarchitects.com

Revisions

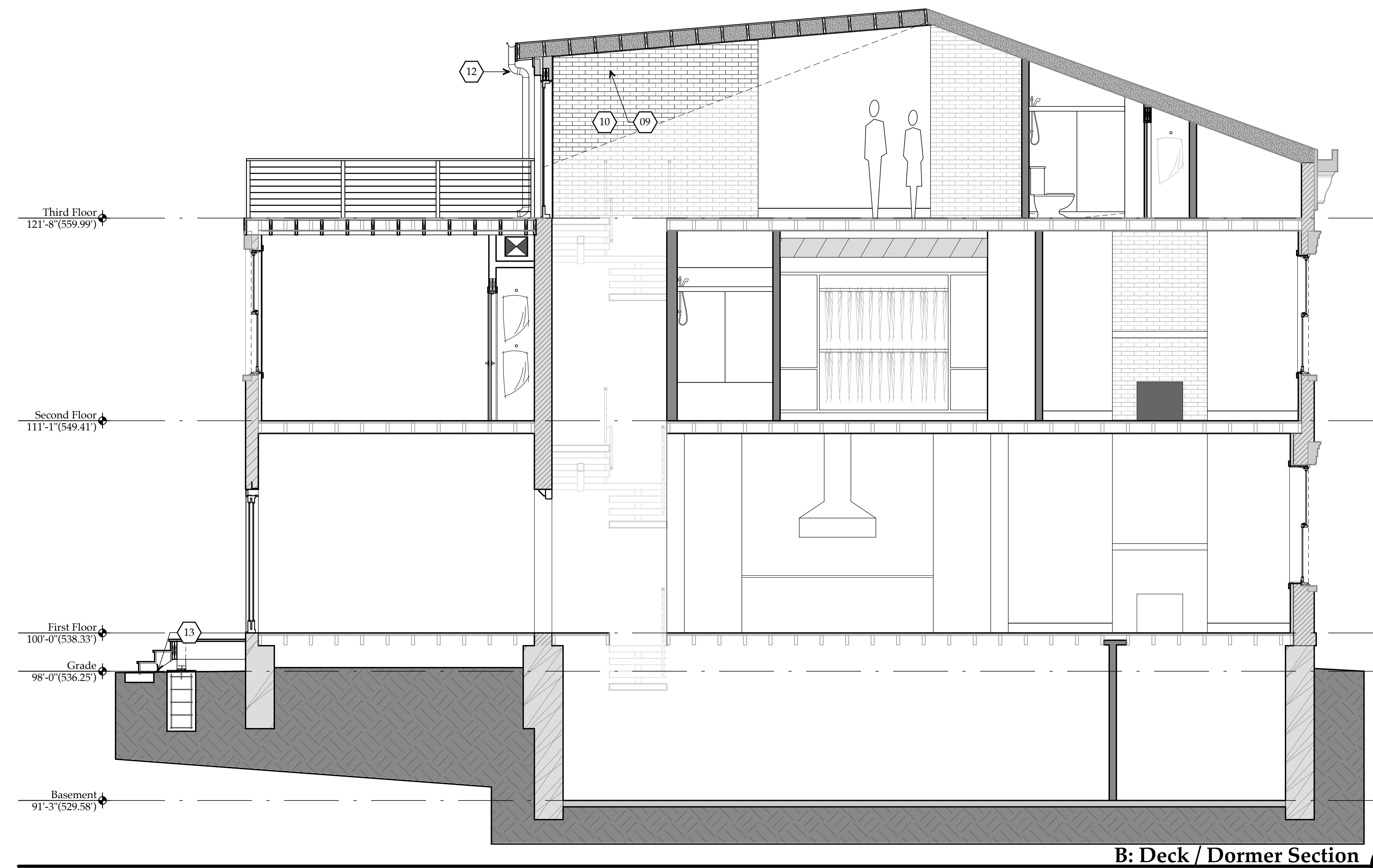
**Interior Renovation  
and Addition**  
Chris Slater & Elizabeth Dale  
1905 Baymiller St.  
Cincinnati, Ohio 45214

**03a**

30 October 2019

HCB Submission

Not for Construction



**B: Deck / Dormer Section**

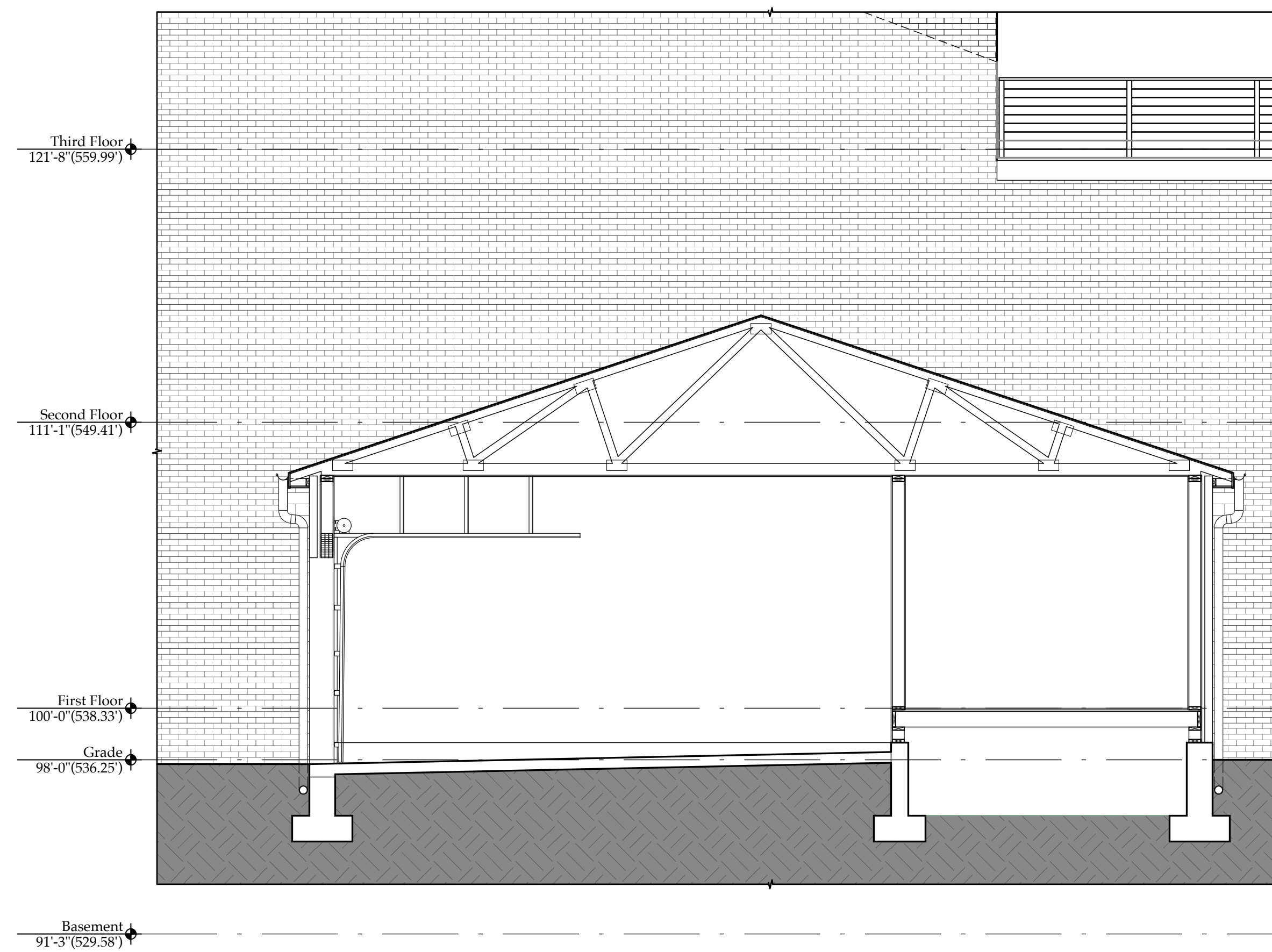
Scale: 1/4" = 1'-0"

2

**CONSTRUCTION NOTES**

**General Notes**

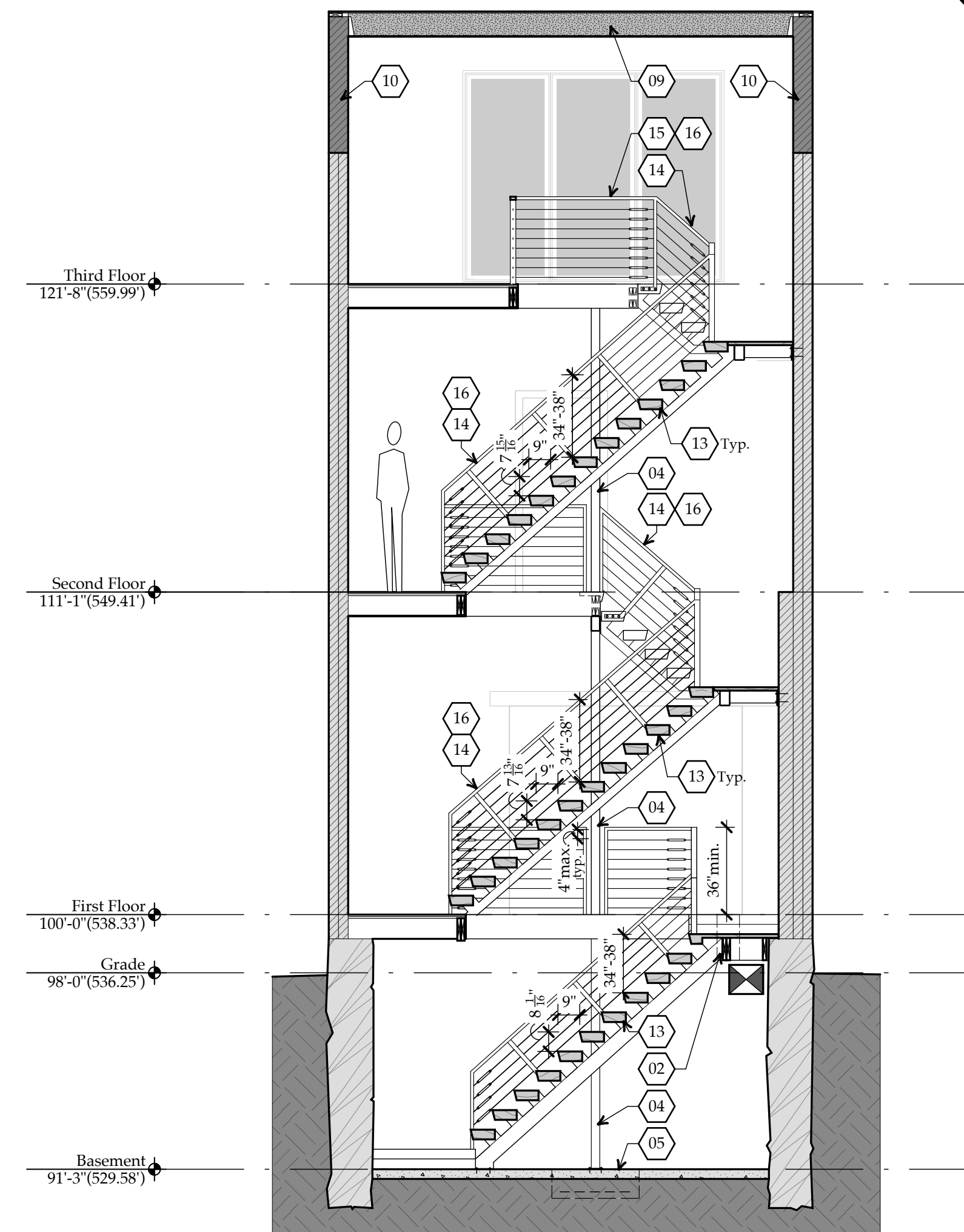
- A. **Windows:** All replacement window shall be Marvin Signature Ultimate Double Hung with simulated divided lites (2 over 2). Code requirements for egress and tempering are noted on plans. Contractor shall verify existing masonry openings prior to ordering.
  - B. **Structural Steel:** Contractor shall confirm all structural steel sizes noted herein prior to fabrication.
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  02. **Landing Framing:** Provide (2)2x10 joists suspended from joists above with 2x8 wood framing spanning from top to bottom. Provide Simpson joist hangers and end nailing.
  03. **Sister Joist:** Provide 2x joist sistered along side existing joist of similar size. New joist shall be same size or larger than existing. Apply a bead of construction adhesive in an "S" pattern between joists and nail at top and bottom at 16" o.c.
  04. **Steel Column:** Provide 3.5x3.5x.375 HSS column with 1/4" thick steel plates welded to top and bottom. Secure to joists at top and bottom with (4) 1/4"x4" tapcon screws at corner of plates.
  05. **Column Footing:** 3'-0" x 3'-0" x 12" deep with (4) #5 rebar each way at the bottom (3" minimum coverage).
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  13. **Treads and Risers:** Treads shall be uniform 9" min. deep with 1" nosing permitted. Risers shall not exceed 8-1/4" height with variation less than 3/8" in run. Provide finish treads to match floor at upper levels. Refer to section for specific dimensions.
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  16. **Permitted Openings:** Space treads, risers, and bottom of guardrail such that a 6" sphere may not pass through. Space spindles / cables such that a 4" sphere may not pass through.



**C: Garage Section**

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

3



**A: Stair / Dormer Section**

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

1

**Jeckering  
Schneider  
Architects**

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Cincinnati OH 45223  
513.542.2500  
jsarchitects.com

Revisions

**Interior Renovation  
and Addition**  
Chris Slater & Elizabeth Dale  
1905 Baymiller St.  
Cincinnati, Ohio 45214

**04a**

30 October 2019

HCB Submission

Not for Construction

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

APPLICATION #: COA2019083  
APPLICANT: RDA Group  
OWNER: Michelle Sumner  
ADDRESS: **3441 Observatory Place**  
PARCELS: 039-0001-0039  
ZONING: SF-10  
OVERLAYS: Hyde Park Observatory Place Historic District  
COMMUNITY: Hyde Park  
REPORT DATE: January 2, 2020  
HEARING DATE: January 27, 2020  
STAFF REVIEW: Beth Johnson, Urban Conservator

**Nature of the Request**

The applicant seeks a Certificate of Appropriateness for an addition of a screened porch at the rear of the building.

**Existing Conditions**

The subject property is an existing contributing 2 ½ story frame Queen Anne residential building with a cross gable and spindle work porch.

**Proposed Conditions**

The applicant is proposing to build an exterior screened-in porch off the back door on the west face of the building at the first-floor level. The porch will match the building in style with simple gable and decorative wood trim work.

**Applicable Zoning Code Sections:**

Zoning District: [Section 1405](#) SF-10  
HCB authority: [Section 1435-05-4](#)  
Overlays: [Section 1435](#) Historic Preservation  
Historic District/Reg: Hyde Park Observatory Place [Historic District](#)  
COA Standard: [Section 1435-09-2](#) COA; Standard of Review

**Zoning Review**

There is no required zoning relief. The addition is all within the required setbacks.

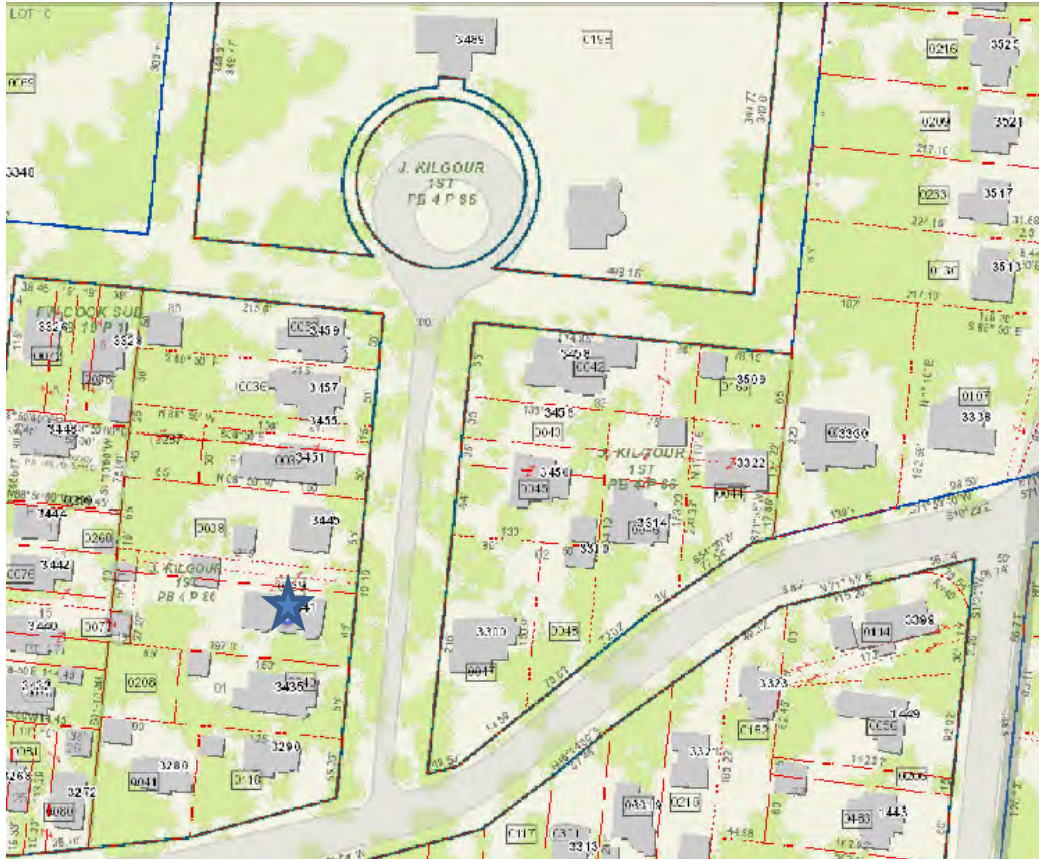


Figure 1. Location of subject property, 3441 Observatory Place. Image from CAGIS.



Figure 2. Image of 3441 Observatory Place. Image from Google.

**Certificate of Appropriateness Review:**

A COA is required for the proposed rear addition.

**Comments on Applicable Guidelines**

All the changes substantially conform to the Hyde Park Observatory Place Historic Conservation Guidelines; the rear addition is not visible from the front façade and the changes proposed are in keeping with the original architecture of the building.

**Applicable Guidelines**

**ADDITIONS**

*1) COMPATIBILITY: CONSIDER THE ADDITION AS NEW CONSTRUCTION In general, additions should follow the guidelines for new construction in terms of materials, form, scale, height, detailing and siting.*

The addition is compatible to the main building in style and detailing. It uses wood paneled detailing which are appropriate materials for the building and the neighborhood. The form of the structure is responding to the major form of the building with a gable front and simple trim work. The side setbacks of the porch/deck are the same as the building and are respectful to the building

*2) DESIGN: RESPOND TO THE ARCHITECTURE OF THE ORIGINAL BUILDING The design of an addition should respond specifically to the architecture of the original building, While the addition should be sympathetic to and compatible with the existing building, it should not try to duplicate its style or appear to have been built at the same time as the original building, The design should also respond, in a more general way, to adjacent buildings,*

The use of new materials, while sympathetic and compatible will show that the addition is new. The addition responds to the architecture of the building and takes its design cues from the original building.

*3) IDENTITY: DO NOT OVERPOWER THE EXISTING BUILDING If the original building is architecturally or historically significant, the addition should take a respectful “back seat” to it and not overpower the original, An addition may be taller than the original building if site considerations and careful design still allow the older building to remain dominant.*

The addition is small and is only one story and below it is an existing basement accessed patio. The addition of the screened porch is over an existing deck. It only takes up a portion of the rear façade and is not visible from the street façade.

*4) CONNECTIONS: KEEP THEM SIMPLE The connection of the addition to the original building should be designed so that it does not detract from either structure, Significant architectural features of the original building should not be destroyed, removed, or obscured by the addition,*

No new openings are being proposed into the building and the porch will be attached to the exterior of the building.

**Other Considerations:**

**Prehearing Results:** A prehearing was held on January 8, 2020

**Comments Provided to Staff:** NA

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

**Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

**I. CERTIFICATE OF APPROPRIATENESS**

A. **APPROVE** a Certificate of Appropriateness for 3441 Observatory Place for a rear addition per RDA Architects dated 12/12/2019 subject to the following conditions:

1. Building permits must be issued within 2 years of or the COA will expire.

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

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

2. The addition is a small rear addition designed in a similar style of the main building. It is not visible from the street and does not overwhelm the building.

December 11, 2019

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

RE: Certificate of Appropriateness  
3441 Observatory Place – Hyde Park Observatory Historic District

Members of the Historic Conservation Board,

Thank you for your review of the proposed project at 3441 Observatory Place. The existing structure is a 2-story wood frame structure with an attic and basement. It is a single-family residence located in the Hyde Park Observatory Historic District. The exterior modifications proposed include removing the existing non-original deck on the rear (west) façade and replacing it with a new elevated screen porch. As part of this work an existing window on the rear (west) elevation will be removed and replaced with a smaller window, and a new window will be installed to meet egress requirements from the second-floor bedroom.

#### **General Project Information**

The building is owned by the occupant. Refer to attached documentation. The scope of the project involves the creation of a new 333 square foot screen porch located on the rear (west) of the existing residence. No zoning variances are required for this project. Construction activities are anticipated to commence upon obtaining a building permit and last 3 months.

#### **Existing Building/Site**

There is one parcel involved with this project. The lot is irregular, but overall is 215' x 85'. The existing structure at 3441 Observatory is 2 stories with a full basement and attic. The exterior walls are wood frame with wood siding, with wood floor, roof, and partition wall framing. The building has a stacked stone foundation. It is located on the west side of Observatory Place approximately mid-block. The footprint is approximately 31' deep x 55' wide and is 1,993 Square feet. The primary (East) façade is on Observatory Place and is Queen Anne in style. The west and south facades are distinguished by the partial wrap around porch, turret, asymmetry, and gable ends. The west end of the house is a non-original addition. The primary gable roof slopes from the central ridge to the north and south with intersecting gables. There are areas of shed roof on the first floor at the rear. There are two existing chimneys. The property contains a detached garage. The neighborhood consists of a mix of historic single-family homes, many with detached garages and contemporary room additions to the rear.

#### **Screen Porch Addition**

A new 1 story addition will be constructed on the rear of the existing home in the space currently occupied by a deck with a patio below. The new addition will connect to the non-original portion of the house on the west end. The existing deck will be removed. The addition will be approximately 18' x 18'-6", or 333 square feet. It will be elevated to align with the first floor, and the existing patio will remain below. A new exterior stair will be constructed to replace the existing being removed and will be constructed in similar fashion. The screen porch will be approximately 5' deeper than the current deck. The roof will be vaulted with a gable oriented to align with the main gable of the house. The slope of the new roof will match that of the existing shed roof located on the south side of the first floor of the house and will also align with the existing fascia and gutter elevation. The new addition is similar in scale and massing to many similar screen porch / room additions to the rear of many of the houses in the vicinity. The addition cannot be viewed from the street. The existing roof lines will not be impacted. The screen porch facades are divided into four bays. Each bay has a wood panel base with a screen panel above. Each bay is defined by a wood pilaster with 1x flat stock base and cap. The addition will be painted to match the existing house. Railings and posts for the landing and stairs will be similar in

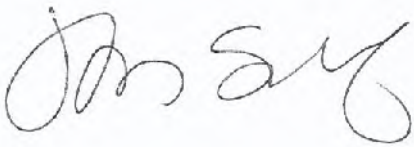
style to the existing pre-finished black aluminum railing system with vertical balusters. The roof will have asphalt shingles to match the existing house.

### **Windows**

An existing double window on the second floor of the west façade projection will need to be modified. These are currently double hung windows consist with the rest of the house. This window is impacted by the new screen porch roof. The opening will be modified to raise the sill. New windows to match the existing will be installed. Wood siding to match will be toothed in around the modified opening. The room served by this window is a bedroom. The modification will require a new egress compliant window be locate in the room. The new window opening is proposed for the north side of the projection. The new window will be egress compliant and match the existing windows in style and operation. The wood siding around the new opening will be toothed-in and the window trimmed out to match the adjacent. The impacted facades will be painted in the current color scheme.

As outlined above, the proposed screen porch addition meets the intent of the conservation guidelines for the Observatory Historic District for new additions and for alterations. The scale and massing of the addition is compatible with the existing residence. The design responds to the existing architecture of the residence without duplicating the style or trying to appear historic, while providing an appropriate level of detailing. Modifications to the existing residence are modest and maintain the character of the house. No original portions of the residence are impacted by the new addition. We appreciate your consideration in approving the new screen porch addition as proposed.

Sincerely,



Jonathan Schaaf  
RA | LEED AP | RRO  
Principal  
RDA Group Architects

**ADJUDICATION/DENIAL LETTER**

Date: 10/24/2019

Location: 3441 Observatory

Request: rear porch additions

Zoning District: SF-10/ Hyde Park Observatory

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

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 \$618.56 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

1. No zoning relief required.

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center **no later than 3pm on the deadline date**. 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)



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

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

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

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

### PROPERTY OWNER INFO SAME AS ABOVE

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

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

- New Construction       Alteration       Demolition

Provide a very brief summary of the project:

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

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

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

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

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


# Dusty Rhodes, Hamilton County Auditor

generated on 12/12/2019 9:13:11 AM EST

## Property Report

<b>Parcel ID</b> 039-0001-0039-00	<b>Address</b> 3441 OBSERVATORY PL	<b>Index Order</b> Parcel Number	<b>Tax Year</b> 2018 Payable 2019
--------------------------------------	---------------------------------------	-------------------------------------	--------------------------------------

### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD	<b>School District</b> CINCINNATI CSD	<b>Images/Sketches</b> 	
<b>Appraisal Area</b> 00900 - HYDE PARK	<b>Land Use</b> 510 - SINGLE FAMILY DWLG		
<b>Owner Name and Address</b> SUMNAR MICHELLE V 3441 OBSERVATORY PLACE CINCINNATI OH 45208 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> SUMNAR MICHELLE V 3441 OBSERVATORY PLACE CINCINNATI OH 45208 <i>(call 946-4800 if incorrect)</i>		
<b>Assessed Value</b> 255,530	<b>Effective Tax Rate</b> 83.443709	<b>Total Tax</b> \$18,863.04	
<b>Property Description</b> 3441 OBSERVATORY PL 85 X 197 PTS LOTS 81-84 KILGOURS 1ST SUB			

### Appraisal/Sales Summary

Year Built	1893
Total Rooms	16
# Bedrooms	6
# Full Bathrooms	4
# Half Bathrooms	1
Last Sale Date	8/11/2016
Last Sale Amount	\$0
Conveyance Number	117985
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.404

### Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	241,590
CAUV Value	0
Market Improvement Value	488,480
Market Total Value	730,070
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$18,863.04
Tax as % of Total Value	2.580%

### Notes

# Screen Porch Addition to Sumnar Residence

3441 Observatory Place Cincinnati, Ohio 45208

**RDA GROUP ARCHITECTS**  
 Dayton, Ohio 45459  
 Jonathan Robert Schaaf #14503  
 Expiration Date 12/31/2019

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**DESIGN TEAM**

ARCHITECT:

**RDA GROUP ARCHITECTS**  
 7945 Washington Woods Drive  
 Dayton, Ohio 45459  
 O: 937.610.3440  
 F: 937.610.3441

**SHEET INDEX**

A-1	PROJECT INFORMATION
A-2	EXISTING/DEMOLITION & PROPOSED PLANS
A-3	ARCHITECTURAL SITE PLAN / ELEVATIONS

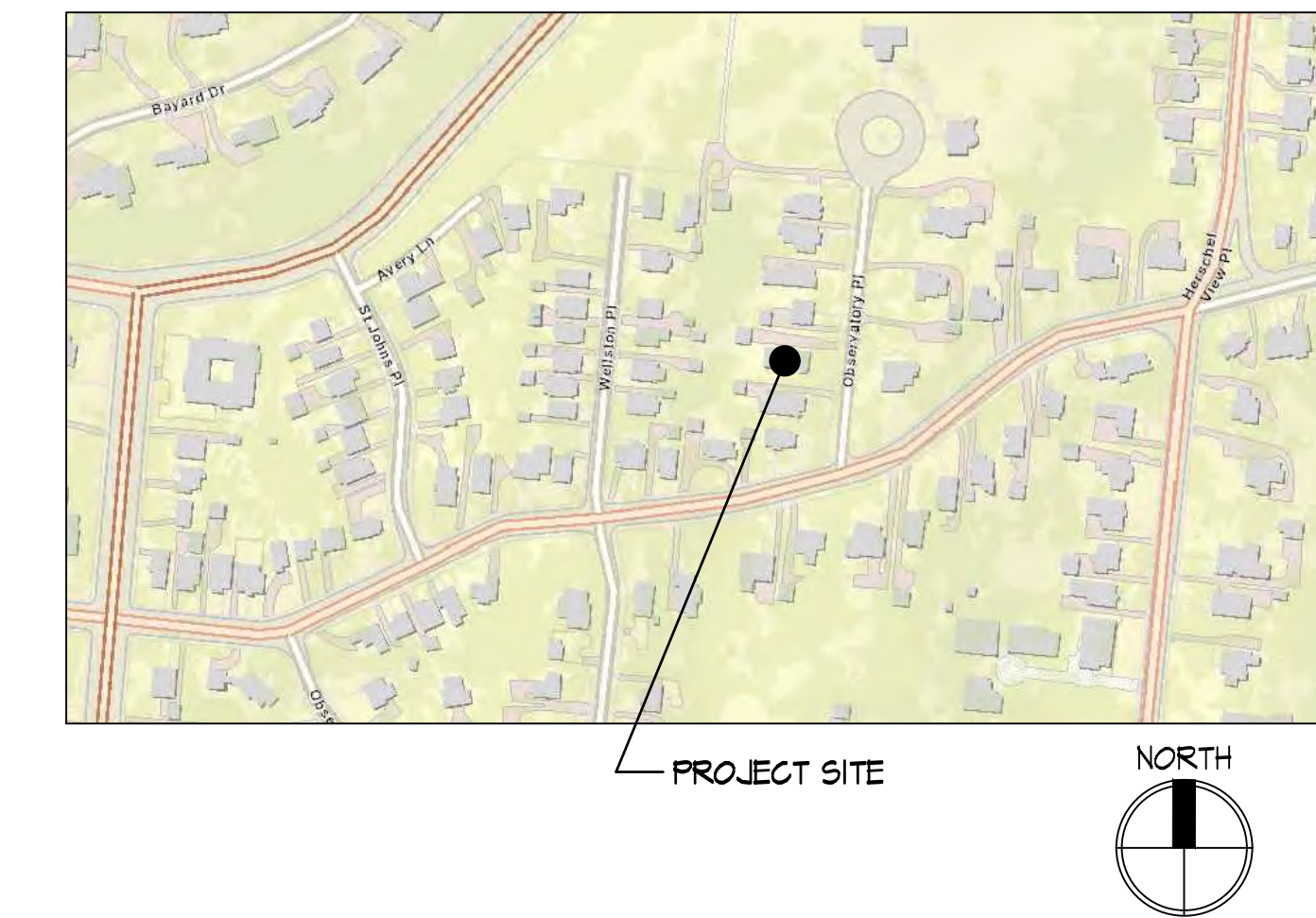
**CODE REVIEW**

DESCRIPTION:	SCREEN PORCH ADDITION TO AN EXISTING RESIDENCE BUILT IN 1843
JURISDICTION:	CITY OF CINCINNATI
ZONING CODE:	CITY OF CINCINNATI
PARCEL ID#:	034-0001-0034-00
ZONING DISTRICT:	5F-10
HILLSIDE DISTRICT:	NO
HISTORIC DISTRICT:	HYDE PARK OBSERVATORY HISTORIC DISTRICT
BUILDING CODE:	2014 RESIDENTIAL CODE OF OHIO EXISTING SINGLE FAMILY RESIDENCE
ENERGY CODE:	2004 INTERNATIONAL ENERGY CONSERVATION CODE
ACCESSIBILITY CODE:	N/A
SUSTAINABLE DESIGN:	N/A

**BUILDING AREA**

EX. FINISHED BASEMENT	714 S.F.
EX. UNFINISHED BASEMENT:	340 S.F.
EX. FIRST FLOOR:	1,943 S.F.
EX. SECOND FLOOR:	1,010 S.F.
EX. BUILDING FINISHED S.F. TOTAL:	4,007 S.F.
[PER HAMILTON COUNTY AUDITOR]	
PROPOSED SCREEN PORCH ADDITION:	333 S.F.

**VICINITY MAP**



**STREETSCAPE**



**PHOTOGRAPHS OF EXISTING FACADES**

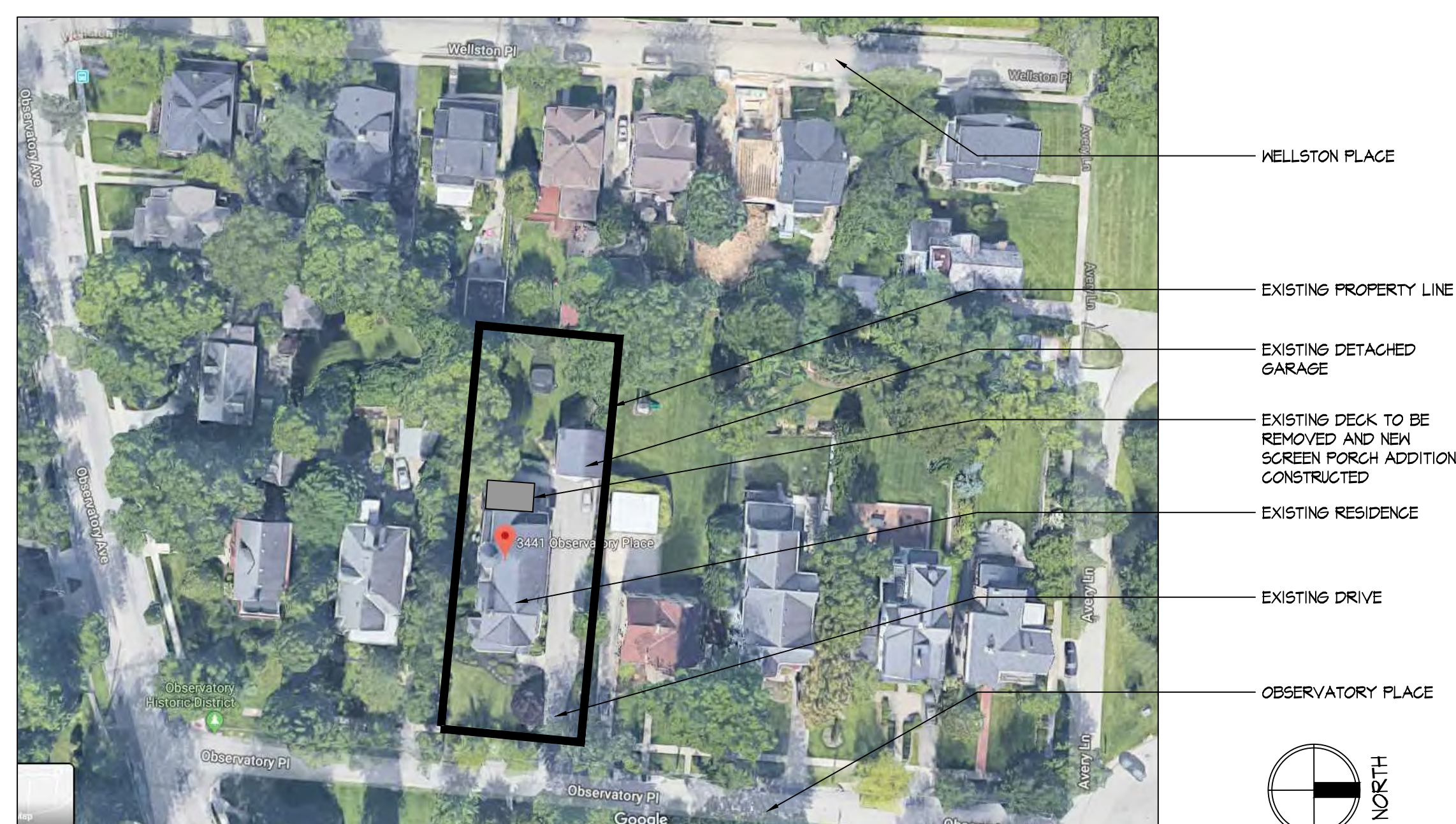


VIEW OF EAST AND NORTH FACADE



VIEW OF SOUTH FACADE AND ROOF

**AERIAL VIEW**



VIEW OF WEST FACADE [REAR ELEVATION - AREA IMPACTED BY NEW WORK]

- LOCATION OF NEW EGRESS WINDOW
- EXISTING WINDOW TO BE MODIFIED
- EXISTING WOOD SIDING
- NEW ADDITION ROOF PITCH TO MATCH EXISTING SHED ROOF ON SOUTH
- NEW ADDITION FASCIA AND GUTTER TO ALIGN WITH EXISTING
- EXISTING DECK AND RAILING TO BE REMOVED

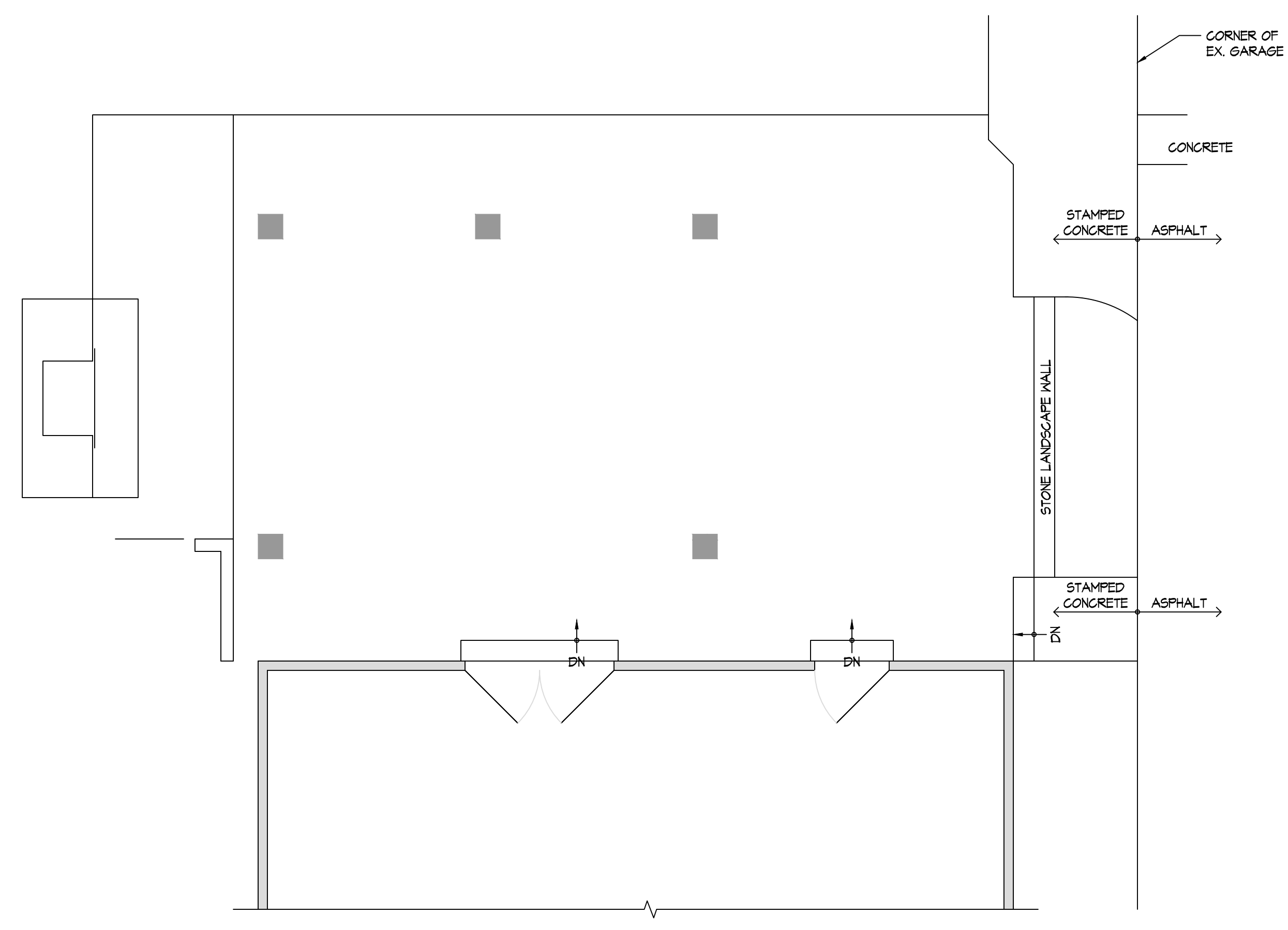
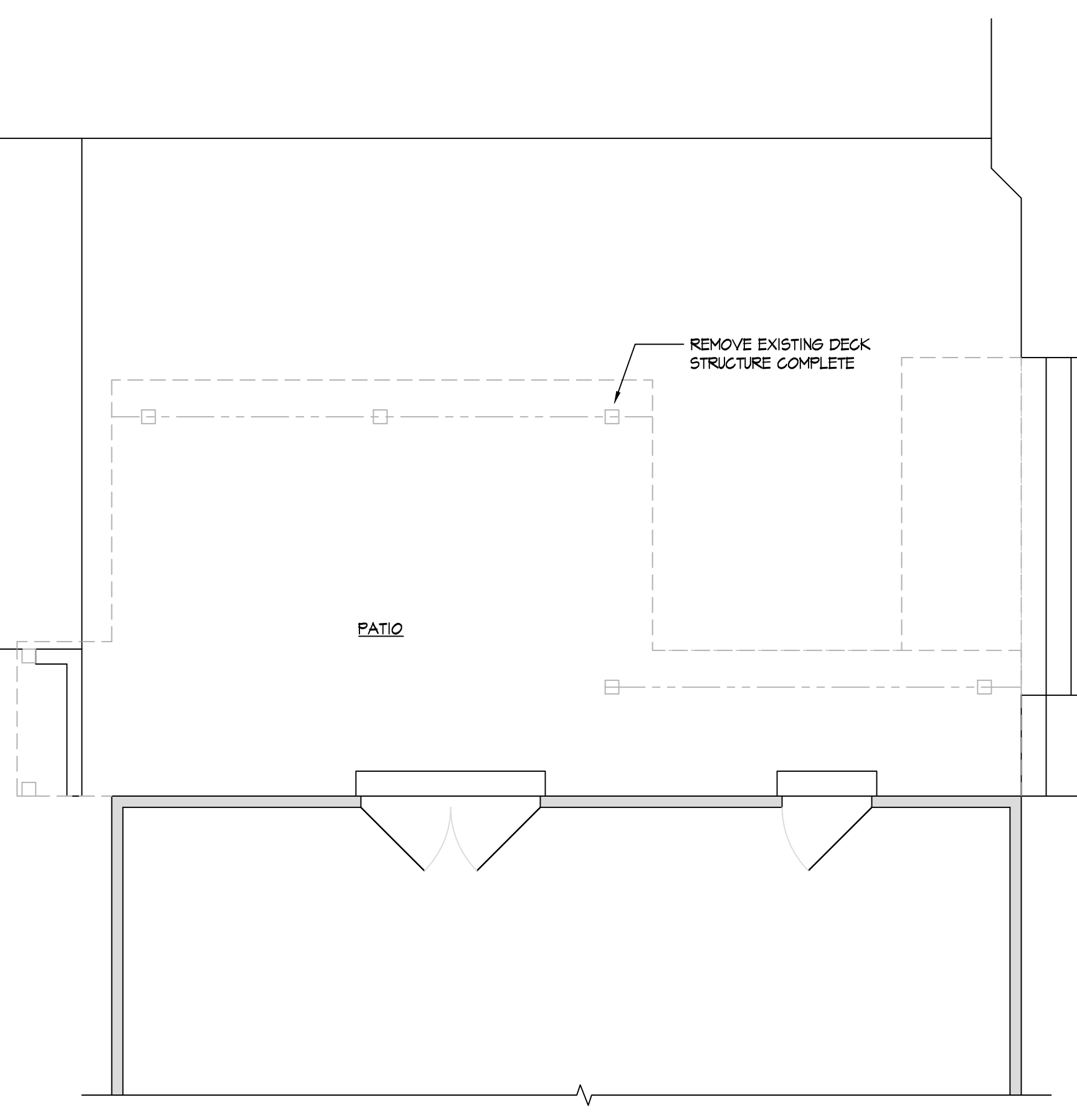
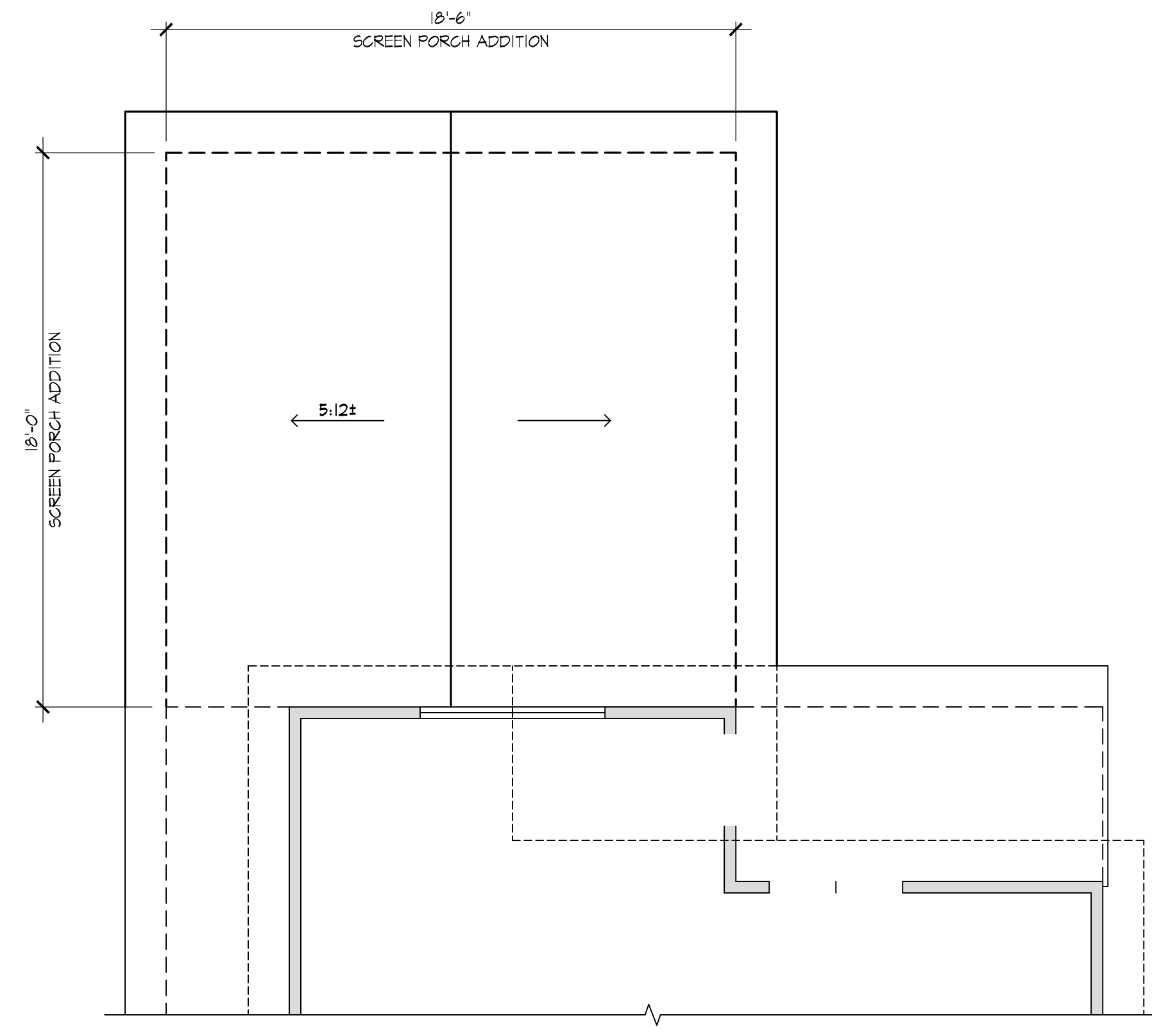
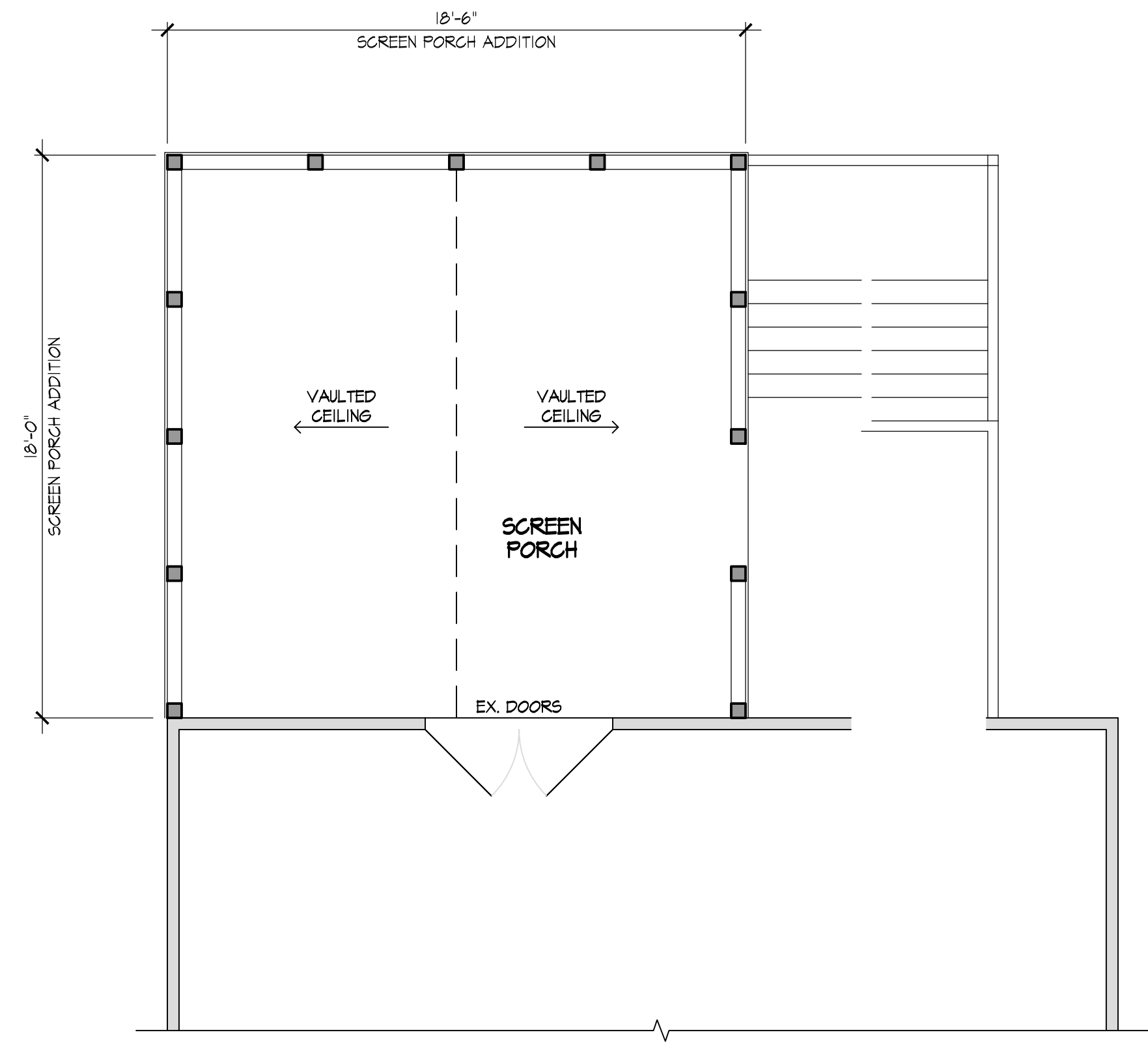
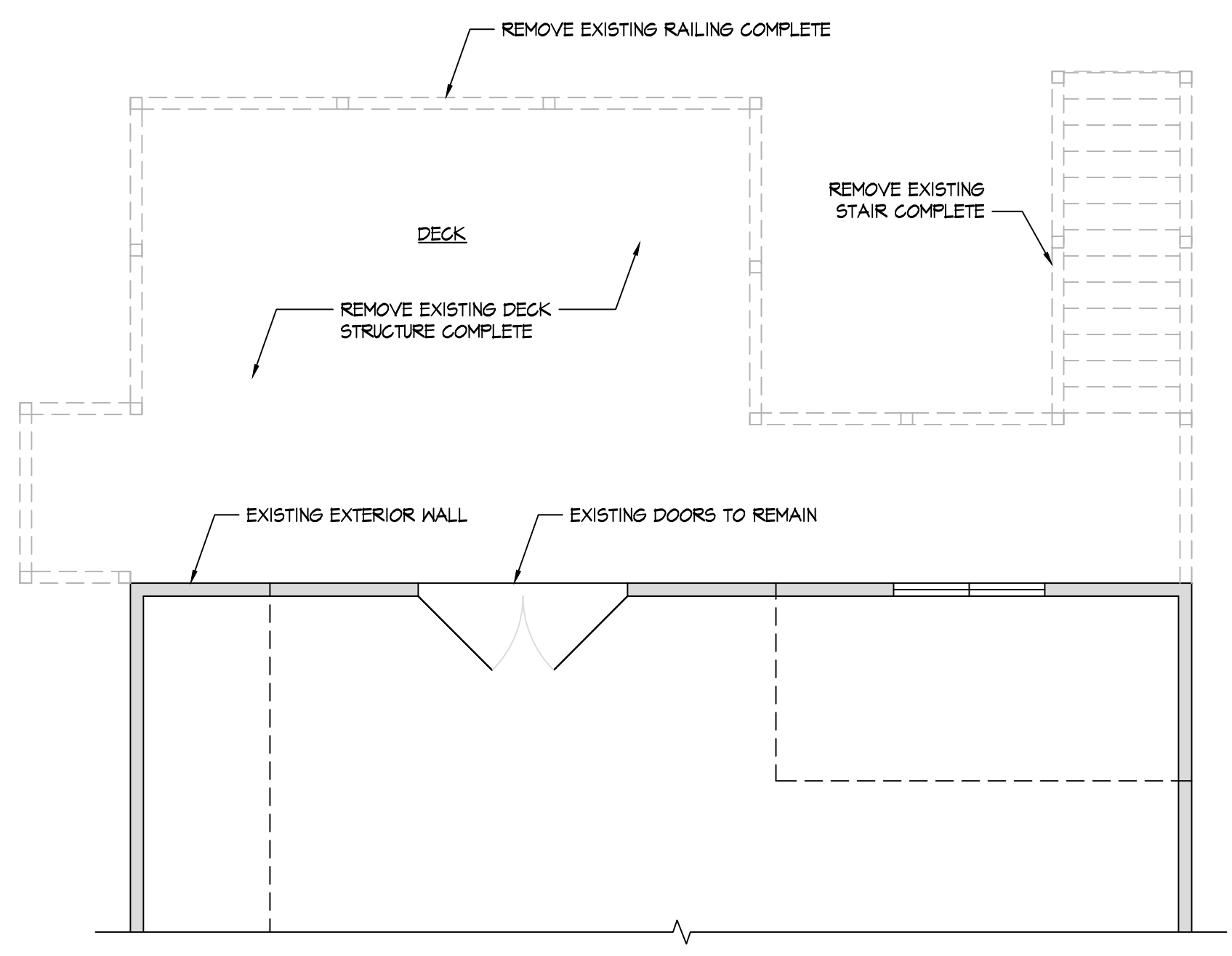
Screen Porch Addition:  
**Sumnar Residence**  
 3441 Observatory Place  
 Cincinnati, Ohio 45208

Print Record

08/12/19	PRELIM. 01
10/22/19	REVIEW SET
12/12/19	HCB -COA
Project Number	2019-104
Date	DECEMBER 12, 2019
Sheet Title	PROJECT INFORMATION
Sheet Number	A-1

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Sumnar Residence  
 344 I Observatory Place  
 Cincinnati, Ohio 45208



Print Record

08/12/19	PRELIM. 01
10/22/19	REVIEW SET
12/12/19	HCB -COA

Project Number  
2019-104

Date  
DECEMBER 12, 2019

Sheet Title  
SCREEN PORCH  
EXISTING/DEMOLITION  
& PROPOSED PLANS

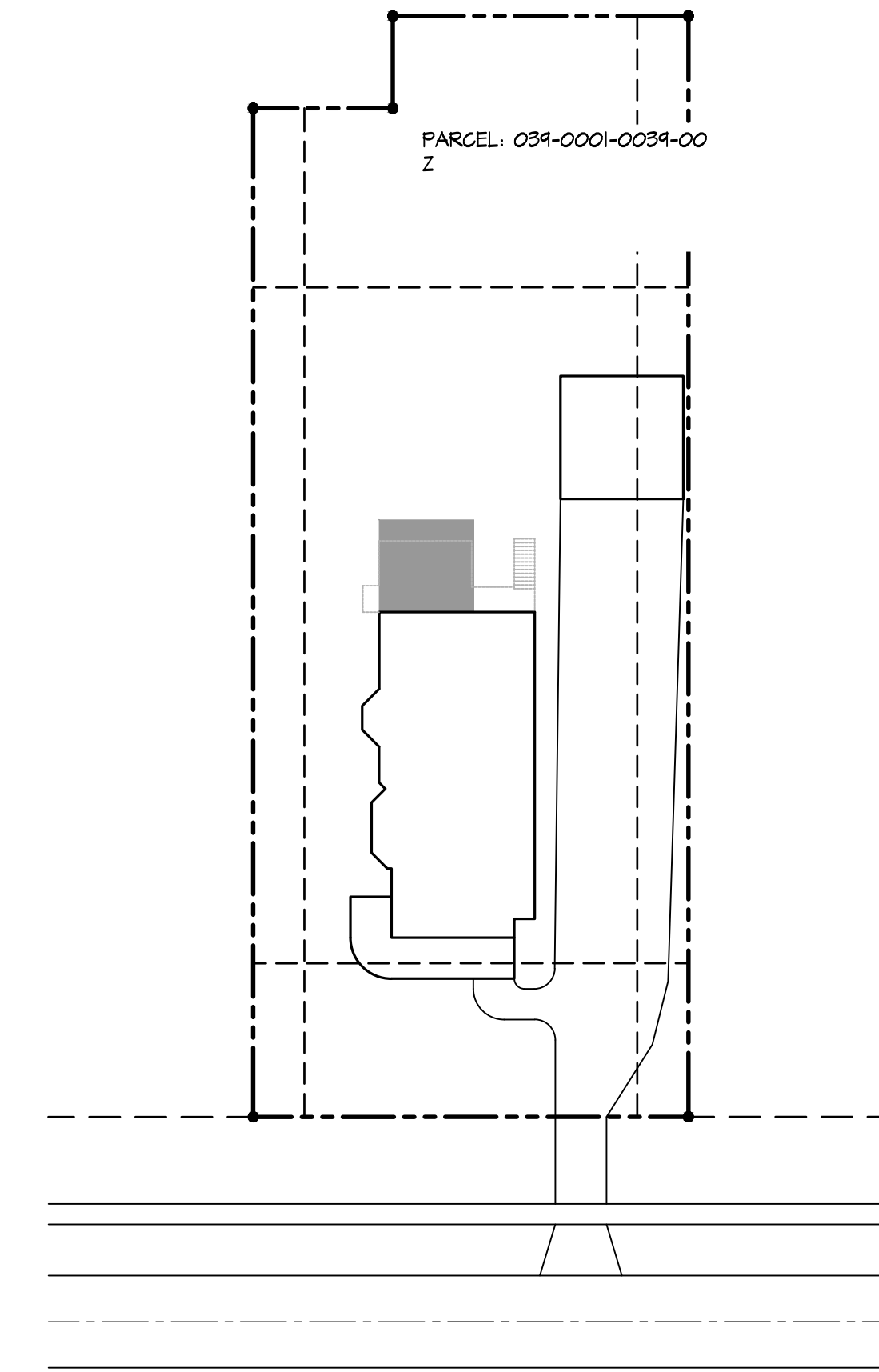
Sheet Number



RAILING BASIS OF DESIGN



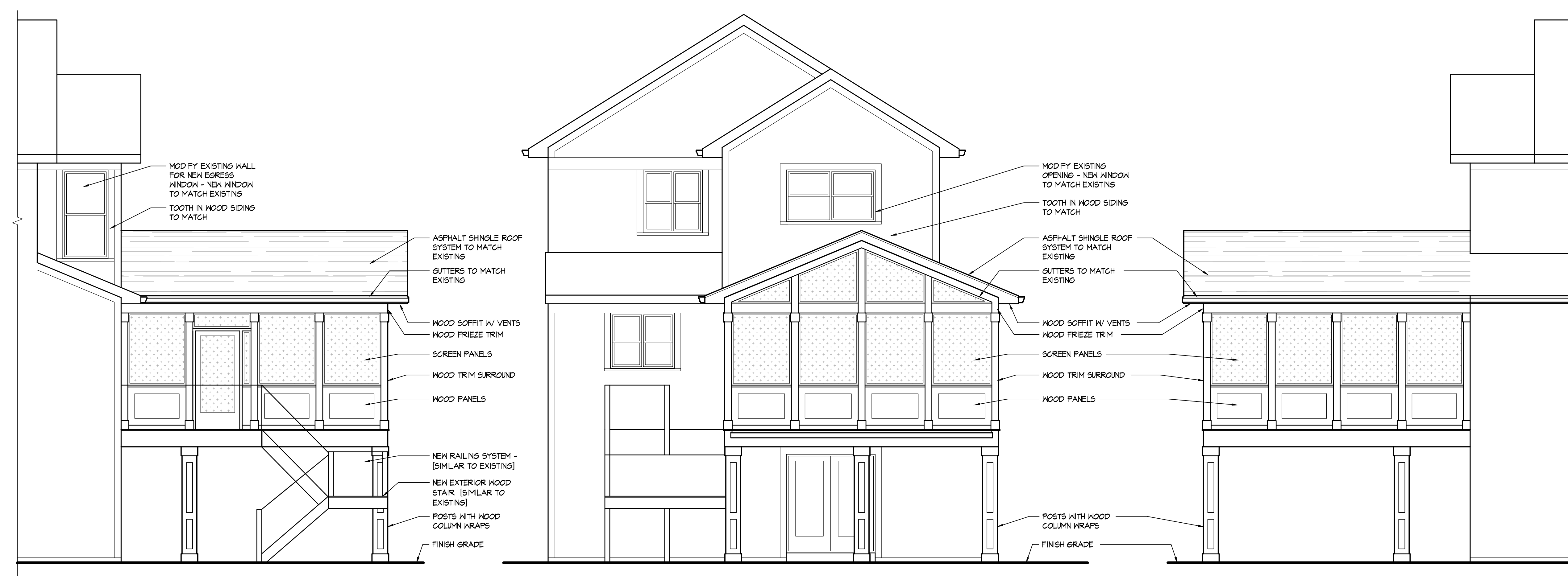
SCREEN PORCH DETAILING BASIS OF DESIGN



**R** Dayton, Ohio 45459  
 PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

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Sumnar Residence  
 344 I Observatory Place  
 Cincinnati, Ohio 45208



Print Record  
 08/12/19 PRELIM. 01  
 10/22/19 REVIEW SET  
 12/12/19 HCB -COA

Project Number  
 2019-104

Date  
 DECEMBER 12, 2019

Sheet Title  
 ARCHITECTURAL SITE PLAN  
 ELEVATIONS

Sheet Number  
 A-3

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

---

APPLICATION #: COA2019085  
APPLICANT: Wichman Gunther Architects  
OWNER: Page 124 LLC  
ADDRESS: **133 W Elder Street**  
PARCELS: 094-0008-0144  
ZONING: CC-P  
OVERLAYS: Over-the-Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: January 7, 2020  
HEARING DATE: January 27, 2020  
STAFF REVIEW: Beth Johnson, Urban Conservator

---

**Nature of Request:**

The applicant is requesting a Certificate of Appropriateness (COA) to construct a roof deck on the rear pitch of the roof and to make rear façade changes.

**Existing Conditions**

The existing building is 4 story brick mixed use building within the Findlay Market District. The first floor will remain commercial with the existing use and the floors above will be one dwelling per floor.

**Proposed Conditions**

The applicant is proposing to modify 133 Elder Street with the following

- Build a roof deck on the rear portion of the building by cutting out a portion of the slope of the roof. The roof deck will be accessed from the 4<sup>th</sup> floor and no addition needs to be built for access.
- Clad the rear with brick and install cement panels in the four-story attic windows.
- Build a new staircase on the side in the “notch” of the building.



Figure 1: 133 W Elder Street. Google Street Views.

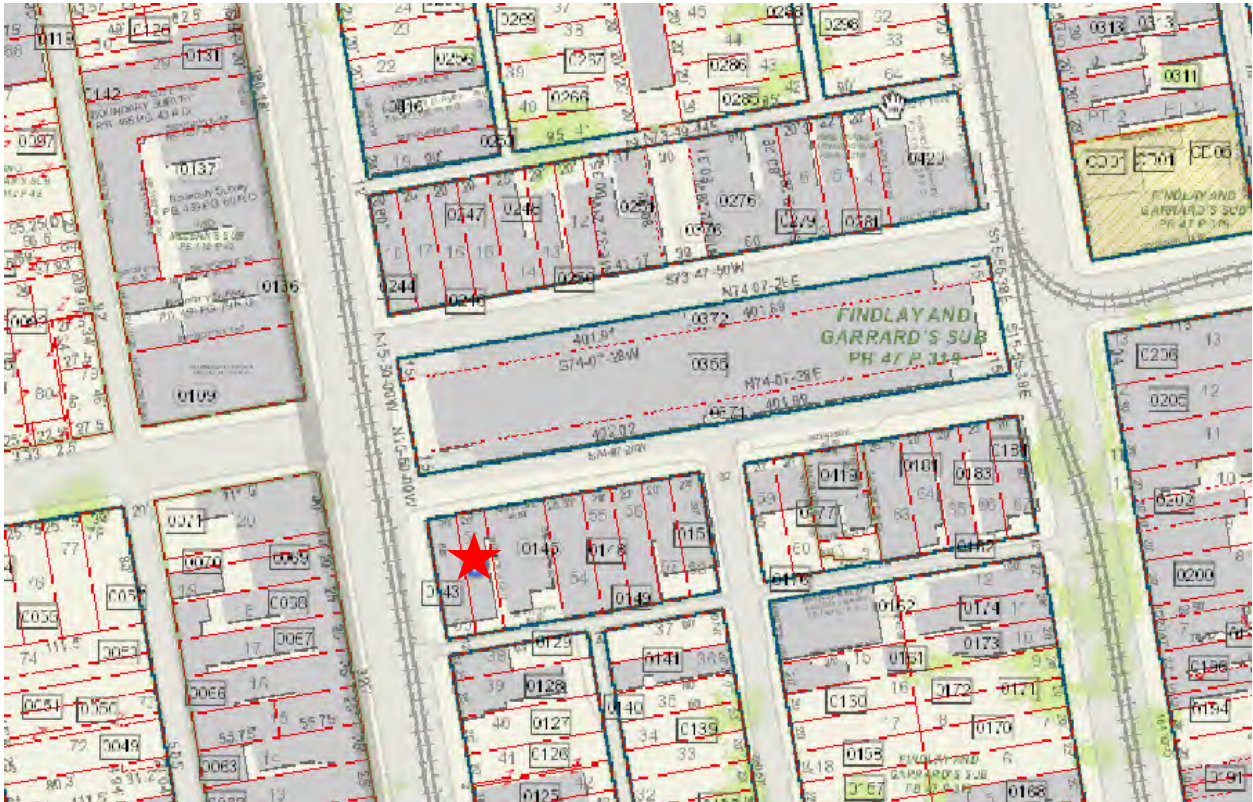


Figure 2: 133 W Elder Street context map. Image provided by Cagis Maps.

**Previous Reviews:**

Permit currently under review for the full renovation of the building. 2019P10687

The building was stabilized by the City of Cincinnati Department of Neighborhood Services (Now called the Department of Community and Economic Development) in 2001 under permit 2001P07774. The approved building permit had the statement that "brick veneer to be on a future phase." The building was constructed per the plan, with tie-ins for the future brick veneer provided as part of the project.

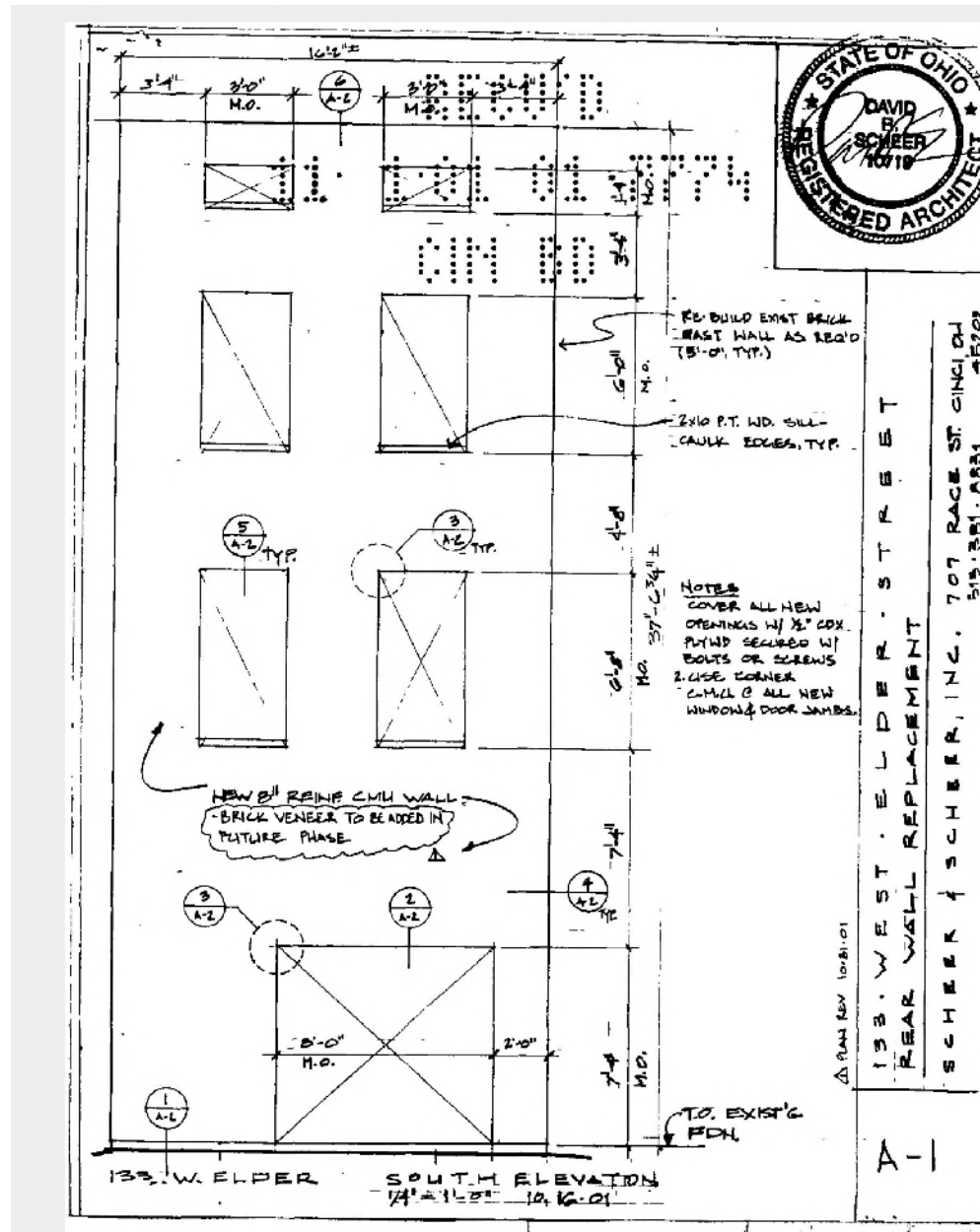


Figure 2: Approved Building/Elevation Plans from permit 2001P07774.

Condition of the approval for permit 2001P07774 from the Historic Conservation Office was as follows:

Condition: Dimensions of new openings on upper floors to match existing; retain/reuse stone window lintels. New (or salvage) brick masonry to match appearance of existing. Final configuration of rear wall subject to HCB approval.

There have been numerous other permits over the years however they were mostly for interior work or were permits that expired and work was never complete. These include the following

- 2002P00661: Permit for interior work and exterior brick cleaning on the front.
- 2002P08153: Work to get the building into VBML compliance including an interior new staircase.
- 2006P06558: Storefront work and Repair
- 2013P07137: Mercantile space renovations for white box. Interior work only
- 2013P07137: Basement Interior Work.
- 2014P04646: Tenant Fit out for Elis BBQ. Interior work only.
- 2014P08325: Basement interior work, smoker and fence.

As all the other permits were for interior work, exterior work conditions were not set. As the new permit is for exterior work, the condition for the rear wall is again needing to be addressed.

This property is currently a city owned property and Building and Inspections has previously made several stipulations regarding our Conditional Approval of the sale of this property. An email with our recommendation is provided as part of this staff report.

**Applicable Zoning Code Sections:**

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

**Zoning Review**

There is no zoning relief required for the building. The building is a vacant multi-family and mixed-use building. The density of the building is not increasing and there are not parking requirements for the project.

## **Certificate of Appropriateness Review:**

A Certificate of Appropriateness is required for the roof deck and rear cladding.

## **Comments on Applicable Guidelines**

### **Rehabilitation**

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

1. Materials: Missing or deteriorated materials should be replaced with recycled or new materials that match the original as closely as possible with regard to the following: type, color, style, shape, and texture of material. The composition, type of joint, size of units, placement and detailing should be appropriate for the building. Synthetic materials such as aluminum or vinyl siding, imitation brick or plastic are inappropriate. Other types of synthetic materials such as split-face concrete block may be approved on a case-by-case basis.

*The City of Cincinnati stabilized the building including rebuilding the rear of the building. This was rebuilt with concrete blocks and brick ties were included for a finishing material to be installed. The applicants in their original submission proposed using brick to clad the rear. This is the most appropriate solution for the rear exposed material, particularly on a corner, visible from both Race and Glass Alley.*

*The applicants have since stated that brick will be too difficult and disruptive to the current tenants as the removal of equipment on the rear of the building may temporarily disrupt the business operations on the first floor. They would like the Historic Conservation Board to allow an alternate material and for that alternate material to be approved by staff once they decide on what would be the least disruptive to the tenant. While staff is sympathetic to the issue, the brick was both promised on a previous building permit and was a condition of approval on that permit. Further, as visible in the photos below, adjustments to ventilation, HVAC, etc., the disrupting elements, will occur regardless of what material is added to the CMU. Staff further does not feel comfortable having unlimited latitude and would prefer to bring any alternate material other than brick before the Historic Conservation Board. If the Historic Conservation Board decides that an alternate material other than brick should be permitted, staff requests that they specify what material(s) they feel is appropriate and incorporate such into the board approval.*



Figure 3: The rear of 133 W Elder Street with exposed CMU and brick ties for the promised brick

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

*The proposed deck is in the rear slope of the property and cuts into the slope while leaving the edges to retain the original roof form at the edges/side walls of the building. The deck will be accessed from a new opening on the fourth floor and an addition will not be required for access. The cutout of the roof deck will not be visible from either Elder Street or the side street of Elm Street.*

### **Additions**

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

*The stair addition is on the side on the building in an existing “notch” or keyback. As the front of the building extends the entire width of the lot, this will not be visible from Elder Street or Findlay Market. The addition is small and is for the necessary stairs to use the upper floors of the building. It is also set far back from the alley so it is not highly visible from the alley as well. Using steel glass and wood for this addition is appropriate as it has limited visibility from the public right of way and is not a historic wall.*

**Other Considerations:** N/A

**Prehearing Results:** A prehearing was held on January 8, 2020. The applicant was present.

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

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

### **Recommendation:**

Staff recommends the Historic Conservation Board take the following actions:

## **I. CERTIFICATE OF APPROPRIATENESS**

- A. **APPROVE** a Certificate of Appropriateness for 133 W Elder Street for a rear roof deck and new rear cladding material by Wichman Gunther Architects dated 11-21-2019 with the following condition.
1. Building permits must be issued within 2 years of the decision date of the COA will expire.
  2. The rear of the building must be clad with brick to match the rest of the building as close as possible. Salvaged brick would not be required.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
  2. The roof deck sure is not visible from the public streets.
  3. Brick cladding material is the most appropriate material for the rear façade.

## Johnson, Beth

---

**From:** Shad, Matthew  
**Sent:** Monday, April 9, 2018 8:00 AM  
**To:** Bunch, Renee  
**Cc:** rsp, cr; Reiser, John  
**Subject:** RE: CR #23-2018 - 133 W. Elder Sale of 2-4th Floors (RLS #2018-335)

Renee:

Buildings & Inspections **CONDITIONAL APPROVES** the project subject to the assurances provided by DCED on 3/29/18. All matters of our concern have been addressed.

Apologies for this delay.

Matthew Shad, AICP | Zoning Administrator

City of Cincinnati | Buildings & Inspections  
Development & Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202  
513-352-3418 (p) | 513-352-2378 (f) | 513-460-5848 (c) | [Website](#) | [Plan Cincinnati](#)



---

**From:** Bunch, Renee  
**Sent:** Tuesday, April 03, 2018 11:04 AM  
**To:** Shad, Matthew; Reiser, John  
**Subject:** RE: CR #23-2018 - 133 W. Elder Sale of 2-4th Floors (RLS #2018-335)

Can I get an updated conditional approval please?

---

**From:** Shad, Matthew  
**Sent:** Thursday, March 29, 2018 1:25 PM  
**To:** Reiser, John <[John.Reiser@cincinnati-oh.gov](mailto:John.Reiser@cincinnati-oh.gov)>  
**Cc:** Bunch, Renee <[Renee.Bunch@cincinnati-oh.gov](mailto:Renee.Bunch@cincinnati-oh.gov)>  
**Subject:** RE: CR #23-2018 - 133 W. Elder Sale of 2-4th Floors (RLS #2018-335)

Looks much like before. Apologies. I didn't realize I did quite the 'cut and paste' from before, (aka the parking). We look forward to getting the first of these completed....then the assembly line will roll.

M

---

**From:** Reiser, John  
**Sent:** Thursday, March 29, 2018 11:43 AM  
**To:** Shad, Matthew  
**Cc:** Bunch, Renee  
**Subject:** RE: CR #23-2018 - 133 W. Elder Sale of 2-4th Floors (RLS #2018-335)

Good Morning Matt,

I'll try to respond to your concerns with CR 23-2018 in order. Here goes:

1. Developer will be contacting Beth to schedule a meeting. Also, the Developer will be required to obtain a COA during their due diligence phase and must have one in place prior to closing on the property.
2. Developer must obtain COA prior to closing.
3. For the platting & sub-dividing process, here is the process we have outlined in our draft PSDA. This all needs to be done prior to closing.
  - a. The Developer will be required to propose a subdivision of air-lots, and a Declaration of Covenants, Easements & Restrictions. This will include easements that will be necessary to access mechanicals and utilities.
  - b. Both parties will review & approve of the Developer's proposed subdivision & Declaration.
  - c. Once the above is approved as proposed by both parties, the parties will take all necessary steps to subdivide the project into the necessary lots, and record the Declaration with the County Recorder's Office
  - d. After the air-lots are created, the City will transfer title of the residential air-lots to the Developer, and retain the commercial lot (ground-level & basement)
4. No improvements will be made to the commercial space. But out of the abundance of caution, we can include this requested language in our sale and development agreement.
5. This property does not have parking in the rear. Tenant is working on securing parking lease for non-business hours from Corp. for Findlay Market.
6. During the due diligence phase and prior to closing, the Developer must obtain all necessary building permits required by B&I. Post-closing, the Developer will be in default of the PSDA should they move forward with any part of construction without necessary permits, licenses and any other approvals deemed necessary by the Departments of Planning, B&I, DOTE, MSD, GCWW, SMU and other City Depts.

If you have any other questions or concerns, please do not hesitate to call or email.

Best,

John Reiser | Senior Development Analyst

Department of Community and Economic Development

Two Centennial Plaza | 805 Central Avenue, Suite 700 | Cincinnati, OH 45202

(O) 513-352-6261

[John.Reiser@Cincinnati-Oh.gov](mailto:John.Reiser@Cincinnati-Oh.gov)

[www.choosecincy.com](http://www.choosecincy.com) [Facebook](#) [Twitter](#) [LinkedIn](#)



---

**From:** Bunch, Renee

**Sent:** Thursday, March 29, 2018 10:19 AM

**To:** Reiser, John <[John.Reiser@cincinnati-oh.gov](mailto:John.Reiser@cincinnati-oh.gov)>

**Subject:** FW: CR #23-2018 - 133 W. Elder Sale of 2-4th Floors (RLS #2018-335)

John,

Please contact Matt Shad regarding his concerns.

Reneé

---

**From:** Shad, Matthew  
**Sent:** Thursday, March 29, 2018 8:05 AM  
**To:** Bunch, Renee <[Renee.Bunch@cincinnati-oh.gov](mailto:Renee.Bunch@cincinnati-oh.gov)>  
**Cc:** rsp, cr <[cr.rsp@cincinnati-oh.gov](mailto:cr.rsp@cincinnati-oh.gov)>  
**Subject:** FW: CR #23-2018 - 133 W. Elder Sale of 2-4th Floors (RLS #2018-335)

Renee:

Buildings & Inspections has the following needs to be addressed prior to gaining our **CONDITIONAL APPROVAL** of the proposal.

1. This site has never been reviewed by B&I staff nor Historic Conservation staff to establish if any difficulties exist with repurposing the upper floors of the building. For example, if 4 or more dwelling units, fire suppression, secondary egress, etc. may be required. Applicant should make an appointment with the Urban Conservator for follow-up evaluation. [Beth.johnson@cincinnati-oh.gov](mailto:Beth.johnson@cincinnati-oh.gov) 352-4847. If the project potentially includes the significant rear addition or other significant exterior alterations, we would request that the project be granted a Certificate of Appropriateness from the Historic Conservation Board prior to the sale of property.
2. If no COA is sought prior to closing, the City should stipulate with the sale that the buyer cannot infer that the City must approve any and all exterior changes to the building, regardless of whether such an addition is in keeping with the district guidelines.
3. We shall require that a Record Plat be created to establish the air-lots/vertical subdivision that is anticipated and or condominiums if further proposed. The Record Plat approval shall require that covenants and restrictions be established at time of the Plat approval at Planning Commission. Additionally, any maintenance agreements should also be approved concurrently.
4. Any alterations for the commercial use triggering ADA compliance should be accomplished within the perimeter of building and not within the right-of-way
5. If it is possible, we wish to require that the rear parking be exclusive to the residential units during evening hours, to accommodate the residential dwellings. Final language can be negotiated with Law.
6. Knowing the complexity of fire access, water availability and ability to create required sprinklering of the mixed use 5 dwelling building, B&I wishes to have sufficient information to be assured that the project can be developed meeting basic building code requirements.

Matthew Shad, AICP | Zoning Administrator

City of Cincinnati | Buildings & Inspections  
Development & Permit Center | 805 Central Avenue, Suite 500 | Cincinnati, OH 45202  
513-352-3418 (p) | 513-352-2378 (f) | 513-460-5848 (c) | [Website](#) | [Plan Cincinnati](#)



**From:** Dahlberg, Art  
**Sent:** Monday, March 19, 2018 3:09 PM  
**To:** Shad, Matthew  
**Cc:** Mithoefer, Lindsey  
**Subject:** RE: CR #23-2018 - 133 W. Elder Sale of 2-4th Floors (RLS #2018-335)

Ok to proceed

---

**From:** Bunch, Renee

**Sent:** Friday, March 09, 2018 12:03 PM

**To:** Allgeyer, Jill; rsp, cr; Bere, Felix; Bowling, Donna; Calder, Becky; Crawford, Thomas; Creamer, Linda; Drummonds, Kimberly; Goodpaster, Robert; Gulliford, Carmen; Jones, Dan G. (Recreation); Kern, Rob; Schroer, Bob; Schuckman, Steven; Shad, Matthew; Smith, Maraskeshia; Witte, Cynthia

**Cc:** [presidentOTRCC@gmail.com](mailto:presidentOTRCC@gmail.com); Craig Hutchison; Kelsey Pace; Mark Conner; Michael Abel

**Subject:** CR #23-2018 - 133 W. Elder Sale of 2-4th Floors (RLS #2018-335)

Good Afternoon,

Please review attached. All responses are due on or before **April 6, 2018**. Thanks!



**Renee Bunch**

Senior Real Estate Specialist

Law Department – Real Estate

513/352-3338 (o) | 513/352-2564 (f)

[Renee.bunch@cincinnati-oh.gov](mailto:Renee.bunch@cincinnati-oh.gov)

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**ADJUDICATION/DENIAL LETTER**

Date: 11/26/2019

Location: 133 W Elder Street

Request: Roof Deck

Zoning District: CC-P/Over-the-Rhine Historic District

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

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 \$618.56 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

1. No Zoning Relief Required

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5<sup>th</sup> floor of 805 Central Avenue in the Permit Center **no later than 3pm on the deadline date**. 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)



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

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

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

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

### PROPERTY OWNER INFO SAME AS ABOVE

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

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

- New Construction       Alteration       Demolition

Provide a very brief summary of the project:

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

### ZONING RELIEF Yes No

Provide a very brief summary of the zoning relief requested:

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

### SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

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

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

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

## CINCINNATI'S HISTORIC CONSERVATION OFFICE



### Documents Required for Historic Conservation Board Review

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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to [beth.johnson@cincinnati-oh.gov](mailto:beth.johnson@cincinnati-oh.gov)
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- Zoning Hearing Examiner Application Form
- A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- The Hamilton County Auditors record or other documentation showing property ownership
- A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- Other Documents or information applicant wants to present for their case
- Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 618.56

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

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

#### Architectural Drawings and Plans

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

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

**Required if applicable to the project**

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

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

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

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

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

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

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



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

Site Address: 133 W. Elder Street  
 Hamilton Co. Parcel ID No.: 94-0000-0144 Zoning District: CC-P  
 Historic District: Over the Rhine Overlay District: \_\_\_\_\_

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

Name: Wichman Gunther Architects  
 Contact Person (if legal entity): Mark Gunther  
 Address: 310 Plum St.  
 City: Cinti State: OH Zip Code: 45202  
 Phone: 241-9933 E-mail: mark@wichmanguntherarchitects.com

### PROPERTY OWNER INFO SAME AS ABOVE

Name: Page 124 LLC  
 Contact Person (if legal entity): William Thomas  
 Address: 432 Chestnut St.  
 City: Cinti State: Ohio Zip Code: 45203  
 Phone: 238-0493 E-mail: william@wearemortar.com

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

New Construction  Alteration  Demolition

Provide a very brief summary of the project:  
Construct new roof deck & stair enclosure

### 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: Mark A. Gunther Date: 12-12-19

WICHMAN GUNTHER  
A R C H I T E C T S

December 13, 2019

Ms. Beth Johnson. Urban Conservator  
City of Cincinnati

Re: COA Application for 133 West Elder Street

Dear Beth,

Enclosed please find the above-referenced application for this property. It is the rehabilitation of the upper floors, including new exterior deck + a new stair enclosure, in a circa 1875 four story brick Italianate mixed-use structure within the OTR Historic District (fronting Findlay Market). New aluminum windows will be installed in existing concrete block (with new brick facing) rear wall openings. New aluminum windows will also be installed at existing original brick openings at East elevation. A new steel/glass/wood stair structure will be installed in the "notch" on the East Elevation. Located in the existing unfinished attic, a new roof deck will be created by removing a portion of the roof. New glass doors will provide access from the top floor dwelling (this is a private deck). The existing surrounding brick walls create sufficient enclosure that guardrails are not necessary.

With this submittal today, I understand we will be part of the January 20th Board agenda.

Please let me know what additional info I can provide.

Sincerely,

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

# 133 Elder Aerial





SUSTAINABLE

LET'S  
BBQ





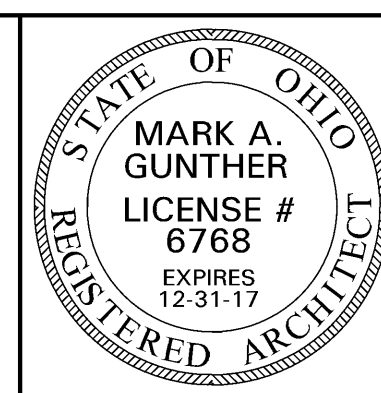


10060









REVISION table with columns for DATE and REVISION, containing several entries for drawing updates.

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

Upper Floors Renovation of 133 Elder Street Cincinnati, Ohio 45202

J19-1100 A-1

Plot data: name: A01133360r date: 11/21/2019 issue: plan review

INDEX TO DRAWINGS

- A-01 SITE/ROOF PLAN, 1ST FLR PLAN, INDEX & NOTES
A-02 2ND, 3RD & 4TH FLOOR PLANS + REFLECTED PLANS
A-03 BUILDING SECTION & ELEVATIONS
A-04 BUILDING SECTION & FRAMING PLANS
A-05 BUILDING SECTION

SCOPE OF WORK IS NEW CONSTRUCTION @ 2ND, 3RD & 4TH FLOOR FOR FULL FLOOR DWELLINGS (3 TOTAL) + NEW CONSTRUCTION OF COMMON BUILDING STAIR INCL. SHAFT. AND NEW ROOF DECK. BASEMENT/1ST FLOOR/BUILDING STEEL FACADE IMPROVED PREVIOUSLY UNDER SEPARATE PERMIT

- 1. ARCHITECT AS USED IN THESE DOCUMENTS REFERS TO WICHMAN GUNTER ARCHITECTS, INC.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS AND COMPLIANCE TO ALL APPLICABLE CITY AND STATE CODES.
4. GENERAL CONTRACTOR SHALL BALANCE HVAC SYSTEM TO ARCHITECTS REQUIREMENTS AT THE CONCLUSION OF THE PROJECT.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR A THOROUGH CLEAN-UP OF PROJECT AREA PRIOR TO TURNING THE SPACE OVER TO THE OWNER.
6. ALL WORK NOTED BY OTHERS OR N.I.C. IS TO BE ACCOMPLISHED BY A CONTRACTOR AND IS NOT TO BE A PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR IS TO COORDINATE WITH OTHER CONTRACTOR AS REQUIRED.
7. ALIGN AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
8. TYPICAL AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT UNLESS NOTED OTHERWISE.
9. DETAILS ARE USUALLY KEYED AND NOTED TYPICAL ONLY ONCE THEY FIRST OCCUR AND ARE REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT UNLESS OTHERWISE NOTED.
10. ALL VERTICAL DIMENSIONS ARE SHOWN TO FINISH FLOOR, UNLESS OTHERWISE NOTED.
11. NEW GYPSUM BOARD CONSTRUCTION MEETING EXISTING CONSTRUCTION IN SAME PLACE SHALL BE FLUSH WITH NO VISIBLE JOINTS SHOWING.
12. ALL DIMENSIONS ARE TO FINISH FACE UNLESS OTHERWISE NOTED.
13. ALL NEW WALL CONSTRUCTION PER TYPES SCHEDULED ON DRAWINGS.
14. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL BLOCKING, USE FIRE-TREATED WOOD BLOCKING THROUGHOUT.
15. GENERAL CONTRACTOR IS RESPONSIBLE FOR REPAIRING/REPLACING ANY DAMAGED OR MISSING WOOD FLOOR PLANKING WITHIN THE SCOPE OF THE PROJECT. THE NEW FLOORING IS TO MATCH THE EXISTING FLOORING. GENERAL CONTRACTOR TO REFINISH ALL WOOD FLOORINGS WITHIN THE SCOPE OF THE PROJECT THAT WILL NOT BE COVERED BY ANOTHER FINISH MATERIAL, SUCH AS VINYL OR CARPET.
16. ALL SUB-CONTRACTORS FOR EACH AND EVERY TRADE SHALL SECURE AND PAY FOR NECESSARY FEES, PERMITS AND INSPECTIONS WHICH APPLICABLE TO THE SCOPE OF THE SUB-CONTRACTORS WORK.
17. ALL WORK SHALL BE COMPLETE IN EVERY RESPECT, AND MATERIAL, EQUIPMENT OR OTHER WORK NOT SPECIFICALLY MENTIONED OR SHOWN, BUT NECESSARY TO COMPLETE THE WORK, SHALL BE PROVIDED.
18. PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES, AND ALL DEBRIS TO BE KEPT AT A MINIMUM.
19. EACH SUB-CONTRACTOR SHALL ADHERE TO THESE GENERAL CONDITIONS AND NOTES. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS WORK, AND SHALL REPAIR SAME AT NO CHARGE TO THE OWNER.

BUILDING AREA AT 133 WEST ELDER LEASEHOLD
1ST FLOOR: 983 SF OF "M" W/OCC. LOAD = 33
2ND FLOOR: 1000 SF OF "R-2" W/OCC. LOAD = 5
3RD FLOOR: 1000 SF OF "R-2" W/OCC. LOAD = 5
4TH FLOOR: 800 SF OF "R-2" W/OCC. LOAD = 4

HVAC NOTES

- 1. HEATING/COOLING SOURCE TO BE ELECTRIC FURNACES AND HEAT PUMPS. FOR EACH UNIT, HEATING THE FOLLOWING DESIGN CRITERIA: PRIMARY AIR TO MAINTAIN AN AVERAGE TEMPERATURE OF 78 DEGREES WITH A 50% RELATIVE HUMIDITY WHEN THE OUTSIDE TEMPERATURE IS 30 DEGREES F DRY BULB AND 16 DEGREES F WET BULB.
2. HVAC CONTRACTOR MAY SUBSTITUTE EQUIPMENT MANUFACTURER (BUD, CARRIER, ETC.) PROVIDE SPEC. INFO OF EQUIPMENT IS TO BE BASED UPON IF DIFFERENT FROM THAT SCHEDULED.
3. REFRIGERANT TUBING TO BE DESIGNED BY EQUIPMENT MANUFACTURER. ALL REFRIGERANT SPECIALTIES TO BE PROVIDED PER MANUFACTURERS SPECIFICATIONS.
4. POINT HEAT PUMPS AS SHOWN ON DRAWINGS.
5. PROVIDE SPRING-TYPE VIBRATION ISOLATORS AT EACH AIR HANDLER UNIT.
6. INSTALL WALL-MOUNTED 5-2 DAY PROGRAMMABLE THERMOSTAT WITH SWITCHES PERMITTED CHANGE OVER OF THE SYSTEM FROM HEATING TO COOLING OR BLOWER ONLY OPERATION. AT LOCATIONS SHOWN ON DRAWINGS.
7. PROVIDE CATALOG CUTS TO ARCHITECT FOR ALL DIFFUSER, GRILLS, LOUVERS AND SCREENS (INTERNAL & EXTERNAL) FOR APPROVAL PRIOR TO INSTALLATION.
8. CONTRACTOR TO REVIEW EQUIPMENT CAPACITIES/DUCT SIZING AND REPORT TO ARCHITECT ANY DISCREPANCIES WITH SYSTEM AS PROPOSED ON DRAWINGS.
9. ALL SOUTH-FACING EXTERIOR GLAZING WILL RECEIVE OPERABLE WINDOW COVERS FOR CONTROL OF SUNLIGHT.
10. ALL DUCTWORK TO BE GALVANIZED PAINT-GRIP SHEET METAL, FABRICATED AND INSTALLED TO PERTINENT ASHRAE AND SMACNA STANDARDS FOR SIZE AND GAUGE. UNDERCUT ALL DOORS TO PROVIDE BALANCED RETURN AIR.
11. ALL CONTROL AND POWER WIRING FOR MECHANICAL EQUIPMENT SHALL BE INSTALLED COMPLETE FROM BONES (PROVIDED BY OTHERS).
12. HVAC CONTRACTOR TO SECURE ALL NECESSARY FEES, PERMITS AND INSPECTIONS REQUIRED BY CODE.
13. IT IS THE RESPONSIBILITY OF THE HVAC CONTRACTOR TO COORDINATE HIS WORK WITH OTHER TRADES TO THE SATISFACTION OF THE GENERAL CONTRACTOR AND ARCHITECT.
14. DRAIN PANS TO BE PROVIDED BELOW ALL MECHANICAL UNITS & HOT WATER HEATERS WITH PRIMARY AND SECONDARY DRAINS.

ELECTRICAL NOTES

- 1. ELECTRICAL CONTRACTOR RESPONSIBLE FOR ALL SUB-MITTALS TO I.E.I. INCLUDING PERMITS, FEES AND CALCULATIONS NECESSARY FOR COMPLETION OF THE ELECTRICAL WORK.
2. PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE.
3. ALL ELECTRICAL EQUIPMENT SHALL BE PROVIDED WITH CIRCUIT PROTECTION AND SAFETY DISCONNECT IN ACCORDANCE WITH N.E.C. WHETHER OR NOT SO SCHEDULED.
4. COORDINATE ALL ELECTRICAL WORK WITH MECHANICAL DUCTWORK AND OTHER TRADES BEFORE FUTURE AND WIRING IS INSTALLED.
5. RECEPTACLE AND OUTLET LOCATIONS MAY BE ALTERED AS DIRECTED BY OWNER OR ARCHITECT. MAKE ALL NECESSARY CHANGES AS REQUIRED AND VERIFY CONFIGURATION OF RECEPTABLES PRIOR TO INSTALLATION.
6. VERIFY ALL FIXTURE LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION.
7. ELECTRICAL CONTRACTOR TO SUBMIT CATALOG CUTS OF ALL FIXTURES TO ARCHITECT PRIOR TO PURCHASE AND INSTALLATION. ALL SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
8. TELEPHONE WIRING BY TELEPHONE INSTALLER. ELECTRICAL CONTRACTOR TO PROVIDE 3/4" DIAMETER CONDUIT TO LOCATIONS SHOWN ON DRAWINGS.
9. DATA WIRING BY NETWORK INSTALLER. ELECTRICAL CONTRACTOR TO PROVIDE 3/4" DIAMETER CONDUIT TO LOCATIONS SHOWN ON DRAWINGS.
10. ELECTRICAL CONTRACTOR TO PROVIDE A LOCAL-OPEN DEVICE PROTECTING ALL EMERGENCY LIGHTING AND EXIT SIGNS.
11. ALL SWITCHES, COVERPLATES AND RECEPTABLES TO HAVE A WHITE FINISH.
12. ELECTRICAL CONTRACTOR TO PROVIDE ALL WIRING TO BONES NECESSARY FOR INSTALLATION OF MECHANICAL OR ANY OTHER EQUIPMENT NOT SUPPLIED BY ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR TO COORDINATE WITH OTHER TRADES AS REQUIRED TO PROVIDE FOR PROPER ELECTRICAL SUPPLY.
13. ALL WORK IS SUBJECT TO THE APPROVAL OF THE ARCHITECT.

ABBREVIATIONS

Table of abbreviations including ACQUS (ACOUSTICAL), ALUM (ALUMINUM), ANOD (ANODIZED), BRD (BOARD), BLDG (BUILDING), BLK (BLOCK), CER (CERAMIC), CJ (CONTROL JOINT), CL (CENTER LINE), CLG (CEILING), CONC (CONCRETE), CONT (CONTINUOUS), DET (DETAIL), D.S. (DOWN SPOUT), ELEV (ELEVATION), EXIST (EXISTING), EXT (EXTERIOR), F.C. (FLOOR CORE), F.D. (FLOOR DRAIN), FIN FLR (FINISHED FLOOR), GALV (GALVANIZED), GYP BD (GYPSUM BOARD), HC (HOLLOW CORE), HM (HOLLOW METAL), HORIZ (HORIZONTAL), HVAC (HEATING, VENTILATING & AIR CONDITIONING), INT (INTERIOR), JT (JOINT), MANUF (MANUFACTURER), MAS (MASONRY), MATL (MATERIAL), MTL (METAL), O.C. (ON CENTER), OPENG (OPENING), PLAS (PLASTER), RENF. (REINFORCING), SC (SOLID CORE), SHT (SHEET), SIML (SIMILAR), STD (STANDARD), STL (STEEL), T/S (TOP OF STEEL), TYP (TYPICAL), VERT (VERTICAL), WD (WOOD), W/ (WITH).

Minimum Live Loads: 100 PSF
Structural Lumber Species & Grade: #2 Grade or better Southern Pine kiln dried
Simpson Strong-Tie or equal joist hangers
All roof coverings are Class C or better
EXIST. FLRS. 2-4 IN SHELL STATE, NO EXIST. INTERIOR PARTITIONS

GOVERNING CODE: 2017 OBC

NOTE: OCCUPIED/UNOCCUPIED USE GROUPS SEPARATED PER OBC SEC. 508.4.4

USE GROUP: M @ FIRST FLOOR (EXISTING)
S-1 @ BSMNT (EXIST.)
R-2 @ 2ND, 3RD, 4TH FLRS (CHANGE OF USE FROM EXIST. S-1)
CONSTRUCTION TYPE: 3B (EXIST. AND PROPOSED)

NO. OF STORES : 4 - 48'-0" EX. HGT. (55' ALLOWABLE)

PER OBC SECTION 3408 (CHANGE OF OCCUPANCY) & SECTION 3409 (HISTORIC BUILDINGS), EXISTING BUILDING SHALL BE MADE TO COMPLY WITH REQUIREMENTS OF CHAPTERS 3 THRU 12 AND 14 THRU 33.

RESIDENTIAL DECK RAILING STRUCTURAL NOTES

- GOVERNING CODE: OBC - 2017
DESIGN LOADS:
1. EXTERIOR DECKS: 40 PSF LIVE + 10 PSF DEAD
2. GUARDRAIL IMPACT LOAD: 200 PSF CONCENTRATED AT ANY POINT IN ANY DIRECTION OR 50 PLF UNIFORM LOAD HORIZONTALLY SPREAD UNIFORMLY WITH 10 PLF UNIFORM LOAD VERTICALLY.

HVAC EQUIPMENT SCHEDULE

- AHU 01 THRU 03: CARRIER AIR HANDLER MCO, NO. P4AC056; 1200 CFM W/KRCEH330IC20 15 KW HEAT KIT & CARRIER 25H5536 HEAT PUMP W/ 35000 BTU COOLING (SEE SITE PLAN FOR LOCATION)
AHU 04: CARRIER AIR HANDLER MCO, NO. P4AC060; 1200 CFM W/KRCEH330IC20 15 KW HEAT KIT & CARRIER 25H5536 HEAT PUMP W/ 35000 BTU COOLING (SEE SITE PLAN FOR LOCATION)

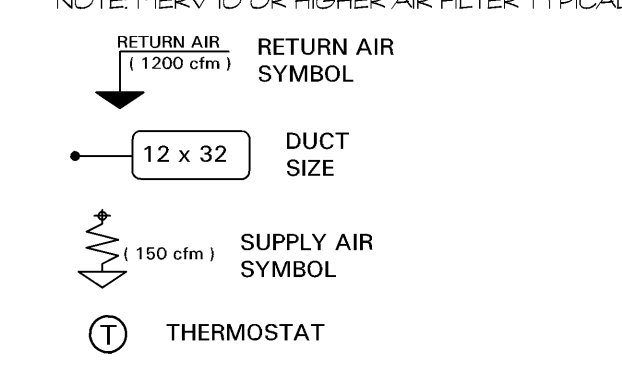
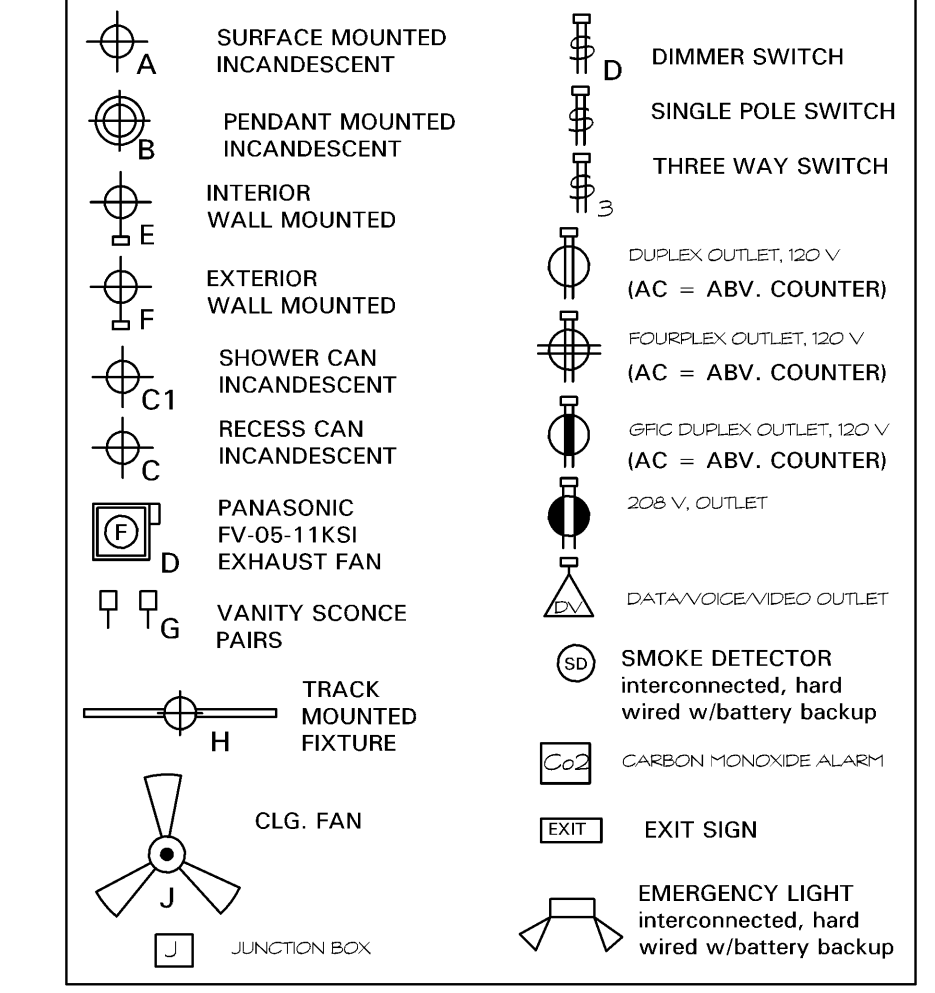


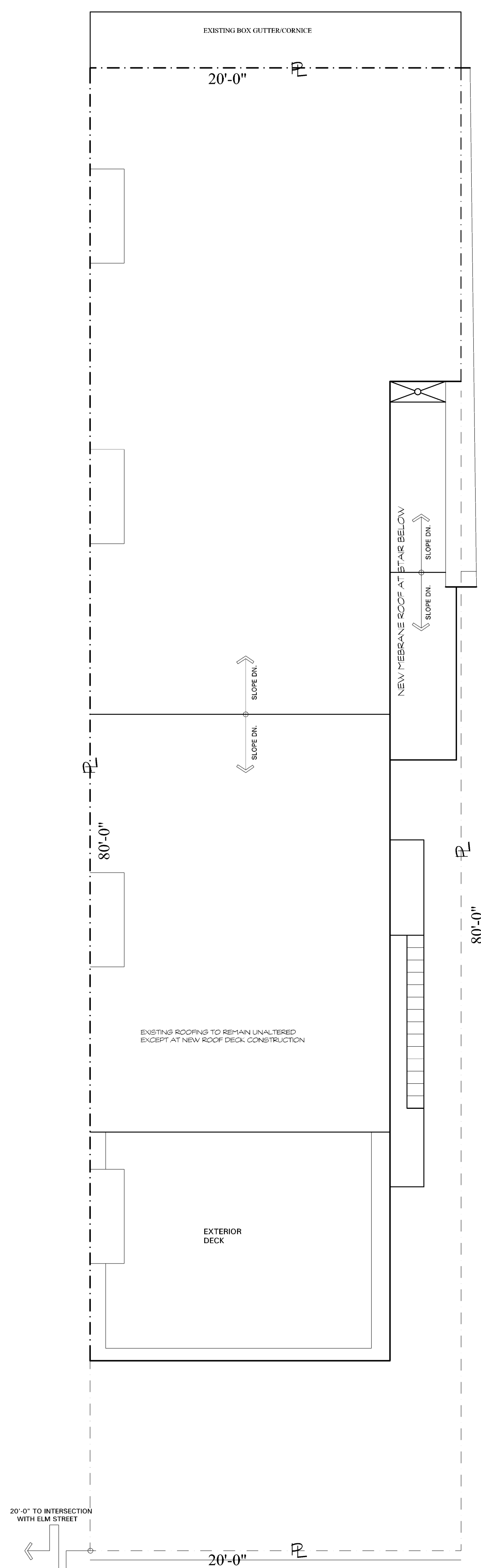
TABLE 3412.7 SUMMARY SHEET-BUILDING CODE

Table with columns for ENSTING OCCUPANCY, PROPOSED OCCUPANCY, and various building code parameters like YEAR BUILT, TYPE OF CONSTRUCTION, PERCENTAGE OF OPEN PERIMETER, etc.

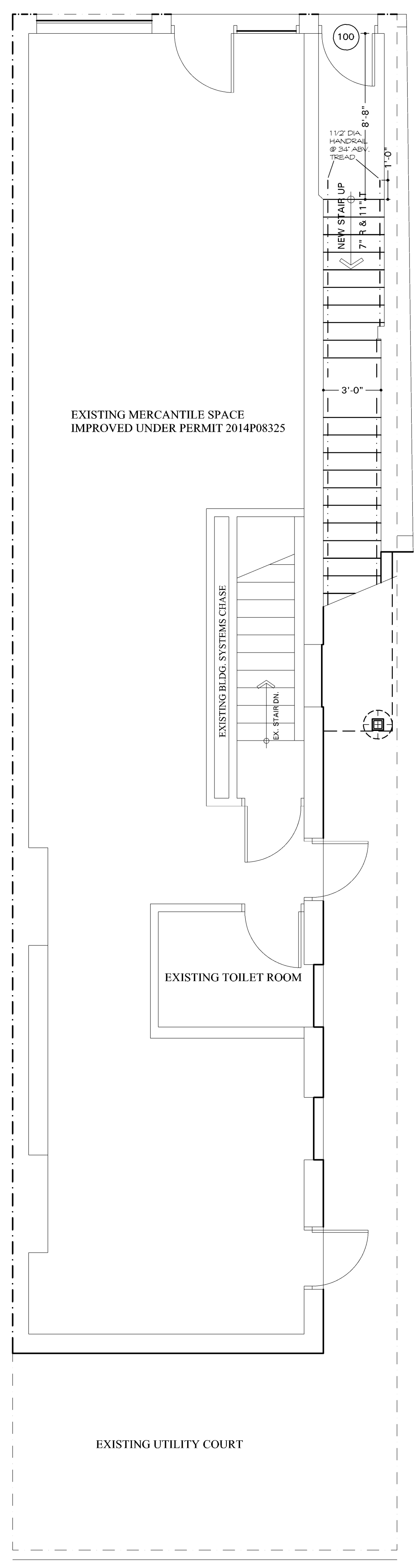
ELECTRICAL FIXTURES



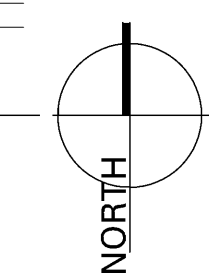
ELDER STREET



SITE/ROOF PLAN SCALE: 1/4" = 1'-0" ZONING: CC-P Commercial Community-Pedestrian PARCEL I.D. 094-008-0144



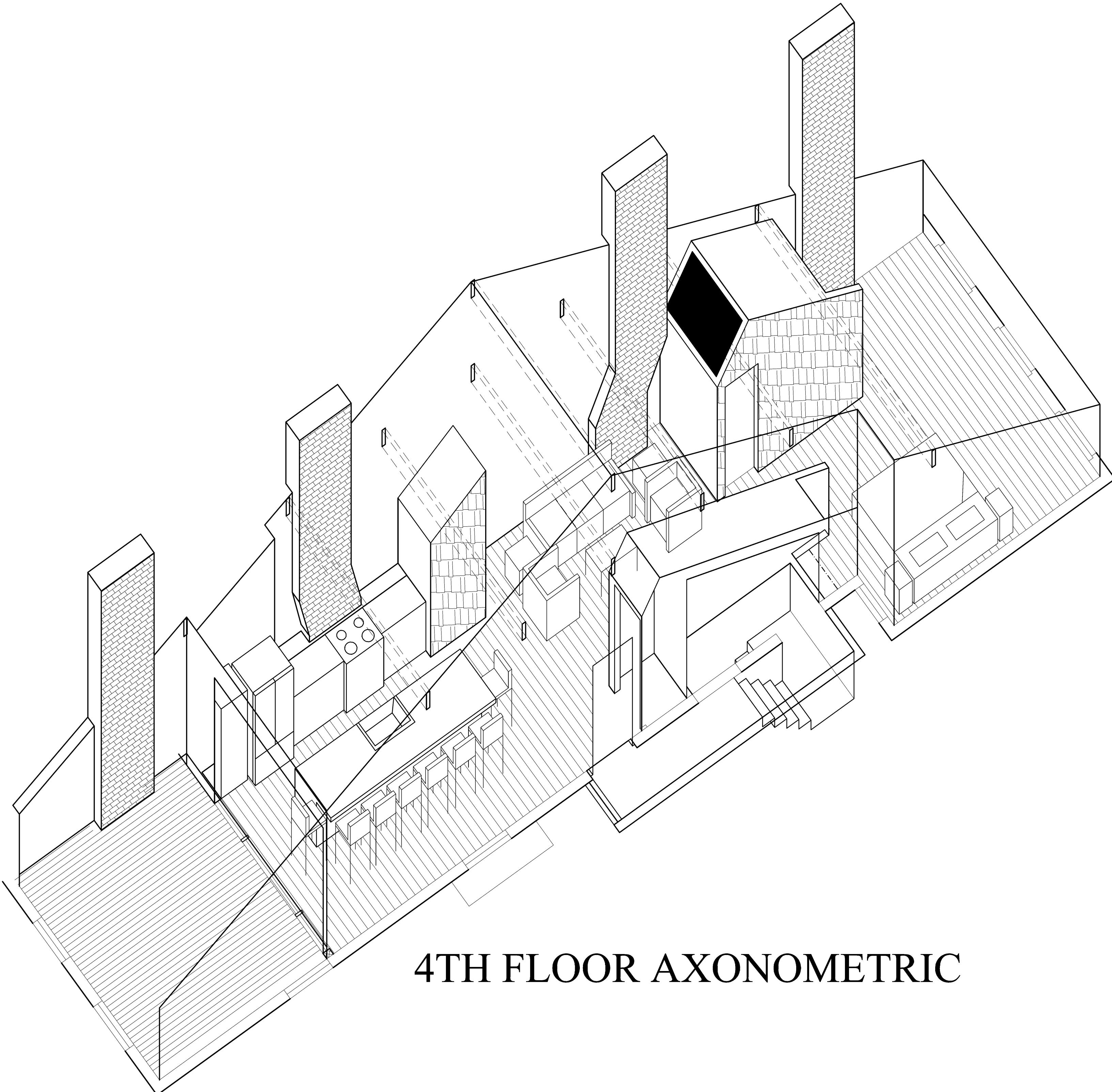
1ST FLOOR PLAN SCALE: 1/4" = 1'-0"



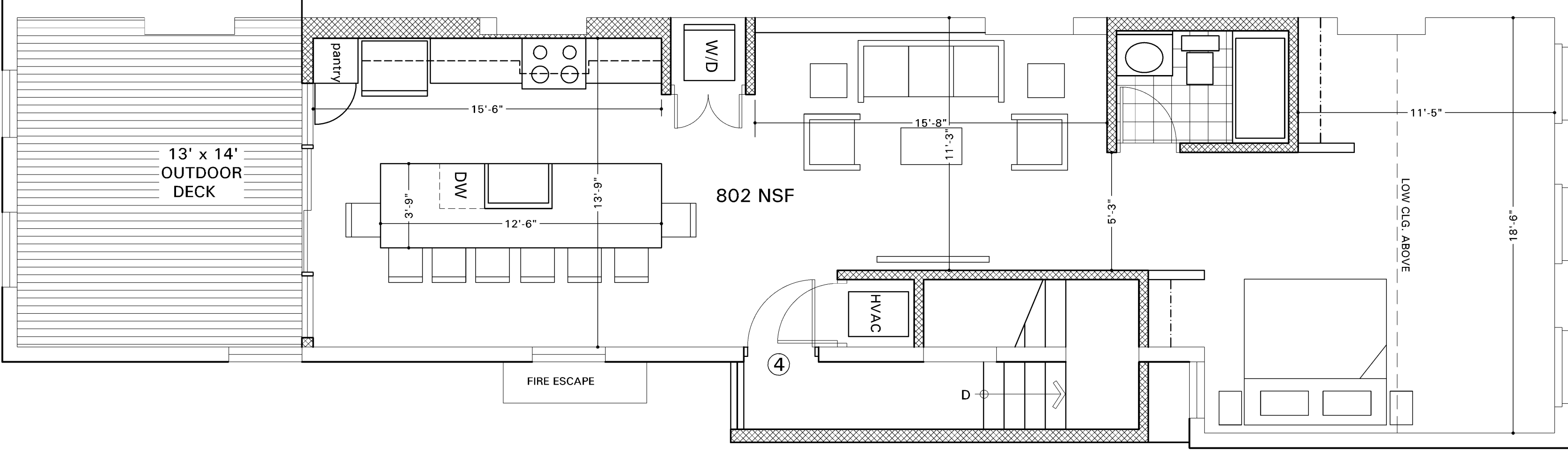
# Renovation of 133 Elder for Bill Thomas & William Thomas II

WICHMAN ■ GUNTHER  
ARCHITECTS  
■ ■ ■ ■ ■ ■ ■ ■

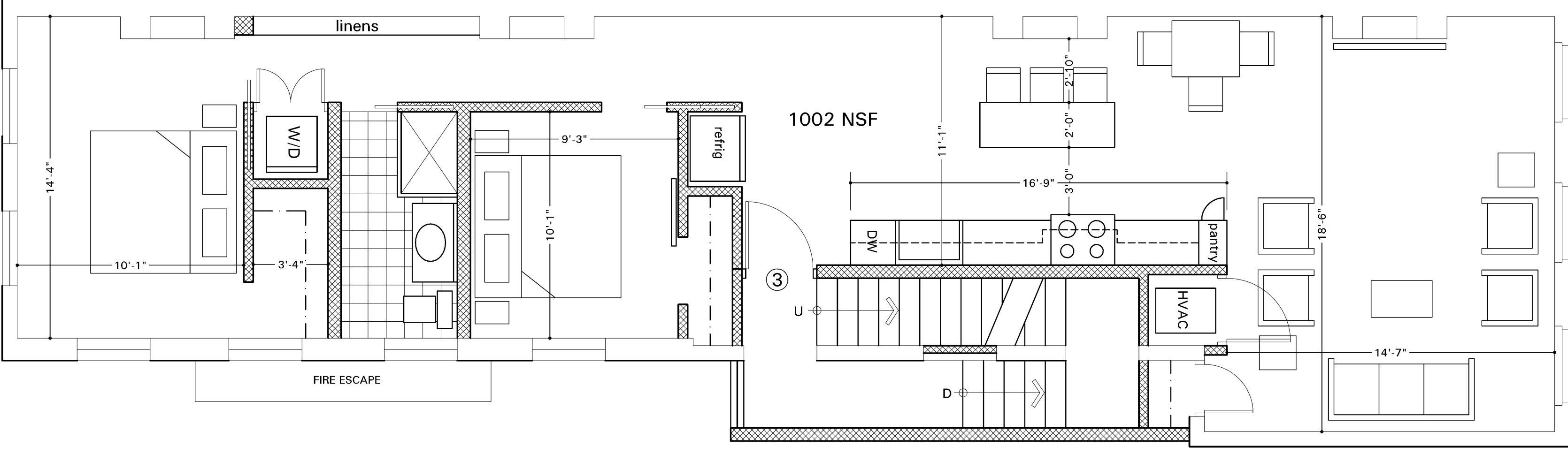
REVISED SEPTEMBER 26, 2019



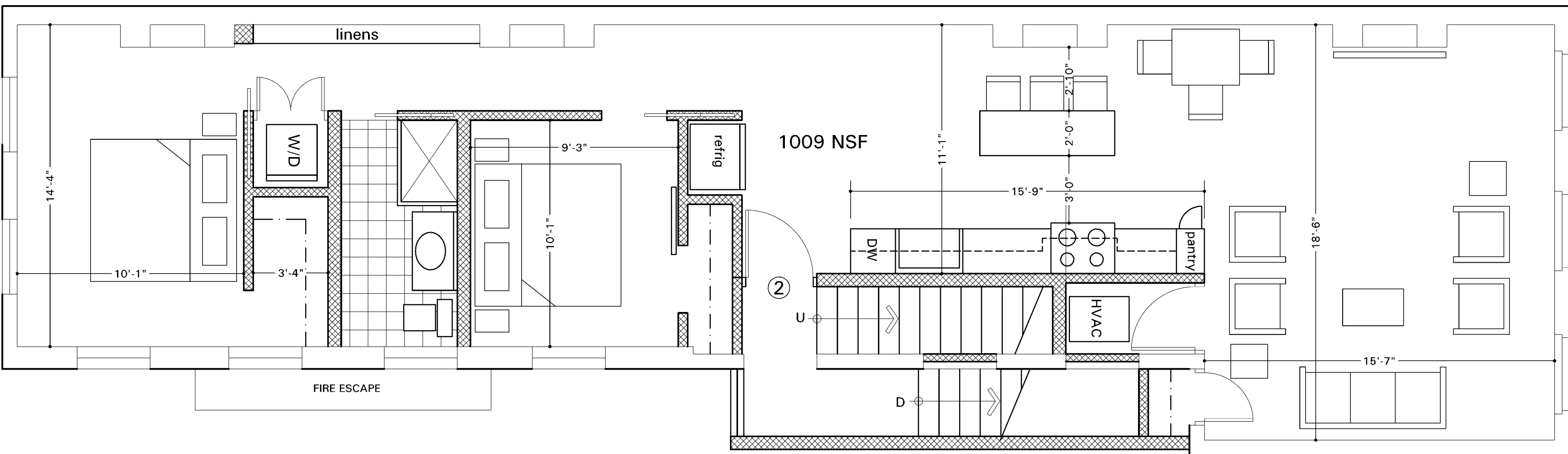
4TH FLOOR AXONOMETRIC



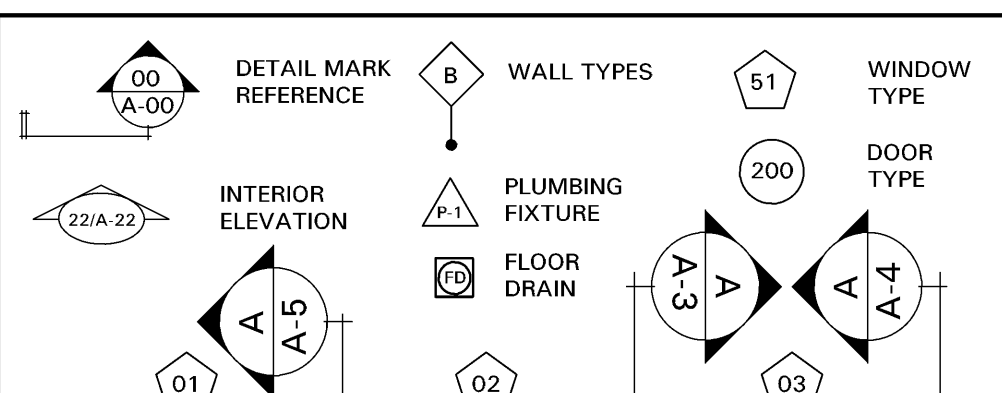
4TH FLOOR PLAN - PROPOSED  
SC. 1/4" = 1'-0"



3RD FLOOR PLAN - PROPOSED  
SC. 1/4" = 1'-0"



2ND FLOOR PLAN - PROPOSED  
SC. 1/4" = 1'-0"



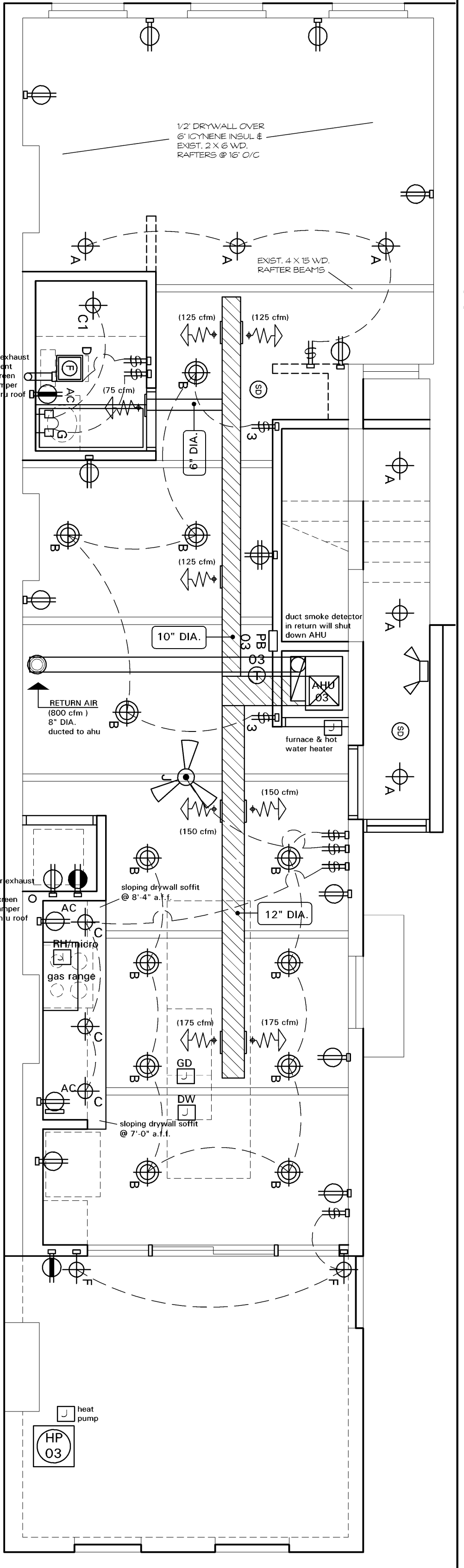
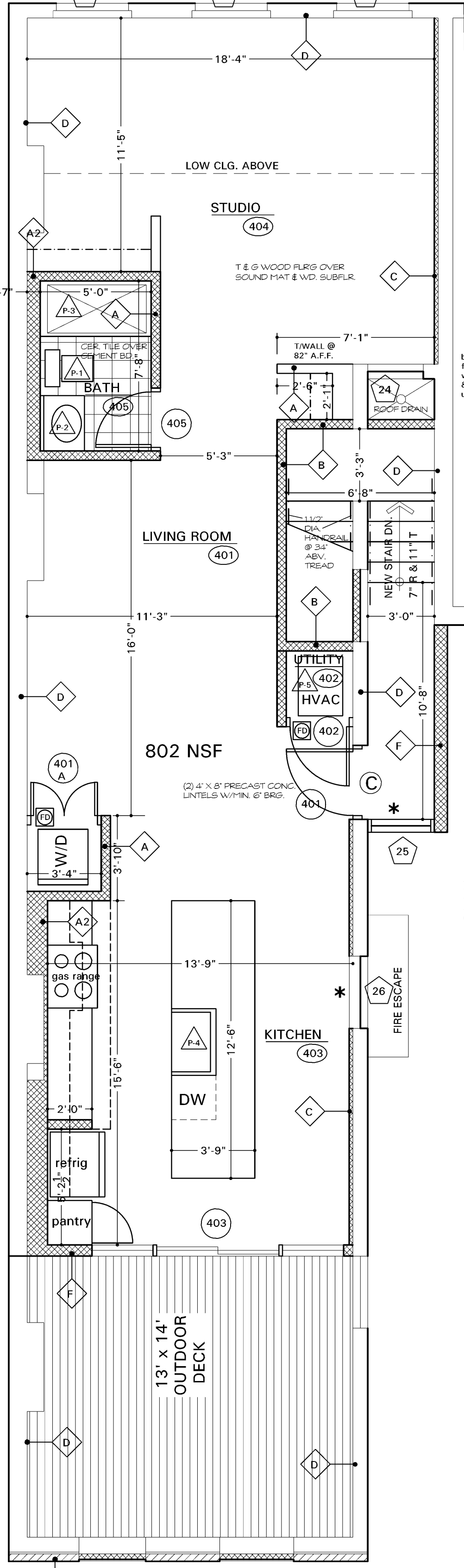
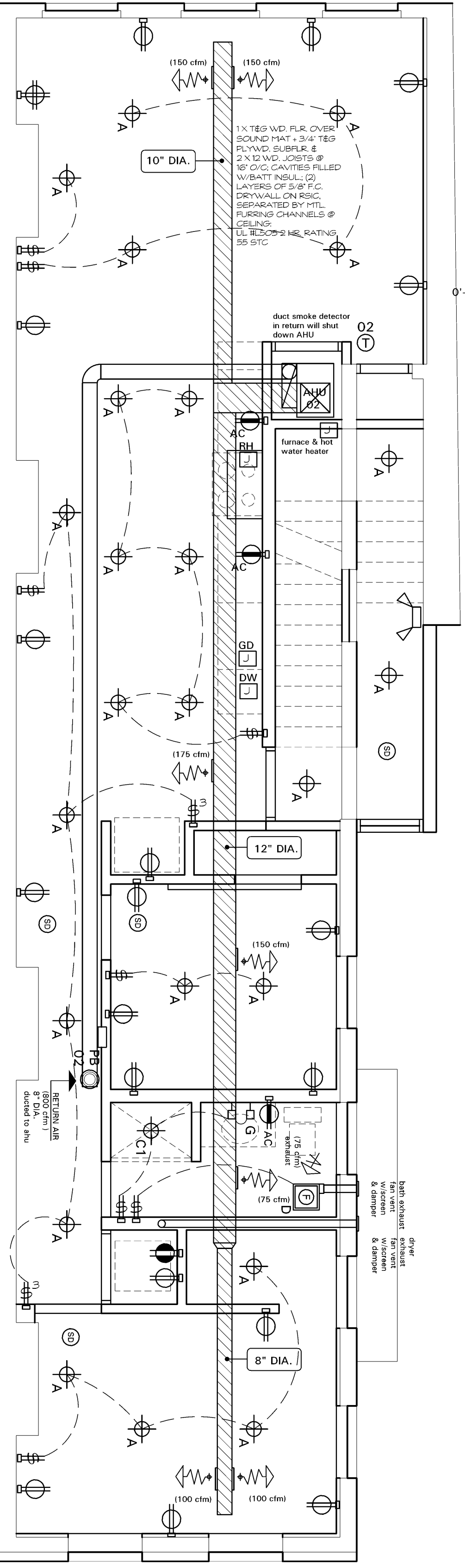
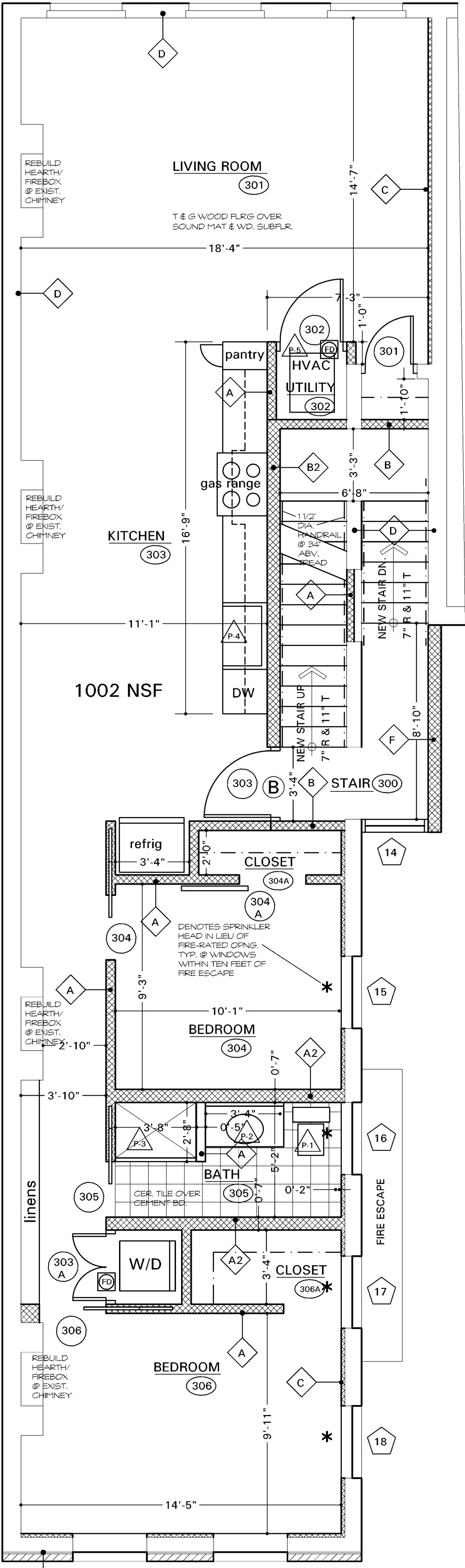
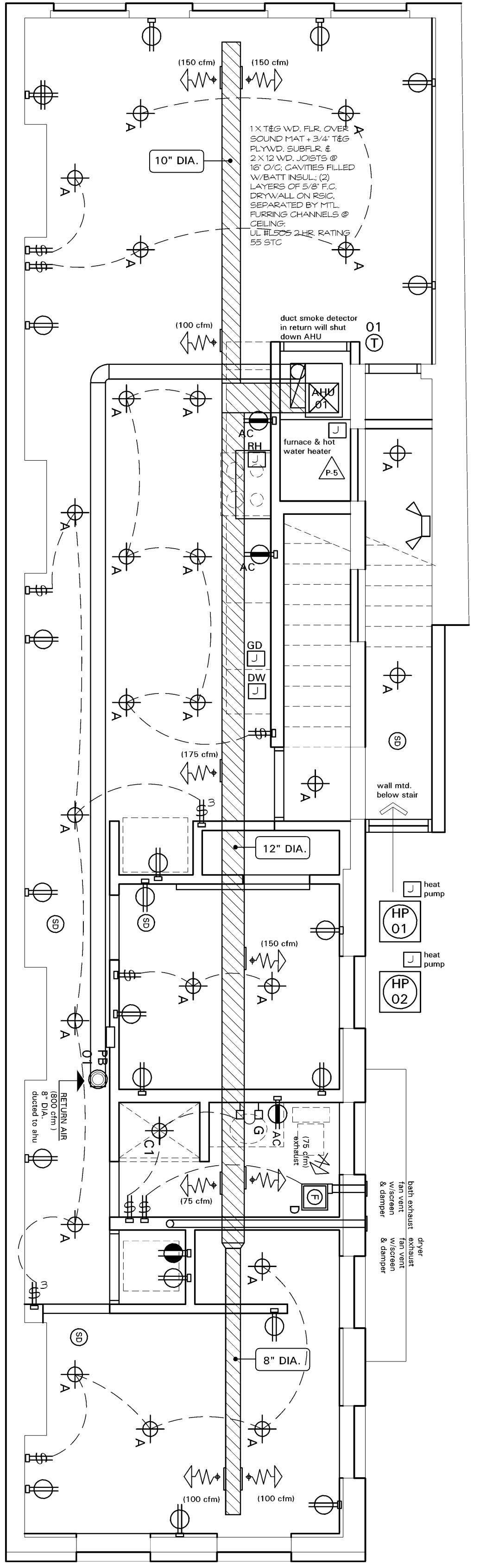
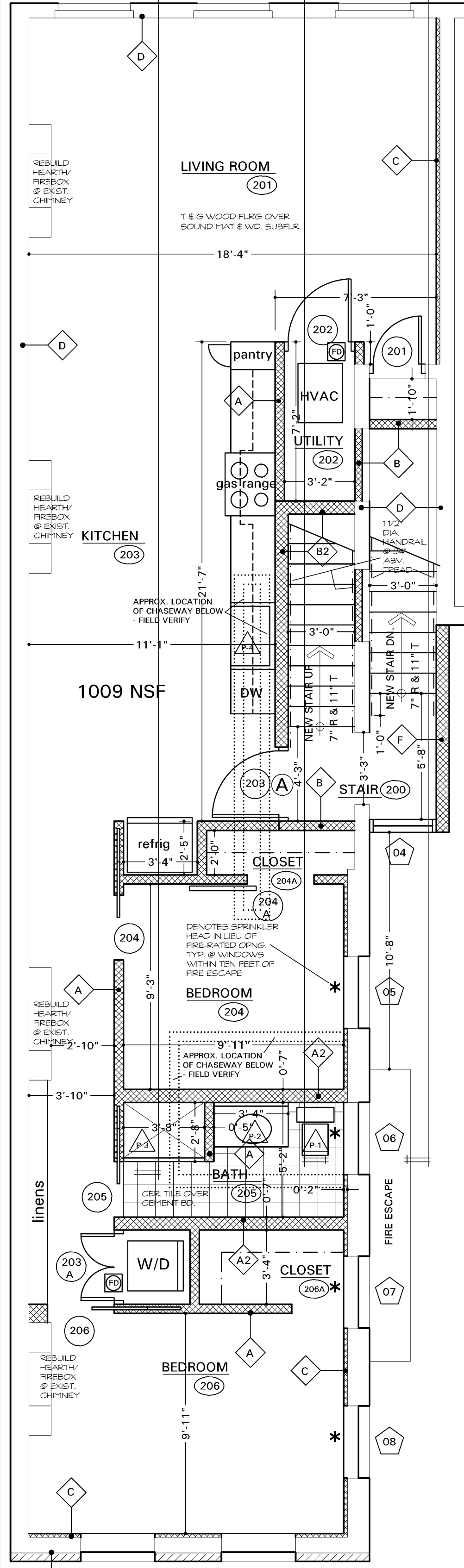
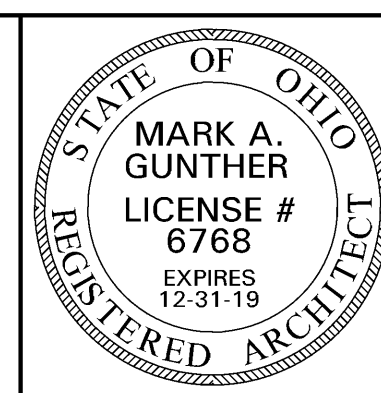
No.	TYPE	MAT'L	SIZE	SASH	GLAZING	NOTES
01-03 ARE EXISTING	DOUBLE HUNG	WOOD	3'-6" x 6'-9"	ONE / ONE	CLEAR	SILL @ 28" A.F.F.
04	CASEMENT	ALUMINUM	3'-0" x 4'-6"	SINGLE	CLEAR	SILL @ 30" A.F.F.
05-08	DOUBLE HUNG	ALUMINUM	3'-3" x 6'-9"	ONE / ONE	CLEAR	SILL @ 28" A.F.F.
09-10	DOUBLE HUNG	ALUMINUM	3'-0" x 6'-8"	ONE / ONE	CLEAR	SILL @ 30" A.F.F.

NOTE: PROVIDE NEW HEAD/SILL FLASHING PLUS BRICKMOLD. ALL GLAZING TO BE INSULATED, LOW "E" ALUMINUM WINDOW UNITS TO BE BY CRYSTAL FIELD VERIFY ALL EXISTING/NEW OPENING SIZES

No.	TYPE	MAT'L	SIZE	SASH	GLAZING	NOTES
11-13 ARE EXISTING	DOUBLE HUNG	WOOD	3'-6" x 6'-9"	ONE / ONE	CLEAR	SILL @ 28" A.F.F.
14	CASEMENT	ALUMINUM	3'-0" x 4'-6"	SINGLE	CLEAR	SILL @ 30" A.F.F.
15-18	DOUBLE HUNG	ALUMINUM	3'-3" x 6'-9"	ONE / ONE	CLEAR	SILL @ 28" A.F.F.
19-20	DOUBLE HUNG	ALUMINUM	3'-0" x 6'-8"	ONE / ONE	CLEAR	SILL @ 30" A.F.F.

- PLUMBING NOTES**
- PLUMBING CONTRACTOR TO SECURE ALL NECESSARY FEES, PERMITS AND INSPECTIONS REQUIRED BY LOCAL CODES
  - REVIEW FIXTURE TYPES, SIZES, COLORS, ETC. W/ OWNER & ARCHITECT PRIOR TO INSTALLATION
  - PROVIDE ALL NECESSARY RISER DIAGRAMS & SCHEDULES AS REQUIRED TO PERFORM THE WORK
  - PROVIDE FLOOR DRAINS AT ALL UTILITY ROOMS TO PROVIDE INDIRECT SOURCE FOR CONDENSERS AND HOT WATER HEATERS
  - CONTRACTOR TO INSTALL (AND PROVIDE UNLESS NOTED) THE FOLLOWING FIXTURES:
    - 1. LAV, FAUCET/SINK BY TENANT
    - 2. 32" x 44" OR 60" CUSTOM TILE SHOWER FLOOR W/ DELTA-BIDICOMBN SHOWER HEAD AND VALVE
    - 3. KITCHEN SINK, FAUCET BY TENANT
    - 4. PREMIER PLUS MOD. NO. 47901 LOW BOY 46.5 GAL. CAPACITY ELEC. HOT WATER HEATER

No.	TYPE	MAT'L	SIZE	SASH	GLAZING	NOTES
21-23 ARE EXISTING	FIXED	WOOD	2'-10" x 1'-7"	SINGLE	CLEAR	SILL @ 19" A.F.F.
24	CASEMENT	ALUMINUM	3'-0" x 3'-4"	SINGLE	CLEAR	SILL @ 34" A.F.F.
25	CASEMENT	ALUMINUM	3'-0" x 4'-6"	SINGLE	CLEAR	SILL @ 30" A.F.F.
26	DOUBLE HUNG	ALUMINUM	3'-3" x 5'-6"	ONE / ONE	CLEAR	SILL @ 27" A.F.F.



SCALE: 1/4" = 1'-0"  
SEE SHEET A-1 FOR SYSTEMS EQUIP. SCHEDULES & NOTES

SCALE: 1/4" = 1'-0"  
SEE SHEET A-1 FOR SYSTEMS EQUIP. SCHEDULES & NOTES

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SEE SHEET A-1 FOR SYSTEMS EQUIP. SCHEDULES & NOTES

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SCALE: 1/4" = 1'-0"  
SEE SHEET A-1 FOR SYSTEMS EQUIP. SCHEDULES & NOTES

DOOR No.	DOOR SIZE	MATERIAL	FINISH	TYPE	FRAME	FINISH	LABEL	HARDWARE
100	2'-0" x 8'-0"	WOOD	PAINT	PUF LITE	WOOD	PAINT	N/A	HW-8
201	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
202	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
203	2'-0" x 8'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
203A	2'-0" x 8'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
204	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
204A	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
205	2'-8" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-2

DOOR No.	DOOR SIZE	MATERIAL	FINISH	TYPE	FRAME	FINISH	LABEL	HARDWARE
301	3'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
302	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
303	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
303A	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
304	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
304A	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
305	2'-8" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-2

DOOR No.	DOOR SIZE	MATERIAL	FINISH	TYPE	FRAME	FINISH	LABEL	HARDWARE
401	3'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
401A	3'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
402	2'-8" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
403	2'-8" x 6'-8"	WOOD/GL.	PAINT	BELL LITE	WOOD	PAINT	N/A	HW-8
406	2'-8" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-7

DOOR No.	DOOR SIZE	MATERIAL	FINISH	TYPE	FRAME	FINISH	LABEL	HARDWARE
501	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
502	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
503	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
504	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
505	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
506	2'-8" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-2

DOOR No.	DOOR SIZE	MATERIAL	FINISH	TYPE	FRAME	FINISH	LABEL	HARDWARE
601	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
602	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
603	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
604	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
605	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
606	2'-8" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-2

DOOR No.	DOOR SIZE	MATERIAL	FINISH	TYPE	FRAME	FINISH	LABEL	HARDWARE
701	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
702	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
703	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
704	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
705	2'-0" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-8
706	2'-8" x 7'-0"	SOLID WOOD	PAINT	FOUR PANEL	WOOD	PAINT	N/A	HW-2

Upper Floors Renovation of  
133 Elder Street  
Cincinnati, Ohio 45202

J19-1100

**A-2**

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

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

MARK A. GUNTHER  
LICENSE # 6768  
EXPIRES 12-31-19  
REGISTERED ARCHITECT

Plot date: 6/21/2019  
name: A02133860  
date: November 21, 2019  
issue: plan review







# ITEM 4

# January 27, 2020

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

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APPLICATION #: COA201984  
APPLICANT: City Studios Architecture  
OWNER: Willkommen Holdings  
ADDRESS: **213 Woodward Street**  
PARCELS: 075-0004-0048  
ZONING: CC-P  
OVERLAYS: Over the Rhine Historic District  
COMMUNITY: Over the Rhine  
REPORT DATE: January 6, 2020  
HEARING DATE: January 27, 20120  
STAFF REVIEW: Beth Johnson, Urban Conservator

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### **Nature of Request:**

The applicant is requesting a Certificate of Appropriateness for a demolition of a three-story non-contributing structure and a Certificate of Appropriateness for the construction of a commercial one-story building.

### **Existing Conditions:**

A three story single family building that was built in 1999. It is listed as a non-contributing building as 215 Woodward, however when compared with the National Register Map which the non-contributing list was taken from the map does designate 213 Woodward on the Map.



Figure 1: Street view of 213 Woodward Street. Pictures provided by Google Street Views.



Figure 2: Map of 213 Woodward. Map is from the National Register Nomination and the properties in light gray are non-contributing.



Figure 3: Aerial view of 213 Woodward Street. Map provided by Cagis Maps.

**Proposed Conditions:**

The proposal at 213 Woodward Street

1. Demolish the non-contributing building.
2. Construct a new 1 story commercial building.
  1. The new building will be sided in a dark gray brick on the front
  2. The new building will have a storefront system oriented toward the corner with storefronts on both Woodward and Hanover Street.
  3. The building will be massed with zero lot line setbacks at the north and east property lines.
  4. There will be an outdoor eating area at the west of the building with pivoting storefront windows open toward the patio.
  5. Mechanicals will be on the roof and obscured from the street by a pediment wall.

**Previous Review:** NA

**Applicable Zoning Code Sections:**

Zoning District:	Section 1409	Commercial
Variance Requests:	Section 1409	Development Standards
	Section 1425	Parking Regulations
Variance Authority:	<a href="#">Section 1445-07</a>	

HCB authority: [Section 1435-05-4](#)  
Variance Standard: [Section 1445-13](#) General Standards: Public Interest  
[Section 1445-15](#) Standards for Variances  
Overlays: [Section 1435](#) Historic Preservation  
Historic District/Reg: Over the Rhine Historic District  
COA Standard: [Section 1435-09-2](#) COA; Standard of Review

**Zoning Analysis:**

The proposed use of the property is permitted, and the siting and location of the building meets all required setbacks.

The property is within the Urban Parking Overlay Zone and no parking is required for the use. Under the base zoning this property would have been exempt from parking as it is under 2000 sf within a CC-P Zone.

There is no proposed Outdoor Entertainment at this location. If the applicant or a future tenant would like Outdoor Entertainment, including background speakers, a Conditional Use will be required due to its proximity to a Residential Zoning District.

**Certificate of Appropriateness Review**

**DEMOLITION**

Before consideration on an infill development on the lot, the question of the appropriateness of the demolition needs to be addressed.

In the supplemental Demolition Guidelines, it states

**2. Approve the demolition of a non-contributing building or a building of a later period and the demolition will not adversely affect the character of the streetscape or the district as determined by the Historic Conservation Board. A list of the non-contributing buildings is provided below.**

*The building is a non-contributing building. While 215 Woodward is listed within the guidelines, the non-contributing list was taken directly from the National Register Nomination. When compared to the map, the property that is actually listed is 213 Woodward. Staff believes this was either a typo or there has been readdressing in this area due to possible redrawing of lot lines.*

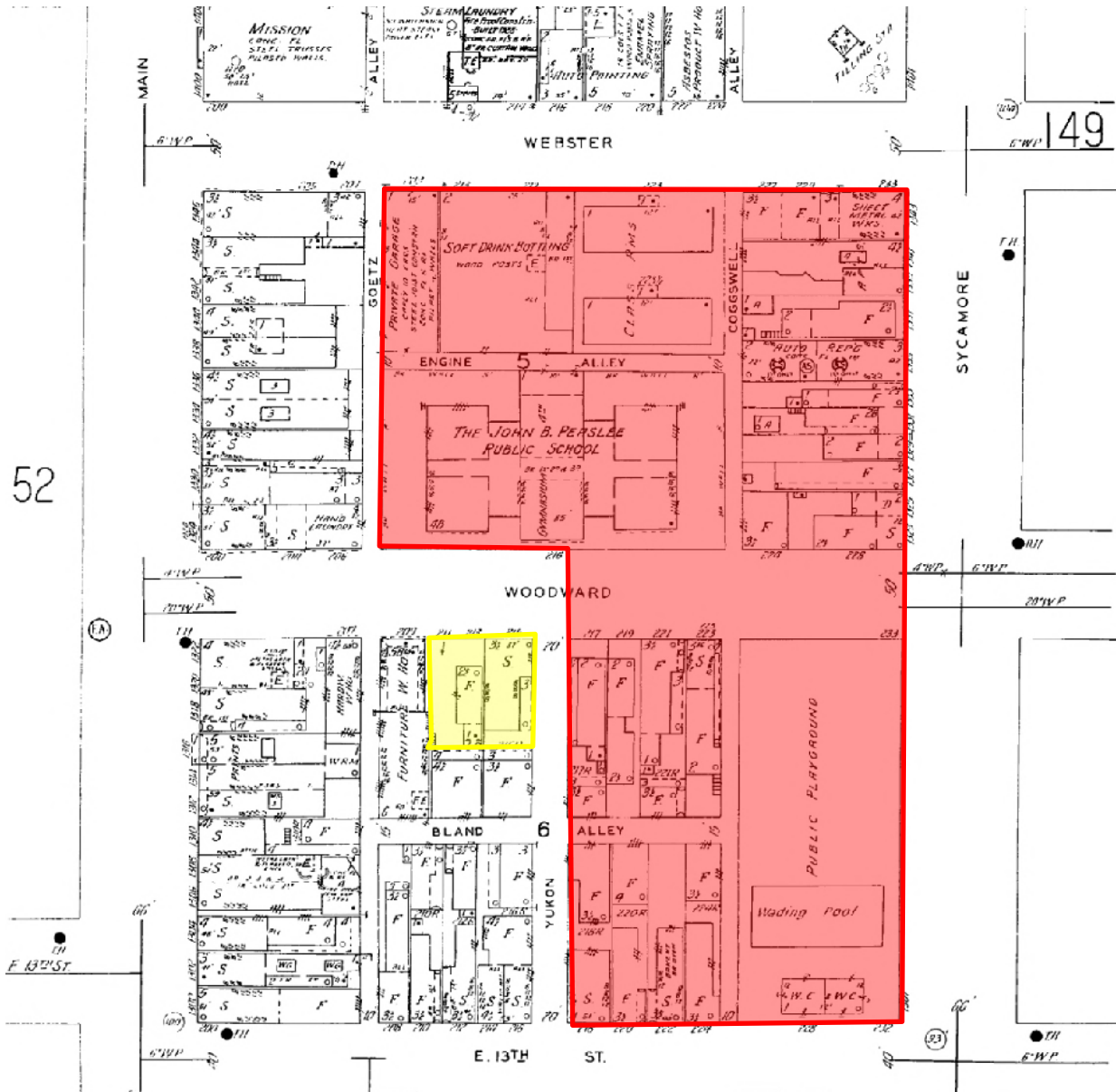
*Staff only recommends approval of the demolition of this building only if a new building is approved. We will recommend a condition that the demolition building permit will be released at the same time a building permit for the new building is released.*

## **NEW CONSTRUCTION**

This site is a very unique site within the neighborhood. The base zoning is a commercial district; however, the streets are side streets and not a main corridor. Directly across the street to the north and east is Ziegler Park Pool. The buildings directly to the south and directly to the west of the building are multi-family residential buildings.

While a one-story building is not a typical building within the neighborhood, they are scattered throughout the neighborhood. As this is a unique location with Ziegler Park across the street from two of the facades as well as a unique contributing building to the south with a 3-story outdoor circulation and porch structure, staff is of the opinion that this is an appropriate location. A one-story building provides better views into the park from the neighboring residential buildings as well as provides better visibility to the unique features on these buildings.

While the proposed building is just a one-story building the shape and setback of the building is reminiscent of the building shape and setback of the 2 buildings that were previously on that lot.



The above map is the 1937 Sanborn Map. The lot highlighted in yellow is the subject site. The proposed layout of the building is similar to what was historically on the lot. The lots highlighted in red have all been demolished for Ziegler Park and for Peaslee Neighborhood Center, formally Peaslee School Annex. Peaslee School Main Building was demolished in 1974 and Ziegler Park, originally created in 1975 on the blocks south of Woodward St, was renovated and expanded onto the former Peaslee school site in 2017.

**Staff comments on the Specific Guidelines for New Construction:**

**A. Intent and General Guidelines**

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

*The lot would be vacant once the non-contributing building is demolished. As staff states above, staff is only supportive of the demolition in the case an infill project is simultaneously approved by both the Historic Conservation Board and wrecking and building permits are issued concurrently.*

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

*This infill development does not replicate the existing buildings, but staff does feel that the building is contextually sensitive to the neighborhood and the historic architecture.*

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

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

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

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

## **B. Specific Guidelines**

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

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

*The building has a defined base, middle and top. While this is a proposed one-story building, as a commercial building it has the elements of a storefront which also include a defined base middle and top. For this building the base is best defined with planter boxes, however the main glass system does not have a “base” in the form of a traditional knee wall.*

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

*The middle is defined by a storefront system on 3 of the faces. On the east face a portion of the middle is defined by a solid brick wall as well.*

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

*The top is defined by a coping all the way around the building and at the sections that have the storefront system has a large band of decorative brick work creating a strong top element.*

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

*The roof is a flat roof which is an appropriate for a one-story commercial building and is similar to other contributing one-story commercial buildings in the neighborhood.*

**3. Window Openings:** Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and

institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

*As a one-story commercial building this section does not window openings other than the storefront section. Please see below about appropriateness of the storefront design. Other one-story commercial buildings within the neighborhood only have storefront window systems as well.*

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

*The storefront window systems are a similar height to the other commercial storefront on the street the top of the window and bottom of the top/lintel is at 13'2". The system also details a transom window above the storefront system. While the entire system does not have a window sill/kneewall a portion of the system does with planters that are 18" tall.*

*The window system is divided into vertical bays on all three sides that have windows providing both a visual break but also reflecting the typical breaks in windows on storefronts as is seen on the other commercial building on the street.*

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

*There is a zero-lot line setback at the east and north street faces. This setback is continued with a landscaping all to the west of the north façade to create a continuity at the street.*

*The façade does have slight recess at both the entrance on then north façade and a portion of the east façade to allow for planter boxes. As this recess is a shallow setback and the overall building line is retained by the planter box and the overall building at the top staff finds that this is in keeping with the intent of the setback and this is an appropriate treatment.*

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

*The rhythm of the building is found mostly in the placement of the vertical divisions of the windows along the street. The building is wider than neighboring buildings, however, is a similar size of other one-story commercial buildings within the neighborhood. The building is 32 feet along the street front on Woodward Street, which is considered the front of the building. The break with the outdoor eating area also provides a rhythm along the street*

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

*As a one story building vertical emphasis is harder to achieve. The building itself is horizontal in nature however the use of vertical divisions in the windows provides vertical emphasis at a pedestrian level*

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

*The adjacent contributing buildings are 3 and 4 story buildings. The strict application of this guidelines would require a minimum of a 2 story building, however due to the location next to the park and the unique architectural element of the 3 story porch/circulation staircase on the building to the south, staff feels that in this location a one story building is acceptable. In other locations in the neighborhood this treatment would not be appropriate.*

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

*The main material on the building is brick with a metal and glass storefront. These are appropriate materials. The brick work at the top that is decorative is also an appropriate use of the brickwork. The applicant has shown many types of one-story commercial buildings from the neighborhood, many of these buildings also has decorative brickwork as a detail on the building.*

## **Other Considerations:**

### **Prehearing Results**

January 8, 2020 The applicant was present.

## **Recommendation:**

### **1. CERTIFICATE OF APPROPRIATENESS**

**A. APPROVE** the application for Certificate of Appropriateness for demolition of one non-contributing building and construction of a commercial one-story structure at 213 Woodward per the drawings submitted by City Studios and dates 12/13/2020 with the following conditions.

- 1) The building permit must be issued within 2 years or the Certificate of Appropriateness will expire.
- 2) Any Outdoor Entertainment, including but not limited to background music, will require a conditional use.
- 3) All mechanical systems on the roof shall not be visible from any street.

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

1. That the property owner and applicant has demonstrated by credible evidence that the proposal substantially conforms to the majority of the applicable guidelines for New Construction of the Over-the-Rhine Historic Conservation District.
2. While the building is not within one story of neighboring contributing buildings it is appropriate in this location as Ziegler Park is across the street on both the north and east and the building to the south has a unique architectural element that is not blocked from view with a smaller building.

January 2, 2020

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

**Re: Certificate of Appropriateness  
Demolition / New Construction Request  
213 Woodward Street, Cincinnati, OH 45202**

This letter is to submit a Certificate of Appropriateness application for demolition of an existing 3 story, non-contributing single-family residential building at 213 Woodward Street to be replaced with new construction of a 1-story commercial building with outdoor seating (no outdoor entertainment).

The following information is included:

1. Adjudication Letter dated December 5, 2019 and checklist
2. Completed Certificate of Appropriateness Application
3. Demolition Case Sheet Letter – 3CDC
4. Historic Conservation Board Review Submission (Index of drawings on cover sheet)
5. Check for \$618.56

213 Woodward  
January 2, 2020  
Page 2 of 4

213 Woodward Street is located at the corner of Woodward Street and Hanover Street (formally Yukon St.), and sits directly adjacent to Ziegler Park and Pool. This site falls within the Over-the-Rhine Historic District (CC-P).

This project is a proposed new construction commercial building on an existing lot currently containing a non-contributing 3 story single-family residential building that was constructed in 1999. The scope of work includes proposed demolition of the non-contributing building. The demolition of the existing building will not adversely affect the streetscape as it will be immediately replaced with a new building that is built to the property line and extends the footprint to the west to further infill the empty space created by the existing driveway, strengthening the urban corner.

The proposed new building will be one story, approximately 20'-0" tall. It will contain a white box commercial space with a patio for outdoor seating, slated for bar or restaurant use (A-2). There will be no outdoor entertainment as the site is located within 500' of a residential zone. Changing to a commercial use at this corner location will strengthen the commercial vitality of Woodward Street and Ziegler Park

This project is generally in compliance with the OTR Historic Guidelines and meets the CC-P zoning requirements for holding the street line and ground floor transparency. The following describes how the building meets the specific guidelines for new construction per the Over-the-Rhine Historic District Conservation Guidelines:

#### 1. **Composition:**

Like most OTR buildings, the proposed new construction is made of brick and the principal facades are parallel to both streets it faces. As a one-story building, the proposed design takes cues from historic commercial storefronts

- *Base:* The proposed building has an implied base by raising the storefront on an 18" high articulated brick kneewall in sections, similar to historic storefronts throughout OTR. This kneewall is also a planter which ties into the planter and brick site wall surrounding the outdoor eating area, further extending the visual street edge.
- *Middle:* As a one-story building, the middle consists entirely of the storefront. The storefront is divided in a way so that each section of glass is vertical in proportion. A thickened band at 9'6" breaks the overall height and relates to the historic storefront divisions which had a larger pane of glass with a smaller transom above.
- *Top:* The articulated brick above the storefront provides a top to this simple one story building along with a simple painted metal coping. The coping continues around the entire building. A simple top is typical to buildings of the same typology (commercial, one story) found elsewhere in the historic district

The rear (south) portion of the building is a more simple, unarticulated brick volume. We feel this is appropriate for this small portion as it provides a buffer between the more articulated and open commercial feel and the adjacent residential buildings to the south.

**2. Roofs**

The proposed building roof is flat with a 42" high parapet wall. This roof type is consistent with other buildings of the same typology (commercial, one story) found elsewhere in the historic district (see the OTR precedent images in the attached graphic package).

The flat roof and tall parapet also allow all future mechanical equipment to be hidden. Concealing such mechanical equipment is important in maintaining the historic character of the district.

**3. Windows**

As a one-story commercial building, there are no punched window openings, only storefront. See #4 regarding the storefront design.

**4. Storefront**

The new storefront windows are divided into larger bays defined by the structure and further broken down in each bay in a way which maintains the vertical proportions at all the large sections of glass, similar to the historic configuration of storefronts. The overall storefront height is 13'-2" with a thickened band at 9'6" to relate to the historic storefront divisions which typically had a larger pane of glass with a smaller transom above. A sill is included at 18" above grade at the northwest and southeast portions of the storefront while the northeast corner facing Ziegler Park extends almost to the sidewalk, providing full transparency that transitions to the more open feel of the adjacent park and providing emphasis at the corner of two streets, typical of other OTR buildings.

While the immediately adjacent buildings are residential, just one building to the west has a commercial storefront (Collective Espresso) and the corner storefront is consistent with the commercial spaces holding the nearby corners at Woodward / Main and 13<sup>th</sup> / Hanover.

**5. Setback**

The proposed building is built to the property line, matching the setback of the adjacent buildings. There are two sections of storefront which are recessed, but since the kneewall and transom windows above hold tight to the property line, the overall volume reads as being continuous with the street line. The corner entry at the northwest corner is recessed slightly to allow for an out-swinging door. An exposed column holds the corner, typical of many recessed corner entries in OTR.

**6. Rhythm**

The proposed building design incorporates articulation and rhythm by grouping bays of storefront windows and providing metal surrounds around sections, such as the entry corner, as well as recessed sections. These design moves break down what would

213 Woodward  
January 2, 2020  
Page 4 of 4

naturally be a more horizontal building into vertical bays and mimics the rhythm of historic storefronts where there is often a change in proportions or recess at entries.

**7. Emphasis**

While a one-story commercial building would typically have a more horizontal emphasis, the proposed building incorporated tall, vertically proportioned storefront windows and breaks the storefront into sections which emphasizes the verticality as much as possible (see #6).

**8. Height**

While the OTR Historic Guidelines prescribe that an infill building be within one story of the adjacent buildings (3 and 5 story buildings), we feel a tall one story building is appropriate on this site due to its adjacency to Ziegler Park, helping to make the transition to the open space from the denser urban rhythm and relating more to the single story accessory buildings in the park. In addition, building a shorter building allows the historic balconies as 211 and 215 Woodward to be visible to Woodward Street and the park – it is rare for these historic balconies to be visible within OTR and maintaining that view adds visual interest to the area.

**9. Materials**

The proposed materials include brick as the dominant material with a painted aluminum storefront and painted aluminum surrounds and coping. These materials are consistent with materials found within the historic district and are compatible.

In addition to this narrative, City Studios has created a graphic package (attached) that further outlines how the proposed project complies with zoning and the OTR Historic Guidelines and how it strengthens the neighborhood and adjacent park.

Sincerely,



Chantelle Noble  
City Studios Architecture  
1148 Main Street  
Cincinnati, Ohio 45202  
P: 513-621-0750

**ADJUDICATION/DENIAL LETTER**

Date: December 5, 2019

Location: 213 Woodward Street

Request: New Construction/ Zoning Relief

Zoning District: CC-P/Over-the-Rhine Historic District

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

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 \$618.56 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

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

1. 1419-21: Limited or full service Eating and Drinking Establishments: (e) Entertainment. Within 500 feet of a residential district boundary line, entertainment, including the use of audio/visual equipment or amplified sound is prohibited unless conditional use approval.

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 **no later than 3pm on the deadline date**. 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,



Douglas Owen

Zoning Plans Examiner

(p): 513-352-2441

(e): [douglas.owen@cincinnati-oh.gov](mailto:douglas.owen@cincinnati-oh.gov)

no longer requesting zoning relief. There will be NO outdoor entertainment

# CINCINNATI'S HISTORIC CONSERVATION OFFICE



## Documents Required for Historic Conservation Board Review

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

- 3 complete hard copies at the time of application.
- All drawings formatted to 11x17 or 12x18.
- Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- Adjudication/Denial Letter and this checklist
- Certificate of Appropriateness Application Form
- A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- ~~Zoning Hearing Examiner Application Form – N/A~~
- ~~A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application – N/A~~
- 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. \$ 618.56

### All Drawings and Plans must include the following

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

### Architectural Drawings and Plans

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

– Location of trash storage and Utilities

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

**Required if applicable to the project**

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

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

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

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

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

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

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



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

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

## CERTIFICATE OF APPROPRIATENESS APPLICATION

### SUBJECT PROPERTY

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

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

Name: \_\_\_\_\_  
 Contact Person (if legal entity): Janelle Kelpo  
 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: \_\_\_\_\_

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

December 13<sup>th</sup>, 2019

Beth Johnson, Urban Conservator  
Department of Buildings and Inspections  
City of Cincinnati  
805 Central Avenue  
Cincinnati, OH 45202

Dear Beth and Historic Conservation Board,

Please find documentation for the demolition of 213 Woodward Street based on the following condition:

*Section 1: A property owner who wished to demolish a local landmark or a building located in a local historic district must demonstrate to the Historic Conservation Board that they meet one or more of the following conditions*

*2. Demolition of a Non-Contributing building or addition: a. Must be listed in the application guidelines as non-contributing or if not listed as non-contributing, must provide justification why the building should be considered non-contributing; and b. The demolition will not adversely affect the streetscape.*

While 213 Woodward is not listed on the non-contributing list in the local guidelines (it seems to have been mistakenly listed as 215 Woodward), it has been confirmed by the Urban Conservator that the existing 3-story building is non-contributing as building permit records indicate it was constructed in 1999.

The demolition of the non-historic 3-story building will not adversely affect the streetscape as it will be replaced with a new building which is built to the property line and extends the footprint to the west to further infill the empty space created by the existing driveway, strengthening the urban corner.

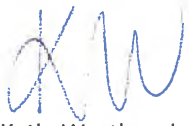
Additionally, this property is part of a large scattered site, mixed-income, mixed-use project known as Willkommen, on which we've been working closely with Urban Conservator over the last year. Prior to determining the building should be demolished, the project team explored two options for redevelopment: keeping the space residential and converting to commercial. Given the size of the building, the design could only support keeping the space as one residential unit, and, given the date the building was constructed, it is not eligible for historic tax credit financing. These two factors greatly limited the financial viability of keeping the building as residential only. The best path forward for 213 Woodward was then identified as commercial use (with no residential units) for three reasons:

1. The project relies on commercial rents to subsidize the affordable housing component. Without enough commercial square footage, the project isn't financially viable.
2. Located adjacent to Ziegler Park, this property is ideal for commercial use because it will help activate the streetscape, complement the activity levels found at the park, and support other local businesses on Woodward, such as Collective Espresso and Boom Box Buns, through increased foot traffic.

3. After months of exploration with our architects, we've determined that the building cannot be converted to a commercial use without undertaking cost prohibitive remodeling, which is detrimental to the financial viability of the entire project. The current residential layout does not lend itself to commercial use. Additionally, the building's façade is closed off from the street. Not only is this opacity discouraged by historic guidelines for commercial spaces but reworking the structural supports of the building to open up the façade is cost prohibitive.

For these reasons, we believe demolishing this non-contributing building and replacing it with a more open and active commercial space will add to Over-the-Rhine's vitality. Please reach out with any questions regarding this matter.

Sincerely,



Katie Westbrook  
Development Manager  
3CDC

## 213 Woodward Street

### Proposed Demolition / New Construction Historic Conservation Board - Final Submission 01/15/2020

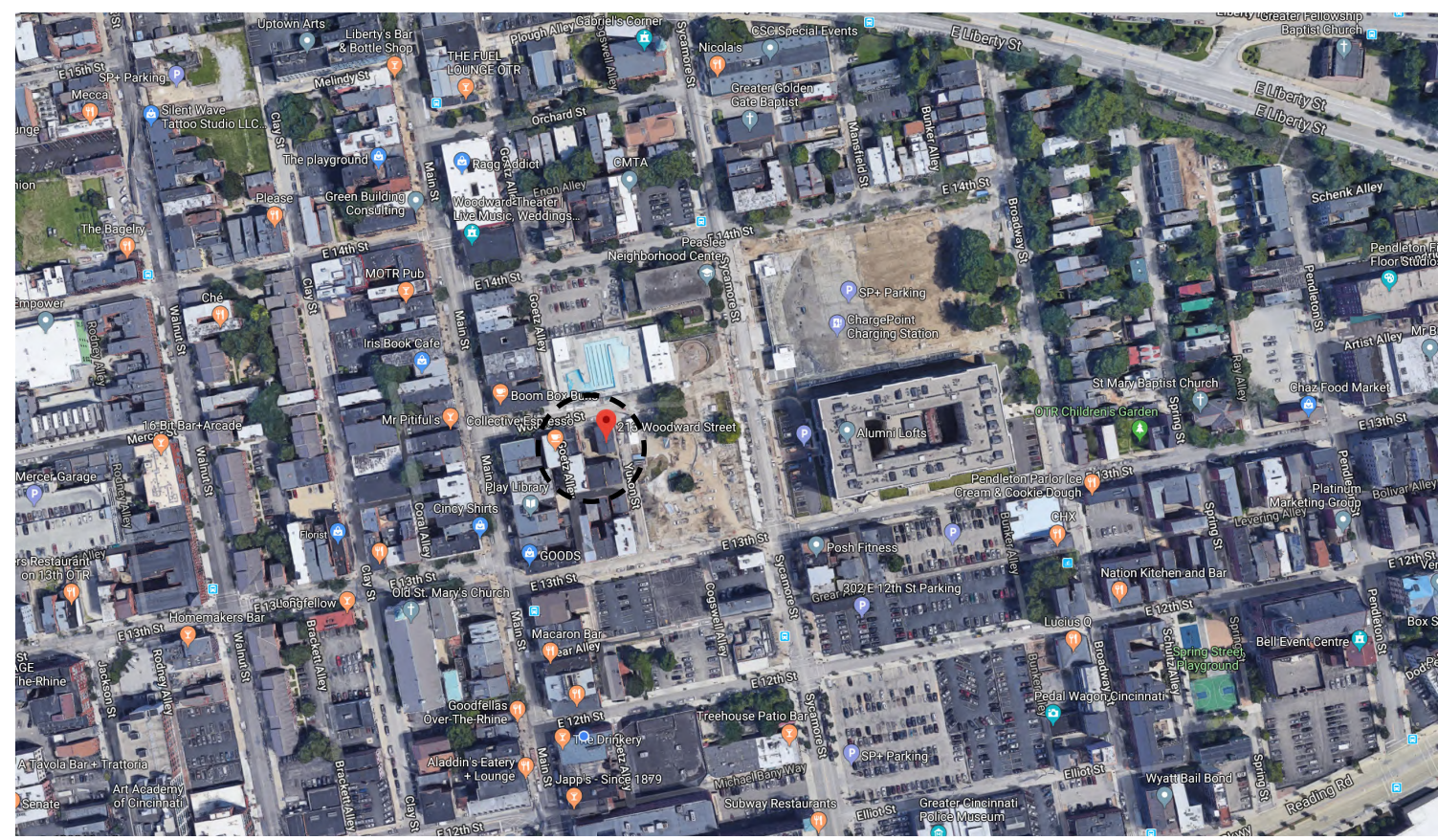
#### Drawing Index:

1	Title Page		
2	Project Description		
	<b>Building Site</b>		
3	Existing Condition		
4	Location Plan		
5	Existing Site Plan		
6	Proposed Site Plan		
	<b>Building Layout</b>		
7	Proposed Floor Plan		
	<b>Historic Context</b>		
8	OTR One Story Buildings		
			<b>Building Design</b>
		9	Design Approach
		10	View Looking Southeast from Woodward & Hanover
		11	View Looking Southwest from Woodward
		12	View Looking Northwest from Hanover
		13	View Looking East from Main and Woodward
		14	View Looking North from 13th and Hanover
		15	View Looking West from Ziegler Park
		16	Street Context
		17	North Elevation
		18	East Elevation
		19	West Elevation
		20	South Elevation
			<b>Building Materials</b>
		21	Examples



# PROJECT DESCRIPTION

## 213 Woodward Street



Location Map (NTS)

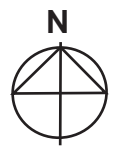
213 Woodward Street is located at the corner of Woodward Street and Hanover Street (formally Yukon St.), and sits directly adjacent to Ziegler Park and Pool. This site falls within the Over-the-Rhine Historic District (CC-P).

This project is a proposed new construction commercial building on an existing lot currently containing a non-contributing 3 story single family residential building that was constructed in 1999. The scope of work includes proposed demolition of the non-contributing building.

The proposed new building will be one story, approximately 20'-0" tall. It will contain a white box commercial space with a patio, slated for bar or restaurant use (A-2).



Aerial View of Site (NTS)



# BUILDING SITE EXISTING CONDITION

213 Woodward Street currently contains a 3 story single family residential building set back slightly from the northeast corner of the property. This building was constructed in 1999 and has been verified as a non-contributing structure within the historic district. There is a driveway to the west which provides access to the garages on the first floor of the existing building. The open site area is shared with 211 Woodward and 215 Woodward to the south.

The site is relatively flat with a series of brick posts and fencing along the site perimeter which will be removed along with the building.

There is a three and a half story building directly adjacent to the south (215 Woodward), a four and a half story building to the southwest (211 Woodward) and a five story building to the west (209 Woodward). Directly adjacent to the north is open space, containing Ziegler pool and a one story accessory building approximately 115' north. Directly adjacent east is also open space, containing Ziegler Park and a one story accessory building approximately 25' east.

The adjacent park extends between Hanover Street and Sycamore street and contains one other one story accessory building.



Site looking southwest from corner of Woodward and Hanover Streets



Site looking east from corner of Woodward and Goetz Alley



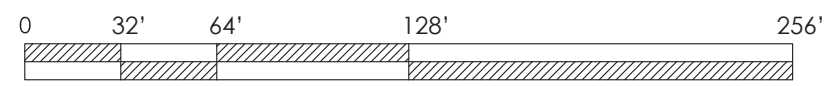
View of site from Ziegler Park



Adjacent 1 story accessory structure in park

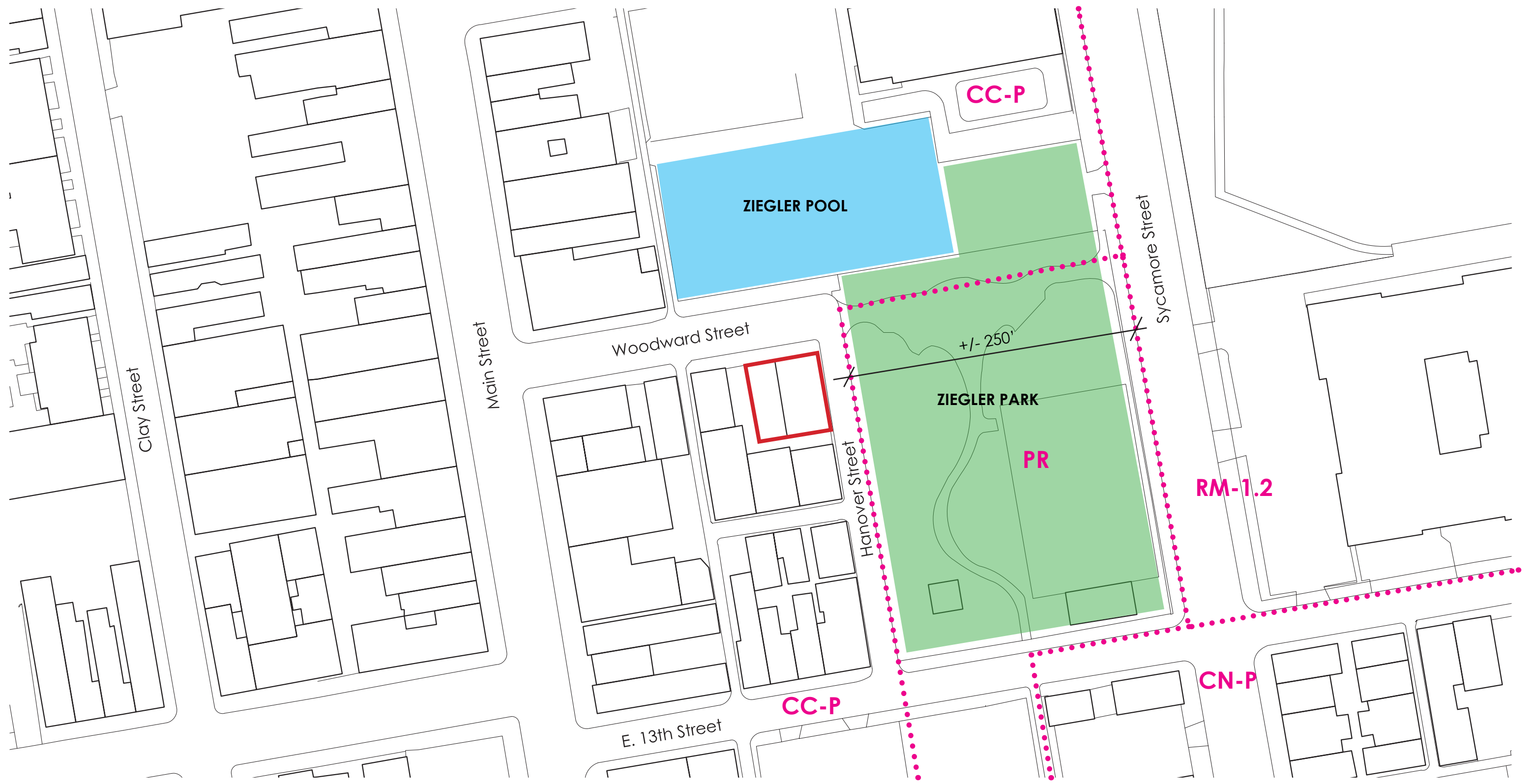


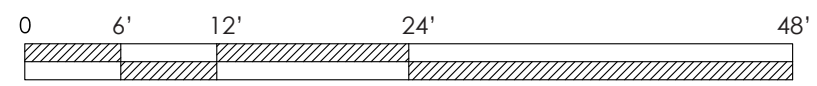
Adjacent 1 story accessory structure in park



**BUILDING SITE**  
 LOCATION PLAN (1/ 64" = 1'-0")

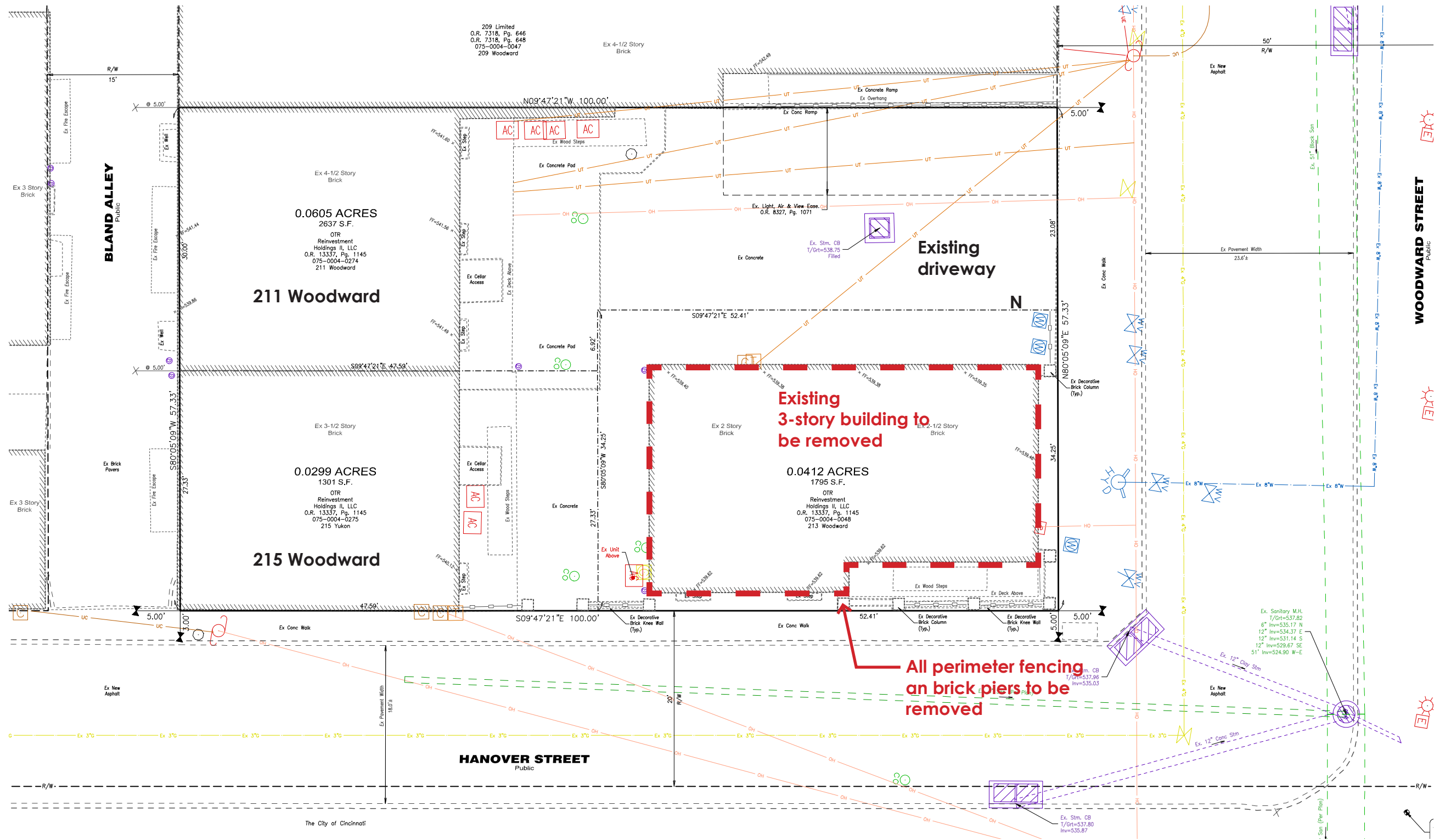
213 Woodward Street





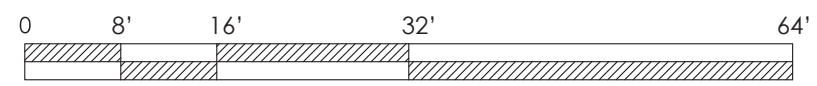
# BUILDING SITE EXISTING SITE PLAN (1" = 12'-0")

213 Woodward Street



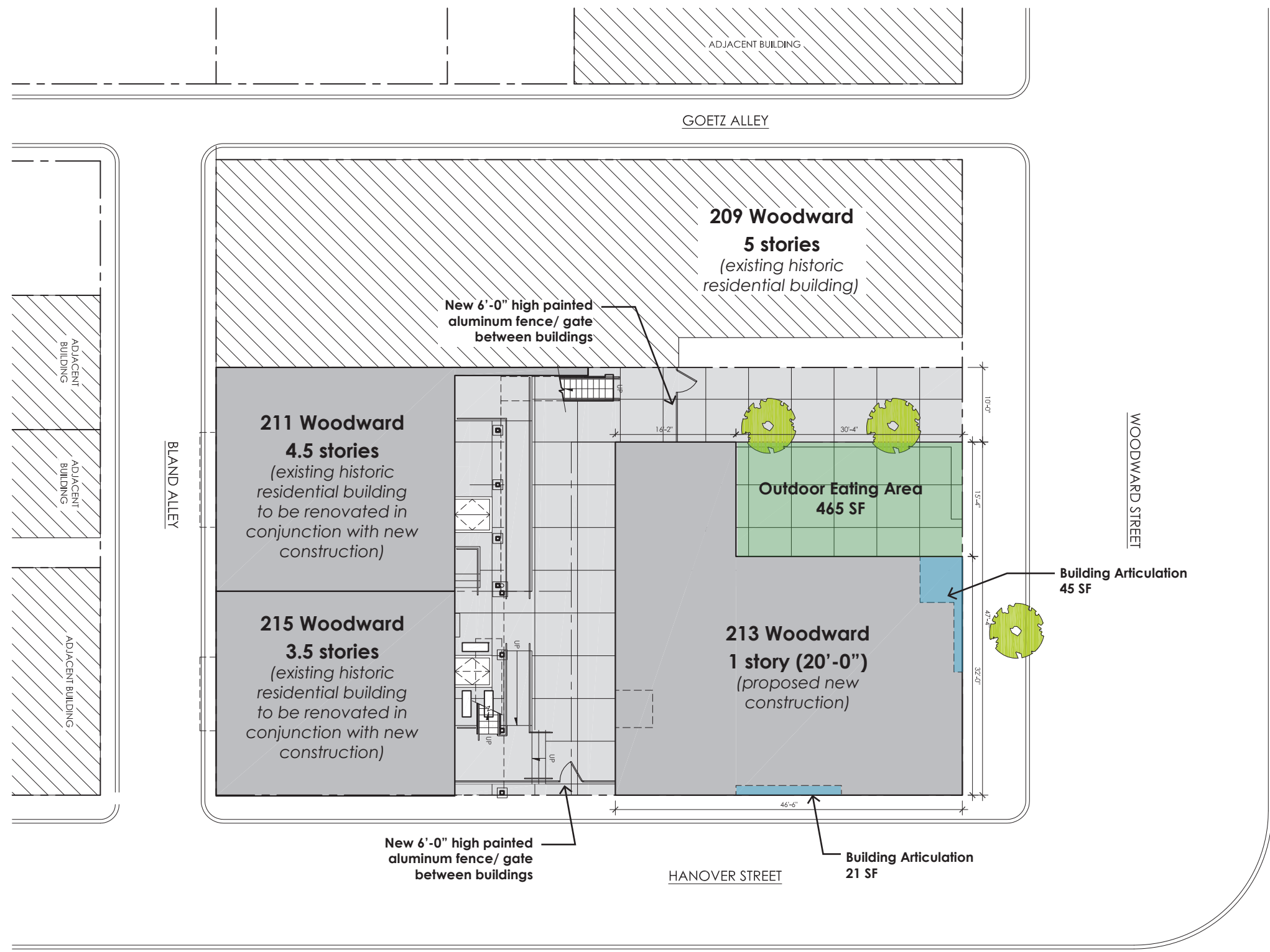
While 213 Woodward is not listed on the non-contributing list in the local guidelines (it may have been mistakenly listed as 215 Woodward), it has been confirmed by the Urban Conservator that the existing 3-story building is non-contributing as building permit records indicate it was constructed in 1999.

The demolition of the non-historic 3-story building will not adversely affect the streetscape as it will be replaced with a new building which is built to the property line and extends the footprint to the west to further infill the empty space created by the existing driveway.



# BUILDING SITE PROPOSED SITE PLAN (1/16" = 1'-0")

213 Woodward Street



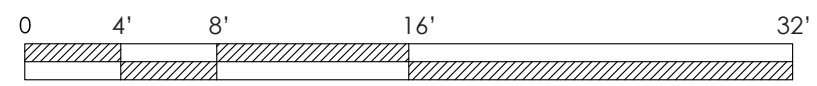
### Building Articulation:

The CC-P zone requires a zero foot setback along the street facade for the first 15' high. Articulation is allowed up to 1 SF per property length = 47.33 SF allowed along the north side and 46.5 SF allowed on the east side. The actual design articulation is 45 SF along the north and 21 SF along the east side, allowing for setback at entry doors and built-in planters. This articulation is within the allowed areas.

### Outdoor Eating Area:

The CC-P zone allows for outdoor seating to be located on part of the street frontage (1409-19B) as long as 40% of the frontage is built to the lot line and the area does not exceed 12 times the frontage.

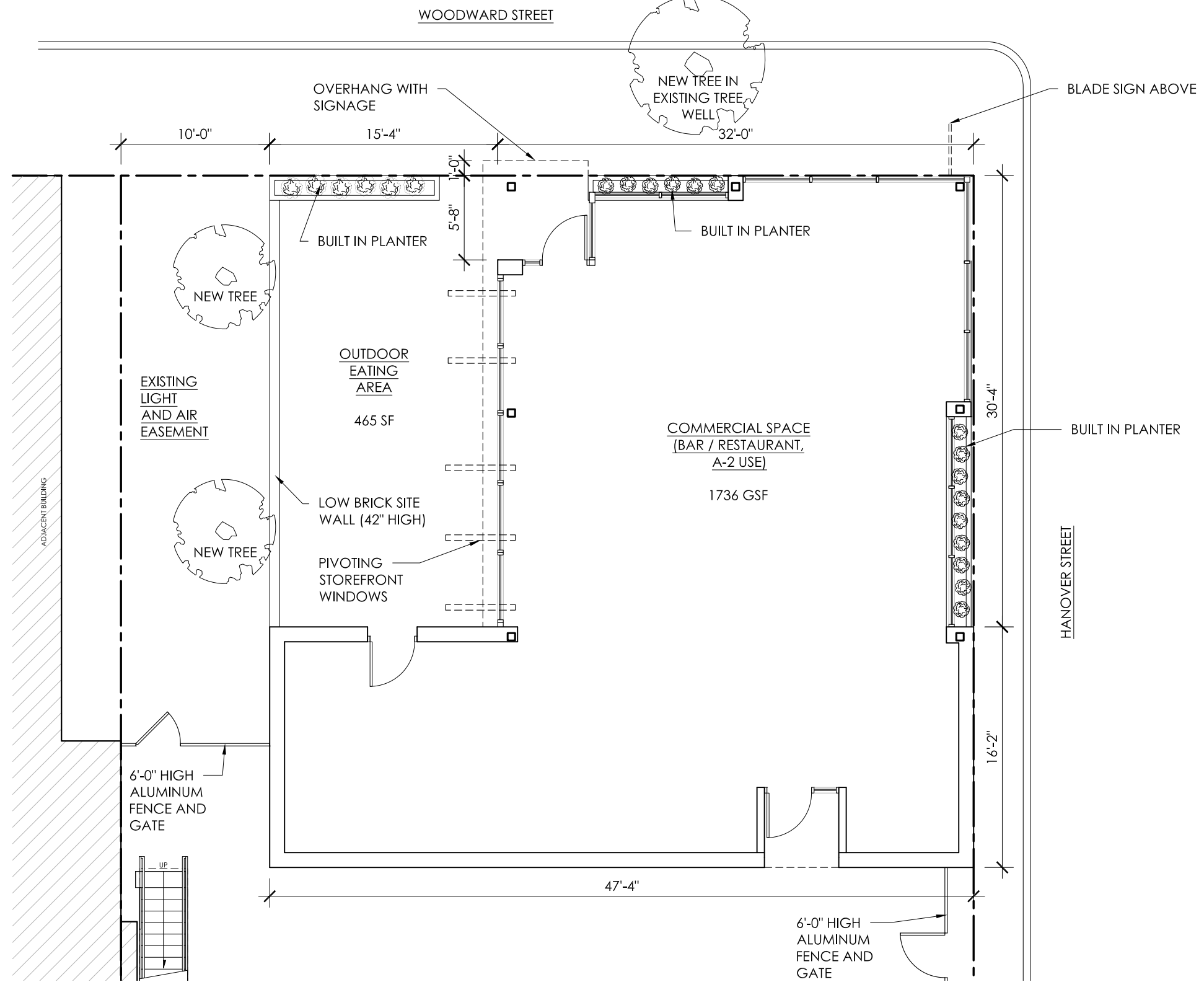
The design maintains 32' of the overall 47.33' frontage at the street (68%) and the area of the seating is 465 SF, less than the allowed area of 568 SF (47.33' X 12)



# BUILDING LAYOUT

## PROPOSED FIRST FLOOR PLAN (1/8" = 1'-0")

213 Woodward Street



The proposed new construction is a single story building, slab on grade with large fixed storefront windows facing the street to the east and the north and pivoting storefront windows facing the outdoor eating area to the west. The southern portion of the building is mostly solid walls, to conceal a future kitchen, bathrooms and other back of house spaces. This solid portion also gives privacy to the residential buildings to the south and acts as a buffer between the residential and commercial uses.

The storefront layout incorporates recesses for built-in planters which help to define a base at the storefront and also by having the same planter at the edge of the outdoor eating area it visually holds the edge of the sidewalk. The plantings tie the building in with its park setting and help make the transition from the tight urban rhythm to the open space of Ziegler Park.

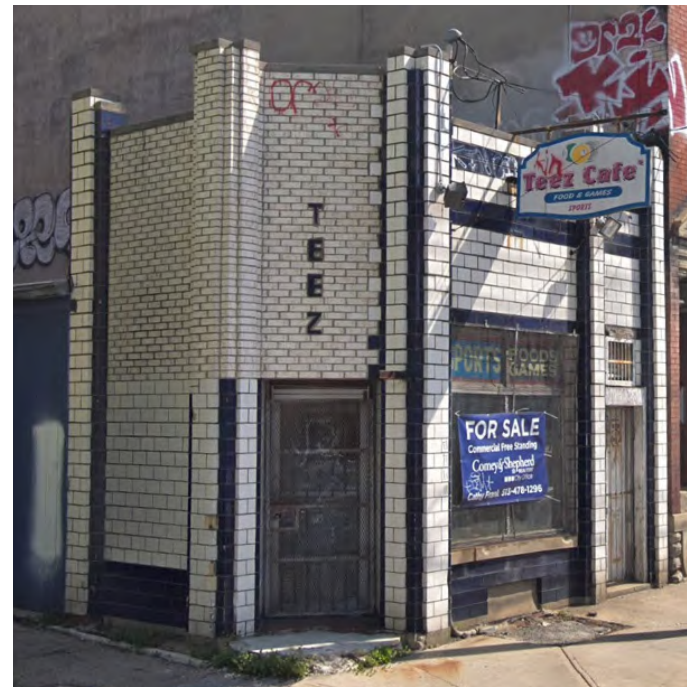
A revocable street privilege application will be submitted to the city for the overhang at the entry and the blade sign at the corner.

# HISTORIC CONTEXT OTR SINGLE STORY BUILDINGS

While the Over-the-Rhine district typically contains multi-story buildings, 1-story to 1.5-story commercial buildings are not atypical and there are multiple examples throughout OTR of buildings of this scale that hold the corner, similar to the proposed new construction building.



Woodward Theatre: 1.5 story at corner of 14th and Main



Teez Cafe: 1 story at corner of Liberty and Moth Alley



Lucious Q: 1.5 story at the corner of 13th and Broadway



Three Points Brewery: 1 story at the corner of 13th and Broadway



Mr. Pitiful's: 1 story mid-block building at Main St.



BrewDog: 1.5 story mid-block building at Reading St.

While the OTR Historic Guidelines would suggest that an infill building be within one story of the adjacent buildings (3 and 5 story buildings), we feel a tall one story building (20'-0") is appropriate on this site due to its adjacency to Ziegler Park, helping to make the transition to the open space from the denser urban rhythm and relating more to the single story accessory buildings in the park. In addition, building a shorter building allows the historic balconies as 211 and 215 Woodward to be visible to Woodward Street and the park – it is rare for these historic balconies to be visible within OTR and maintaining that view adds visual interest to the area.

## BUILDING DESIGN DESIGN APPROACH

213 Woodward Street



# BUILDING DESIGN

VIEW LOOKING SOUTHEAST FROM WOODWARD & HANOVER

213 Woodward Street



**BUILDING DESIGN**  
VIEW LOOKING SOUTHWEST FROM WOODWARD

213 Woodward Street



**BUILDING DESIGN**  
VIEW LOOKING NORTHWEST FROM HANOVER

213 Woodward Street



**BUILDING DESIGN**

VIEW LOOKING EAST FROM MAIN & WOODWARD

213 Woodward Street



**BUILDING DESIGN**

VIEW LOOKING NORTH FROM HANOVER & E. 13TH

213 Woodward Street



**BUILDING DESIGN**

VIEW LOOKING WEST FROM ZIEGLER PARK

213 Woodward Street



# BUILDING DESIGN STREET CONTEXT

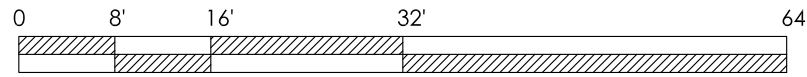
213 Woodward Street



*Hanover Street Elevation between E. 13th St. and Woodward St.*



*Woodward Street Elevation between Hanover St. and Main St.*



\* MAX AREA OF SIGNAGE AT ENTRY = 17 SF.  
\*\* MAX AREA OF SIGNAGE AT BLADE SIGN = 12 SF PER SIDE

# BUILDING DESIGN

## NORTH ELEVATION (1/4" = 1'-0")

213 Woodward Street

PAINTED METAL BLADE SIGN (42" X 42" SQUARE) WITH CONCEALED MOUNTING BEHIND BRICK\*\*

"RUSTICATED" PATTERNED LIGHT COLOR GRAY BRICK ABOVE STOREFRONT

PAINTED METAL COPING  
PAINTED METAL PANEL ENTRY SURROUND WITH SIGNAGE\*



PAINTED ALUMINUM / GLASS STOREFRONT  
"RUSTICATED" PATTERNED LIGHT COLOR GRAY BRICK AT PLANTERS

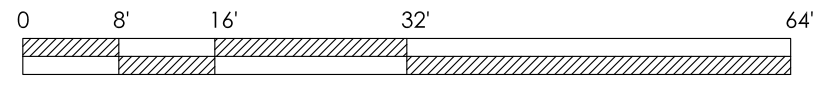
DARK GRAY COLOR BRICK AT SOUTH VOLUME BEYOND



Historic Conservation Board Submission  
01/15/2020

**CITYSTUDIOS**  
ARCHITECTURE

1148 Main Street  
Cincinnati, OH 45202  
ph: 513 . 621 . 0750  
citystudiosarch.com



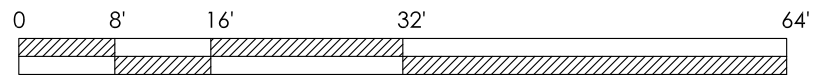
\* MAX AREA OF SIGNAGE AT ENTRY = 17 SF.  
 \*\* MAX AREA OF SIGNAGE AT BLADE SIGN = 12 SF PER SIDE

# BUILDING DESIGN

## EAST ELEVATION (1/4" = 1'-0")

213 Woodward Street



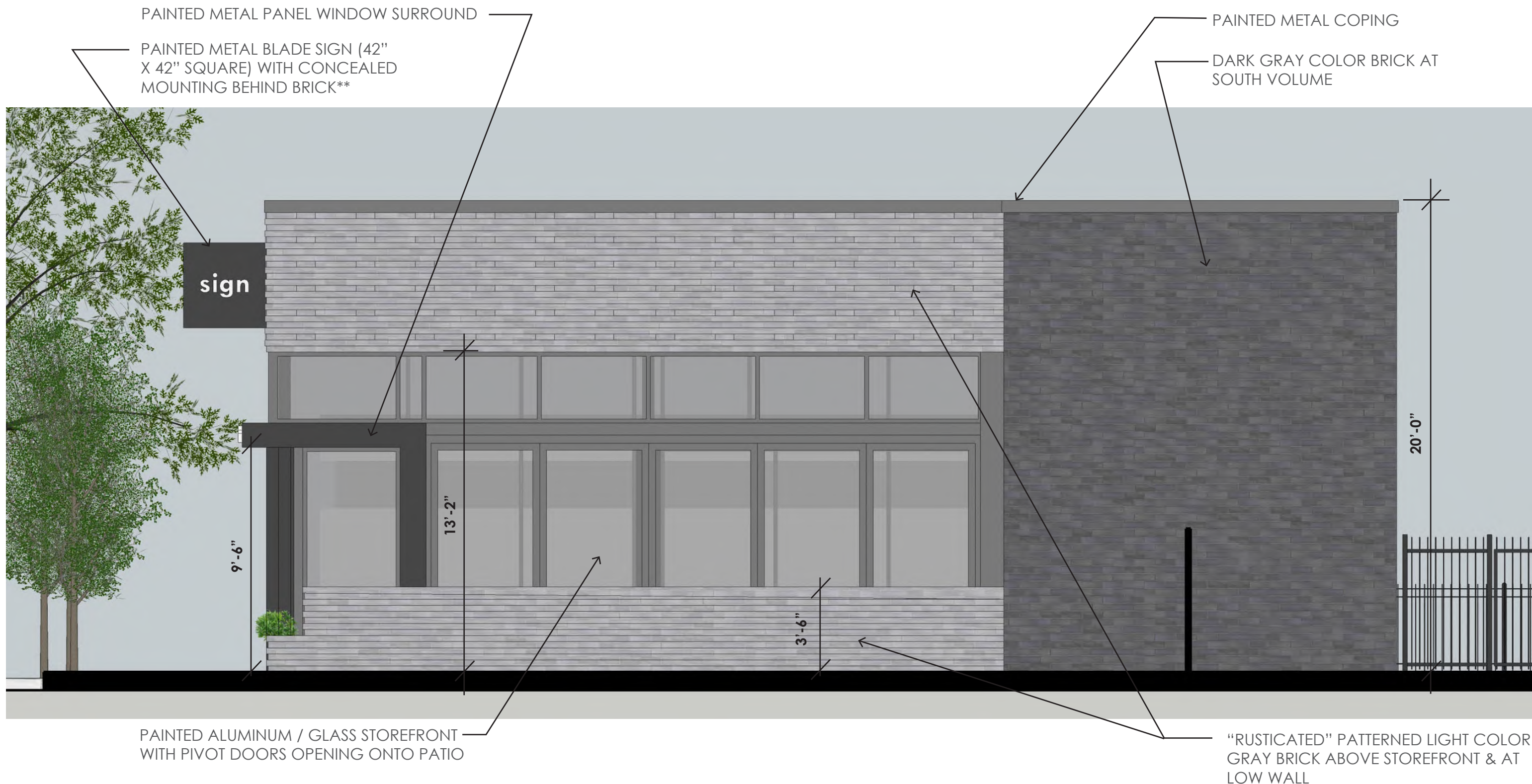


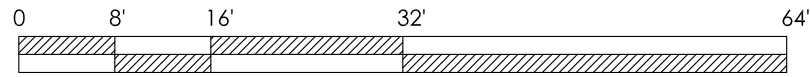
\* MAX AREA OF SIGNAGE AT ENTRY = 17 SF.  
 \*\* MAX AREA OF SIGNAGE AT BLADE SIGN = 12 SF PER SIDE

# BUILDING DESIGN

## WEST ELEVATION (1/4" = 1'-0")

213 Woodward Street





\* MAX AREA OF SIGNAGE AT ENTRY = 17 SF.  
 \*\* MAX AREA OF SIGNAGE AT BLADE SIGN = 12 SF PER SIDE

213 Woodward Street

**BUILDING DESIGN**  
 SOUTH ELEVATION (1/4" = 1'-0")



# BUILDING MATERIALS EXAMPLES

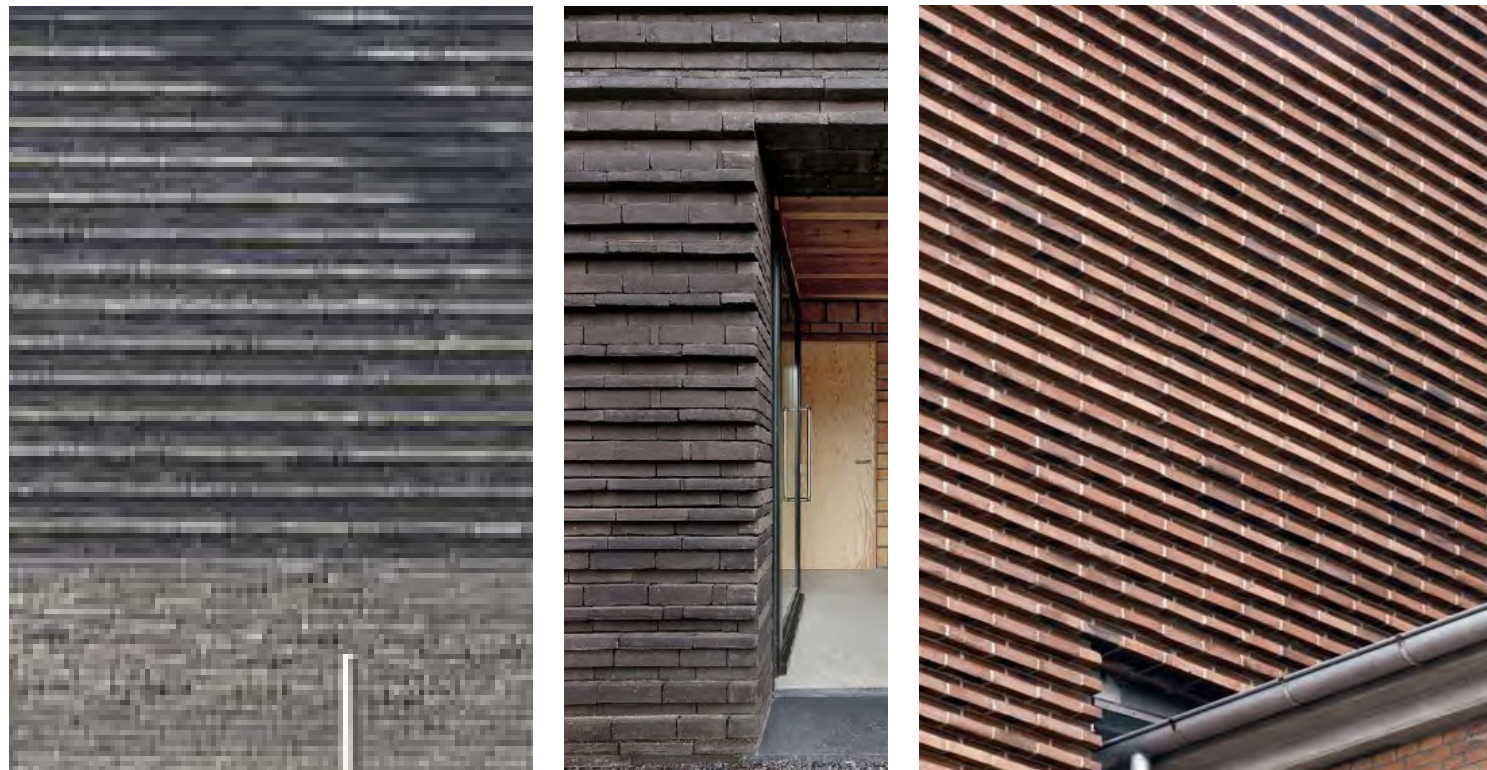
This page show examples of the types of materials proposed for the building. These images are representative only - final colors and specific products are TBD.



Brick Color Palette Examples



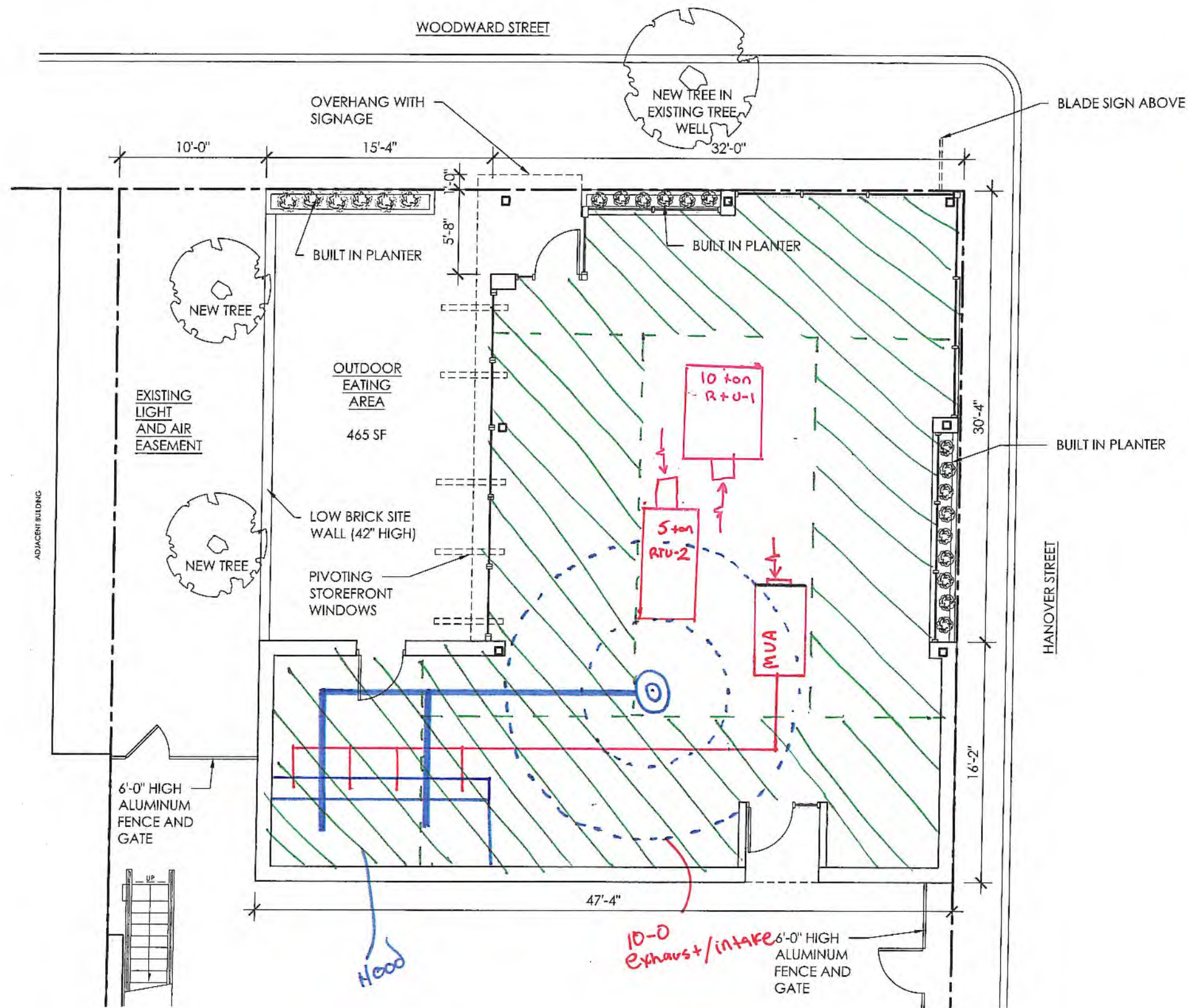
Metal Window Surround Example



"Rusticated" brick example



Mechanical Equipment Roof Diagram



--- 10' roof line

⊙ - exhaust

□ - MUA / HVAC HP

RTU-1 w 5'-1" / L 7'-4" / H 65"

RTU-2 w 3'-11" / L 6'-2" / H 48"